



# COUNTY OF HUMBOLDT

## Legislation Details

**File #:** 23-1143      **Version:** 1      **Name:**  
**Type:** Resolution      **Status:** Passed  
**File created:** 8/7/2023      **In control:** Planning Commission  
**On agenda:** 8/17/2023      **Final action:** 8/17/2023  
**Title:** Happy Valley Farms, Inc. Conditional Use Permit and Zoning Clearance Certificate  
Assessor Parcel Number 210-051-081  
Record No.: PLN-12166-CUP

Assessor Parcel Number 210-051-064  
Record No.: PLN-12170-ZCC

Bridgeville area

A Conditional Use Permit for 12,500 square feet (SF) of existing Outdoor commercial cannabis cultivation supported by a 1,220 square foot ancillary nursery on APN 210-051-081, and a Zoning Clearance Certificate for 2,500 SF of existing Outdoor commercial cannabis cultivation on APN 210-051-064 and 240 SF ancillary nursery on APN 210-051-081. Water is sourced exclusively from a permitted groundwater well on APN 210-051-064 that has been analyzed for hydrologic connectivity to surface waters and nearby domestic water sources. The annual estimated water budget for both projects is 145,000-gal., and is supported by 180,000-gal. of existing water storage. Additional water storage in the amount of 35,000-gal. will be installed via approved grant funding, bringing the total water storage between the two parcels to 215,000-gal. Processing such as bucking, drying, and curing will take place on APN 210-051-081 in the existing shop building, with any trimming and packaging occurring offsite at a licensed facility. Power is provided by a 6-kW solar system, with a generator utilized for backup. Grant funding has been secured to increase renewable energy capacity and the project is conditioned to provide all of the projects total power demand through renewable energy by January 1, 2026. Three (3) to five (5) employees are needed to support operations.

**Sponsors:** Planning and Building, Laura McClenagan

**Indexes:**

**Code sections:**

**Attachments:** 1. 12166 and 12170 Staff Report 8.17.23, 2. Attachment 1 - 12166 Draft Resolution, 3. Attachment 1 - 12170 Draft Resolution, 4. Attachment 1A - 12166 and 12170 Conditions of Approval, 5. Attachment 1B - 12166 Cultivation Operations Plan, 6. Attachment 1B - 12177 Cultivation Operations Plan, 7. Attachment 1C - 12166 Site Plan, 8. Attachment 1C - 12170 Site Plan, 9. Attachment 2 - 12166 Location Maps, 10. Attachment 2 - 12170 Location Maps, 11. Attachment 3 - 12166 CEQA Addendum, 12. Attachment 3 - 12170 CEQA Addendum, 13. Attachment 4 - 12166 Applicant's Evidence in Support of the Required Findings, 14. Attachment 4 - 12170 Applicant's Evidence in Support of the Required Findings, 15. Attachment 5 - 12166 and 12170 Referral Agency Comments and Recommendations, 16. Attachment 6 - 12166 Watershed Map, 17. Attachment 6 - 12170 Watershed Map

Date	Ver.	Action By	Action	Result
8/17/2023	1	Planning Commission	approved	Pass