



COUNTY OF HUMBOLDT

Legislation Text

File #: 10956-10963, **Version:** 1

Palo Verde Farms, LLC, Conditional Use Permits and Special Permit

Application Numbers 10956 and 10963

Case Number CUP16-111, CUP16-115 and SP16-118

Assessor's Parcel Numbers 218-061-001 and 218-061-006

355 Road A and 654 Island Mountain Road, Palo Verde area

Two Conditional Use Permits for an existing 44,000 square foot (SF) outdoor cannabis cultivation operation and a Special Permit for a developed pond in a Streamside Management Area located on Assessor's Parcel Numbers (APNs) 218-061-001 and 218-061-006, which are approximately 80 acres in combined size. Per the Applicant, the project includes 22,000 SF of outdoor cultivation on APN 218-061-001 and 22,000 SF of outdoor cultivation on APN 218-061-006. A 2,500 SF appurtenant propagation nursery is also planned for APN 218-061-006. Water for irrigation is sourced from one instream pond constructed in 1945 with a valid Lake and Streambed Alteration (1600-2016-0075-R1), one off-stream rainwater catchment pond, and one well on APN 218-061-001. Water storage consists of two ponds (903,600 gallons) and 15 hard tanks (67,600 gallons) for a total of 971, 200 gallons of available water storage. Approximately 702,470 gallons of water is required for annual operations. Drying is done onsite in an existing greenhouse and all other processing activities occur off-site at a licensed processing facility. Per the applicant there will be four employees to meet operational needs. Power to the site is provided by an on-grid power source from APN 218-061-006, there is no generator use, and a permitted septic system is installed on APN 218-061-006.

Find the project exempt from environmental review pursuant to Sections 15301, 15304, and 15333 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permits and Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolutions approving the proposed Palo Verde Farms, LLC Conditional Use Permits and Special Permit subject to the recommended conditions.