File #: 11532, **Version:** 1

Next Green Generation, Inc.
Application Number 11532
Record Number PLN-11532-SP
Assessor's Parcel Number: (APN) 220-261-066.
Redway area

Project Description : A Special Permit for 7,061 square feet of existing mixed-light cannabis cultivation within two greenhouses. Historically, three greenhouses were used for cultivation, however, one greenhouse will be removed as it is located with the Streamside Management Area (SMA). The remaining two greenhouses will be increased in size to allow relocation of the cultivation area out of the SMA. A 900-square-foot greenhouse will be used for propagation. Activities extend all year with cultivation occurring from February to October and maintenance activities occurring during the late fall and winter months. Approximately 94,500 gallons of water are needed annually. Water for irrigation is provided by rain catchment and diversion from an unnamed water course on the subject parcel. There is 87,000 gallons of water storage in hard-sided tanks. Drying and curing of cannabis will occur on-site in an 800-square-foot structure. All other processing, such as trimming, will occur at a licensed, off-site processing facility. The applicant will have a maximum of two employees. Power is provided by P. G. & E. The use of the on-site generator is limited to power outages. The proposed project includes a Special Permit for development within a Streamside Management Area that would authorize the use of the point of diversion in an unnamed watercourse to provide water for irrigation.
Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15162 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit based on the evidence in the staff report and adopt the Resolution approving the proposed Next Green Generation project subject to the recommended conditions.