



COUNTY OF HUMBOLDT

Legislation Text

File #: 16417, **Version:** 1

Eel River Produce, LLC Special Permits, Zoning Clearance Certificates

Record Number: PLN-2020-16417

APN: 209-331-002

Redcrest Area

A proposal to add 63,200 s.f. of cultivation area consisting of a Special Permit to allow 43,200 s.f., including 33,200 s.f. of outdoor light deprivation in fourteen greenhouses, and 10,000 s.f. mixed light in four greenhouses to be cultivated year-round, and a Zoning Clearance Certificate to allow a fourth RRR consisting of 20,000 s.f. of outdoor light deprivation in five greenhouses. Cultivation will occur from April 15th to October 15th and will achieve up to two harvest cycles. The site is presently permitted for 60,000 square feet of full-sun outdoor through three RRRs. The total cultivation at full build-out will be 133,200 square feet (3.06 acres). A 10,000-square-foot commercial nursery in four (4) greenhouses will produce seeds and clones and was approved with a separate ZCC. No supplemental light is used in the light-deprivation or nursery greenhouses. The sole source of irrigation water is rainwater catchment captured directly in and stored in hard tanks. Estimated annual water use is 161,500 gallons, of which 19,000 gallons is used for the nursery. Water storage totals 120,000 gallons in twenty-four (24) hard tanks, with an additional 50,000 gallons proposed. Harvested product will be dried in the greenhouses, or fresh frozen and taken off-site. No processing occurs on-site. P.G.&E. supplies renewable power to the site. A Special Permit is also required to vary from the 600' setback from Humboldt Redwoods State Park by 76' to a distance of 524'.

Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the Eel River Produce project, make all the required findings for approval of the Special Permits and Zoning Clearance Certificates and adopt the Resolution approving the Eel River Produce project subject to the recommended conditions.