



COUNTY OF HUMBOLDT

Legislation Details

File #: 23-1258 **Version:** 1 **Name:**
Type: Zoning Item **Status:** Public Hearing
File created: 9/11/2023 **In control:** Planning Commission
On agenda: 9/21/2023 **Final action:**
Title: Big River Farm, LLC; Conditional Use Permit and Special Permit
Record Number: PLN-11892-CUP (filed 12/27/2016)
Assessor Parcel Numbers (APN) 108-023-008
Ettersburg area

A Conditional Use Permit (CUP) for Big River Farm, LLC to allow 22,000 square feet (SF) existing outdoor cannabis cultivation on a 90-acre parcel, and a Special Permit to reduce the setback to BLM public land. An approximately 1.1-acre area at the southern parcel line will be planted with trees under the guidance and review of a Registered Professional Forester to increase the buffer to publicly owned and managed lands, and to increase the habitat buffer. Cultivation occurs in six (6) greenhouses utilizing light deprivation to achieve two harvest cycles. Propagation occurs onsite in a 2,190 SF ancillary nursery. Irrigation water is sourced from a groundwater well which has been evaluated for connectivity to surface waters, supplemented by rain catchment. The estimated annual irrigation water usage is 219,000-gal. (9.9 gal./SF/year). Water storage totals 86,600-gal. in hard tanks, and applicant has secured grant funding to install an additional 50,000-gal. of storage tanks for a total of approximately 138,700-gal. Processing such as drying and curing will occur onsite in an existing 30' x 40' garage attached to the 1,200 square foot residence, or in the existing 30' x 40' storage shed. All other processing such as trimming and packaging will occur offsite at a licensed facility. Power for the cultivation operation is provided by P.G.&E., and generators for emergency backup power. Five employees are anticipated to meet operational needs during peak season.

Sponsors: Planning and Building, Laura McClenagan

Indexes:

Code sections:

Attachments: 1. 11892 Staff Report 9.21.23, 2. Attachment 1 - Draft PC Resolution, 3. Attachment 1A - 11892 Conditions of Approval, 4. Attachment 1B - Cultivation Operations Plan 07.25.2023, 5. Attachment 1C - Site Plan, 6. Attachment 1D - Cultivation Area Verification 11.09.2017, 7. Attachment 1E - Alternative Resolution for project denial, 8. Attachment 2 - Location Maps, 9. Attachment 3 - CEQA Addendum, 10. Attachment 4A - Big River Farms Signed LSAA Agreement_03.19.2019, 11. Attachment 4B - Hydrologic Isolation Assessment SIGNED 04.13.2023, 12. Attachment 4C - Update to Well Analysis 07.18.2023, 13. Attachment 4D - Light Management Plan 05.01.2019, 14. Attachment 4E - NOI 6.30.2017, 15. Attachment 4F - Property Boundary Survey 03.19.2019, 16. Attachment 4G - Road Evaluation 06.01.2018, 17. Attachment 4H - Water Well Application 12.18.2018, 18. Attachment 4I - Well Completion Report 12.18.2018, 19. Attachment 4J - WRPP 12.18.2018, 20. Attachment 4K - DEH Worksheet 6.30.2017, 21. Attachment 4L - Restocking Plan 07.10.2023, 22. Attachment 4M - Wildlife Assessment Report 04.26.2019, 23. Attachment 5 - Referral Agency Comments and Recommendations, 24. Attachment 6 - Public Comments made from 2019 PC hearing, 25. Attachment 7 - Public Comment from 2022 hearing, 26. Attachment 8 - Watershed Map, 27. PC Resolution 23-082_Big River Farm_11892

Date	Ver.	Action By	Action	Result
9/21/2023	1	Planning Commission	denied	Pass