



COUNTY OF HUMBOLDT

Legislation Text

File #: 16122, **Version:** 1

Valley Tops, LLC, Zoning Clearance Certificate and Special Permits

Record Number PLN-2019-16122

Assessor's Parcel Number 210-044-009

Bridgeville area

A Zoning Clearance Certificate and Special Permits for 10,000 square feet (SF) of existing cannabis cultivation consisting of 3,925 SF of mixed-light cultivation and 6,075 SF of outdoor cultivation with a 1,500-SF appurtenant nursery greenhouse. Water for cannabis irrigation is supplied by a permitted groundwater well. There are 6,550 gallons of water storage on the parcel. Water is delivered to the cannabis plants via a drip irrigation system and the applicant estimates that their annual water use is 111,050 gallons. Power to the project will be supplied by a proposed 20-panel solar system and a Special Permit is needed for generator use until the solar power can supply 80 percent or more of power demands. Drying and curing of cannabis will occur onsite in an 800-SF shed. Processing and packaging will occur onsite in an existing structure (cabin), which will require a commercial building permit. The project includes a second Special Permit for a reduced setback of 540 feet from the proposed nursery greenhouse on Site 1 to public land managed by the Bureau of Land Management.

Adopt the Resolution to 1) find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CMMLUO) pursuant to Section 15164 of the State CEQA Guidelines, 2) make all the required findings for approval of the Special Permit based on evidence in the staff report, 3) approve the Valley Tops project subject to the recommended conditions.