



COUNTY OF HUMBOLDT

Legislation Text

File #: 12345, Version: 1

Vital Herb Farm, LLC: Special Permit

Record Number PLN-12345-SP (filed 12/22/2016)

Assessor's Parcel Number: 221-221-012

Ettersburg area

The applicant is seeking a Special Permit for 10,000 square feet of existing outdoor commercial cannabis cultivation. The applicant will utilize light deprivation techniques to achieve two harvests annually. The project will be supported by 984 square feet of propagation space. Irrigation is provided from rainwater catchment that fills 70,600 gallons of water tanks. Projected annual water use is approximately 60,000 gallons. A maximum of 2 employees will be utilized. Solar panels supply most of the power needed for the project and a generator is onsite to provide supplemental energy. The applicant is also seeking approval of a Lot Line Adjustment between two parcels resulting in two parcels. The purpose of the LLA is to create two approximate 40-acre parcels that allow for more beneficial and valuable land use opportunities for the property owners.

Staff Recommendation: Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and Lot Line Adjustment based on evidence in the staff report, and adopt the Resolution approving the Vital Herb Farm, LLC, Special Permit and Lot Line Adjustment subject to the recommended conditions.