



COUNTY OF HUMBOLDT

Legislation Details (With Text)

File #: 11732 **Version:** 1 **Name:**
Type: Zoning Item **Status:** Passed
File created: 10/23/2017 **In control:** Planning Commission
On agenda: 12/7/2017 **Final action:** 12/7/2017
Title: Happy Head Ranch Conditional Use Permit
Case Numbers CUP 16-365
Assessor's Parcel Number (APN) 316-174-007
Titlow Hill area

A Conditional Use Permit (CUP) Permit is requested for 15,000 square feet of existing outdoor cannabis cultivation with on-site processing. There are two sites of cultivation on the property (Area 1 and 2); a portion of Area 1 is currently within a watercourse class III buffer zone. Applicant proposes to relocate Area 1 to a site that is environmentally preferable. The proposed action is to move the entirety of cultivation Area 1 from the sensitive location and reduce the cultivation in this unit from 11,400 to 6,400 square feet, while adding 5,000 square feet to cultivation Area 2, making this second unit's cultivation area 8,600 square feet. The water source is a permitted well, with storage in thirteen hard tanks and a bladder totaling up to 82,500 gallons of water storage. To supplement the existing water source, the applicant proposes two rainwater catchment ponds and a rainwater catchment system. Irrigation will be implemented by hand to manage water distribution at an agronomic rate in order to prevent runoff. The projected water usage is approximately 92,000 gallons a year. Cannabis product will be dried and machine-trimmed on site in a proposed 60 feet by 40 feet commercially rated shop. Happy Head Ranch has filed a Notice of Intent with the North Coast Water Quality Control Board (NCWQCB) as a Tier 2 discharger. The project is a family-run operation and will not include the use of employees.

Sponsors:

Indexes:

Code sections:

Attachments: 1. CUP 16-365 Staff Report_2, 2. PC Resolution 17-75_Happy Head Ranch_11732

Date	Ver.	Action By	Action	Result
12/7/2017	1	Planning Commission	approved	Pass
11/2/2017	1	Planning Commission	continued	

Happy Head Ranch Conditional Use Permit

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project is a family-run operation and will not include the use of employees.

Find the project Categoricaly Exempt from environmental review pursuant to Sections 15304 and 15333 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Happy Head Ranch Conditional Use Permit subject to the recommended conditions.