



# COUNTY OF HUMBOLDT

## Legislation Details (With Text)

**File #:** 21-11892      **Version:** 1      **Name:**  
**Type:** Zoning Item      **Status:** Continued  
**File created:** 10/15/2021      **In control:** Planning Commission  
**On agenda:** 10/21/2021      **Final action:**  
**Title:** Big River Farm, LLC; Conditional Use Permit and Special Permit  
Record Number PLN-11892-CUP  
Assessor's Parcel Number: 108-023-008  
Shelter Cove area

A Conditional Use Permit for 22,000 square feet (SF) existing outdoor cannabis cultivation. The project is within 600 feet of public land and requires a Special Permit to reduce the setback to BLM public land to 40 feet. Juvenile plants are propagated on-site in a 2,400 square foot ancillary nursery. Irrigation water is sourced from a groundwater well. The estimated annual irrigation water usage is 208,000 gallons. Water storage totals 69,600 gallons in eight (8) hard tanks. Applicant proposes construction of a 200,000-gallon rainwater catchment pond. Processing, including drying, curing and trimming, will occur on-site in an existing 2,400 SF facility. Power for the cultivation operation is provided by P.G.&E.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. 11892 Big River Farms Executive Summary 11.4.21.pdf, 2. 11892 Big River Farms Staff Report 11.4.21.pdf, 3. Attachment 3A - 11892 WRPP 12.18.2018.pdf

Date	Ver.	Action By	Action	Result
11/4/2021	1	Planning Commission	continued	Pass
10/21/2021	1	Planning Commission		

**Big River Farm, LLC; Conditional Use Permit and Special Permit**  
Record Number PLN-11892-CUP  
Assessor's Parcel Number: 108-023-008  
Shelter Cove area

A Conditional Use Permit for 22,000 square feet (SF) existing outdoor cannabis cultivation. The project is within 600 feet of public land and requires a Special Permit to reduce the setback to BLM public land to 40 feet. Juvenile plants are propagated on-site in a 2,400 square foot ancillary nursery. Irrigation water is sourced from a groundwater well. The estimated annual irrigation water usage is 208,000 gallons. Water storage totals 69,600 gallons in eight (8) hard tanks. Applicant proposes construction of a 200,000-gallon rainwater catchment pond. Processing, including drying, curing and trimming, will occur on-site in an existing 2,400 SF facility. Power for the cultivation operation is provided by P.G.&E.

Adopt the Resolution to 1) Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines; 2) make all required findings for approval of the Conditional Use Permit and Special Permit and 3) approve the Big River Farm LLC Conditional Use Permit and Special Permit subject to the recommended conditions.