



COUNTY OF HUMBOLDT

Legislation Text

File #: 11701c, **Version:** 1

Talking Trees Farms - Conditional Use Permit and Special Permit

Application Number: 11701

Case Number: CUP-16-349/SP-18-067

Assessor Parcel Number: 522-174-005

Willow Creek area

A Conditional Use Permit (CUP) to authorize 24,000 square feet (SF) of existing outdoor medical cannabis cultivation. Processing (i.e., drying) the harvested cannabis will be conducted in a 1,600 SF permitted metal building. There will be an average of 6 employees. Power will be supplied by a 45-kilowatt (kW) ultra-silent MQ diesel generator. The applicant will begin the permitting process for a 20-kw solar system upon approval of this CUP. Water is provided by wells and a rainwater catchment pond. The total available water storage on the project site will be approximately 2,042,650 gallons stored in tanks and a large pond. All plants will be irrigated by a drip system and supplemented by hand watering. Water use will vary throughout the year with peak usage occurring during summer months and would total approximately 108,000 gallons annually. Domestic water will be provided by the existing permitted wells. An ADA compliant bathroom outside the metal building will be provided with a secondary septic system. A Special Permit is required for a setback reduction to public lands.

Find the project exempt from environmental review pursuant to Sections 15301, 15303, and 15304 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Talking Trees Farms project subject to the recommended conditions.