



COUNTY OF HUMBOLDT

Legislation Details

File #: 22-1588 **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: High Grade 007, LLC Conditional Use Permit
Record Number PLN-12569-CUP
Assessor's Parcel Number (APN) 208-341-021
Dinsmore area

A Conditional Use Permit for 10,000 square feet (SF) of existing outdoor light-deprivation cultivation operation in six greenhouses on two flats, along with 971 SF of ancillary nursery propagation. Irrigation water will be sourced from an onsite well. According to a well hydrologic connectivity report prepared by a professional engineering geologist, the well on the subject parcel has a minimal likelihood of being hydrologically connected in any manner that might significantly affect adjacent wetlands or surface waters in the vicinity. Estimated maximum annual water usage for the single 7-month harvest is approximately 80,000 gallons (8 gallons/SF/year), with peak monthly demands reaching 15,000 gallons/month June through August. Existing tank storage for irrigation total 16,000 gallons. Drying and seasonal cloning would continue in an existing 288 SF drying shed. Power is provided by one Honda 7000 generator housed in a noise limiting shed. The applicant would use generators for 100% of its energy needs until Pacific Gas and Electric connects to Cobb Road or a solar power system capable of supplying 80% of annual energy demands can be established. The project would utilize up to four seasonal employees during peak season to perform cultivation activities.

Sponsors: Trip Giannini

Indexes:

Code sections:

Attachments: 1. 12569 High Grade 007 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 Maps, 7. Attachment 2A - Watershed Map, 8. Attachment 3 - CEQA Addendum, 9. Attachment 4 - Applicant's Evidence in Support of the Required Findings, 10. Attachment 4A - Water Resource Protection Plan, 11. Attachment 4B - Lake or Streambed Alteration Agreement, 12. Attachment 4C - David Lindberg Final Well Report, 13. Attachment 4D - Unauthorized Timber Conversion, 14. Attachment 4E - Road Evaluation, 15. Attachment 5 - Referral Agency Comments and Recommendations

Date	Ver.	Action By	Action	Result
12/1/2022	1	Planning Commission		