



# COUNTY OF HUMBOLDT

## Legislation Text

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**File #:** 20-1515, **Version:** 1

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Benbow Valley Farms Conditional Use Permit and Special Permit  
Record Number PLN-11802-CUP  
Assessor Parcel Numbers 223-032-004  
Benbow area

A Conditional Use Permit for 36,640 square feet of existing outdoor cannabis cultivation in two distinct cultivation areas. There will be a maximum of two harvests annually. Historic cultivation occurs in four distinct cultivation areas and the proposed project includes relocation of two cultivation areas to environmentally superior locations. The applicant is also proposing to reorganization 25,136 square feet of full-sun outdoor cultivation into greenhouses. There are four greenhouses in two cultivation areas totaling 11,475 square feet that will be used for propagation. Annual water use is 417,550 gallons. Water is sourced from a permitted well. There is 65,000 gallons of water storage in hard-sided tanks. There are three ponds on the subject parcel previously used for cultivation that will remain for aesthetics, fire protection and livestock uses. Processing is proposed on-site within one structure totaling 3,600 square feet. The project also includes a change of use for the existing 672-square-foot cabin, which will become an office for administrative functions. A maximum of five employees will be on-site during peak operations. Power is provided by generators and solar panels. The project also includes a Special Permit for development within the Streamside Management Area for an on-stream pond used historically for cultivation.

Find that the Planning Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 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 approve the proposed Benbow Valley Farms project subject to the recommended conditions.