



# COUNTY OF HUMBOLDT

## Legislation Text

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**File #: 11014, Version: 1**

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### **Clear Creek Farms, LLC, Conditional Use Permit**

Application Number 11014

Case Number CUP-16-125

Assessor's Parcel Number (APNs) 105-111-016

1197 Conklin Creek Road, Petrolia Area

A Conditional Use Permit for 26,067 square feet (SF) of existing outdoor cannabis cultivation and 1,841 SF of mixed light cannabis cultivation located on Assessor's Parcel Number (APN) 105-111-016 which is approximately 5.61 acres in size. There is a proposed accessory propagation area of 2,000 SF with a 2,500 SF processing, nursery, and storage space. Water for domestic use is sourced from an unpermitted well that was constructed in the 1960's and a deeded spring on a parcel on the south side of the Mattole River. This well may be hydrologically connected to the Mattole River, some 150 feet to the south. The Applicant is currently developing appropriate initial statements of water diversion and use and streambed alteration agreements for diversion from the off-parcel spring and the well. As a condition of approval, the applicant agrees to forebear from water diversion in summer months and to abide by any conditions determined under ongoing consultation with the California Department of Fish and Wildlife (CDFW). The applicant proposes to install an additional well at a higher elevation and to construct a 500,000-gallon rain water catchment pond in order to meet the annual irrigation demands of approximately 213,000 gallons (150,000 gallons during the forbearance period). There are 3,000 gallons of hard tank storage onsite and the applicant plans to increase water storage through installation of 5,000 gallons of additional water tanks for domestic and fire safety uses. All product grown on-site will be processed off-site at a licensed facility until the proposed 2,500 SF processing building can be permitted and built. The parcel is on the grid and uses no generators. The Applicant plans to hire three employees and to provide portable waste disposal systems and hand washing stations for employee use.

Find the project exempt from environmental review pursuant to Sections 15301, 15303, and 15304 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Clear Creek Farms, LLC project subject to the recommended conditions.