



COUNTY OF HUMBOLDT

Legislation Text

File #: 11806, **Version:** 1

Tee Forty, LLC, Special Permits

Record Number: PLN-11806-SP

Assessor's Parcel Numbers (APNs): 222-154-011 and 222-155-005

Garberville area

Project Description: A Special Permit for 6,869 sf existing outdoor cannabis cultivation and 1,000 sf existing mixed light cannabis cultivation, on one legal parcel made of two APN's (222-155-005 & 222-154-011). Four greenhouses contain 5,284 square feet of outdoor cannabis cultivation using light deprivation techniques and 1,000 square feet of mixed light cultivation. The remaining 1,585 square feet of cannabis will be cultivated in full sun without the use of greenhouses. Cultivation activities extend from April through October with a maximum of three cultivation cycles annually when using mixed light or light deprivation methods. Water for irrigation is sourced from 150,000-gallon rainwater catchment pond, with back up storage of four 2,500-gallon plastic tanks filled from a point of diversion located on an unnamed tributary to Connick Creek. Annual water use for irrigation is estimated at 125,000 gallons. Curing and drying is onsite, further processing (trimming) is done off-site. No employees will be hired as all work is performed by two resident-operators. Power is sourced from a generator. The proposed project includes a Special Permit for a point of diversion with a Streamside Management Area (SMA) used by the applicant for irrigation and fire protection uses.

Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit based on evidence in the staff report and adopt the Resolution approving the proposed Tee Forty, LLC, project subject to the recommended conditions