



COUNTY OF HUMBOLDT

Legislation Text

File #: 21-1048, **Version:** 1

Big Sun Farms

Record Number PLN-11457-CUP

Assessor's Parcel Number (APN) 216-073-007.

Harris area

Big Sun Farms seeks a Conditional Use Permit for 27,500 square feet (SF) of existing outdoor cultivation in eleven (11) greenhouses. Propagation occurs in three (3) nursery areas (3,280 SF total). 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 catchment pond is located on the adjacent parcel under the same ownership (PLN-11458-CUP, APN 216-073-002), and currently supplies water for agricultural activities on both parcels. Total estimated annual water use for the subject parcel is 365,000 gallons (13.27 gallons/SF). Drying occurs on the neighboring parcel (PLN-11458-CUP, APN 216-073-002) in an existing 5,000-SF metal building that is pending a Building Permit and includes commercial drying activities for both projects. The applicant is proposing an additional 30' x 40' drying facility on the subject parcel. The project requires ten (10) to twelve (12) employees. Electrical power is provided by PG&E, as well as two (2) 6,500 kw generators that are used primarily for exhaust fans during the late summer months. A solar array battery system is proposed for the project and is conditioned to be installed and operational by January 1, 2026, as well as a proposed 120-SF shed to house the battery system.

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.