



COUNTY OF HUMBOLDT

Legislation Text

File #: 11050, **Version:** 1

Brannan Mountain Farms LLC Conditional Use Permit

Case Numbers CUP 16-332 and SP 17-140

Assessor's Parcel Number (APN) 522-211-051

741 Brannan Mountain Road, Willow Creek area

A Conditional Use Permit for an existing 12,268 square-foot (sf) commercial medical cannabis cultivation operation consisting of an 8,788-square-foot (sf) outdoor cultivation area and a 3,480 sf mixed-light cultivation area. Outdoor cultivation is divided into four separate areas and one existing greenhouse that was demolished for replacement. The mixed light cultivation area is contained within 2 existing greenhouses and the Applicant proposes to reconfigure into five greenhouses total. Also a Special Permit to allow a cultivation area setback of less than 600-feet from public lands used and managed for open space/wildlife habitat for the adjacent National Forest lands north of the property. Portions of Cultivation Areas 2, 3 and 4 encroach into the 30-foot setback from the eastern property line; consequently, the Applicant proposes to grow a non-cannabis crop within the setback. The applicant will relocate an existing cultivation area, existing greenhouse, and a proposed greenhouse that encroach into the 30-foot setback from the northern property boundary. The Applicant proposes two ancillary propagation areas: 1) a 4,300-square-foot outdoor area; and 2) an indoor propagation area to be located inside a proposed 1,200-square-foot processing building. In addition to the indoor propagation area, the proposed processing building will house a drying room, a trimming room, and an ADA-compliant bathroom. Annual projected water use is 396,000 gallons (1.22 acre-feet) and is sourced from the Willow Creek Community Service District. Water storage capacity on the property is 5,000 gallons in two 2,500-gallon hard-sided tanks, one of which is available for fire protection use only. Power for the cultivation operations is provided by four generators: 2 for supplemental lighting in greenhouses, 1 for water pumps, and 1 for backup. Fertilizers, soil amendments, and pesticides are secured on-site in a metal shipping container.

Staff requests that the Brannan Mountain Farms project be continued to a date uncertain. Re-noticing of the date and time of hearing will be provided to the public.