



COUNTY OF HUMBOLDT

Legislation Text

File #: 15762, **Version:** 2

Eel River Produce, LLC Special Permit

Application Number 15762; 16332, 15674, 13290

Record Number PLN-2019-15762; PLN-2020-16332, PLN-2019-15674, SPL-13290-SP

Assessor's Parcel Number: (APN) 209-331-002.

1048 Holmes Flat Road, Redcrest area

Project Description: A Special Permit for 43,200 square feet of new outdoor light-deprivation commercial cannabis cultivation, a Zoning Clearance Certificate for a commercial cannabis distribution facility, and a Zoning Clearance Certificate for a 10,600 square foot commercial cannabis nursery. There is a 6,600 square foot structure proposed that will house the distribution area, a portion of the nursery space, a retail space for nursery sales, areas for drying, processing and storage, and an ADA compliant restroom. The property will also be host to 1.5 acres of new outdoor full-sun commercial cannabis cultivation that will be relocated to the site through the Retirement, Remediation and Relocation program and evaluated through subsequent analysis. There is also a Special Permit requested for the reduction of the 600-foot setback from Redwoods State Park and a Special Permit requested for the use of a shallow well on the property for irrigation water that is assumed to be hydrologically connected to surface water. Water for irrigation will be sourced from the shallow well and rainwater catchment. There will be 120,000 gallons of tank storage on site. Cannabis is partially dry-farmed. Annual water use at total build-out for the cultivation areas is estimated at 149,500 gallons. Annual water use for the nursery is estimated at 19,000 gallons. PG&E supplies power to the site.

Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) 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 Eel River Produce, LLC Special Permit subject to the recommended conditions.