



COUNTY OF HUMBOLDT

Legislation Text

File #: 22-1106, **Version:** 1

The Vista 36, LLC: Special Permit

Record Number PLN-2019-16032 (filed 12/10/2019)

Assessor's Parcel Numbers (APN) 316-173-032, 316-312-008, 316-312-009, 316-313-003, & 316-313-007
Blue Lake Area

A Special Permit for 18,968 square feet (SF) of mixed light cultivation, 2,060 SF of outdoor cultivation, 2,060 SF of ancillary propagation space, and a 3,520 SF commercial nursery on APNs 316-173-032 and 316-313-007. The project also includes a Minor Deviation to an approved Special Permit, PLN-2019-16038, to include shared water storage on APN 316-313-003, sharing water between these two projects. The total cultivation area will be 21,028 SF. The commercial nursery will be two (2) 1,760 SF stories, totaling 3,520 SF. The applicant hopes to achieve two (2) harvests annually. Water will be sourced from two (2) wells which were determined to be not hydrologically connected and a rooftop rainwater catchment system. Six (6) 5,000 gallon water tanks and two (2) 5,000 rainwater catchment tanks are proposed onsite, and one (1) 500,000 gallon rainwater catchment tank is proposed on an adjacent site, to be shared with PLN-2019-16038, for a total of 540,000 gallons of water storage. There is also one separate 3,000 gallon tank designated for fire suppression. The estimated water needed annually for irrigation is approximately 271,404 gallons (12.0 gal/sf/yr on average for cultivation, and 3.4 gal/sf/yr on average for nursery and propagation). Drying, trimming, and processing will occur onsite within 640 SF of the 2,960 SF residential structure, which is proposed to be converted to processing on the ground floor and employee housing on the second floor. Operations will utilize up to two (2) full-time employees and up to four (4) additional seasonal employees, totaling six (6) employees. Portable restrooms will be available onsite for employees, and the on-site residence has a septic system which can be utilized by employees after the structure is converted for commercial use. Power is sourced from PG&E via a green energy program.

Adopt the Resolution to take the following actions: 1) Find that the Zoning Administrator has considered the Addendum to the adopted Environmental Impact Report 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 The Vista 36, LLC Special Permit as recommended by staff subject to the recommended conditions.