



# COUNTY OF HUMBOLDT

## Legislation Details (With Text)

**File #:** 11421      **Version:** 1      **Name:**  
**Type:** Zoning Item      **Status:** Consent Agenda  
**File created:** 3/11/2020      **In control:** Planning and Building  
**On agenda:** 3/19/2020      **Final action:**  
**Title:** Benbow Valley Farms Conditional Use Permit and Special Permit  
Record Number: PLN-11421-CUP  
Assessor's Parcel Number (APN): 033-170-013  
Benbow area

**Project Description:** A Conditional Use Permit for 11,430 square feet of existing outdoor cannabis cultivation contained within greenhouses. There is one 1,300-square-foot greenhouse that will be used for propagation. Cultivation activities extend April through November. There will be a maximum of two harvests annually. The applicant estimates 96,500 gallons of water is required annually for irrigation. Water for irrigation is sourced from a groundwater well and a point of diversion located on an unnamed Class III watercourse that is tributary to Milk Ranch Creek. Water diverted for irrigation is stored in a 750,000-gallon offstream pond. Water storage totals 778,000 gallons in a series of hard-sided tanks and the pond. Processing including drying, curing, and trimming occur onsite in an existing structure. No employees are required to meet operational needs. Electricity is sourced from a generator. The project includes a Special Permit for development within the Streamside Management Area (SMA) that would allow for use of a point of diversion in an unnamed water course that is a tributary to Milk Ranch Creek that is used for irrigation.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Attachment 4A 11421 WRPP.pdf, 2. PLN-11421-CUP Staff Report.pdf

| Date      | Ver. | Action By           | Action | Result |
|-----------|------|---------------------|--------|--------|
| 3/19/2020 | 1    | Planning Commission |        |        |

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*Find that the Planning Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 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 approve the proposed Benbow Valley Farms project subject to the recommended conditions.*