



COUNTY OF HUMBOLDT

Legislation Text

File #: 16943, Version: 1

VZIR, LLC; Special Permit and Lot Line Adjustment

Record Number PLN-2021-16943 (filed 1/13/2021)

Assessor's Parcel Number (APN) 107-103-014

Honeydew Area

A Special Permit for 15,480 square feet of new mixed light commercial cannabis cultivation. Cultivation will occur in seven (7) 2,040 square foot greenhouses and one (1) 1,200 square foot greenhouse. The project will be supported by 1,575 square feet of propagation space. The applicant anticipates there will be two cultivation and harvest cycles occurring annually. Water for irrigation will be provided by a proposed 350,000-gallon rainwater catchment pond. The applicant anticipates 142,000 gallons of water will be required annually for irrigation. The applicant proposes drying, harvest storage, waste storage, and chemical storage to occur in a proposed 2,560 square foot ag exempt building. The applicant will utilize 375 square feet of the ag-exempt building for storing mother plants and conducting genetic research and development. The applicant proposes to conduct trimming onsite within the proposed 256-square-foot commercial processing facility. The applicant anticipates a maximum of five (5) employees will be required for operations. Power for the project will be provided by PG&E. The applicant is also seeking the completion of a LLA between two parcels (APN 107-103-014 and APN 107-103-015) resulting in two parcels. The purpose of the LLA is to create one approximately 10.38-acre parcel and one approximately 27.62-acre parcel that allow APN 107-103-014 to meet minimum parcel size standards for cannabis cultivation. The adjacent parcel, APN 107-103-015, has an approved cannabis application (PLN-2019-16133), and a cannabis application that is being processed currently (Application PLN-2021-16942).

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 Lot Line Adjustment, and 3) approve the VZIR, LLC Special Permit as recommended by staff subject to the recommended conditions.