



COUNTY OF HUMBOLDT

For the meeting of: 10/19/2023

File #: 23-1402

High Art, LLC Conditional Use Permit and Special Permit

Assessor's Parcel Number: 522-022-015-000

Record Number: PLN-11525-CUP

Willow Creek area

Conditional Use Permit for an existing 20,180-square-foot (SF) outdoor cannabis cultivation operation. The pre-existing cultivation is located on historic U.S. Forest Service logging skid roads and yarding decks. The applicant plans to decommission the roads, legacy cultivation area equipment, and centrally locate all cultivation materials and structures to one environmentally superior location on the parcel. Cultivation will occur exclusively in an outdoor fashion without supplemental lighting. Irrigation water is sourced from a 200-foot-deep permitted groundwater well. Estimated annual water usage is 199,000 gallons (10 gallons/SF/year). There is currently a total of 10,900 gallons of holding capacity and the applicant proposes an additional 10 storage tanks for a total of 60,900-gallons specifically for cultivation. Drying of harvested cannabis shall occur in two existing 800-SF appurtenant drying buildings. Further processing will occur offsite at a licensed facility. Up to six employees may be utilized during peak operations. Solar power is used for the well pump and generators are used for drying activities such as powering fans, dehumidifiers, and household lighting. The Honda 3000 generator will be housed within a constructed, insulated, and ventilated shed to attenuate noise and provide secondary containment. If approved, operations will be required to transition to 100 percent on-site renewable energy by January 1, 2026.

Recommendation: Continue the project to the November 2, 2023, meeting.