



COUNTY OF HUMBOLDT

Legislation Text

File #: 11034, **Version:** 1

SVK Consulting, Inc., Conditional Use Permit and Special Permit

Application Number: 11034

Case Number: CUP-16-133, SP-18-011

Assessor's Parcel Number (APNs): 210-074-001 and 210-063-002 (comprise one legal parcel)

Located in the Bridgeville area

A Conditional Use Permit (CUP) for the SVK Consulting, Inc. Medical Cannabis Cultivation Project (proposed project) consisting of approximately 35,406 square feet (sf) of existing outdoor cannabis cultivation and a Special Permit (SP) for a public lands setback reduction. The proposed project is located on a 142.5 acre parcel (project site) in an area zoned Timberland Production (TPZ). Water is sourced from two permitted on-site wells that supply the estimated 222,750 gallons of water needed for annual irrigation. Water is stored in twenty-three existing hard tanks totaling 137,500 gallons, and in an existing pond on an adjacent parcel (APN#210-063-002) with 250,000 gallons. The pond is for fire and emergency use only. Currently, water use varies throughout the year with peak usage during June, July, and August, water use in gallons is estimated to be 49,500, 51,150, and 51,150, respectively. During off-peak months, May, September, and October, water use in gallons is estimated to be 25,572, 24,750, and 25,575 gallons, respectively.

Processing of cannabis is currently done on-site, however, the applicant plans to switch to a third-party processor. On April 30, 2018 the applicant signed a letter intent for Northern Emeralds to provide cannabis processing services for the proposed project. Power is provided by a 14 kw Kubota generator. The plants will be irrigated and fertilized by a drip irrigation system. The proposed project will be operated by four to six LLC members and their immediate family.

Find the project exempt from environmental review pursuant to Sections 15301, 15303, 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 SVK Consulting project subject to the recommended conditions.