



COUNTY OF HUMBOLDT

Legislation Text

File #: 21-11672, **Version:** 1

Grouse Valley Farms, Inc, Conditional Use Permit and Special Permit

Record Number PLN-11672-CUP

Assessor Parcel Number (APN) 315-271-006 & 315-073-002.

Hyampom area

A Conditional Use Permit for 22,000 square feet (SF) of existing outdoor and mixed-light cultivation. Outdoor cultivation totals 19,000 SF and the mixed-light cultivation totals 3,000 SF. The site also includes a 960-SF existing appurtenant nursery. Irrigation water is sourced from a permitted groundwater well and an onsite spring diversion. Estimated annual water usage is 145,000 gallons (6.6 gallons/SF/year) with 99,000 gallons of available water storage. Onsite trimming and drying is conducted in an existing building to be replaced with a new 3,000-SF processing and drying building with a rooftop solar system. Power is currently provided by generators. A Special Permit is also required for a setback reduction from Public Lands managed by Six Rivers National Forest to allow for an approximate 300-foot setback from the cultivation area on both the north and east sides of the property.

Find that the Planning Commission has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all the required findings for approval of the Conditional Use Permit and Special Permit and adopt the Resolution approving the Grouse Valley Farms project subject to the recommended conditions.