



COUNTY OF HUMBOLDT

Legislation Text

File #: 20-1283, **Version:** 1

Royal Leif Farms, LLC ; Special Permit

Application Number: 11947

Case Number: SP16-352

Assessor Parcel Number (APN): 522-031-006

Willow Creek area

A Special Permit for 9,439 square feet (sf) of existing outdoor cannabis cultivation. Of that, 7,609 square feet (sf) will utilize light-deprivation methods within five (5) greenhouses, and 1,830 square feet (sf) will be full-sun outdoor. The project will also consist of 960 square feet (sf) of ancillary propagation space which will occur within one (1) hoop house structure. Water for irrigation is sourced from a groundwater well. There are a total of five (5) 2,500-gallon hard water tanks, and four (4) 5,000-gallon hard water tanks for a total of 32,500 gallons of water storage for cannabis irrigation. There are two (2) 2,500-gallon hard water tanks for domestic uses, and the Applicant proposes to install one (1) 5,000-gallon tank to be designated for fire water suppression. Estimated annual water usage is approximately 97,000 gallons. Drying occurs within two existing structures designated as Harvest Storage areas, and all other processing occurs offsite. The applicant uses four (4) full-time employees. Electricity is provided by three (3) generators on-site, and the Applicant plans to install a solar power system in the near future as the primary power source and retain one emergency backup generator.

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 Permits based on evidence in the staff report, and adopt the Resolution approving the Royal Leif Farms, LLC Special Permits as recommended by staff subject to the recommended conditions.