



COUNTY OF HUMBOLDT

Legislation Text

File #: 21-100, **Version:** 1

Organic Medicinals, Inc. ; Special Permit and Zoning Clearance Certificates

Record Numbers: PLN-2019-15602, PLN-11660-ZCC; PLN-12945-ZCC, PLN-11567-ZCC; PLN-11333-ZCC; PLN-12560-ZCC

Assessor's Parcel Number: 209-191-018

125 Shively Flat Road, Shively area

A Special Permit for 33,560 square feet of new outdoor cannabis cultivation. A previous permit (APPS #12134) authorized 10,000 square feet on the parcel. This application brings the total permitted cultivation area up to one (1) acre. The site will also be the host site for a total of 92,000 square feet of cultivation from five (5) Retirement, Restoration and Relocation (RRR) projects. The action includes approval of these Zoning Clearance Certificates. In sum, the total cultivation will be 135,560 square feet (3.1 acres). All commercial cultivation is full-sun outdoor and dry farmed in native soil. No irrigation water is used in cultivation. Ancillary propagation will occur in 7,400 square feet of temporary hoop houses. The applicant is also seeking a Zoning Clearance Certificate for a 10,000 square foot commercial nursery that will conduct genetic research and development and produce seed stock and starts for use on-site and for sale at a licensed off-site location. Water use for the combined nursery is approximately 20,000 gallons. The water source is rainwater catchment and a permitted groundwater well. Water storage totals 8,000 gallons. Drying will occur in the propagation hoop houses and storage of harvested cannabis will occur in shipping containers. Processing will occur offsite. Power to the site is 100% renewable energy from RePower+ and existing solar panels for well pump. Seasonal laborers are hired from an employment agency and carpool to the site.

Find that the Planning Commission has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and Zoning Clearance Certificates based on evidence in the staff report and approve the proposed Organic Medicinals, Inc., project subject to the recommended conditions.