



COUNTY OF HUMBOLDT

Legislation Details (With Text)

File #: 16942 **Version:** 1 **Name:**
Type: Zoning Item **Status:** Consent Agenda
File created: 7/15/2022 **In control:** Zoning Administrator
On agenda: 8/4/2022 **Final action:**
Title: VZIR, LLC; Special Permit
Record Number PLN-2021-16942 (filed 1/13/2021)
Assessor's Parcel Number (APN) 107-103-015
Honeydew Area

The applicant is seeking a Special Permit for 12,400 square feet of new mixed light commercial cannabis cultivation, in addition to 7,072 square feet of permitted cannabis cultivation. New cultivation will occur in three (3) greenhouses. Ancillary propagation will expand to a total of 2,000 square feet to accommodate the 19,472 square feet of total existing and proposed mixed light cannabis cultivation. The applicant anticipates there will be two cultivation and harvest cycles occurring annually. Water for irrigation will be provided by a proposed rainwater catchment system that can supply up to 91,000 gallons of rainwater for irrigation, and a proposed 350,000-gallon rainwater catchment pond on the neighboring property under the same ownership (APN 107-103-014). The applicant anticipates 214,000 gallons of water will be required annually for irrigation for the existing and proposed cannabis cultivation. The applicant proposes to upgrade an ag exempt structure to commercial standards to be utilized for processing. The applicant anticipates a maximum of four (4) employees will be required for operations. Power for the project will be 100% renewable energy provided by PG&E. A generator will be on site for emergency backup use.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 16942 VIZR Executive Summary 08.04.22, 2. 16942 VIZR Staff Report 08.04.22, 3. Attachment 3A - 16942 Biological Assessment, 4. Attachment 3B - 16942 Aquatic Resources 02.03.2021, 5. Attachment 3C - 16942 Botany Survey Results 7.4.22

Date	Ver.	Action By	Action	Result
8/4/2022	1	Zoning Administrator		
7/21/2022	1	Zoning Administrator		

VZIR, LLC; Special Permit

Record Number PLN-2021-16942 (filed 1/13/2021)

Assessor's Parcel Number (APN) 107-103-015

Honeydew Area

The applicant is seeking a Special Permit for 12,400 square feet of new mixed light commercial cannabis cultivation, in addition to 7,072 square feet of permitted cannabis cultivation. New cultivation will occur in three (3) greenhouses. Ancillary propagation will expand to a total of 2,000 square feet to accommodate the 19,472 square feet of total existing and proposed mixed light cannabis cultivation. The applicant anticipates there will be two cultivation and harvest cycles occurring annually. Water for irrigation will be provided by a proposed rainwater catchment system that can supply up to 91,000 gallons of rainwater for irrigation, and a proposed 350,000-gallon rainwater catchment pond on the neighboring property under the same ownership (APN 107-103-014). The applicant anticipates 214,000 gallons of water will be required annually for irrigation

for the existing and proposed cannabis cultivation. The applicant proposes to upgrade an ag exempt structure to commercial standards to be utilized for processing. The applicant anticipates a maximum of four (4) employees will be required for operations. Power for the project will be 100% renewable energy provided by PG&E. A generator will be on site for emergency backup use.

Adopt the resolution to take the following actions: 1) Find that the Zoning Administrator has considered the Addendum to the adopted EIR for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section §15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Special Permit and 3) approve the VZIR, LLC Special Permit as recommended by staff subject to the recommended conditions.