



COUNTY OF HUMBOLDT

Legislation Details (With Text)

File #: 13009 **Version:** 1 **Name:**
Type: Zoning Item **Status:** Passed
File created: 1/28/2022 **In control:** Planning Commission
On agenda: 2/3/2022 **Final action:** 2/3/2022

Title: Larabee Valley Family Farms, LLC, Conditional Use Permit
Record Number PLN-13009-CUP (filed 12/29/2016)
Assessor's Parcel Number: 210-250-031
Bridgeville area

A Conditional Use Permit for 15,000-square-foot (SF) of existing outdoor cannabis cultivation occurring on two graded flats on the 147-acre (assessed) parcel. Appurtenant nursery space is 1,500 SF. Irrigation water is sourced from an off-stream rain and seep-fed catchment pond. Existing available water storage is 137,000 gallons in a combination of four 3,000-gallon water tanks and one 125,000-gallon rain catchment pond. Estimated maximum annual water usage is below storage capacity at approximately 120,000 gallons (8 gallons/SF/year). Harvesting and drying will occur in two existing 400-SF structures (totaling 800 SF), and processing would occur offsite at a licensed facility. Three new greenhouses for cultivation and an additional 50,000 gallons of onsite storage are proposed. No employees are utilized on the farm. Power is provided by existing solar power and an emergency backup generator. The parcel is developed with three existing storage buildings totaling 900 SF.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 13009 Larabee Valley Family Farm Executive Summary 02.03.22, 2. 13009 Larabee Valley Family Farm Staff Report 02.03.22, 3. Attachment 3A_13009_SMP1_12CC406609_LarabeeValleyFamilyFarms_SMP_Final_mapsapps, 4. Watershed Map PLN-13009-CUP

| Date | Ver. | Action By | Action | Result |
|----------|------|---------------------|----------|--------|
| 2/3/2022 | 1 | Planning Commission | approved | Pass |

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Adopt the Resolution to: find 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, make all of the required findings for approval of the Conditional Use Permit and approve the Larabee Valley Family Farms, LLC Conditional Use Permit subject to the recommended conditions.