



COUNTY OF HUMBOLDT

Legislation Text

File #: 21-969, **Version:** 1

Big Sun Farms

Record Number PLN-11458-CUP

Assessor's Parcel Number (APN) 216-073-002.

Harris area

A Conditional Use Permit for 43,560 square feet (SF) of existing outdoor cultivation in twenty-one (21) greenhouses. Propagation occurs in four (4) 20' x 96' nursery areas (7,680 SF total) and one (1) propagation barn (831 SF). The source of water for irrigation is a rainwater catchment pond with a storage capacity of 1.5 million gallons that has been in use since 2017. The pond is located along the northwest edge of the parcel, and currently supplies water for agricultural activities to both this parcel and the adjacent parcel under the same ownership (PLN-11457-CUP, APN 216-073-007). Total estimated annual water use for the subject parcel is 439,000 gallons (10 gallons/SF). There is one (1) surface water diversion for domestic use (Registration No. S027167). Drying occurs in an existing 5,000-SF metal building that is pending a Building Permit. The project requires ten (10) to twelve (12) employees to oversee drying activities in the 5,000-SF metal building, which is used for both this project (PLN-11458-CUP) and the project on the adjacent parcel (PLN-11457-CUP). The applicant is proposing a 40' x 48' wooden barn (1,920 SF) that includes four (4) nursery grow rooms, as well as a break room for employees. Electrical power is provided by PG&E, and the applicant is proposing to upgrade to one (1) 80kW propane generator that will be enclosed in a shed. There are five (5) backup generators (four (4) Honda EM 6500 kw generators and one (1) Honda EU 2200 kw generator) that are used only during power outages.

Find that the Planning Commission has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and adopt the Resolution approving the Big Sun Farms project subject to the recommended conditions.