



# COUNTY OF HUMBOLDT

## Legislation Text

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File #: 11304, Version: 1

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### **Humboldt Boutique Gardens, MBC**

Application Number 11304

Case Numbers: CUP16-427 and SP18-009

Assessor's Parcel Number (APN): 203-211-016

Drake Hill Road, Fortuna Area

Applicant requests a Conditional Use Permit (CUP) and a Special Permit (SP) to allow Phase 1 of a two-phase project consisting of indoor commercial cannabis cultivation, ancillary processing and a nursery on a 2.7 acre parcel. Application includes a CUP to allow a use within a Qualified (Q) combining zone, Area 1, (Ordinance No 1689 adopted May 28, 1985, and amended by Ordinance No 1784 on December 16, 1986). Phase 1 consists of constructing the first warehouse, establishing and operating cannabis cultivation and processing within it. Specifically, 8,560 square foot (sf) of new indoor cannabis cultivation within a 13,000 sf building that would be 28 feet in height, served by an on-site septic system and well. This building's interior would consist of six 24 foot by 40 foot flowering rooms, a 240 sf propagation room for developing clones, a 240 sf mother room, and a 2,080 sf vegetative room for the tending of plants before they are placed in the flowering rooms. Processing and packaging operations are also proposed. The remaining space in the warehouse would consist of a processing room, a drying room, and a packaging room in addition to general storage, a truck bay, office, and bathroom facilities. All cultivation and associated activities are proposed to occur in a fully enclosed structure. **Subsequent Phase 2 (Application Number 11990) is described as follows and will require a separate land use permit approval.** Phase 2: construction of a second building, and the operation of indoor cannabis cultivation and processing within it. Specifically, a new indoor 8,000 sf new indoor cannabis cultivation is proposed within a 12,350 sf building that would be 28 feet in height, served by the same on-site septic system and well used for Phase 1. This facility would have similar rooms and uses as described for Phase 1. During operation of the proposed Phase 1 facility, Humboldt Boutique Gardens anticipates having eight full time employees during peak operation, comprised of five full time gardeners, one office manager, and two professional cannabis trimmers. During operation of Phases 1 and 2 there would be approximately 15 employees. Operations would be seven days a week from 7 am to 6 pm.

Move to adopt the Mitigated Negative Declaration, and to make all of the required findings for approval of the Conditional Use Permit and Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Humboldt Boutique Gardens, MBC project subject to the recommended conditions.