



# COUNTY OF HUMBOLDT

## Legislation Details (With Text)

**File #:** 11760      **Version:** 1      **Name:**  
**Type:** Zoning Item      **Status:** Passed  
**File created:** 1/28/2022      **In control:** Planning Commission  
**On agenda:** 2/3/2022      **Final action:** 2/3/2022

**Title:** Kofman Realty, LLC, Conditional Use Permit  
Record Number PLN-11760-CUP (filed 12/12/2016)  
Assessor's Parcel Number: 216-202-009  
Alderpoint area

A Conditional Use Permit for 37,578 square feet of existing cannabis cultivation. Cultivation is comprised of 30,978 square feet of outdoor cultivation and 6,600 square feet of mixed light cannabis cultivation. The water source for the project is a point of diversion subject to forbearance which will also provide water for a project on the neighboring parcel under the same ownership (APN 216-202-010) . Water storage for the forbearance period is comprised of 32,800 gallons of existing water tanks, and 200,000 gallons of proposed water tank storage for a total water storage of 232,800 gallons. Total annual water use across both parcels is expected to be 229,000 gallons annually. Propagation will occur in a 20'x30' (600 square feet) propagation facility. Bucking and drying will take place on site in existing facilities that serve the project and cultivation on the adjacent parcel under the same ownership, with trimming and further processing occurring off site. The applicant expects a maximum of thirteen employees during peak operations. The applicant proposes generators as the project power source.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 11760 Kofman Realty Executive Summary 02.03.22, 2. 11760 Kofman Realty Staff Report 02.03.22, 3. Attachment 3a 11760 Site Mgmt Plan 01.29.2021, 4. Attachment 3b 11760 Final Road Evaluation Report, 5. Watershed Map PLN-11760-CUP

Date	Ver.	Action By	Action	Result
2/3/2022	1	Planning Commission	approved	Pass

**Kofman Realty, LLC, Conditional Use Permit**  
Record Number PLN-11760-CUP (filed 12/12/2016)  
Assessor's Parcel Number: 216-202-009  
Alderpoint area

A Conditional Use Permit for 37,578 square feet of existing cannabis cultivation. Cultivation is comprised of 30,978 square feet of outdoor cultivation and 6,600 square feet of mixed light cannabis cultivation. The water source for the project is a point of diversion subject to forbearance which will also provide water for a project on the neighboring parcel under the same ownership (APN 216-202-010) . Water storage for the forbearance period is comprised of 32,800 gallons of existing water tanks, and 200,000 gallons of proposed water tank storage for a total water storage of 232,800 gallons. Total annual water use across both parcels is expected to be 229,000 gallons annually. Propagation will occur in a 20'x30' (600 square feet) propagation facility. Bucking and drying will take place on site in existing facilities that serve the project and cultivation on the adjacent parcel under the same ownership, with trimming and further processing occurring off site. The applicant expects a maximum of thirteen employees during peak operations. The applicant proposes generators as the

project power source.

Adopt the Resolution to: find the Planning Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section §15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and approve the Kofman Realty, LLC, project subject to the recommended conditions.