



# COUNTY OF HUMBOLDT

## Legislation Details (With Text)

**File #:** 21-96      **Version:** 1      **Name:**  
**Type:** Zoning Item      **Status:** Passed  
**File created:** 1/15/2021      **In control:** Planning and Building  
**On agenda:** 1/21/2021      **Final action:** 1/21/2021

**Title:** KMS Farms, LLC; Conditional Use Permits  
Record Number PLN-12922-CUP  
Assessor Parcel Numbers (APNs) 216-012-007, 216-013-011  
Benbow area

KMS Farms seeks Conditional Use Permits (CUP-12-922) to permit a maximum of 18,500 square feet (SF) of existing cannabis cultivation. A propagation facility/nursery totaling 1,850 SF is also proposed. Irrigation water is sourced from an onsite well, which produces 4 gallons/minute (5,680 gallons/day) (permit # WDID -1\_12CC429820), and a surface water diversion (SIUR Certificate# H100467) from an unnamed stream. Estimated annual water usage is 244,500 gallons which equates to 13.2 gallons per square foot of cultivation area.

Existing water storage is 119,000 gallons, stored as follows: eight 3,000-gallon High Density Polyethylene plastic (HDPE) tanks (24,000 gallons) and nineteen 5,000-gallon HDPE tanks (95,000 gallons). The onsite well will provide all additional water needed for the remainder of the cultivation season after April 1. The water right to divert water (from an unnamed stream on the property) combined with the water made available by the well yields approximately 480,000 gallons and would allow for full forbearance during the forbearance period. Drying will occur onsite within a dedicated Agriculture drying building, while bucking and further processing would occur at a licensed third party facility. There is an average of 3 employees utilized throughout the year, and up to 4 employees during peak operations. Power is provided by solar and one onsite generator (Honda EU2000 200 kW).

### Sponsors:

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### Code sections:

**Attachments:** 1. PLN-12922-CUP Staff Report 1.21.2021.pdf, 2. 3A 12922 WRPP 12.17.2019.pdf, 3. 3B 12922 LSAA 12.17.2019.pdf

Date	Ver.	Action By	Action	Result
1/21/2021	1	Planning Commission		

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Find that the 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 and adopt the Resolution approving the KMS Farms, LLC Conditional Use Permits as recommended by staff subject to the recommended conditions.