



COUNTY OF HUMBOLDT

Legislation Details (With Text)

File #: 12265 **Version:** 1 **Name:**
Type: Zoning Item **Status:** Continued
File created: 2/25/2022 **In control:** Planning Commission
On agenda: 5/5/2022 **Final action:**
Title: Blocksburg Family Farm, LLC: Conditional Use Permit
Record Number: PLN-12265-CUP (filed 12/22/2016)
Assessor's Parcel Number (APN): 217-471-001
Blocksburg area

A Conditional Use Permit for 6.39 acres of outdoor cultivation including 16,800 sf of existing cannabis authorized under interim permit, on a parcel of approximately 1,221 acres. The proposed six acres of new will comprise of three acres full term outdoor and three acres of Light Deprivation, and with ancillary facilities, will be developed in four phases over four years. Water would be provided by an onsite well, a 2.2-million-gallon rain catchment pond, and a one-million-gallon rainwater catchment tank. Total irrigation demand by Phase IV is anticipated to be approximately 3.1 million gallons per year, with the rain catchment pond being the primary source of water by Phases II and III. The project includes 8,000 sf of proposed and 2,000 sf of existing ancillary nursery space. Processing would occur onsite in a proposed 7,200 sf multi-use building in the footprint of a burned down barn. Power is proposed to be provided principally by a generator for Phase I and Phase II (staff is recommending a condition of approval for renewable energy to be established before any new expansion of cultivation). By Phase III, a solar array would provide the power, with generators retained for backup use only. Phase I of the project would require approximately six employees. Phases II & III would require a maximum of twenty-five employees and incorporates a vanpool.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 12265 Blocksburg Executive Summary 5.5.22, 2. 12265 Blocksburg Staff Report 5.5.22, 3. 12265_MND_BlocksburgFamilyFarmsLLC_3.9.2022, 4. 12265_Appendixes_AtoO_CEQA_ISMND_3.09.222, 5. 12265 Blocksburg Watershed Map

Date	Ver.	Action By	Action	Result
5/5/2022	1	Planning Commission		
4/21/2022	1	Planning Commission		
3/3/2022	1	Planning Commission		

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is anticipated to be approximately 3.1 million gallons per year, with the rain catchment pond being the primary source of water by Phases II and III. The project includes 8,000 sf of proposed and 2,000 sf of existing ancillary nursery space. Processing would occur onsite in a proposed 7,200 sf multi-use building in the footprint of a burned down barn. Power is proposed to be provided principally by a generator for Phase I and Phase II (staff is recommending a condition of approval for renewable energy to be established before any new expansion of cultivation). By Phase III, a solar array would provide the power, with generators retained for backup use only. Phase I of the project would require approximately six employees. Phases II & III would require a maximum of twenty-five employees and incorporates a vanpool.

Adopt the resolution to (a) Find that the Planning Commission has considered the Mitigated Negative Declaration prepared for the Blocksburg Family Farm, LLC. project, together with all comments received during the public review process, pursuant to Section 15074 of the State CEQA Guidelines; (b) Make the findings in support of the Mitigated Negative Declaration; (c) Adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program; (d) Make all the required findings for approval of the Conditional Use Permit; and (e) Approve the Blocksburg Conditional Use Permit as recommended by staff and subject to the recommended conditions.