



COUNTY OF HUMBOLDT

Legislation Text

File #: 11036, **Version:** 1

King Range Farms, Inc. Conditional Use Permit and Special Permit

Case Number CUP18-009 and SP16-058

Assessor's Parcel Numbers 108-065-007 and 108-064-005

8900 Wilder Ridge Road, Ettersburg area

A Conditional Use Permit (CUP) for an existing mixed-light commercial cannabis cultivation up to 4,400 square feet, and an existing outdoor commercial cannabis cultivation up to 10,000 square feet, for a total of 14,400 square feet of cannabis cultivation. Water sources on the property include a combination of surface water diversion from a spring, a slow-producing well, and an existing on-site rainwater catchment pond. The applicant will primarily use the rainwater catchment pond for irrigation purposes, which was newly constructed in 2015. The applicant is also authorized to use the surface water diversion for irrigation per a Lakeside Stream Alteration Agreement (LSAA 1600 Permit) with California Fish and Wildlife (CDFW). The applicant estimates 162,000 gallons of water for irrigation is required annually. There are 32,500 gallons of hard-tank water storage and 687,500 gallons of water storage in the rainwater catchment pond, which was entirely filled with rainwater runoff in winter 2016. Processing activities, including drying, trimming, and curing, will occur off site in a licensed, commercial processing facility to be permitted under the same applicant's other project, (SP-17-057). No employees are required to meet operation needs; the on-site residents are operators. Electricity is provided by solar panels and a portable 2000-watt Honda generator. A parcel abutting the south boundary of the subject property is part of the King Range National Conservation Area (NCA), and is owned and managed by the Bureau of Land Management (BLM) for open space and/or wildlife habitat purposes. These public lands are located approximately 490 feet from one of the existing cultivation areas; however, no developed or designated recreational facilities are within 600 feet of any cultivation area. A Special Permit for the allowance for a setback reduction of 600 feet from a public park is requested as part of this project.

Find the project exempt from environmental review pursuant to Section 15301 and 15305 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed King Range Farms, Inc. project subject to the recommended conditions.