



# COUNTY OF HUMBOLDT

## Legislation Details

**File #:** 22-1587      **Version:** 1      **Name:**  
**Type:** Zoning Item      **Status:** Consent Agenda  
**File created:** 11/23/2022      **In control:** Planning Commission  
**On agenda:** 12/1/2022      **Final action:**  
**Title:** Lower Thomas Road, LLC Conditional Use Permit and Special Permit  
Record Number: PLN-12214-CUP  
Assessor's Parcel Number (APN): 219-041-012  
Garberville area

Conditional Use Permit (PLN-12214-CUP) for an existing 9,248 square feet (SF) of outdoor cannabis cultivation, contained within 17 greenhouses. Plants are propagated in a nursery (400 SF) and secondary ancillary nursery (250 SF) totaling 650 SF (7% of cultivation area), and a Special Permit to allow the continued use of existing onsite buildings and a portion of the road located within the 100-foot setback of a Class II watercourse. Irrigation water is sourced from a permitted groundwater well (Humboldt County permit number 18/19-0859. Estimated annual irrigation water usage is 144,500 gallons (15.63 gal/SF). At the time of drilling, June 2019, the driller estimated a yield of one gallon per minute (gpm), based on a 4-hour air lift pump test. Due to reliance on a well, the applicant has submitted a "Hydrologic Isolation of Existing Well from Surface Waters" report, prepared by Lindberg Geologic Consulting (David Lindberg), dated October 11, 2022. Water is stored onsite utilizing twenty (20) storage tanks consisting of: 4-3,000 gallon tanks, 8-5,000 gallon tanks, 2-4,700 gallon tanks, 1-1,010 gallon tank, 2-500 gallon tanks, and 3-300 gallon tanks. Total water storage onsite is 64,310 gallons. Drying and trimming occur onsite in two existing sheds totaling 768 SF (384 SF each). Further processing occurs offsite at a licensed third-party facility. A total of three (3) employees will be required for project operations. The primary source of electrical power is a solar array with battery storage, and backup propane generator (Kohler 8.5kW).

**Sponsors:** Trip Giannini

**Indexes:**

**Code sections:**

**Attachments:** 1. 12214 Lower Thomas Road Staff Report 12.01.22, 2. Attachment 1 - Draft Resolution, 3. Attachment 1A - Conditions of Approval, 4. Attachment 1B - Cultivation and Operations Plan, 5. Attachment 1C - Site Plan, 6. Attachment 2 - Location Map, 7. Attachment 2A - Watershed Map, 8. Attachment 3 - CEQA Addendum, 9. Attachment 4 - Applicant's Evidence in Support of Findings, 10. Attachment 4A - Site Management Plan, 11. Attachment 4B - David Lindberg Final Well Report, 12. Attachment 4C - Timber Conversion Report, 13. Attachment 4D - Noise Control System, 14. Attachment 4E - Road Evaluation Report, 15. Attachment 5 - Referral Agency Comments and Recommendations

Date	Ver.	Action By	Action	Result
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