



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Hearing Date: January 11, 2018

To: Humboldt County Planning Commission

From: John H. Ford, Director of Planning and Building Department

Subject: **Zoning Ordinance Amendments**
Commercial Cannabis Land Use Ordinance
Case Number OR 17-02

The attached staff report has been prepared for your consideration of the Commercial Cannabis Land Use Ordinance at the public hearing on January 11, 2018. The staff report includes the following:

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Please contact Steven Lazar, Senior Planner, at 268-3741, or by email at slazar@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date January 11, 2018	Subject Zoning Ordinance Amendments – Commercial Cannabis Land Ordinance (CCLUO)	Contact Steven Lazar
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Project: Comprehensive update of the ordinance which regulates the cultivation, processing, manufacturing, distribution and sale of medical and adult use of cannabis in Humboldt County. The project will involve repealing the existing Commercial Medical Marijuana Land Use Ordinance (Section 313-55.4 and 314-55.4 of Chapter 3 of Division 1 of Title III of the County Code and the Medical Cannabis Testing and Research Laboratories and on-site consumption prohibitions found in Sections 313-55.3.15, 314- 55.3.15, 313-55.3.11.7 and 314-55.3.11.7 of Division 1 of Title III of the County Code to be replaced by the provisions of the proposed ordinance. The proposed ordinance would apply throughout the unincorporated areas of Humboldt County, including the Coastal Zone.

Project Location: The implementing Ordinance and LCP Amendments apply to all the unincorporated areas of the County.

Present Plan Designations: N/A.

Present Zoning: N/A.

Assessor Parcel Number(s): 000-000-000.

Environmental Review: A Final Environmental Impact Report (FEIR) has been prepared for this Project (SCH #2017042022). The FEIR concludes the project will have significant environmental impacts that cannot be mitigated to less than significant levels in the following three impact areas:

- Impact 3.3-2: Air Quality --Long-term operational emissions of criteria pollutants and precursors,
- Impact 3.3-4: Air Quality -- Exposure of people to objectionable odors, and
- Impact 3.13-2: Provision of sufficient water supplies and infrastructure needs in areas served by Community Service Districts.

State Appeal Status: Not applicable, however, changes proposed to the Local Coastal Program (zoning ordinance provisions in 313-55.3 and 313-55.4) must receive certification from the California Coastal Commission, before they may become effective.

**ORDINANCE AMENDING HUMBOLDT COUNTY CODE
CONCERNING THE REGULATION OF COMMERCIAL CANNABIS ACTIVITIES**
Case Number OR-17-02

Recommended Commission Action

1. Resume the public hearing.
2. Request that staff present the staff report.
3. Receive public testimony.
4. Deliberate on the draft ordinance, public input, and alternatives presented.
5. Take the following action:

“Move to make all of the required findings, based on evidence in the staff report and public testimony, and recommend the Board of Supervisors certify the FEIR and approve the CCLUO Ordinance Amendments by adopting the attached Resolution of Approval (roll call vote).”

Executive Summary: Staff believes the necessary findings can be made for the Commission to approve a resolution recommending that the Board of Supervisors adopt the proposed amendments to the zoning regulations and Local Coastal Program (LCP) and certify their compliance with the California Environmental Quality Act (CEQA). The draft resolution is included in the staff report as Attachment 1. As part of the Planning Commission consideration, updated draft ordinances have been prepared for both the inland and coastal areas of the County. These ordinances have been prepared to reflect the consensus direction provided by the Commission as part of the public hearing discussions to date. It has become apparent that there is one significant discussion item to resolve related to alternatives 1 and 9. In addition the Planning Commission should consider the cap on the number of permits which is presented to be adopted by a separate resolution (Attachment 3).

Discussion:

The process of getting to this point has been very deliberate. It began with establishing agreed upon objectives adopted by both the Planning Commission and the Board of Supervisors. The more significant objects include:

- Allowing new applicants to enter the permit process,
- Removing the limitation on cultivation being on Prime Soils
- Addressing the residential interface with cannabis cultivation
- Expanding the regulations to include Adult Use of Cannabis
- Providing permit types consistent with state licensing
- Encouraging reuse of industrial sites
- Analyzing the implementation of the Ordinance with an EIR

The Planning Commission has conducted a workshop over the period of 5 meetings, which was expanded to include workshops in Garberville and Willow Creek. The

workshop discussion transitioned into a public hearing which was held over a period of three meetings.

- Cannabis activity interface with more populated areas
- Concerns with cost of road improvements
- Protecting viability of success for small growers
- Maintaining a separation between permitting cannabis cultivation and existing residential development.
- Odor impacts on communities
- Generators (both restricting their use and allowing them)
- Applicability of the new ordinance to existing permits, and whether some provisions should apply retroactively
- More appropriate standards for the variety of manufacturing uses
- Appropriate limits on the number of permits or number of acres of cultivation
- Method of calculating cultivation area
- Size of cultivation which should require discretionary permit
- Desire to protect tribal ceremonial sites

During this time the Planning Commission considered and straw voted on 14 different alternatives to address various concepts and changed other portions of the draft ordinance. Attached for the Planning Commissions consideration is the culmination of that work. There are two ordinances one for the inland area and the other drafted for the coastal zone.

The inland ordinance has been drafted to show the final language from the consensus actions by the Planning Commission. The final language of the alternatives are still shown in text boxes for ease of reference. There are several changes which are shown, the most significant has to do with mitigation from the FEIR. Second are some minor changes shown in redline/strikeout. These are changes which were made for clarity based on the direction from the Planning Commission. Other minor changes for clarity or to correct typos were made and are not shown in redline version.

The coastal zone version is a duplicate of the inland version, with changes to the zoning district references as applicable to the coastal zone. This draft has no redline or strikeout.

Alternative 1 and 9

At the December 14, 2017 hearing, the Planning Commission was divided on two alternatives.

- Alternative 1: Applicability of amended regulations to applications filed under prior ordinance, and
- Alternative 9: Measures for Neighborhood Compatibility at permitted sites within Special Areas

In consideration of Alternative 1, the majority of the Commission voted to not apply the new ordinance requirements to existing applicants. The Commission received testimony from applicants and others that conforming to the new ordinance requirements may trigger different performance standards, application requirements and may even trigger different permit requirements which would make navigating the permit process more difficult in some cases. The majority of the Commission expressed that it would not be fair to applicants to change the standards of review during the permit process. In attempting to encourage existing cultivators to participate in the permitted environment it would be viewed negatively to change standards. While this sentiment is generally true the primary changes that would affect applicants have to do with applications located on the fringe of cities and in community areas. Ironically it is these very locations that Alternative 9 would seek to add regulations to.

Alternative 9 would apply standards retroactively to permits that have already been approved. This is in attempt to address the concerns relative to Zoning Clearance Certificates issued in proximity to existing residential areas under the existing ordinance. Alternative 9 is a point of discussion because the Planning Commission chose not to implement the proposed ordinance on applications which have not yet been approved. Permitted projects would operate under the conditions of the approved permit or certificate unless specifically modified which is what Alternative 9 would do. From a regulatory perspective this has become confusing. The ordinance as currently construed chooses not to apply the new ordinance to pending applications, yet will retroactively apply strict standards to approved Zoning Clearance Certificates.

The Planning Commission should consider that while applying the proposed ordinance to pending permits will have an effect on applications in the Sphere of Influence of Cities and in Community Planning Areas, it does so in a manner that addresses Alternative 9 as part of the application process. The forgotten part of the discussion is that the proposed ordinance also provides a great deal more flexibility to applicants. For example, in the new ordinance, outdoor and mixed light cultivation is no longer required to occur on mapped prime agricultural soils. This could benefit existing applications on sites with limited prime agricultural soil by allowing more flexibility in locating where cultivation can occur. Other advantages of the new ordinance include the following:

- Removal of the cap on number of permits (the four permit limit of the existing ordinance was modified to a limit of four acres of cultivation);
- Allowed expansion of existing cultivation sites without prime soils
- Reduced permit requirements for non-volatile manufacturing activities and cannabis support facilities;
- Reduced permit requirements for cannabis activities occurring on industrial sites two acres or larger in size;
- Allowances for new activities allowed by the state, including microbusinesses, farm-based retail sales and on-site cannabis consumption facilities.

On the balance, staff believes existing applicants will benefit more from the new allowances.

Understanding that the Commission is divided on this issue, there are several options available to the Planning Commission:

1. Apply Alternatives 1 and 9. As mentioned this will maintain the standards for existing applicants, but may require Zoning Clearance Certificate holders to modify their projects after issuance of the ZCC.
2. Apply Alternative 1 but not 9. This is internally consistent in that it does not change the rules for applicants but it does not address the interface with existing developed areas.
3. Do not apply Alternative 1 or 9. This would apply the proposed ordinance to all pending applications. It would address the concerns associated with the interface of developed areas as part of the application process.

Staff would encourage the Planning Commission to give strong consideration to number 3 above. The Planning Commission has developed a very good and comprehensive ordinance that does not significantly change requirements except around developed areas. The ordinance does provide a much greater degree of clarity. In exchange the ordinance provides many applicants with more flexibility, including applicants close to existing development. It is normal for new ordinances to apply to pending applications. Based upon this staff recommends the Planning Commission modify Alternative 1 to require the proposed ordinance to apply to pending applications, and eliminate Alternative 9.

Tribal Consultation:

County staff met with members of the Yurok Tribe on Wednesday, December 20, 2017 to discuss their concerns with implementation of the existing cannabis ordinance on their reservation and the proposed new ordinance. The Tribal representatives communicated their frustration at not being consulted during review of the Retirement Remediation and Relocation (RRR) of two sites on their Reservation, and they requested the proposed new ordinance include provisions that would result in more tribal members being involved in remediation carried out on their Reservation and on properties within their ancestral homeland, which extends throughout the Klamath River watershed in Humboldt County.

The Department has revised its internal procedures to ensure all RRR applications are referred to the appropriate Tribe for comment prior to approval. Staff also inserted proposed new language in the RRR section of the ordinance (page 21) to ensure referral of RRR applications to the Tribe in the future:

While additional meetings have not yet been scheduled, consultation with the Yurok Tribe will likely continue through the Planning Commission's deliberations and during the Board of Supervisor's review of the ordinance. The Tribal officials at the December 20 meeting said they intended to provide comments directly to the Commission on the draft ordinance. Those comments will be forwarded to the Commission when they are received by the Department.

Coastal Commission Review:

The coastal version of the CCLUO was provided to Coastal Commission staff on Friday, December 28. Based on their comments on a related ordinance (Greenhouse Floors on Prime Agricultural Soils), a performance standard was added to the coastal version to address their expressed desire to protect agricultural lands from a proliferation of greenhouses throughout the coastal zone that results in the “transformation of rural open pasturelands to a structured, quasi-industrial landscape.”¹

Environmental Impact Report:

A Final Environmental Impact Report (FEIR) was prepared for the project (Attachment 4) and circulated for public comment. The FEIR includes changes made to the DEIR in response to public comments.

While most of the impacts are considered less than significant, the FEIR concludes there are three areas where the proposed ordinance will have significant adverse environmental impacts that are unavoidable:

- **Impact 3.3-2: Long-term operational emissions of criteria pollutants and precursors:** Because the North Coast Air Basin exceeds the maximum thresholds for particulate matter (PM10), operation of new cannabis cultivation would incrementally contribute to an existing or projected air quality violation.
- **Impact 3.3-4: Exposure of people to objectionable odors:** The cultivation and processing of cannabis generates odors associated with the plant itself, which during maturation can produce substantial odors. Alternative measures are presented in the ordinance to address the odor issue including setbacks and use of greenhouses with filtered emissions equipment; however, these measures will not preclude the generation of odorous emissions in such quantities as to cause detriment, nuisance, or annoyance to a substantial number of people.
- **Impact 3.13-2: Provision of sufficient water supplies and infrastructure needs:** New commercial cannabis facilities that would be allowed under the proposed ordinance would result in increased water demand from public water systems that could exceed supply and related infrastructure capacity.

All the other environmental impacts of the ordinance are considered to be less than significant, although there are 24 mitigation measures that propose changes to the ordinance to reduce the adverse environmental impacts to less than significant levels. Most of the mitigation involves adding performance standards to the ordinance. For example, Mitigation Measure 3.10-1 “Implement construction-noise reduction measures” requires the County include in the ordinance the following construction noise standard for new commercial cannabis operations and modifications to existing commercial cannabis operations:

“All outdoor construction activity and use of heavy equipment outdoors shall take place between 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 9:00 a.m. and 6:00 p.m. on Saturday and Sunday.” (see Section 314-55.4.12.2.8)

¹ Coastal Commission letter to the Humboldt County Planning and Building Department December 4, 2017.

These performance standards, including the above noise reduction mitigation, are added to Section 55.4.12 of the ordinance, "Performance Standards". Other mitigation involves adding application submittal requirements to the ordinance in Section 55.4.11, "Application Requirements". All the mitigation measures in the DEIR that involve changes to the ordinance are listed in Attachment 4 of this staff report.

Mitigation may be modified to some degree. Changes made to the mitigation measures must at least be equally effective at reducing the adverse environmental impacts as the original mitigation.

ATTACHMENT 1

Draft Resolution

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 17-**

Case Number OR-17-02

RECOMMENDS THAT THE BOARD OF SUPERVISORS CERTIFY COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND ADOPT THE AMENDMENTS TO TITLE III, CHAPTER 3 AND CHAPTER 4 OF THE HUMBOLDT COUNTY CODE - REGULATIONS INSIDE THE COASTAL ZONE AND REGULATIONS OUTSIDE THE COASTAL ZONE, GOVERNING COMMERCIAL CULTIVATION, PROCESSING, MANUFACTURING, AND DISTRIBUTION OF CANNABIS.

WHEREAS, California Government Code Section 65850, et seq. authorizes counties to regulate land use, and to adopt and amend zoning ordinances for such purposes, and sets forth procedures governing the adoption and amendment of such ordinances; and

WHEREAS, on April 6, 2017 the Planning Commission reviewed and expressed satisfaction with a set of regulatory objectives for the proposed Commercial Cannabis Land Use Ordinance (CCLUO); and

WHEREAS, on April 7, 2017 the Planning and Building Department circulated for public comment a Notice of Preparation to inform agencies and the public that an EIR was being prepared and to invite comments on the scope and content of the document; and

WHEREAS, on April 11, 2017 the Board of Supervisors reviewed and expressed satisfaction with the same set of regulatory objectives for the ordinance amendments; and

WHEREAS, on June 1, 2017 the Planning Commission reviewed and expressed satisfaction with policy areas for the proposed ordinance amendments which specified the zoning districts where cannabis activities would be allowed and the general standards that would be applied; and

WHEREAS, on June 7, 2017 the Board of Supervisors reviewed and expressed satisfaction with the same set of policy areas for the ordinance amendments; and

WHEREAS, on September 1, 2017 the Planning and Building Department circulated for public comment a Draft Environmental Impact Report (DEIR) for the ordinance amendments; and

WHEREAS, on September 1, 2017, the Planning Division caused to be published in the Eureka Times-Standard, a newspaper of general circulation in Humboldt County, a Notice of Availability of the DEIR; and

WHEREAS, on September 7, September 21, October 5, October 19 and November 2, 2017 the Planning Commission held public workshops on the proposed ordinance amendments which gave the Planning Commission opportunities to review the

proposed ordinance, ask questions from staff and the public and to accept public comments; and

WHEREAS, on October 2 and October 12, 2017 the Planning and Building Department held a public workshop in Garberville to review the proposed amendments; and

WHEREAS, on October 18, 2017 the Planning and Building Department held a public workshop in Willow Creek to review the proposed amendments; and

WHEREAS, on October 1, 2017, the Planning Division caused to be published in the Eureka Times-Standard, a newspaper of general circulation in Humboldt County, a Notice of Public Hearing on the proposed ordinance; and

WHEREAS, the Humboldt County Planning Commission continued the public hearing on the proposed ordinance amendments from the October 19, and November 2, 2017, meetings to the November 16, 2017, December 7, 2017, December 14, 2017 and January 11, 2018 meetings; and

WHEREAS, the Humboldt County Planning Commission held a public hearing on the proposed ordinance amendments on November 16, 2017, December 7, 2017, December 14, 2017 and January 11, 2018 to receive a report on the draft ordinance amendments, as well as evidence and testimony; and

WHEREAS, the Planning Commission reviewed and considered the report, the Draft Environmental Impact Report prepared for the project, evidence, and other testimony presented to the Commission; and

WHEREAS, the Planning Commission considered the suite of alternatives provided in the DEIR; and

WHEREAS, the Planning Commission does not recommend selection of the Environmentally Superior Alternative (Alternative Number 5) because it would give preference to existing cultivators, some of which operated in violation of state and local law, and

WHEREAS, the Planning Commission instead recommend the establishment of a cap on permits within planning watersheds as a means of mitigating environmental impacts in a manner similar to the Environmentally Superior Alternative; and

NOW, THEREFORE, be it resolved and determined that the Planning Commission:

1. Makes the findings in Exhibit A of this resolution based on the information contained in the public record; and

2. Recommends that the Board of Supervisors of the County of Humboldt:
 - Hold a public hearing in the manner prescribed by law.
 - Adopt the findings that the proposed ordinance is consistent with the applicable provisions of the Humboldt County Code and General Plan.
 - Adopt a resolution certifying the Final Environmental Impact Report prepared for the ordinance amendments.
 - By ordinance, approve the zoning ordinance amendments.
 - Direct the Planning and Building Department to prepare and file a Notice of Determination pursuant to CEQA for the project.
 - Direct the Clerk of the Board to publish a post approval summary in a newspaper of general circulation, and give notice of the decision to interested parties.; and
 - Adopt a Resolution transmitting the Amendment package, including all necessary supporting documentation, to the California Coastal Commission as an amendment to the certified Local Coastal Program for their review and certification in accordance with Public Resources Code Section 30514.

Adopted after review and consideration of all the evidence on _____, 2018.

The motion was made by Commissioner . and seconded by Commissioner .

AYES: Commissioners:
 NOES: Commissioners:
 ABSTAIN: Commissioners:
 ABSENT: Commissioners:
 DECISION:

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

 John Ford
 Director, Planning and Building Department

Exhibit A - Findings

Required Findings: To approve the proposed zoning ordinance amendments, the Hearing Officer shall determine that there is evidence in support of making **all** of the following required findings.

A. Section 312-50 of the Zoning Ordinance states the following findings must be made to approve changes in the Zoning Ordinance

1. The proposed zoning change is consistent with the General Plan.
2. The proposed change is in the public interest

B. Required Finding for Consistency With Housing Element Densities

1. Government Code Section 65302.81 requires specific findings supported by substantial evidence where a general plan amendment or zone reclassification is adopted that reduces the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the mid point of the density range specified in the plan designation).
2. In addition, the same Government Code sections also requires any proposed development to maintain the residential density for any parcel at or above that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the mid point of the density range specified in the plan designation), unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.

C. Required Finding for Consistency With the California Environmental Quality Act

The California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA:

1.
 - a) The project either is categorically or statutorily exempt; or
 - b) There is no substantial evidence that the project will have a significant effect on the environment or any potential impacts have been mitigated to a level of insignificance and a negative declaration has been prepared pursuant to Section 15070 of the CEQA Guidelines; or
 - (c) An environmental impact report (EIR) has been prepared and all significant environmental effects have been eliminated or mitigated to a level of insignificance, or the required findings in Section 15091 of the CEQA Guidelines are made.

D. Required Finding for Consistency With the California Coastal Act

Consistency: Administrative Regulations – Title 14, § 13551 and Public Resources Code, § 30200 (Coastal Act). The proposed amendments must conform to the policies contained in Chapter 3 of the Coastal Act. Chapter 3 sets forth policies regarding the following issues:

Access (including provisions for access with new development projects, public facilities, lower cost visitor facilities, and public access)

Recreation (including protection of water-oriented activities, ocean- front land protection for recreational uses, aqua- cultural uses, and priority of development purposes)

Marine Resources (including protecting biological productivity, prevent hazardous waste spills, diking, filling and dredging, fishing, revetments and breakwaters, and water supply and flood control)

Land Resources (including environmentally sensitive habitats, agricultural lands, timberlands, and archaeological resources)

Development (including scenic resources, public works facilities, safety, and priority of coastal dependent developments)

Industrial Development (including location and expansion, use of tanker facilities, oil and gas development and transport (both onshore and off), and power plants.

Finding A: Section 312-50 of the Zoning Ordinance states the following findings must be made to approve changes to the Zoning Ordinance

Section(s)	Applicable Requirements
§312-50 of the Zoning Ordinance	Finding A1. That the proposed zoning change is consistent with the General Plan.
Evidence Supporting Finding A1 The purpose of the ordinance amendments is to establish land use regulations concerning the commercial cultivation, processing, manufacturing, distribution, testing, and sale of cannabis for medicinal or adult use within the County of Humboldt. Policy UL-P21 of the 2017 Humboldt County General Plan states: Cultivation of medical cannabis shall be regulated by ordinance to provide for the health, safety, and welfare of the community, but shall not interfere with the patient’s right to medical cannabis. The General Plan policy was finalized prior to California State approval of recreational cannabis, and thus this policy should be understood to apply to both medical and recreational cannabis regulations. This policy states the clear intent of the county that cannabis activities shall be regulated in order to protect the public, health safety and welfare. This ordinance accomplishes that objective.	

§312-50 of the Zoning Ordinance	Finding A2. That the proposed zoning change is in the public interest
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Evidence Supporting Finding A2

These regulations are in the public interest because they are designed to protect the public health, safety and welfare of residents of the County of Humboldt, visitors to the County, persons engaged in regulated commercial cannabis activities including their employees, neighboring property owners, end users of medicinal or adult use cannabis; the environment from harm resulting from cannabis activities, including but not limited to streams, fish, and wildlife, residential neighborhoods, schools, community institutions and Tribal Cultural Resources; to ensure the security of state-regulated medicinal or adult use cannabis; and to safeguard against the diversion of state-regulated medicinal or adult use cannabis for purposes not authorized by law.

Finding B: Section 312-50 of the Zoning Ordinance states the following findings must be made to approve changes to the Zoning Ordinance

Section(s)	Applicable Requirements
Government Code Section 65302.81	Finding B. That the proposed zoning change will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the mid point of the density range specified in the plan designation)

Evidence Supporting Finding B

The proposed ordinance amendments do not allow any cannabis activities on parcels zoned Residential Single Family or Residential Multifamily, so the properties affected by the ordinance are not included in the residential land inventory used by the by the Department of Housing and Community Development in determining compliance with housing element law.

Finding C: Required Finding for Consistency With CEQA

Section(s)	Applicable Requirements
Section 15091 of the CEQA Guidelines	Finding C. That the proposed zoning ordinance amendments comply with the requirements of CEQA

Evidence Supporting Finding C

An FEIR has been prepared for the project, which is included in Attachment 4 of the staff report presented to the Planning Commission. The Planning Commission has considered the FEIR and the comments made on the DEIR. The Planning Commission finds that the FEIR provides sufficient information and analysis to identify the potential environmental consequences of adopting the ordinance. The EIR has presented environmental impacts which cannot be mitigated to a level that is less than significant, but has recommended mitigation measures which reduce the degree of the impact. In addition alternatives have been presented and considered which could mitigate the impacts. None of the alternatives were deemed feasible in the implementation of the ordinance. The FEIR has been prepared in accordance with CEQA and represents the independent decision making of the County.

D. Required Finding for Consistency with the California Coastal Act

The following table identifies the evidence which supports finding that the proposed Coastal Zoning Ordinance Amendments are consistent with the Coastal Act.

Section(s)	Applicable Requirements
Title 14, § 13551 and Public Resources Code, § 30200 (Coastal Act)	<p>Finding D. That the proposed zoning ordinance amendments comply with the requirements of the Coastal Act.</p> <p>Access (including provisions for access with new development projects, public facilities, lower cost visitor facilities, and public access)</p> <p>Recreation (including protection of water-oriented activities, ocean-front land protection for recreational uses, aqua- cultural uses, and priority of development purposes)</p> <p>Marine Resources (including protecting biological productivity, prevent hazardous waste spills, diking, filling and dredging, fishing, revetments and breakwaters, and water supply and flood control)</p> <p>Land Resources (including environmentally sensitive habitats, agricultural lands, timberlands, and archaeological resources)</p> <p>Development (including scenic resources, public works facilities, safety, and priority of coastal dependent developments)</p> <p>Industrial Development (including location and expansion, use of tanker facilities, oil and gas development and transport (both onshore and off), and power plants.</p>

Evidence Supporting Finding D

The proposed zoning ordinance amendments will help protect coastal resources from harm resulting from cannabis activities, including streams, fish, and wildlife and wildlife habitat, and Tribal Cultural Resources. Cultivation activities share many similar features with more conventional agricultural uses and are therefore potentially compatible in a variety of zoning districts where agriculture is allowed. Commercial cannabis sales, manufacturing, distribution and testing are activities which share many similar features with more conventional retail sales, light manufacturing, distribution and scientific research uses and are therefore potentially compatible in a variety of zoning districts where those uses are allowed.

The new policies and performance standards provide guidance and new tools to address land use issues surrounding the siting and operational standards for commercial activities involving the cultivation, manufacturing, processing, and distribution of cannabis for medical use. As such, no impact on coastal access concerns, recreational uses, marine or land resources, and industrial resources are likely to occur.

ATTACHMENT 2A
DRAFT ORDINANCE
(AMENDMENTS TO CHAPTER 4 OF ZONING REGULATIONS - INLAND)

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

ORDINANCE AMENDING PROVISIONS OF TITLE III OF THE HUMBOLDT COUNTY CODE RELATING TO THE COMMERCIAL CULTIVATION, PROCESSING, MANUFACTURING, DISTRIBUTION, TESTING, AND SALE OF CANNABIS FOR MEDICINAL OR ADULT USE

ORDINANCE NO. _____

The Board of Supervisors of the County of Humboldt ordains as follows:

SECTION 1. Section 314-55.4 of Chapter 4 of Division 1 of Title III of the Humboldt County Code, known as the Commercial Medical Marijuana Land Use Ordinance, with the exception of Section 314-55.4.8.11, are hereby repealed. Section 314-55.4.8.11 is recodified as Section 314-55.4.10.10.

SECTION 2. Section 314-55.3.11.7, of Chapter 4 of Division 1 of Title III of the Humboldt County Code, with respect to on-site consumption of medical cannabis in Medical Cannabis Dispensaries, are hereby repealed.

SECTION 3. Sections 314-55.3.7 and 314-55.3.15 of Chapter 4 of Division 1 of Title III of the Humboldt County Code, with respect to Medical Cannabis Testing and Research Laboratories, are hereby repealed.

SECTION 4. Section 314-55.3 of Chapter 4 of Division 1 of Title III of the Humboldt County Code is hereby adopted as follows:

314-55.4 COMMERCIAL CULTIVATION, PROCESSING, MANUFACTURING, DISTRIBUTION, TESTING, AND SALE OF CANNABIS LAND USE REGULATION FOR THE INLAND AREA OF THE COUNTY OF HUMBOLDT.

55.4.1 AUTHORITY AND TITLE

This Section shall be known as the Commercial Cannabis Land Use Ordinance (“CCLUO”), regulating the commercial cultivation, processing, manufacturing, distribution, testing, and sale of cannabis for medicinal or adult use within the Inland Area of the County of Humboldt.

55.4.2 PURPOSE AND INTENT

The purpose of this Section is to establish land use regulations concerning the commercial cultivation processing, manufacturing, distribution, testing, and sale of cannabis for medicinal or adult use within the County of Humboldt in order to limit and control such activity.

These regulations are intended to ensure the public health, safety and welfare of residents of the County of Humboldt, visitors to the County, persons engaged in regulated commercial cannabis activities including their employees, neighboring property owners, and end users of medicinal or adult use cannabis; to protect the environment from harm resulting from cannabis activities, including but not limited to streams, fish, and wildlife, residential neighborhoods, schools,

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community institutions and Tribal Cultural Resources; to ensure the security of state-regulated medicinal or adult use cannabis; and to safeguard against the diversion of state-regulated medicinal or adult use cannabis for purposes not authorized by law. To this end, these regulations identify where in the County the various types of commercial cannabis activities can occur, and specify what type of permit is required, the application process and the approval criteria that will apply.

This Section is not intended to supersede the provisions of Sections 313-55.1, 314-55.1, 313.55.2, or 314.55.2 of this Code concerning cultivation of medical marijuana for personal use by patients or caregivers, or contravene the provisions of Health and Safety Code section 11357, 11358, 11362.1, 11362.2, or 11362.5 with respect to the possession or cultivation of limited amounts of cannabis for personal use by qualified patients or persons 21 years of age or older.

55.4.3 APPLICABILITY AND INTERPRETATION

Alternative 1 - November 16 meeting

55.4.3.1 All facilities and activities involved in the commercial cultivation, processing, manufacturing, and distribution, testing, and sale of cannabis within the jurisdiction of the County of Humboldt outside of the Coastal Zone shall be controlled by the provisions of this Section, regardless of whether those activities existed or occurred prior to the adoption of this Section. Applications for Commercial Cannabis Activity land use permits filed on or before December 31, 2016 shall be governed by the regulations in effect at the time of their **submittal**, except as otherwise prescribed herein.

55.4.3.2 Nothing in this Section is intended, nor shall it be construed, to exempt the commercial cultivation, processing, manufacture, or distribution of cannabis from compliance with all other applicable Humboldt County zoning, land use, grading, and streamside management area regulations as well as other applicable provisions of the County Code.

55.4.3.3 Nothing in this Section is intended, nor shall it be construed, to exempt the commercial cultivation, processing, manufacture, or distribution of cannabis, from any and all applicable local and state construction, electrical, plumbing, water rights, waste water discharge, water quality, streambed alteration, endangered species, or any other environmental, building or land use standards or permitting requirements.

55.4.3.4 The definitions in this Section are intended to apply solely to the regulations in this Section. Applicable definitions in Humboldt County Code Section 314-135 et seq. and Section 111-1 et seq. may also apply to this Section.

55.4.3.5 A Zoning Clearance Certificate or Permit issued by the County of Humboldt pursuant to the CCLUO for any Commercial Cannabis Activity regulated by this Section, or Section 314-55.3, shall be valid for either adult use or medicinal use state licensed commercial cannabis activities, or both, if so allowed pursuant to state statute or regulation.

55.4.3.6 Wherever the word “marijuana” appears in any provision of the Humboldt County Code, it shall also be deemed to apply or refer to “cannabis.”

55.4.3.7 Wherever the terms “medical marijuana,” “medical cannabis,” “marijuana for medical use,” or “cannabis for medical use,” may appear in regulations in the Humboldt County Code, the regulations shall also apply equally to the adult use of cannabis by persons 21 years of age or older.

55.4.3.8 Zoning Clearance Certificates and Permits issued for commercial cannabis activities pursuant to the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as set forth in Ordinance No. 2559 shall remain valid, and shall be governed by the terms and conditions of that ordinance as if it remained in effect until such time as the permit is modified. Holders of such permits may apply for state licenses for either medicinal or adult use license categories, or any combination thereof as may be permitted under state statute and regulations.

55.4.3.9 Notwithstanding the provisions of the Right to Farm Ordinance, Section 314-43.2.6 of the Humboldt County Code, the commercial cultivation of cannabis is a highly regulated specialty crop and the cultivation and processing of that specialty crop shall not be allowed as a principal permitted use under the General Agriculture use type classification applicable within the County of Humboldt. Commercial Cannabis Cultivation requires County issuance of a Zoning Clearance Certificate, Special Permit, or Use Permit, and the person engaged in such activity must obtain all required state licenses and permits.

55.4.3.10 Other than as enumerated in this Section, Commercial Cannabis Activities in the County of Humboldt are prohibited in any zoning district other than those zoning districts where it is expressly permitted.

55.4.3.11 The fact that an applicant possesses other types of state, county or city permits, licenses or other entitlements does not exempt the applicant from the requirement of obtaining a Zoning Clearance Certificate, Special Permit, or Use Permit from the County of Humboldt to engage in Commercial Cannabis Activities within the jurisdiction of the County.

55.4.3.12 No ministerial permit shall be granted for site development activities, including but not limited to grading or building permits, related to any Commercial Cannabis Activity in advance of issuance of the Zoning Clearance Certificate, Special Permit, or Use Permit required under this section.

55.4.3.13 Severability. If any provision of this Section, or the application thereof, is held invalid, that invalidity shall not affect any other provision or application of this Section that can be given effect without the invalid provisions or application; and to this end, the provisions or application of this Section are severable.

55.4.4 DEFINITIONS

“Area of Traditional Tribal Cultural Affiliation” means geographic areas of historic occupancy and traditional cultural use by local indigenous peoples (California Native American Tribes), as

shown on the latest mapping prepared by the Planning & Building Department, created from geographic information supplied by the Tribes of Humboldt County.

“Cannabis” or “marijuana” means all parts of the plant *Cannabis sativa Linnaeus*, *Cannabis indica*, or *Cannabis ruderalis*, or any other strain or varietal of the genus *Cannabis* that may exist or hereafter be discovered or developed that has psychoactive or medicinal properties, whether growing or not, including the seeds thereof. “Cannabis” also means marijuana as defined by Section 11018 of the Health and Safety Code as enacted by Chapter 1407 of the Statutes of 1972. For the purpose of this section, “cannabis” does not mean “industrial hemp” as defined by Section 81000 of the Food and Agricultural Code or Section 11018.5 of the Health and Safety Code.

“Cannabis Cooperative Association” means an association formed or reorganized in accordance with Chapter 22, Division 10 of the Business and Professions Code commencing with Section 26220.

“Cannabis Research Garden” means a cannabis cultivation facility engaged in the research or development of cannabis, cannabis strains, or cultivars for the medicinal or adult use of cannabis but which does not produce product for commercial distribution, manufacture, dispensing, or sale.

“Cannabis Testing and Research Laboratories” means a facility, entity, or site that offers or performs tests of cannabis or cannabis products licensed by the State of California pursuant to Business and Professions Code section 26000, et. seq., and businesses and research institutions engaged in the research of cannabis, cannabis products, or devices used for the medicinal or adult use of cannabis products at which no commercial cannabis cultivation or distribution, manufacture, dispensing, or sale of medical cannabis occurs.

“Captured Rainfall” means catchment of rainfall runoff primarily collected during the wet season from roof tops, impervious surfaces, driveways, and similar features to the extent consistent with state law for rainwater capture, and concentrated and stored in tanks, or off-stream reservoirs, retention ponds, or basins located on the parcel(s) or premises. Also includes rainfall captured and collected directly within a reservoir, open tank, or similar vessel.

“Category 4 Roads” means roads meeting the standards specified in Section 4-1 (Design Standards for Roadway Categories) and Figure 4 of the Appendix to the Subdivision Regulations, found in Appendix to Title III, Division 2, of Humboldt County Code.

“Commercial Cannabis Activity” means any activity involving the cultivation, processing, distribution, manufacturing, testing, sale, or related activities, of cannabis for commercial purposes.

“Commercial Cannabis Cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of marijuana or cannabis, including nurseries, that is intended to be processed, manufactured, distributed, dispensed, delivered, and sold.

“Community Propagation Center” means a facility providing for propagation activities as well as caretaking of mature non-flowering plants by one or more licensees, using grid power, at a premises which is separate from the cultivation site.

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“Cultivation Area” means the sum of the area(s) used for cannabis cultivation, calculated in square feet and measured using clearly identifiable boundaries around the perimeter of all area(s) that will contain plants at any point in time, including all the space within the boundary as shown on the approved plot plan. Cultivation area shall include the maximum anticipated extent of all vegetative growth of cannabis plants to be grown to maturity on the premises. See also “Propagation”.

“Cultivation site” means the location or facility where cannabis is planted, grown, harvested, dried, cured, graded, or trimmed, or that does all or any combination of those activities, except where drying, curing, grading or trimming is otherwise prohibited.

“Distribution Facility” as used in this section related to cannabis means a facility where a person conducts the business of procuring cannabis from licensed cultivators or manufacturers for sale to licensed retailers, and performs or coordinates the inspection, quality assurance, batch testing, storage, labeling, packaging and other related processes, as well as transportation to or from other licensees.

“Driveway” means a route providing private vehicular access, serving one (1) or two (2) parcels or premises.

“Dry farming” means cultivation where Irrigation activities are confined to ancillary propagation areas and transplant, and plants spend the majority of the cultivation season being grown within native soil where they primarily receive water via subsurface hydrological connectivity, and not from above ground Irrigation.

“Enclosed” means Commercial Cannabis Cultivation Activities conducted within an enclosed structure employing mechanical ventilation controls in concert with carbon filtration or other equivalent or superior method(s) ~~preventing-minimizing~~ the odor of cannabis ~~from being detectable~~ outside of the structure. The use and intensity of artificial light, not the fact of enclosure will determine whether the Cultivation Site is characterized as Outdoor, Mixed-light, or Indoor.

“Extraction” means a process by which cannabinoids are separated from cannabis plant material through chemical or physical means.

“Extraction, non-flammable” means the manufacture of cannabis products using cold water, heat press, lipid (butter, milk, oil) or other non-chemical extraction method make bubble hash, kief, rosin, cannabis-infused lipid, etc. Also included in this definition is supercritical fluid CO2 extraction to make cannabis concentrates/oils (closed loop only).

“Extraction, flammable” means using compressed and uncompressed liquid solvents such as pentane, hexane, butane, propane, ethanol, isopropyl alcohol, and the like to make cannabis concentrates/oil (closed loop only). Also included in this definition is post-extraction refinement, which is taking previously extracted cannabis concentrates and further refining through processes such as chromatography, to make distillates.

“Flowering” means that a cannabis plant has formed a mass of pistils measuring greater than one half inch wide at its widest point.

“Forbearance Period” means the calendar days during which water may not be diverted from a Waterbody. The default forbearance period shall occur each year between May 15th and October 31st, unless a greater or lesser period is established or negotiated by local and/or state agencies.

“Grid Power” means electricity generated, transmitted and distributed via the electrical grid by a public utility or similar entity.

“Indoor” means cultivation within a structure primarily or exclusively using artificial lighting.

“Infusion” means a process by which cannabis, cannabinoids, cannabis concentrates, or manufactured cannabis are directly incorporated into a product formulation (e.g. oil, milk, butter, other lipids) to produce a cannabis product including: edibles such as baked goods, tinctures, lotions and salves, soaps, vape pens, and the like.

“Irrigation” means use of water by any Commercial Cannabis Cultivation activity.

“Licensee” means a person issued a state license to engage in Commercial Cannabis Activity.

“Local Water Source” means water withdrawal from a Waterbody occurring on the same parcel(s) or premises, or in their vicinity.

“Manufacturing” means a process whereby the raw agricultural product is transformed into a concentrate, an edible product, or a topical product, and the production, preparation, propagation, or compounding of cannabis or cannabis products, directly or indirectly, by extraction methods, independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis.

“Metering device” means a device capable of measuring the rate of: direct diversion, collection to storage, and withdrawal or release of water from storage.

“Microbusiness” means a facility host to several Commercial Cannabis Activities under a single license including cultivation on an area less than 10,000 square feet, distribution, manufacturing without use of volatile solvents, and retail sales.

“Mixed-Light” means cultivation using a combination of natural and supplemental artificial lighting.

“Non-Diversionsary Water Source” means not involving the withdrawal of water from a Waterbody.

“Non-forested areas” means areas not growing any trees, whether due to natural conditions or through a conversion of Timberland, conducted prior to January 1, 2016.

“Nursery” means a facility that produces only clones, immature plants, and seeds for wholesale to licensed cultivators to be used specifically for the planting, propagation, and cultivation of cannabis, or to licensed distributors.

“Off-site Processing Facility” means the location or facility where cannabis is dried, cured, graded, trimmed, and/or packaged when conducted at premises separate from the cultivation site where the processed cannabis is grown and harvested.

“On-site Processing Facility” means the location or facility where cannabis is dried, cured, graded, trimmed, and/or packaged by or under the control of one or more licensed cultivators, when conducted at the same premises or Parcel which is host to the cultivation site(s) where the cannabis is grown and harvested.

“Open Air” means Outdoor or Mixed-Light Cultivation activities, Nurseries, or Processing facilities, where not conducted entirely within an Enclosed structure.

“Outdoor” means outdoor cultivation using no artificial lighting.

“Parcel” means the same as the definition of “Lot” found under 314-147 of the code.

“Person” means an individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit and includes the plural as well as the singular number.

“Pre-Existing Cultivation Site” means a physical location where Outdoor, Mixed-Light, or Nursery Cannabis Cultivation activities occurred at any time between January 1, 2006 and December 31, 2015, which has been recognized by the Planning and Building Department, following receipt and review of adequate evidence. The maximum Cultivation Area that may be recognized is the largest extent of the area under concurrent cultivation at a single point in time during the ten-year period specified above.

“Premises” means a Parcel, or a portion thereof, such as a leasehold interest in agricultural land for agricultural purposes of outdoor, mixed-light, or indoor cultivation or processing of cannabis, or a leased or owned space in an industrial or commercial building or parcel for purposes of indoor, mixed-light, or outdoor cultivation, processing, manufacture, distribution, testing or retail sale of cannabis.

“Prime Agricultural Soils” means all lands which have been classified or determined to be “prime” as shown on the most current mapping managed and prepared in concert with local soil survey efforts performed by the Natural Resources Conservation Service.

“Private Roads” means all roads which are not maintained by the County of Humboldt, or State or Federal Agencies.

Alternative 2 - November 16 meeting

“Propagation” means cultivation of immature, non-flowering cannabis plants. Areas used for Propagation which are incidental, accessory, and subordinate to Cultivation areas on the same Parcel or Premises may be excluded from the calculation of Cultivation area at the discretion of the Planning Director or Hearing Officer. See also “Cultivation Area”.

“Public or Private Water Supplier” means a retail water supplier, as defined in Section 13575 of the Water Code, including community service districts or similar public or private utilities, serving 11 or more customers, whose primary beneficial use of water is municipal or domestic.

“Public Park” means land that is publicly owned or controlled for the purpose of providing recreation and/or open space for public use and/or wildlife habitat.

“Publicly Maintained Roads” means all roads that are available for year round travel by the general public and maintained by the County of Humboldt, or State or Federal Agencies.

“Renewable Energy Source” means electrical power provided by a renewable energy system and/or Grid Power, supplied from 100% renewable source.

“Renewable Energy System” means equipment for generating and supplying power without use of petroleum or other fossil fuels, and instead using appropriate technology including but not limited to: wind turbines, photovoltaic panels, and hydroelectric systems, in concert with private devices and systems for energy storage and distribution including batteries, grid inter-tie, or other means.

“Retailer” means a facility for the retail sale and delivery of cannabis to the public, whether for medicinal or adult use. Retailer shall include medical cannabis dispensaries, as defined in and regulated by Humboldt County Code section 314-55.3.

“Same Practical Effect” means an exception or alternative with the capability of providing equivalent access characteristics, including but not limited to: accommodating safe two-way travel and traffic by regular users in passenger vehicles, and access by emergency wildland fire equipment and simultaneous safe civilian evacuation in the event of a wildland fire.

“Shared Use Roads” means public and private road systems providing access to the cultivation site, including driveways, serving 3 or more parcels or premises.

“Shared Use Road Systems (roadsheds)” means networks of public and/or private Shared Use Roads providing access to two or more parcels, where year-round access through neighboring road systems is typically limited to one or two discrete intersections. The County shall define the location and general extent of all roadsheds, based upon current conditions and use.

“Slope” means Natural Grade as defined in Title III, Section 314-142 of the Humboldt County Code, which has not been filled or graded after January 1, 2016.

“State license,” or “license,” means a state license issued pursuant to MAUCRSA.

“Stored water” means water from Captured Rainfall or a Local Water Source, when diverted and stored for non-contemporaneous Irrigation.

“Timberland” means land, which is growing or available for and capable of growing a crop of trees of any commercial species used to produce lumber and other forest products, as defined under section 4526 of the Public Resources Code.

“Tribal Cultural Resources” means sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe, including unique archaeological resources and historical resources as described under sections 21074, 21083.2(g), and 21084.1 of the Public Resources Code, respectively. Tribal Cultural Resource shall also include sites or resources identified by the tribe through an action of the Tribal Council or equivalent body.

“Tribal Ceremonial Sites” means locations where ceremonial activities are conducted by a California Native American Tribe within their Area of Traditional Tribal Cultural Affiliation.

“Tribal Lands” for the purposes of this section means land within the boundaries of a Reservation or Rancheria, land held in trust by the United States of America for a Tribe outside the boundaries of a Reservation or Rancheria, land owned by the Tribe associated with a Reservation or Rancheria or other land held in trust for that Tribe, fee parcels owned by members of the Tribe within a Reservation or Rancheria of that Tribe, and fee parcels located within the boundaries of a Reservation or Rancheria, owned by non-tribal members.

“Waterbody” means any significant accumulation of water, such as lakes, ponds, rivers, streams, creeks, springs, seeps, artesian wells, wetlands, canals, groundwater from a subterranean stream flowing through a known and definite channel, or similar features. Waterbody shall not include off-stream constructed reservoirs filled exclusively using Non-Diversionary sources such as Captured Rainfall.

55.4.5 GENERAL PROVISIONS APPLICABLE TO COMMERCIAL CANNABIS ACTIVITY LAND USE PERMITS

55.4.5.1 Special Area Provisions

- 55.4.5.1.1 No Commercial Cannabis Activity shall be permitted within six hundred feet (600’) of a school.
- 55.4.5.1.2 No Commercial Cannabis Activity shall be permitted within Tribal Lands without the express written consent of the Tribe.

55.4.5.1.3 A Special Permit shall be required for any Commercial Cannabis Activity in a TPZ zoning district, when authorized pursuant to 55.4.6.5. (Pre-existing cultivation sites)

55.4.5.1.4 City Spheres of Influence, Community Planning Areas, Tribal Lands

Communities added at the November 30 meeting

a) A Special Permit shall be required for any Commercial Cannabis Activity where located within the Sphere of Influence (SOI) of any incorporated city or within one thousand feet (1000') of any incorporated city, any Tribal Lands, or within any of the following mapped Community Planning Areas (CPA's): Carlotta/Hydesville, Fieldbrook, Fortuna, Glendale, McKinleyville, Scotia, Shelter Cove, Westhaven/Trinidad, and Willow Creek.

Early Notification to Surrounding Areas, nearby Cities, and Tribes

b) Whenever a permit application for a Commercial Cannabis Activity is located within any of the areas specified in Sections 55.4.5.1.4(a) and has been determined complete for processing in accordance with Section 312-6.1, notice of the proposed project shall be provided to all property owners and occupants by first class mail to the address(es) shown on the latest Assessment Roll within one thousand feet (1,000') of the perimeter of the parcel on which a permit is being requested. The notice shall include the location of the project and a description of the size and type of activity proposed.

The appropriate City or Tribe shall also be notified in cases where a project is located within 1,000 feet of the City limit or boundary of Tribal Lands, or within the City's Sphere of Influence or Tribe's Ancestral Area. This notice shall be in addition to the notice that may be required by Section 312-8.1 or 312-8.3. Pursuant to 312-9.2.3, a written request that a public hearing be held may be submitted at any time prior to the Hearing Officer's administrative decision on a project.

c) The Hearing Officer shall consider the potential impacts and cumulative impacts of proposed cannabis activities upon the community as a whole, including impacts to neighboring uses within Cities or their SOI's and buffers, and to residents within CPA's, or Tribal land. The Hearing Officer shall have the discretion to deny any discretionary permit application within these areas if it is found, based on substantial evidence in the record, that the impacts of a proposed activity on the existing uses will have a significant adverse effect on the public health, safety, or welfare.

55.4.5.1.5 Areas of Traditional Tribal Cultural Affiliation

The County shall engage with local Tribes before consenting to the issuance of any clearance or permit, if Commercial Cannabis Activities occur or are proposed within an Area of Traditional Tribal Cultural Affiliation. This process will include referral of the project to and engagement with the Tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize or mitigate impacts to Tribal Cultural

Resources, as defined herein. Examples include, but are not limited to: conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The county shall request that a records search be performed through the California Historical Resources Information System (CHRIS).

55.4.5.2 **Release of Liability, Indemnification, and Hold Harmless**

As part of the application for any Zoning Clearance Certificate, Special Permit, or Use Permit for Commercial Cannabis Activity, the property owner and permittee shall indemnify and hold harmless the County of Humboldt and its agents, officers, elected officials, and employees for any claims, damages, or injuries brought by affected property owners or other third parties due to the Commercial Cannabis Activity and for any claims brought by any person for problems, injuries, damages, or liabilities of any kind that may arise out of these uses.

55.4.5.3 **Penalties and Enforcement**

All of the remedies provided for in this Section shall be cumulative and not exclusive of remedies available for violations under any other Section of the County Code, or other law.

Any violation of this Section, including, but not limited to failure to obtain and maintain compliance with any required clearance certificate or permit specified in this Section, shall be, and the same hereby is declared to be, a public nuisance and unlawful and shall be subject to injunction, abatement or any other administrative, civil, or criminal remedy available to the County under the applicable state and county laws, specifically including those set forth in Title III, Division 5, Chapter 1 of the Humboldt County Code.

Whenever permit applicants seeking permits for new commercial activities initiate operations ahead of permit issuance or Pre-Existing Cultivation Site operators seeking permits expand cultivation operations ahead of permit issuance the Director shall have discretion to:

55.4.5.3.1 Issue stop work orders and financial penalties to applicants found to have engaged in the above activities, and require restoration of the site to prior condition; or,

55.4.5.3.2 Disqualify the pending applications, with no refund of fees submitted, and initiate enforcement proceedings.

55.4.5.3.3 Resolve the violations and proceed with processing of the application.

Alternative 3 - November 16 meeting.

55.4.5.4 **Permit Limits and Permit Counting**

55.4.5.4.1 No more than four acres of Commercial Cannabis cultivation permits may be issued to a single Person. For purposes of this limitation, any natural person who owns or controls any interest, directly or indirectly, in a firm, partnership, joint venture, association, cooperative, collective, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit, shall be collectively considered a single person with those entities.

55.4.5.5 Combination of Open Air Cultivation Activities

A combination of Outdoor and Mixed Light cultivation activities may be authorized for a total area equal to or less than the cultivated area size limit for the applicable clearance or permit being sought (e.g. a combination of outdoor and mixed light cultivation area of up to 5,000 sq. ft. may be permitted on a parcel of between 5 and 10 acres with a Zoning Clearance Certificate per Section 55.4.6.1.2.1[a]).

55.4.5.6 Term of Commercial Cannabis Activity Clearance or Permit

Any Commercial Cannabis Activity Zoning Clearance Certificate, Special Permit, or Use Permit issued pursuant to this section shall expire after one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permitted site has been found to comply with all conditions of approval, applicable eligibility and siting criteria, and performance standards.

55.4.5.7 Annual Inspections

If the inspector or other County official determines that the site does not comply with the conditions of approval, the inspector shall serve the clearance certificate or permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the non-compliance and the time period within which the non-compliance must be corrected. The statement shall also advise the clearance certificate or permit holder of their right to file an appeal of the non-compliance statement within ten (10) calendar days of the date that the written statement is delivered to the permit holder, or after the date of any re-inspection if there is a dispute about whether or not the corrections have been completed. Email, personal delivery, or mail are appropriate means of delivering the written statement. Where mailed or emailed, the written statement shall be sent to the most current mailing address or email shared with the Department by the operator. The statement shall be considered to be delivered 3 days following the postmarked date of mailing or verification of email transmittal. The permit holder may request a re-inspection to determine whether or not the permit holder has cured all issues of non-compliance. Failure to request re-inspection and cure any items of non-compliance within the prescribed timeframes, or to timely file an appeal, shall terminate the Zoning Clearance Certificate, Special Permit, or Use Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed.

55.4.5.8 Appeal of Inspection Determination

Within ten (10) calendar days after delivery of the statement of non-compliance, or the date of any re-inspection, the determination by the inspector that the site is not in compliance may be appealed by certificate or permit holder to the Zoning Administrator. The appeal shall be made, in writing, on a form provided by the County, and with payment of the fee specified for appeals in the fee schedule adopted by the County of Humboldt.

55.4.5.8.1 The appeal shall be heard by the Zoning Administrator or his or her designee within thirty (30) calendar days following the filing of the appeal. The Zoning Administrator shall render a written ruling on the appeal within three (3) business days following the hearing.

55.4.5.8.2 The decision of the Zoning Administrator may be appealed in accordance with Section 312-13 of the Humboldt County Code. If no appeal is filed, the Zoning Administrator's ruling is final.

55.4.5.9 Notification to State Licensing Authorities

The County shall notify the appropriate state licensing authority whenever the County Zoning Clearance Certificate, Special Permit or Use Permit has been revoked or terminated following the expiration of any appeal period, or if an appeal has been filed, following the final determination of the appeal.

55.4.5.10 Restriction of water use under special circumstance

The County reserves the right to reduce the extent of any Commercial Cannabis Activity, including but not limited to the area of cultivation, allowed under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed where the Commercial Cannabis Activity is located, will not support water withdrawals without substantially adversely affecting existing fish and wildlife resources.

55.4.6 COMMERCIAL CANNABIS CULTIVATION, PROPAGATION, AND PROCESSING – OPEN AIR ACTIVITIES

Outdoor and Mixed-light Cultivation Activities, On-Site Processing, and Nurseries shall be principally permitted with a Zoning Clearance Certificate when meeting the following Eligibility and Siting Criteria and all applicable Performance Standards, except when otherwise specified.

55.4.6.1 Eligibility Criteria - Resource Production and Residential Areas

55.4.6.1.1 Zoning

AE, AG, FR, and U when accompanied by a Resource Production General Plan land use designation (not including Timberland) or Residential land use designation requiring parcel sizes of more than 5 acres.

55.4.6.1.2 Minimum Parcel Size and allowed Cultivation Area

- a) Five (5) acre minimum parcel size, on parcels between 5 and 10 acres in size:
 - 1) up to 5,000 sq. ft. of Cultivation Area with a Zoning Clearance Certificate;
 - 2) up to 10,000 sq. ft. of Cultivation Area with a Special Permit.

- b) On parcels 10 acres or larger in size:
 - 1) up to 10,000 sq. ft. of Cultivation Area with a Zoning Clearance Certificate;
 - 2) up to 43,560 sq. ft. of Cultivation Area with a Special Permit.

Planning Commission changes reviewed at the November 30 meeting.

- c) On parcels 320 acres or larger in size, up to 43,560 sq. ft. of Cultivation Area per 100 acre increment can be permitted subject to approval of a Use Permit, up to a maximum of eight (8) acres can be permitted. All cultivation areas must have access from paved roads with centerline stripe, meeting the Category 4 standard. Exceptions may be

considered subject to a separate Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation (prepared by a licensed engineer) of the local road network providing access to the site. The Hearing Officer shall not grant an exception unless there is substantial evidence to support a finding that the cultivation sites will not adversely affect the public health, safety, and welfare because the roads as they exist or are improved provide fire safe road access, capacity to support anticipated traffic volumes, maintain water quality objectives, and protect sensitive habitats.

55.4.6.2 Eligibility Criteria - Commercial and Industrial Areas

55.4.6.2.1 **Zoning**

C-3, ML, MH, and U when accompanied by a Commercial or Industrial General Plan land use designation, or where previously developed for a lawful industrial or commercial use.

55.4.6.2.2 **Minimum Parcel Size and allowed Cultivation Area**

Two (2) acre minimum parcel size

- a) Open Air Cultivation Activities of up to one (1) acre of Cultivation Area may be permitted with a Zoning Clearance Certificate
- b) Additional Open Air Cultivation Activities in excess of 1 acre may be allowed with a Use Permit.

Cultivation sites proposed on developed commercial or industrial properties must comply with the Performance Standards for Adaptive Reuse.

55.4.6.3 Eligibility Criteria – All Areas

55.4.6.3.1 **Energy Source**

Electricity must be exclusively provided by a Renewable Energy Source, meeting the Performance Standard for Energy Use.

55.4.6.3.2 **Water Source**

Irrigation shall exclusively utilize Stored Water from Non-Diversionsary Sources or water from a Public or Private Water Supplier. Water from on-site greywater systems is also authorized for year-round use. Dry Farmed Outdoor or Mixed Light cultivation sites may utilize Irrigation from Diversionsary Sources for propagation areas and transplantation. Irrigation water sourced from Diversionsary Sources may be permitted with a Special Permit pursuant to the Streamside Management Area Ordinance, Humboldt County Code Section 314-61.1., and subject to the Performance Standards for Diversionsary Water Use.

55.4.6.3.3 **Access Road(s)**

Road systems providing access to the parcel(s) or premises hosting the Cultivation Site(s) must meet or exceed the Road Systems Performance Standard in Section 55.4.12.1.8.

55.4.6.4 Siting Criteria – All Areas

55.4.6.4.1 **Slope**

Cultivation Site(s) must be confined to areas of the Parcel where the Slope is 15 percent or less.

55.4.6.4.2 Conversion of Timberland Prohibited

Cultivation Site(s) may only be located within a Non-Forested area that was in existence prior to January 1, 2016.

Alternative 4 - November 16 meeting, revised at the November 30 meeting

55.4.6.4.3 Limitation on Use of Prime Soils

The cumulative area of any Cannabis Cultivation Site(s) located in areas identified as having Prime Agricultural Soil shall not exceed 20 percent of the area of Prime Agricultural Soil on the Parcel. Where occurring in areas with Prime Agricultural Soil, Cultivation shall only occur within the native soil. Removal of native soil and replacement with manufactured soil is prohibited. Exceptions to the in native soil planting requirement may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include evidence demonstrating that in the circumstances of the particular cultivation site, it is better to not plant within the native soils. An exception shall only be approved if it can be demonstrated that the native soil will not be impaired or damaged.

55.4.6.4.4 Setbacks

Standard Setbacks

Cultivation Site(s) must observe all of the following setbacks:

- a) Property Lines - Thirty (30') feet from any property line;

Alternative 5b - November 16 meeting

- b) Residences and undeveloped parcels - Three hundred feet (300') from any residence on an adjacent separately owned parcel, and two hundred seventy feet (270') from any adjacent undeveloped separately owned parcel.

Planning Commission modification at the November 30 meeting

- c) Sensitive Receptors - Six hundred feet (600') from a ~~School Bus Stop~~, Church or other Place of Religious Worship, Public Park, or Tribal Cultural Resource. For purposes of this section, the setback requirement applicable to Public Parks, other than lands managed for open space and/or wildlife habitat, shall only be applied to designated and developed recreational facilities such as picnic areas and campgrounds, trails, river and fishing access points, and like facilities under public ownership.

- d) Tribal Ceremonial Sites - One thousand feet (1,000') from all Tribal Ceremonial Sites;
- e) The setback required from associated property lines or residence(s) on an adjacent privately owned property may be waived or reduced with the express written consent of the owner(s) of the subject property.
- f) Notwithstanding the above described setbacks from Sensitive Receptors and Tribal Ceremonial Sites, the setback required from these areas may also be waived or reduced with the express written consent of qualified officials or representatives representing these protected uses. For publicly owned lands managed for open space and/or

wildlife habitat purposes, a setback of less than 600 feet may be allowed with a Special Permit, provided that advance notice is given to the person or agency responsible for managing or supervising the management of those lands;

- g) In all cases, structures must comply with the setback requirements and similar provisions of the principal zoning district(s) as well as those required by the Building Code, including lot coverage.
- h) Additionally, in cases where one or more discrete premises span multiple parcels, the 30 foot setback from shared boundary lines may be waived for cultivation activities which do not occur within a structure.
- i) Cultivation Site(s) and Appurtenant Facilities including surface water diversions, agricultural wells, and similar infrastructure must observe all prescribed setbacks and limitations pertaining to the use of land located within or affecting Streamside Management Areas (SMAs) or other wet areas, as identified and described under Section 314-61.1. Under certain circumstances, a Special Permit may be required.

Alternative 6 - November 16 meeting, revised at the November 30 meeting

Special Area Setbacks for Odor Mitigation

In addition to the Standard Setbacks, Open Air Cultivation Sites located within any of the Special Areas described under 55.4.5.1.4 are subject to the following enhanced setbacks, unless confined within Enclosed structures:

- (j) Six hundred feet (600') from the boundary of any residentially zoned area;
- (k) Six hundred feet (600') from any residence located on a separately owned parcel.
- (l) An applicant may seek an exception from the prescribed open air cultivation setbacks of 55.4.6.4(j) and (k) with a Use Permit. In considering the Use Permit, the Planning Commission shall evaluate whether a reduced setback would result in adverse impacts to surrounding land uses, as well as whether project alternatives or opportunities for additional feasible mitigation exist.
- (m) Notwithstanding the above provisions, the enhanced setbacks of this section are not applicable to any commercial cannabis activities conducted on a parcel zoned MH or lands planned for General Industrial uses (IG).

55.4.6.5 Accommodations for Pre-Existing Cultivation Sites

As set forth in the following subsections, Pre-Existing Cultivation Sites that meet all other Eligibility and Siting Criteria and Performance Standards, may be permitted within AE, AG, RA, FR, FP, TPZ, and U zoning districts, where accompanied by a Resource Production General Plan land use designation or Residential land use designation requiring parcel sizes of more than 5 acres. Expansion of Pre-Existing Cultivation Sites is prohibited where located within TPZ zones or U zones where the General Plan land use designation is “Timberland”. For other areas, where the size of a Pre-Existing Cultivation Site is smaller than the allowed cultivation area which can be permitted, the site may be expanded to the maximum allowed for the applicable parcel size and permit type within existing Non-Forested areas with Slopes of 15 percent or less.

Permit applications for Pre-Existing Cultivation Sites shall provide dated satellite imagery or other evidence satisfactory to the Planning and Building Department establishing the existence and area of cultivation between January 1, 2006 and December 31, 2015.

Alternative 7 - November 16 meeting, revised at the November 30 meeting

Applications for Pre-Existing Cultivation Sites submitted before December 31, 2018 may be permitted at one hundred percent of the documented pre-existing cultivation area and applications for pre-existing cultivation submitted between January 1, 2019 and December 31, 2019 shall not be approved for more than fifty percent of the documented existing cultivation area. No new applications for Pre-Existing Cultivation Sites shall be accepted after December 31, 2019.

55.4.6.5.1 Small Cultivation Sites

Planning Commission modification at the November 30 meeting

On Parcels 5 acres or larger in size, up to 3,000 square feet of Outdoor or Mixed-Light Cultivation, or any combination thereof, may be permitted with a Zoning Clearance Certificate, subject to the following additional requirements and allowances:

- a) The operator’s principal residence is located on the same parcel and the residence was in existence before January 1, 2016
- b) Not more than one cultivation permit may be issued for the same Parcel.
- c) The Road Systems Performance Standards in Sections 55.4.12.1.8(a) shall not apply
- d) The Road Systems Performance Standards in Sections 55.4.12.1.8(c) and (d) shall apply as follows:
 - i. Within one year of provisional permit approval, permittees of small cultivation sites are responsible to join or form a Road Maintenance Association pursuant to 55.4.12.1.8(d)1, and submit a report prepared pursuant 55.4.12.1.8(c)2, unless one has already been submitted for other commercial cannabis activity sites within the roadshed.

- ii. Improvements must be implemented within 2 years of approval of the provisional permit. The timeframe for completing improvements may be extended for cause by the Director of Planning and Building.
- e) The existing area of cultivation may be located on Slopes greater than 15 percent, but less than 30 percent with a Zoning Clearance Certificate.

55.4.6.5.2 On an AE zoned parcel less than one acre in size, up to 2,500 square feet of Cultivation Area may be permitted with a Special Permit.

Planning Commission modification at the November 30 meeting

55.4.6.5.3 On parcels between one acre and five acres in size, up to 3,000 square feet of Cultivation Area may be permitted with a Special Permit.

55.4.6.5.4 A Cultivation Site located on Slopes greater than 15 percent but not exceeding 30 percent may be permitted with a Special Permit.

55.4.6.5.5 In order to comply or best achieve compliance with applicable eligibility or siting criteria, or performance standard(s), reconfiguration of a Pre-Existing Cultivation Site may be authorized with a Special Permit, subject to all applicable Performance Standards.

55.4.6.5.6 Energy Source for Ancillary Propagation Facility or Mixed-Light Cultivation

In TPZ zones and U zones (with a Land Use Designation of Timberland) the use of generators and Mixed-Light cultivation is prohibited. Where grid power is not available, Pre-Existing cultivation sites located within other eligible zoning districts may utilize on-site generators to supply energy for mixed light and propagation activities. The permit application shall include an energy budget detailing all monthly cultivation-related energy use as well as on-site renewable energy generation and storage capacity. All generator use must comply with the Performance Standards for Generator Noise.

- a) Use of on-site generators to supply up to 20 percent of cannabis cultivation related energy demand may occur as a principally permitted use.
- b) Use of on-site generators to supply greater than 20 percent of cannabis cultivation related energy demand shall be subject to a Special Permit. The application must demonstrate why it is not technically or financially feasible to secure grid power or comply with the renewable energy standard. Approval may be subject to any and all of the following additional measures:
 1. Keeping of ancillary mother plants off-site at an approved location such as a Community Propagation Center, Nursery, or similar facility with access to grid power.
 2. Restricting use of artificial lighting to between March thru August (deprivation season and end of season restocking post-harvest)

3. Developing a plan to secure grid power or develop on-site renewable energy infrastructure capable of supplying 80 percent or more of cannabis-related electrical demand. Permit approval may be provisional subject to achieving grid power or 80 percent renewable target.

55.4.6.5.7 Provisional Permitting

An application for a Pre-Existing Cultivation Site may be provisionally approved, subject to a written approved compliance agreement, signed by the applicant and the relevant enforcement agency or agencies. Applications eligible for Provisional Approval shall be processed identically to all other applications, in the order they are received and determined complete for processing. The Compliance Agreement shall document all violations and non-compliance with applicable building or other health, safety, or other state or county statute, ordinance, or regulation, including the performance standards and siting criteria of these regulations. Violations and areas of non-compliance subject to a compliance agreement shall be related to land conversion, on-site grading, electricity usage, water usage, agricultural discharges, and similar matters and limited to those improvements, facilities, buildings, and sites that are used for the Commercial Cannabis Activity and shall not extend to personal residences or other structures that are not used for Commercial Cannabis Activities. Applicants shall provide plans for curing such violations to the Planning & Building Department within one (1) year of issuance of the provisional clearance or permit. All violations and areas of non-compliance shall be cured or abated at the earliest feasible date, but in no event no more than two (2) years after the date of issuance of a provisional clearance or permit, unless otherwise stipulated under the terms of the individual agreement. The terms of the compliance agreement may be appealed to the Planning Commission, who shall then act as Hearing Officer.

As part of application submittal, Pre-Existing Cultivation Sites seeking provisional approval shall identify, document, and itemize all current violations related to commercial cannabis activities, as well as areas of non-compliance with applicable performance standards and siting criteria, and include a plan and schedule to abate or cure all violations and achieve compliance targets.

55.4.6.5.8 Myers Flat Community Area

In the Myers Flat Community Area, on any sized parcel, the cultivation area of a Pre-Existing Site may be permitted with a Special Permit, up to a maximum of 3,000 square feet. Expansion is prohibited on parcels less than 1 acre in size. The cultivation area setback requirement specified in Section 55.4.6.4.4(a) shall be reduced to the setbacks applicable to the underlying principal zoning district. The cultivation area setback from residence requirement specified in Section 55.4.6.4.4 (b) shall only apply to permanent residences constructed with approved building permits. Temporary use of an RV for up to 6 months may be permitted in conjunction with cannabis cultivation if permitted pursuant to 314-81.1.1.5.1.

55.4.6.5.9 Retirement, Remediation, and Relocation of Pre-Existing Cultivation Sites

In order to incentivize, promote, and encourage the retirement, remediation and relocation of pre-existing cannabis cultivation operations occurring in inappropriate, marginal, or

environmentally sensitive sites to relocate to environmentally superior sites, the following provisions shall apply:

- a) Cultivation Sites eligible for Retirement, Remediation, and Relocation incentives (RRR Sites) shall be those that were in operation at any time between January 1, 2006 and January 1, 2016 and are located in TPZ, RA, U, AG, FR or AE zones with a source of irrigation water from surface water diversion without DWR water right or permit or DFW streambed alteration permit, or served by roads which do not conform with one or more access performance standards specified under Section 55.4.12, or with slopes in excess of 15%, or where the cultivation area location does not comply with the required setbacks. [All applications for RRR sites on Tribal Land shall be referred to the appropriate Tribe for comment prior to approval.](#)

Alternative 8 - As revised at the November 30 meeting

- b) Sites eligible for relocation of RRR Sites (Relocation Sites) shall be those meeting the eligibility criteria specified in Section 55.4.6.1 or 55.4.6.2 and the siting criteria specified in Section 55.4.6.4 through 55.4.6.8, as well as all applicable performance standards specified in Section 55.4.12. In addition, RRR Sites shall not be located within any Special Areas listed within section 55.4.5.1.4. Applications for RRR Sites shall not be accepted after December 31, 2018.
- c) Operators of RRR Sites shall be eligible to receive a Zoning Clearance Certificate for commercial cultivation of cannabis on an eligible Relocation Site, for an area up to four times the area of the pre-existing RRR Site, but in no event larger 20,000 sq. ft. Operators of RRR Sites with a Cultivation Area exceeding 20,000 sq. ft. may transfer all recognized prior cultivation area to an eligible Relocation Site, on a 1-for-1 basis (no multiplier) subject to approval of a Special Permit.
- d) Relocation Sites may be on leased premises for agricultural purposes allowable pursuant to the exclusion from the Subdivision Map Act, Government Code section 66412 (k). More than one RRR Site Zoning Clearance Certificate may be granted on Relocation Site parcels of ten (10) acres or larger, provided that the cumulative total cultivation area for all commercial cannabis cultivation Zoning Clearance Certificates issued for that parcel does not exceed twenty percent (20%) of the area of the Relocation Site parcel. If the Relocation Site has Prime Agricultural Soils on that parcel, the area utilized for cannabis cultivation on Prime Agricultural Soils shall not exceed twenty percent (20%) of the area of Prime Agricultural Soils on that parcel.
- e) In order to receive the benefits specified in Section 55.4.6.5.9 (c), the operator of a RRR Site shall prepare a plan for the full environmental remediation of the RRR Site, including removal of all cultivation related materials, equipment and improvements, regrading to preexisting contours, reseeding with native vegetation, reforestation, habitat restoration, and monitoring, as determined to be appropriate by the Planning Department. The plan shall be prepared and executed in accordance with the Performance Standard for Remediation Activities. The operator shall execute an agreement to complete the work specified in the remediation plan within twelve (12) months, and shall post a bond in a sufficient amount that will allow the County to

contract to complete the work specified in the plan in the event that the operator of the RRR Site fails to do so. The operator or the property owner of record for the RRR Site shall record a covenant executed by the property owner not to commercially cultivate cannabis or disturb the remediation area on the subject property in perpetuity, with an enforcement clause that in the event that the covenant is violated, the County of Humboldt, shall on motion in Superior Court, be entitled to an immediate lien on the property in the amount necessary to remediate the property, but in no event less than the sum of \$50,000.00. In the event that that the covenant is violated and the operator of the RRR Site retains any interest in the former RRR Site property, all permits for operation of the Relocation Site shall be terminated.

55.4.6.6 Site Restoration upon Termination or Abandonment of Commercial Cannabis Cultivation Sites

Upon termination or abandonment of a permitted Commercial Cannabis Cultivation Site, the operator and/or property owner shall remove all materials, equipment and improvements on the site that were devoted to cannabis activities, including but not limited to bags, pots or other containers, tools, fertilizers, pesticides, fuels, hoop house frames and coverings, irrigation pipes, water bladders or tanks, pond liners, electrical lighting fixtures, wiring and related equipment, fencing, cannabis and cannabis waste products, imported soil and soil amendments not incorporated into native soil, generators, pumps, and structures not associated with non-cannabis permitted use of the site. If any of the above described or related material or equipment is to remain, the operator and/or property owner shall prepare a plan and description of the non-cannabis continued use of such material or equipment on the site.

For cultivation sites located in forested resource lands where trees were removed in order to facilitate cannabis cultivation, and no 3-acre conversion exemption or timberland conversion permit was obtained, the property owner shall cause a restoration plan to be prepared by a Registered Professional Forester, or other qualified professional approved by the County, for the reforestation of the site. All restoration planning and implementation shall be conducted in conformance with the Performance Standard for Remediation Activities. The property owner shall be responsible for execution of the restoration plan, subject to monitoring and periodic inspection by the County. Failure to adequately execute the plan shall be subject to the enforcement provisions set forth in Section 314-55.4.5.3 and Title III, Division 5, Chapter 1 of the Humboldt County Code.

Alternative 9 - November 16 meeting, further reviewed/ revised at the November 30 and December 7 meetings

55.4.6.7 Open Air Cultivation applications submitted under prior ordinance – Provisions and Incentives for Neighborhood Compatibility

Where located in or within one thousand feet (1000') of any incorporated city, Sphere of Influence (SOI) of any incorporated city, Tribal Lands, or within any of the following mapped Community Planning Areas: Carlotta/Hydesville, Fieldbrook, Glendale, McKinleyville, Scotia, Westhaven/Trinidad, and Willow Creek Zoning Clearance Certificate applications filed on or before December 31, 2016 shall be subject to compliance with the following provisions, which are designed to insure compatibility with surrounding land uses and control of potential nuisance, and are hereby retroactively applicable.

55.4.6.7.1 To insure compatibility with neighboring land uses, applicants and operators must choose to comply with one of the following options.

- a) Demonstrate all areas of open air cultivation activities maintain setbacks of 600 feet or greater from any residence(s) located on a separately owned parcel, and are located 600 feet or greater from any residentially zoned area or applicable Community Planning Area boundary.
- b) Confine all open-air cultivation activities to Enclosed structures.
- c) Secure a Conditional Use Permit. In considering the Use Permit request, the Planning Commission shall evaluate whether a reduced setback would result in adverse impacts to surrounding land uses, as well as whether project alternatives or opportunities for additional feasible mitigation exist.
- d) Request permit cancellation. Permit holders shall be eligible for relocation incentives pursuant to the provisions 55.4.6.5.9 and may be required to perform remediation of the site, where necessary.

55.4.6.7.2 Within six (6) months of these provisions becoming effective, the Department will provide written notice to all permittees of sites subject to these provisions. The notice will include a six (6) month deadline for the permit holder to provide a written decision to the Planning and Building Department declaring which option has been chosen to achieve compliance with this section. Failure to provide a timely response is a violation of the ordinance and shall be grounds for permit cancellation, penalties and enforcement pursuant to 55.4.5.3.

55.4.6.7.3 Permittees must obtain approval of all plans within eighteen (18) months of receiving written notice pursuant to 55.4.6.7.2, and must complete all work within thirty (30) months of the effective date of these provisions.

December 14, 2017 Planning Commission Meeting

55.4.6.8 Cap on Permits

The total number of permits issued for open air cultivation activities, (including Outdoor and Mixed-Light cultivation and Nurseries) shall be equally distributed among each of the twelve (12) discrete planning watersheds of Humboldt County as directed by the Board of Supervisors by Resolution.

Once the permit cap for a given watershed has been reached, no additional permit applications for open air cultivation activities will be processed until the Planning Commission and Board of Supervisors consider an analysis of the state of the watershed and approves an increase in the cap. The analysis shall include review of water flow data and applicable studies or information prepared by state and local agencies and recommendations from the following state agencies: California Department of Fish & Wildlife, North Coast Regional Water Quality Control Board, State Water Resources Control Board, and the Department of Forestry and Fire Protection.

Staffs suggested clean up language from the December 7th meeting

55.4.7 CANNABIS SUPPORT FACILITIES

Cannabis Support Facilities include facilities for Distribution, Off-Site Processing, Enclosed Nurseries, Community Propagation Centers and Cannabis Testing and Research Laboratories. All Cannabis Support Facilities must meet or exceed the setbacks from Sensitive Receptors and Tribal Ceremonial Sites specified under 55.4.6.4.4(c) and (d), unless waived or reduced pursuant to 55.4.6.4.4(f).

55.4.7.1 Distribution, Off-Site Processing, Enclosed Nurseries, and Community Propagation Centers

Within all zones specified in Sections 55.4.6.1.1 (AE, AG, FR, and U) and 55.4.6.2.1 (C-3, ML, MH, and U), as well as C-2 and MB zones, Distribution, Off-Site Processing, Enclosed Nurseries, Community Propagation Centers shall be principally permitted with a Zoning Clearance Certificate when meeting all applicable Performance Standards, as well as the Eligibility Criteria in Sections 55.4.6.3.1 and 55.4.6.3.2 and the Siting Criteria specified in Sections 55.4.6.4.1, 55.4.6.4.2, and 55.4.6.4.3. Cannabis Support Facilities may also be permitted in CH and MB zones with a Special Permit, where meeting all applicable Performance Standards, as well as the Eligibility Criteria in Sections 55.4.6.3.1 and 55.4.6.3.2 and the Siting Criteria specified in Sections 55.4.6.4.1, 55.4.6.4.2, and 55.4.6.4.3.

55.4.7.2 Cannabis Testing and Research Laboratories

Cannabis Testing and Research Laboratories shall be principally permitted with a Zoning Clearance Certificate in C-2, C-3, MB, ML, MH zones, or U (when accompanied by a Commercial or Industrial General Plan land use designation) or where previously developed for a lawful industrial or commercial use subject to meeting all applicable Performance Standards, the Eligibility Criteria in Sections 55.4.6.3.1 and 55.4.6.3.2 and the Siting Criteria specified in Sections 55.4.6.4.1, 55.4.6.4.2, and 55.4.6.4.3,

55.4.7.3 Locational Criteria

Cannabis Support Facilities shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that standards for the protection of public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and protection of habitat can be met.

55.4.8.1 INDOOR CULTIVATION

Indoor Cultivation Sites must comply with all applicable performance standards, meet the Eligibility Criteria specified in Section 55.4.6.3.1 and 55.4.6.3.2 and comply with the Siting Criteria specified in Sections 55.4.6.4.1, 55.4.6.4.2, 55.4.6.4.3, and 55.4.6.4.4 (c),(d), and (g).

All Indoor Cultivation activities shall be conducted within an Enclosed setting. Indoor Cultivation may be permitted as follows:

55.4.8.1.1 Within those zones specified under 55.4.6.1.1 (AE, AG, FR, and U), up to 5,000 square feet of Indoor Cultivation may be permitted with a Zoning Clearance Certificate, but may only be conducted within a non-residential structure which was in existence prior to January 1, 2016.

Alternative 10 - modified at the December 7th meeting

55.4.8.1.2 Within those zones specified under 55.4.6.2.1 (C-3, ML, MH, and U) and C-2 as part of a microbusiness provided all cannabis activities occur within a building that is two-stories or less in height, cultivation area is limited to 2,500 square feet, and where the cultivation and cannabis activities are in scale with the surrounding community,

- a) up to 5,000 square feet of cultivation area may be permitted with a Zoning Clearance Certificate.
- b) up to 10,000 square feet of cultivation area may be permitted with a Special Permit.
- c) A Use Permit shall be required where more than one clearance or permit is being sought on a Parcel.

55.4.8.1.2 .1 Locational Criteria:

Indoor Cultivation shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that measures have been taken to protect the public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and sensitive habitat.

55.4.8.2 MANUFACTURING

Manufacturing Sites must comply with all applicable performance standards, as well as meet the Eligibility Criteria specified in Section 55.4.6.3.1 and 55.4.6.3.2 as well as comply with the Siting Criteria specified in Sections 55.4.6.4.1, 55.4.6.4.2, 55.4.6.4.3, and 55.4.6.4.4 (c), (d) and (g). Manufacturing activities may then be permitted as follows:

55.4.8.2.1 Flammable Extraction

55.4.8.2.1.1 Manufacturing activities involving Flammable Extraction may be permitted with a Special Permit in the MH zone, as well as the U zoning district, when accompanied by the Industrial General (IG) land use designation.

55.4.8.2.1.2 Manufacturing activities involving Flammable Extraction may also be permitted with a Conditional Use Permit in the C-3 and ML zones, as well as the U zoning district, where previously developed with a lawful heavy industrial use.

Modifications from the December 7th meeting

55.4.8.2.1.2.1 All manufacturing activities involving Flammable Extraction must be conducted within a commercial structure. Where located within those zones specified under 55.4.8.2.1.2, the structure must meet or exceed the following special setbacks:

- a) One thousand feet (1,000') from the boundary of any residentially zoned area or Community Planning Area boundary specified within section 55.4.5.1
- b) One thousand feet (1,000') from any residence located on a separately owned parcel.
- c) Six hundred feet (600') from any school bus stop currently in use at the time of project review.
- d) An applicant may seek an exception from the special setbacks of 55.4.8.2.1.3(a) and (b) with a Use Permit. Consideration of the Use Permit request shall include an evaluation of the density and location of neighboring residential uses, as well as the composition and location of other nearby development and terrain. Authorization of a reduced setback shall include a determination that the proposed area and method of operation include sufficient measures to ensure the public health, safety and welfare of and that the use will not have a detrimental effect on the surrounding community.

55.4.8.2.2 Non-Flammable Extraction

55.4.8.2.2.1 Manufacturing activities involving Non-Flammable Extraction may be principally permitted subject to issuance of a Zoning Clearance Certificate within the C-3, ML, and MH zones, as well as the U zoning district, when accompanied by an Industrial land use designation.

55.4.8.2.2.2 Manufacturing activities involving Non-Flammable Extraction may also be permitted with a Special Permit within CH, C-2, C-3, MB, ML, and MH zones, as well as the U zoning district, when accompanied by a Commercial or Industrial land use designation, or where previously developed for a lawful industrial or commercial use.

55.4.8.2.2.3 Manufacturing activities involving Non-Flammable Extraction may be permitted with a Special Permit within those zones specified under 55.4.6.1.1 (AE, AG, FR, and U).

55.4.8.2.3 Infusion

55.4.8.2.3.1 Manufacturing activities involving Infusion may be principally permitted subject to issuance of a Zoning Clearance Certificate within the CH, C-2, C-3, MB, ML, and MH zones, as well as the U zoning district, when accompanied by a Commercial or Industrial land use designation, or where previously developed for a lawful industrial or commercial use.

55.4.8.2.2.3 Manufacturing activities which exclusively involve Infusion may be principally permitted in all zones which permit Cottage Industry activities, when in compliance with all performance standards found within 45.1.3, or with a Special Permit pursuant to 45.1.4.

55.4.8.2.3 Locational Criteria:

Manufacturing activities shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that standards for the protection of public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and protection of habitat can be met.

55.4.9 **ADAPTIVE REUSE OF INDUSTRIAL SITES**

On Parcels 2 acres or larger in size, within existing structures previously developed for a lawful heavy industrial operation, occupancy of up to one acre of gross floor area may be permitted for use by Commercial Cannabis activities including: Indoor Cultivation, Manufacturing, and Cannabis Support Facilities. A Zoning Clearance Certificate will be required for each discrete lease area. Where permitted occupancy and use of the site has reached one acre, a Use Permit will be required to consider any further use of the site by Commercial Cannabis Activities.

55.4.10 **OTHER PROVISIONS**

55.4.10.1 **Adult Use Retail Sales.** Adult Use Retail Sales facilities are a permitted use, subject to the same permit requirements that apply pursuant to Humboldt County Code Sections 314-55.3, et seq. applicable to Medical Cannabis Dispensaries. All regulations applicable to permitting of Medical Cannabis Dispensaries shall be applicable to Adult Use Retail Sales facilities, except those limiting sales exclusively to medical cannabis.

55.4.10.2 **Farm-Based Retail Sales.** In addition to the zones in which cannabis retail facilities may be permitted pursuant to Humboldt County Code Section 314-55.3, et seq. applicable to Medical Cannabis Dispensaries, retail sales of cannabis products limited to those produced on the same Parcel(s) or Premises where the cannabis was cultivated, may be authorized with a Conditional Use Permit, provided that the cultivator also obtains a state cannabis retail sale license, if necessary. Sales of any cannabis products not cultivated on the same parcel is prohibited, unless pursuant to a Microbusiness license. Farm-based retail sales are not permitted on any parcel zoned TPZ, or a parcel zoned U with an underlying land use designation of “Timberland”.

55.4.10.3 **Microbusiness.** Microbusiness activities are a permitted use, subject to a Special Permit, in any of the zones in which authorized cannabis activities is a permitted use (except on parcels zoned FP or TPZ).

Locational Criteria

Adult Use Retail Sales, Farm Based Retail Sales and Microbusinesses shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that standards for the protection of public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and

protection of habitat can be met. Sites for microbusinesses that involve visitor-serving uses must also comply with the Public Accommodation Standard. Microbusinesses shall also comply with all performance standards applicable to any of the uses combined under a single Microbusiness license.

55.4.10.4 Temporary Special Events Temporary Special Events authorizing onsite cannabis sales to, and consumption by, persons 21 years of age or older may be permitted at any facility or location over which the County has jurisdiction. Events are a Temporary Use subject to a Use Permit as required by Humboldt County Code Section 314-62.1, which governs Special Events and Attractions. This includes events at a county fair, subject to consent of the Humboldt County Fair Association Board of Directors and City of Ferndale. Any event must be managed to insure that (1) all cannabis vendor participants are licensed; (2) cannabis consumption is not visible from any public place or area open to persons under 21 years of age; and, (3) sale or consumption of alcohol or tobacco is not allowed within areas where cannabis consumption is authorized.

55.4.10.5 Onsite Cannabis Consumption (Retail, Microbusiness) Onsite consumption facilities as an accessory use at a Medical Cannabis Dispensary, Adult Use Retail, or Microbusiness permitted facility may be permitted subject to approval of a Use Permit, provided that: (1) access to the area where cannabis consumption is allowed is restricted to persons 21 years of age and older; (2) cannabis consumption is not visible from any public place or area open to persons under 21 years of age; and, (3) sale or consumption of alcohol or tobacco is not allowed on the premises. The applicant shall submit a site plan and operations plan that will demonstrate the onsite consumption facilities comply with these standards and all other limitations and restrictions, including but not limited to Health and Safety Code section 11362.3.

55.4.10.6 Commercial Cannabis Tours And Tour Sites Public visitation and tours of sites host to Commercial Cannabis Activities may be authorized at locations meeting the Performance Standards for Public Accommodation and Tours. Businesses conducting tours to Commercial Cannabis Activity sites may be authorized with a Zoning Clearance Certificate, subject to meeting the following criteria:

55.4.10.6.1 Tour businesses must collect guests from a secure location with adequate off-street parking to store the vehicles of all tour patrons.

55.4.10.6.2 The tour vehicle must be stored at a location authorized for storage of commercial vehicles.

Tour Businesses not meeting the above criteria may be permitted with a Special Permit. The application shall include a Plan of Operation detailing how the operation of the tour will not adversely affect public parking or conflict with neighboring uses, while complying with all applicable performance standards.

55.4.10.7 Cannabis Farm Stays Cannabis farm stays may be permitted in conjunction with a cannabis cultivation permit on properties in conformance with the Public Accommodation Performance Standards with a Special Permit as specified in Section 314-44.1 of the Humboldt County Code applicable to Bed and Breakfast establishments.

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55.4.10.8 Transportation of Commercial Cannabis With a business license, persons may engage in the transportation of commercial cannabis. Such persons shall identify the location where the vehicle used in transportation will be stored, and may only transport commercial cannabis between sites that are permitted or licensed for commercial cannabis activities. Transportation does not include warehousing or storage of cannabis.

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55.4.10.9 Cannabis Research Gardens shall be permitted wherever commercial cannabis cultivation activities are allowed, and subject to the same permitting requirements applicable to commercial cultivation activities, including participation in the Humboldt County and State of California track and trace program and annual inspection. Applications for a cannabis research garden permit shall provide an operations plan to include a verifiable method to assure that cannabis grown for research purposes is prevented from entering the stream of commerce.

55.4.10.10 Interim Permitting of Pre-Existing Cultivation Sites where adequate evidence has been submitted demonstrating that a cultivation site existed prior to January 1, 2016, permit applications seeking authorization of commercial cannabis cultivation and ancillary activities at these sites shall be eligible to receive an interim permit, provided the application was determined to be complete for processing on or before July 14, 2017. Prior to issuance of any interim permit, the Department shall independently review evidence of prior cultivation and specify the size of pre-existing cultivation area (if any) based upon aerial and satellite imagery, or other substantial evidence. Approval of the interim permit is conditional and shall occur through issuance of a Zoning Clearance Certificate and written Compliance Agreement on forms provided by the County. Compliance agreements will specify permit restrictions, penalties, and commitments to complete the permit process and confine continued operation to existing areas only. Violation of the compliance agreement shall be grounds for permit cancellation and disqualification of the property from future permitting. The interim permit authorizes the permittee to seek state licensure and continue operations until completion of the local permit review process and issuance or denial of a County permit, or July 1, 2018, whichever occurs first. The Director may extend this deadline for cause. Refusal of the Director to issue or extend an interim permit shall not entitle the applicant to a hearing or appeal of the decision. Additionally, approval of any interim permit does not obligate the County to anything except what is described in the compliance agreement, including but not limited to approval of a non-interim permit or extension of the interim permit. Permit cancellation and disqualification of the property from future permitting shall be decided by the Zoning Administrator or the Planning Commission at a noticed public hearing. Those decisions may be appealed to the Board of Supervisors pursuant to the appeal procedures outlined under 312-13 of these regulations.

55.4.11 APPLICATION REQUIREMENTS FOR CLEARANCES OR PERMITS

Text Added to reflect Submittal Requirements implementing provisions of FEIR

Applications may be required to include any or all of the following information, depending on permit activities and location: Site Plan; Security Plan; Cultivation Plan, Processing Plan; Operations Plan; Irrigation Plan; [Materials Management Plans](#); [Hazardous Materials Site Assessments and Contingency Plans](#); [Surveys for Biological Resources and Sensitive Habitat](#); Surveys for Archaeological, Tribal Cultural Resources, and Historical Resources; Assessments of project-related noise sources; Road System Assessments and Improvement Plans; Timberland Conversion Assessments; documentation of water use, source, and storage; will-serve letters from applicable providers of water and wastewater services; information concerning previously secured state and local permits for cannabis related infrastructure or activities; evidence of prior cultivation where seeking a permit as a pre-existing cultivation site; restoration and remediation plans where appropriate; plans for energy use; and details of current known violations related to commercial cannabis activities.

The County may request additional information prior to application intake, or during application processing, where deemed necessary to perform environmental review pursuant to the California Environmental Quality Act (CEQA). All required plans and reports shall be designed to demonstrate compliance with relevant eligibility and siting requirements, and applicable performance standards, while conforming to relevant checklists and guidance documents maintained and supplied by the County. All Technical Reports and Plans are subject to final review and approval by the County.

55.4.12 PERFORMANCE STANDARDS

55.4.12.1 Performance Standards for All Commercial Cannabis Activities

Permittees and operators shall conduct all commercial cannabis activities in compliance with the following performance standards. Failure to comply shall be grounds for permit revocation and administrative penalties.

- 55.4.12.1.1 Maintain compliance with all applicable state laws and County ordinances.
- 55.4.12.1.2 Maintain valid license(s) issued by the appropriate state licensing authority or authorities for the type of activity being conducted, as soon as such licenses become available.
- 55.4.12.1.3 Where subject to state licensure, participate in local and state programs for “Track and Trace” once available.
- 55.4.12.1.4 Maintain a current, valid business license at all times.
- 55.4.12.1.5 Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday – Friday, 9:00 am – 5:00 pm, excluding holidays).
- 55.4.12.1.6 Pay all applicable application and annual inspection fees.

55.4.12.1.7 Comply with any special conditions applicable to the permit or Premises which may be imposed.

55.4.12.1.8 **Performance Standard–Road Systems**

Roads providing access to any parcel(s) or premises on which commercial cannabis activities occur must comply with the following standards, as applicable:

a) Standard 1 – Dead End Road Length

Projects shall not be located more than 2-miles (measured in driving distance) from the nearest intersection with a Category 4 road or secondary access for emergency vehicles and personnel, including wildland fire equipment.

Where access to a site exceeds the Dead End Road Length standard, the application may request an exception to the standard with a Special Permit. The exception request shall include a report prepared by a licensed engineer evaluating the design, condition, and performance of all related road segments for simultaneous emergency access and evacuation. The report shall include recommendations for road system enhancements (widening, turnouts, secondary access routes) to help mitigate the dead end road condition. To approve the exception, it must be found current conditions or proposed improvements provide sufficient access for emergency vehicles and personnel while allowing for simultaneous evacuation.

b) Standard 2 - Functional- Capacity

Unless otherwise specified, roads providing access to the parcel(s) or premises must meet or exceed the Category 4 road standard (or same practical effect). The application package must demonstrate compliance with this requirement in one of the following ways:

- 1) parcel(s) served exclusively by roads which are paved publicly maintained or private roads where all portions of the paved road system feature a center-line stripe and two ten foot wide travel lanes require no further analysis only a notation on the plans that the access to the site meets this requirement, or
- 2) parcel(s) served by roads without a centerline stripe must submit a written assessment of the functional capacity of the road segments. If the assessment reveals that all road systems meet or exceed the Category 4 standard (or same practical effect), then no additional review is necessary. Documentation of self-certification shall be produced to the satisfaction of the County; including use of appropriate forms where provided. The County reserves the right to independently verify general compliance with this standard.
- 3) Where access to a site is provided by roads not meeting the Category 4 standard, the application shall require a Special Permit and include a report prepared by a licensed engineer evaluating whether the design, condition, and performance of all necessary road segments are currently capable of supporting increases in traffic volume created by the project, in addition to the existing traffic using the road(s). In the event that the

roads cannot accommodate the traffic volume anticipated the engineer shall recommend improvements to bring the road up to an adequate functional capacity.

c) Standard 3 – Private Road Systems - Protections for Water Quality and Biological Resources

- 1) Private road systems and driveways providing access to parcel(s) or premises shall be designed, maintained, or retrofitted in accordance with the latest edition of the document titled, “A Water Quality and Stream Habitat Protection Manual for County Road Maintenance in Northwestern California Watersheds”, which was adopted by the Humboldt County Board of Supervisors on July 6, 2010, and is also known as the Five Counties Salmonid Conservation Roads Maintenance Manual. This includes measures to protect water quality using best management practices so that:
 - i. Impacts from point source and non-point source pollution are prevented or minimized, including discharges of sediment or other pollutants that constitute a threat to water quality. Road segments shall be designed and maintained in ways which minimize the potential for discharge of sediment through measures to reduce velocity of runoff, capture and detain stormwater from road systems to enable settling of transported sediments, and minimize direct delivery to nearby watercourses, to the greatest extent feasible.
 - ii. Design and construction of culverts, stream crossings, and related drainage features shall remove barriers to passage and use by adult and juvenile fish, amphibians, reptiles, and aquatic invertebrates.
- 2) Where access to a site is provided in part by private roads systems, any application to permit a Commercial Cannabis Activity shall include a report evaluating the design, condition, and performance of all private road segments within the defined Roadshed.
 - i. The report shall be prepared by a licensed engineer or similarly licensed professional.
 - ii. The report shall be prepared to the satisfaction of the County and shall include or be accompanied by exhibits and stationing information of sufficient detail to enable the location, attributes, and condition of all road drainage features to be itemized and documented. The narrative portion of the report must evaluate the current design, functionality and performance of discrete drainage systems and segments and develop conclusions concerning compliance and conformance with best management practices within the defined Roadshed. The County reserves the right to ask for additional information or choose to independently investigate and verify any and all conclusions within the report.
 - iii. Where an evaluation has determined, to the satisfaction of the County, that all private road segments comply with relevant best management practices, as defined herein, no further work is needed.

[iv. Where an evaluation has determined that improvements within the projects' Roadshed are required, the report shall identify the location and nature of each](#)

discrete improvement. Improvements shall be tied to all provisional permit approval(s) within the defined Roadshed and identified within the Conditions of Approval of all discretionary permit applications.

d) Road Maintenance Associations and Cost Sharing

- 1) Where three or more permit applications have been filed for Commercial Cannabis Activities on parcels served by the same shared private road system, the owner of each property must consent to join or establish the appropriate Road Maintenance Association (RMA) prior to operation or provisional permit approval. This requirement shall also apply to existing permittees seeking to renew their permit. Evidence shall be provided to the satisfaction of the County, and may include minutes from a meeting, written correspondence and confirmation from the RMA Secretary, or similar information.
- 2) When one or more applicants in a defined roadshed have prepared and submitted a Professional Private Road Evaluation called for by this section, all contemporaneous applicants served by the same roadshed shall be required to contribute to the cost of preparation of the report. The cost allocation shall be determined by any Road Maintenance Association(s) within the roadshed that includes the road segments providing access to the cultivation site of each applicant. In determining the cost allocation the Road Maintenance Association shall consider the recommendation or formula for cost sharing included in the report.

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- 3) With each annual inspection, all applicants for Commercial Cannabis Activities within any RMA shall provide evidence they are current on all applicable dues or other payments required by the RMA.

e) Special Noticing Requirements

Wherever an exception to the Functional Capacity road standard is being sought, in addition to noticing property owners and occupants within 300 feet of the boundaries of the Parcel(s) or Premises, notice of the project will also be sent to all owners and occupants of property accessed through common Shared Use Private Road Systems.

Language added from FEIR Mitigation

55.4.12.1.9 The burning of plant material associated with the cultivation and processing of commercial cannabis is prohibited.

55.4.12.1.10 Performance Standard – Biological Resource Protections

Projects proposing new development activities shall provide the necessary information to implement the following mitigation measures from the Final Environmental Impact Report:

<u>Mitigation Measure #</u>	<u>Description of Mitigation</u>
<u>3.4-1a</u>	<u>Biological reconnaissance surveys</u>

<u>3.4-1b</u>	<u>Special-status amphibian surveys and relocation/buffers</u>
<u>3.4-1c</u>	<u>Western Pond Turtle surveys and relocation/buffers</u>
<u>3.4-1d</u>	<u>Nesting raptor surveys and relocation/buffers</u>
<u>3.4-1e</u>	<u>Northern Spotted owl surveys</u>
<u>3.4-1f</u>	<u>Special-status nesting bird surveys/buffers</u>
<u>3.4-1g</u>	<u>Marbled Murrelet habitat suitability surveys/buffers</u>
<u>3.4-1i</u>	<u>American Badger surveys and buffers</u>
<u>3.4-1j</u>	<u>Fisher and Humboldt Marten surveys and den site preservation/buffers</u>
<u>3.4-1k</u>	<u>Bat Survey and Buffers</u>
<u>3.4-1l</u>	<u>Vole Survey and relocation/buffers</u>
<u>3.4-3a</u>	<u>Special-status plants surveys</u>
<u>3.4-4</u>	<u>Protection of sensitive natural communities, riparian habitat, wetland vegetation</u>
<u>3.4-6b</u>	<u>Retention of fisher and Humboldt marten habitat features</u>
<u>3.4-5</u>	<u>Waters of the United States</u>

[Exception: This section shall not apply to new development activities within the footprint of existing structures or proposed on lands planned or zoned for commercial activities. During permitting of pre-existing cultivation sites, the Department shall determine the necessity and focus of any biological evaluations required in concert with consultation with the California Department of Fish and Wildlife.](#)

[55.4.12.1.11 Hazardous Material Site Assessments and Contingency Plans](#)

[Where commercial cannabis activities are located or proposed on a property previously developed with an industrial or heavy commercial use, applications must be accompanied by a Phase I Environmental Site Assessment \(ESA\) for the presence of potential hazardous materials. If the initial assessment indicates the presence or likely presence of contamination, a Phase II ESA shall be prepared. Assessments shall be prepared in accordance with standards of the American Society for Testing and Materials \(ASTM\), and shall include an updated review of environmental risk databases. Phase II assessments shall include recommendations which consider project objectives/activities, applicable regulatory criteria, potential exposure pathways, and risk thresholds. Where demolition activities are proposed, ESA\(s\) shall include a survey for the presence of hazardous building materials, and specify appropriate treatment of solid waste during demolition and disposal.](#)

- [a\) Where contamination at the project site has been verified, a hazardous materials contingency plan shall be submitted for County review and approval during permit review. The permittee, their employees, and any contractors shall abide by and implement the plan during any construction activities involving ground disturbance.](#)
- [b\) Permit applications proposing work requiring demolition shall include a survey for the presence of hazardous building materials. ESA\(s\) shall provide recommendations for treatment of these materials during demolition as well as their disposal.](#)
- [c\) If at any time during construction, evidence of soil and/or groundwater contamination](#)

with hazardous material is encountered, the project applicant shall immediately halt construction and contact Humboldt County Division of Environmental Health. Work shall not recommence until the discovery has been assessed/treated appropriately to the satisfaction of Humboldt County Division of Environmental Health, North Coast Regional Water Quality Control Board, and California Department of Toxic Substances Control (as applicable). This may include soil or groundwater sampling and remediation if potentially hazardous materials are detected above threshold levels.

55.4.12.1.12 Stormwater Management

Applications for cannabis activities shall include a plan detailing how stormwater will be addressed for the property, including the location, capacity, and operation of all existing and proposed drainage facilities and features. The plan shall describe current drainage conditions and include analysis of any proposed alteration of on-site and off-site drainage flows. The plan shall prescribe measures to ensure that the project will retain pre-project drainage conditions, and in particular that there will be no net increase in the volume of stormwater runoff from the property. These measures shall be incorporated into the project design, subject to County review and approval during permit review. The plan shall specify maintenance intervals for all drainage improvements, which shall be observed for the lifetime of the permit.

55.4.12.1.13 Management of Waste and Hazardous Materials

- a) Applications shall include a plan for disposal of project-related waste, including: solid waste such as: plant material, greenhouse framing, plastics and tarpaulin used in greenhouse sheathing and coverings, household trash, product packaging and containers, irrigation tubing, pots and similar containers used for propagation and cultivation, lighting, water bladders or tanks, pond liners, electrical lighting fixtures, wiring and related equipment, and fencing. Other forms of waste include effluent and byproducts from commercial activities (eg. water or wastewater rich in plant chlorophyll or salts, spent fuels or solvents, etc.)
- b) Where project-related activities involve storage and use of hazardous materials at a reportable quantity, applicants shall prepare a materials management plan which details: operating procedures and processes, associated equipment and cleaning procedures, chemical requirements and reactions, waste volumes, storage areas, chemical handling procedures, and emergency equipment.

55.4.12.1.14 Protection of Historical Resources

Applications proposing projects which include the removal or exterior alteration of structures over 45-years in age shall provide a report prepared by a historical consultant meeting the Secretary of the Interior's Professional Qualification Standards. The report shall include an evaluation and determination concerning whether the property contains historical resources which are listed or eligible for listing on any State, Federal, or Local register of Historical Resources, using applicable criteria and standards for listing, including section 15064.5 of the CEQA Guidelines. If resources included or eligible for inclusion in the National Register of Historic Places, California Register of Historic Resources, or Local Register are identified, an

assessment of impacts on these resources shall be included in the report, as well as detailed measures to avoid impacts.

55.4.12.1.15 Inadvertent Discovery of Archaeological and Paleontological Resources

- a) If cultural resources are encountered during ground disturbing activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist, as well as the appropriate Tribal Historic Preservation Officer(s), shall be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided. The Planning and Building Department shall provide information regarding the appropriate Tribal point(s) of contact for a specific area. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately.

- b) If a paleontological discovery is made during construction, the contractor shall immediately cease all work activities in the vicinity (within approximately 100 feet) of the discovery and shall immediately contact the County. A qualified paleontologist shall be retained to observe all subsequent grading and excavation activities in the area of the find and shall salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered that require temporarily halting or redirecting of grading, the paleontologist shall report such findings to the County. The paleontologist shall determine appropriate actions, in cooperation with the applicant and the County, that ensure proper exploration and/or salvage.

The following changes to subsection 12 are to provide consistency with FEIR Language

55.4.12.2 Performance Standards for Commercial Cannabis Cultivation Activities

Permittees and operators shall conduct all commercial cannabis activities in compliance with the following performance standards. Failure to comply shall be grounds for permit revocation and administrative penalties.

General Standards applicable to all Commercial Cannabis Activities

~~55.4.12.2.1—Compliance with all statutes, regulations and requirements of the California State Water Resources Control Board, Division of Water Rights.~~

~~55.4.12.2.12—Maintain enrollment with the~~ All applicable statutes, regulations and requirements of the North Coast Regional Water Quality Control Board (NCRWQCB) Order No. 2015-0023, and where applicable, any State Water Quality Control Board Order ~~Resources Control Board, or~~

55.4.12.2.2 ~~any~~ Any substantially equivalent rule addressing water quality protections and waste discharge that may be subsequently adopted by the County of Humboldt or other responsible agencies.

55.4.12.2.3 ~~Comply with the~~ All terms of any applicable Streambed Alteration Permit obtained from the Department of Fish & Wildlife.

Where no prior agreement has been secured for prior work within areas of DFW jurisdiction, ~~notification~~ entering an agreement pursuant to 1602 of the Fish and Game Code shall not ~~commence~~ be completed until the ~~processing of the~~ County permit has ~~been completed~~ finished.

55.4.12.2.4 ~~Comply with the~~ All terms of any permit or exemption approved by the California Department of Forestry and Fire Protection (CAL-FIRE), including a less-than-3-acre conversion exemption or timberland conversion permit.

Where Existing ~~existing~~ or proposed operations occupying sites created through prior unauthorized conversion of timberland, if the landowner has not completed a civil or criminal process and/or entered into a negotiated settlement with CAL-FIRE, the applicant shall secure the services of a registered professional forester (RPF) to evaluate site conditions and conversion history for the property and provide a written report to the Planning Division containing the RPF's recommendation as to remedial actions necessary to bring the conversion area into compliance with provisions of the Forest Practices Act. The Planning Division shall circulate the report to CAL-FIRE for review and comment.

55.4.12.2.5 Trucked water shall not be allowed, except for emergencies. For purposes of this provision, "emergency" is defined as: "a sudden, unexpected occurrence demanding immediate action.

55.4.12.2.6 Provide and maintain an approved means of sewage disposal.

55.4.12.2.7 ~~Comply with all~~ All federal, state, and local laws and regulations applicable to California Agricultural Employers, including those governing cultivation and processing activities.

55.4.12.2.8 All construction activity and use of heavy equipment shall take place between 7:00 A.M. and 6:00 P.M., Monday through Friday, and between 9:00 A.M. and 6:00 P.M. on Saturday and Sunday.

55.4.12.3 *[Reserved for Future Use]*

55.4.12.4 **Performance Standard for Light Pollution Control**

- a) Structures used for Mixed Light Cultivation and Nurseries shall be shielded so that no light escapes between sunset and sunrise.
- b) Where located on a Parcel abutting a residential Zoning District or proposed within Resource Production or Rural Residential areas, any Security Lighting for Commercial Cannabis Activities shall be shielded and angled in such a way as to prevent light from

spilling outside of the boundaries of the Parcel(s) or Premises or directly focusing on any surrounding uses.

- c) The County shall provide notice to the operator upon receiving any light pollution complaint concerning the cultivation site. Upon receiving notice, the applicant shall correct the violation as soon as possible and submit written documentation within ten (10) calendar days, demonstrating that all shielding has been repaired, inspected and corrected as necessary. Failure to correct the violation and provide documentation within this period shall be grounds for permit cancellation or administrative penalties, pursuant to the provisions of 55.4.5.3.

55.4.12.5 Performance Standards for Energy Use

All electricity sources utilized by Commercial Cannabis Cultivation, Manufacturing, or Processing activities shall conform to one or more of the following standards:

55.4.12.5.1 grid power supplied from 100% renewable source

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55.4.12.5.2 on-site renewable energy system with twenty percent-net non-renewable energy use

55.4.12.5.3 grid power supplied by partial or wholly non-renewable source with purchase of carbon offset credits

Purchase of carbon offset credits (for grid power procured from non-renewable producers) may only be made from reputable sources, including those found on Offset Project Registries managed the California Air Resources Board, or similar sources and programs determined to provide bona fide offsets recognized by relevant state regulatory agencies.

55.4.12.6 Performance Standard for Noise at Cultivation Sites

Noise from cultivation and related activities shall not result in an increase of more than three decibels of continuous noise above existing ambient noise levels at any property line of the site. Existing ambient noise levels shall be determined by taking twenty four hour measurements on three or more property lines when all cannabis related activities are not in operation.

- a) In TPZ zones and U zones (with a General Plan Land Use Designation of “Timberland”), the use of generators is prohibited.
- b) Where located within one (1) mile of mapped habitat for Marbled Murrelet or Spotted Owls where timberland is present, maximum noise exposure from the combination of background cultivation related noise may not exceed 50 decibels measured at a distance of 100 feet from the noise source or the edge of habitat, whichever is closer. Where ambient noise levels, without including cultivation related noise, exceed 50 decibels within 100 feet from the cultivation related noise source or the edge of habitat, cultivation-related noise sources may exceed 50 decibels provided no increase over ambient noise levels would result.

- c) The permit application must include information demonstrating compliance with the noise standards, including but not limited to:
 - i) site plan detailing the location of all noise sources, property lines, and nearby forested areas and sensitive receptors
 - ii) existing ambient noise levels at the property line using current noise measurements (excluding cultivation related noise)
 - iii) Details on the design of any structure(s) or equipment used to attenuate noise
 - iv) Details on the location and characteristics of any landscaping, natural features, or other measures which serve to attenuate noise levels at nearby property lines or habitat.

55.4.12.7 Performance Standards for Cannabis Irrigation

A Special Permit shall be required where Irrigation of Commercial Cannabis Cultivation Activities occurs wholly or in part using one or more Diversionary sources of water. All Cannabis Irrigation shall be subject to the following standards:

Documentation of Current and Projected Water Use

55.4.12.7.1 All requests to permit Commercial Cannabis Cultivation Activities shall provide information detailing past and proposed use(s) of water on the Parcel(s) or Premises. Information in the plan shall be developed to the satisfaction of County staff, and will be used to assist in identifying and establishing an appropriate Forbearance Period. At a minimum, the following items shall be included:

- a) Information identifying the cultivation season(s)
- b) A water budget showing monthly past or projected Irrigation demands, including periods of peak usage, broken out by each discrete Cultivation Site. Irrigation reporting or projections shall be differentiated where cultivation methods and conditions result in differences in water usage at specific cultivation sites.
- c) A listing of current or proposed areas of on-site water storage, showing volume in gallons.
- d) A description of on-site water conservation measures including but not limited to: rainwater catchment systems, drip irrigation, timers, mulching, irrigation water recycling, and methods for insuring Irrigation occurs at agronomic rates

Forbearance Period & Storage Requirements

55.4.12.7.2 Operators of Cannabis Cultivation Site(s) shall forbear from diversions of Surface Water for Irrigation during periods of low or reduced stream flows, in accordance with requirements of the State Water Resources Control Board.

55.4.12.7.3 The County may require the submittal of a water management plan prepared by a qualified person such as a licensed engineer, hydrologist, or similar licensed professional, establishing a smaller or larger water storage and forbearance period, if required, based upon local site conditions.

55.4.12.7.4 Where subject to forbearance, the applicant shall provide a plan for developing adequate on-site water storage to provide for Irrigation, based on the size of the area to be cultivated.

Metering and Recordkeeping

55.4.12.7.5 A metering device shall be installed and maintained on all discrete points of diversion or other locations of water withdrawal (including wells). The meter shall be located at or near the point of diversion or withdrawal.

55.4.12.7.6 A metering device shall be installed and maintained at or near the outlet of all water storage facilities utilized for Irrigation.

55.4.12.7.7 Operators shall maintain a weekly record of water collected from Diversionary sources, as well as a record of all water used in Irrigation of permitted Cultivation Areas. A copy of these records shall be stored and maintained at the cultivation site, and kept separately or differentiated from any record of water use for domestic, fire protection, or other irrigation purposes. Irrigation records shall be reported to the County on an annual basis, at least thirty (30) days prior to the date of each annual permit inspection. Records shall also be made available for review during site inspections by local and state officials.

55.4.12.8 Performance Standards for Water Storage

All facilities and equipment storing water for Irrigation shall be designed and managed in conformance with the following performance standards, as applicable:

Ponds and Reservoirs

- a) Except in limited circumstances where already permitted or existing, ponds shall be located “off-channel” from watercourses and adequately setback from streams, springs, and other hydrologic features.
- b) To prevent occupancy by and survival of non-native bullfrog species, ponds shall be designed to be drained. Draining may be required on an annual basis or other interval where determined necessary.
- c) Introduction or maintenance of non-native species is prohibited where an existing or proposed pond is filled from, or outlets to a nearby stream or wetland.
- d) Ponds shall be designed with pathways enabling escape by local wildlife. These may include rock-lined portions or similar features providing equivalent means of egress.
- e) All ponds and reservoirs shall be designed by a licensed civil engineer where utilizing a dike, earthen dam, berm or similar feature to facilitate water storage. The engineer shall evaluate the risk of pond failure under natural conditions and specify provisions for periodic inspection, routine maintenance, and long-term management. An engineered reclamation and remediation plan shall be submitted for County approval within one year of sunset or cancellation of the permit, and completed within standard permitting timeframes.

Bladders & Above-Ground Pools, and similar vessels

- f) Use of bladders, above-ground pools, and similar vessels is prohibited. Where a Pre-Existing Cultivation site utilizes any of these means for water storage, removal and replacement with a substitute approved method of water storage (e.g. tank(s), reservoir, etc.) shall be completed within 2 years of provisional permit approval.

Tanks located in designated Flood Zones

- g) Tanks shall be sited at least one foot above the base flood elevation or wet flood proofed and anchored.

55.4.12.9 Performance Standard for Wells on Small Parcels

Cultivation Site(s) located within areas planned or zoned for lot sizes of ten acres or smaller where proposing or conducting Irrigation with water from a proposed or existing well located within 400 feet of a property line, shall be subject to groundwater testing to determine connectivity of the source supply well. These tests shall be preceded by a minimum of eight (8) hours of non-operation to maintain a static depth to water measurement. Results of testing are required to be provided with the permit application submittal. If the testing demonstrates use of the well results in the drawdown of any adjacent well(s), a Special Permit will be required. Use of the well for cannabis-related Irrigation may be prohibited, limited, or subject to provisional approval and monitoring.

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55.4.12.10 Soils Management Performance Standard

A soils management plan shall be provided detailing the use of imported and native soil on the Parcel(s) or Premises. The plan shall provide accounting for the annual and seasonal volume of soil that is imported and exported and documentation of the approved location of any Parcel(s) used for off-site disposal of spent soil if this occurs or is proposed.

55.4.12.11 Existing Site Reconfiguration

- a) Where an existing site does not conform to one or more performance standards or eligibility criteria, or cannot comply with local, state, or federal regulatory requirements, reconfiguration of the cultivation site and associated infrastructure may be permitted, provided that the reconfiguration results in an improvement in the environmental resources of the site, and the site is brought into compliance with the requirements of this section.
- b) A Biological Resource Protection Plan must be included. The plan shall be prepared by a qualified professional and evaluate whether prior unpermitted development or disturbance has occurred within a Streamside Management Area, Sensitive Plant Community, or area of similar biological sensitivity.
- c) Any new timberland conversion proposed in association with cultivation site reconfiguration must not exceed the areas of existing conversion to be relocated.

Pre-Existing cultivation areas to be relocated must be restored to pre-disturbance conditions and restocked and/or managed to promote recovery by native vegetation and tree species.
- f) Existing interior driveways and road networks may be reconfigured to achieve better design and compliance with road standards and watercourse protections.

All relocated road segments must be fully decommissioned and restored to pre-disturbance conditions or mothballed and stabilized to insure that they are no longer a threat to water

quality. Relocated road systems occupying the site of converted timberland shall be restocked and/or managed to promote recovery by native vegetation and tree species.

- g) All remediation activities shall be performed in accordance with the Remediation Performance Standard.

55.4.12.12 Performance Standard for Adaptive Reuse of Developed Industrial Site(s)

All Commercial Cannabis Activities shall be conducted in a way which avoids displacing or destroying existing buildings or other infrastructure on the Parcel developed for prior commercial or industrial uses. Adaptations shall be carefully designed to preserve future opportunity for future resumption or restoration of other commercial or industrial uses after Commercial Cannabis Activities have ceased or been terminated.

- a) Development of additional buildings or infrastructure only allowed once existing infrastructure has been fully occupied.
- b) Interior changes or additions to facilities must not prevent future re-occupancy by new uses which are compatible with the base zoning district or consistent with historic prior operations.
- c) Newly constructed facilities must comply with all development standards of the principal zoning district(s)

55.4.12.13 Performance Standard for Remediation Activities

All remediation activities shall be conducted in accordance with the requirements for Mitigation and Monitoring Plans described within 314-61.1 of the Humboldt County Code, including the standards for documentation, reporting, and adaptive management.

55.4.12.14 Performance Standard for Public Accommodations

Sites of permitted Commercial Cannabis Activities may be authorized to host visits by the general public, as follows:

- a) Public visitation may be principally permitted with a Zoning Clearance Certificate at all sites within Commercial and Industrial Zoning Districts or where zoned Unclassified and planned for or developed with lawful commercial or industrial uses, when meeting the requirements of this section.
- b) Public visitation may be permitted with a Special Permit at sites located within those zones listed under 55.4.6.1.1 (AE, AG, FR, and U), when meeting the requirements of this section. Where access to the site is provided through Shared Use Private Road Systems, notice of the project will also be sent to all owners and occupants of property accessed through these common road systems, pursuant to 55.4.12.1.8(e). The permit may limit or specify the size and weight of vehicles authorized to visit the site, periods during which visitation may occur, and other measures to insure compatibility with neighboring land uses and limit impacts to Shared Use Private Road Systems.
- c) Visitation by the general public may include Tours and Tour Groups, Farmstays, Farm-Based Retail Sales, and similar activities. Visitation does not include weddings, parties, or

similar occasions. Special Events and other Temporary Uses are permissible with a Conditional Use Permit pursuant to 314-62.1.

55.4.12.14.1 The following standards apply to any Commercial Cannabis Activity site open to the public:

- a) Sites located in those zones specified in Section 55.4.6.1, shall limit hours of operation for public access other than employees to between 9:00 am to 6:00 pm.
- b) Restroom facilities shall be provided for visitors to the site.
- c) All facilities open to the public (parking, structures, restrooms, etc.) shall be designed and managed in compliance with relevant provisions for accessibility, as established in compliance with the Americans with Disabilities Act (ADA).
- d) Agricultural-exempt structures may not be opened to visitation by the general public.
- e) Road System & Driveways
 - 1) *Locational Criteria* The Parcel(s) or Premises shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that standards for the protection of public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and protection of habitat can be met.
 - 2) Sites shall have a driveway and turnaround area meeting the following requirements:
 - i. All driveways shall be constructed to a minimum Road Category 1 standard. Driveways shall have a minimum 10 foot traffic lane and an unobstructed vertical clearance of 15 feet along their entire length. Driveways in excess of 1,320 feet in length shall be constructed to the standard for Road Category 2.
 - ii. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where a driveway exceeds 800 feet, turnouts shall be spaced at intervisible points at approximately 400 foot intervals. The location and spacing of turnouts shall be in conformance with the County Roadway Design Manual.
 - iii. A turnaround shall be within 50 feet of the parking area.
 - iv. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.
 - v. Sites within the jurisdiction and service area of a local fire protection district shall meet the driveway and turnaround requirements of that agency.
- f) Parking
 - 1) Sites shall provide adequately sized on-site parking for four vehicles.
 - 2) Sites shall include a minimum of six (6) parking spaces plus one (1) additional parking space for every two employees

55.4.12.15 Performance Standards for Tour Operators and Tour Sites

Tour Operators

Tour Operators shall comply with all of the following measures:

- a) The use of sound amplification equipment outside the tour vehicle is prohibited.
- b) Tour guests shall be restricted to adults 21 years of age or older. Age shall be verified prior to the start of any tour.
- c) Travel shall only be made to sites eligible for hosting visits by the general public. Prior to initially visiting any site, the tour operator shall contact the Planning and Building Department to confirm the eligibility of the site, and any applicable special conditions.
- d) Tour operators shall observe any vehicle weight restrictions when visiting tour sites.

Tour Site Eligibility Criteria

Where authorized, the site(s) of any permitted Commercial Cannabis Activity may host tours when meeting the following criteria:

- e) The site(s) conform with the Public Accommodation Performance Standard
- f) Visitation is restricted to vehicles in compliance with the applicable weight restriction

Section Added as mitigation from FEIR

55.4.12.16 Invasive Species Control

It is the responsibility of a certificate or permit holder to work to eradicate invasive species. As part of any application, the existence of invasive species on the project parcel need to be identified, including the type(s) of invasive plant species, where they are located, and a plan to control their spread. All invasive plant species shall be removed from the cultivation site and associated infrastructure using measures appropriate to the species. Removal shall be confirmed during subsequent annual inspection. Corrective action may be required if invasive species are found to have returned.

55.4.13 Humboldt Artisanal Branding

The county shall develop a program for recognition and certification of commercial cannabis cultivators meeting standards to be established by the Agricultural Commissioner, including, but not limited to, the following criteria:

- a) Cultivation area of 3,000 square feet or less
- b) Operated by a County permit and state license holder who resides on the same parcel as the cultivation site
- c) Grown exclusively with natural light
- d) Meets organic certification standards or the substantial equivalent

55.4.14 Right to Farm Disclosure

When required to execute or make available a disclosure statement pursuant to 314-43.2 of the code “Right to Farm Ordinance”, said statement shall include information describing the possibility of commercial cultivation of cannabis.

SECTION 6. The repeal Section 314-55.4, Section 314-55.3.11.7, Section 314-55.3.7, and Section 314-55.3.15 of Chapter 4 of Division 1 of Title III of the Humboldt County Code and re-adoption of Section 314-55.3 of Chapter 4 of Division 1 of Title III of the Humboldt County Code (Regulations Inland of the Coastal Zone) shall take effect and be in force thirty (30) days following adoption. The repeal Section 313-55.4, Section 313-55.3.11.7, Section 313-55.3.7, and Section 313-55.3.15 of Chapter 3 of Division 1 of Title III of the Humboldt County Code and re-adoption of Section 313-55.3 of Chapter 3 of Division 1 of Title III of the Humboldt County Code (Regulations Inside the Coastal Zone) shall take effect immediately upon certification of the proposed amendments to the Local Coastal Program by the California Coastal Commission.

PASSED, APPROVED, AND ADOPTED the _____ day of _____, 2017, on the following vote, to wit:

AYES: Supervisors
NOES: Supervisors
ABSENT: Supervisors

VIRGINIA BASS, Chair
Board of Supervisors, County of Humboldt
State of California

ATTEST:
Kathy Hayes, Clerk of the Board of Supervisors
of the County of Humboldt, State of California

By: _____
Kathy Hayes Clerk of the Board of Supervisors

ATTACHMENT 2B

DRAFT ORDINANCE

(AMENDMENTS TO CHAPTER 3 OF ZONING REGULATIONS – INSIDE THE COASTAL ZONE)

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

ORDINANCE AMENDING PROVISIONS OF TITLE III OF THE HUMBOLDT COUNTY CODE RELATING TO THE COMMERCIAL CULTIVATION, PROCESSING, MANUFACTURING, DISTRIBUTION, TESTING, AND SALE OF CANNABIS FOR MEDICINAL OR ADULT USE

ORDINANCE NO. _____

The Board of Supervisors of the County of Humboldt ordains as follows:

SECTION 1. Section 313-55.4 of Chapter 3 of Division 1 of Title III of the Humboldt County Code, known as the Commercial Medical Marijuana Land Use Ordinance, are hereby repealed.

SECTION 2. Section 313-55.3.11.7 of Chapter 3 of Division 1 of Title of the Humboldt County Code, with respect to on-site consumption of medical cannabis in Medical Cannabis Dispensaries, are hereby repealed.

SECTION 3. Sections 313-55.3.7 and 313-55.3.15 of Chapter 3 of Division 1 of Title III of the Humboldt County Code, with respect to Medical Cannabis Testing and Research Laboratories, are hereby repealed.

SECTION 4. Section 313-55.4 of Chapter 3 of Division 1 of Title III of the Humboldt County Code is hereby adopted as follows:

313-55.4 COMMERCIAL CULTIVATION, PROCESSING, MANUFACTURING, DISTRIBUTION, TESTING, AND SALE OF CANNABIS LAND USE REGULATION FOR THE COASTAL AREA OF THE COUNTY OF HUMBOLDT.

55.4.1 AUTHORITY AND TITLE

This Section shall be known as the Commercial Cannabis Land Use Ordinance (“CCLUO”), regulating the commercial cultivation, processing, manufacturing, distribution, testing, and sale of cannabis for medicinal or adult use within the Coastal Area of the County of Humboldt.

55.4.2 PURPOSE AND INTENT

The purpose of this Section is to establish land use regulations concerning the commercial cultivation processing, manufacturing, distribution, testing, and sale of cannabis for medicinal or adult use within the County of Humboldt in order to limit and control such activity.

These regulations are intended to ensure the public health, safety and welfare of residents of the County of Humboldt, visitors to the County, persons engaged in regulated commercial cannabis activities including their employees, neighboring property owners, and end users of medicinal or adult use cannabis; to protect the environment from harm resulting from cannabis activities, including but not limited to streams, fish, and wildlife, residential neighborhoods, schools, community institutions and Tribal Cultural Resources; to ensure the security of state-regulated medicinal or adult use cannabis; and to safeguard against the diversion of state-regulated

medicinal or adult use cannabis for purposes not authorized by law. To this end, these regulations identify where in the County the various types of commercial cannabis activities can occur, and specify what type of permit is required, the application process and the approval criteria that will apply.

This Section is not intended to supersede the provisions of Sections 313-55.1, 314-55.1, 313.55.2, or 314.55.2 of this Code concerning cultivation of medical marijuana for personal use by patients or caregivers, or contravene the provisions of Health and Safety Code section 11357, 11358, 11362.1, 11362.2, or 11362.5 with respect to the possession or cultivation of limited amounts of cannabis for personal use by qualified patients or persons 21 years of age or older.

55.4.3 APPLICABILITY AND INTERPRETATION

55.4.3.1 All facilities and activities involved in the commercial cultivation, processing, manufacturing, and distribution, testing, and sale of cannabis within the jurisdiction of the County of Humboldt within the Coastal Zone shall be controlled by the provisions of this Section, regardless of whether those activities existed or occurred prior to the adoption of this Section.

55.4.3.2 Nothing in this Section is intended, nor shall it be construed, to exempt the commercial cultivation, processing, manufacture, or distribution of cannabis from compliance with all other applicable Humboldt County zoning, land use, grading, and streamside management area regulations as well as other applicable provisions of the County Code.

55.4.3.3 Nothing in this Section is intended, nor shall it be construed, to exempt the commercial cultivation, processing, manufacture, or distribution of cannabis, from any and all applicable local and state construction, electrical, plumbing, water rights, waste water discharge, water quality, streambed alteration, endangered species, or any other environmental, building or land use standards or permitting requirements.

55.4.3.4 The definitions in this Section are intended to apply solely to the regulations in this Section. Applicable definitions in Humboldt County Code Section 313-135 et seq. and Section 111-1 et seq. may also apply to this Section.

55.4.3.5 A Zoning Clearance Certificate or Permit issued by the County of Humboldt pursuant to the CCLUO for any Commercial Cannabis Activity regulated by this Section, or Section 313-55.3, shall be valid for either adult use or medicinal use state licensed commercial cannabis activities, or both, if so allowed pursuant to state statute or regulation.

55.4.3.6 Wherever the word “marijuana” appears in any provision of the Humboldt County Code, it shall also be deemed to apply or refer to “cannabis.”

55.4.3.7 Wherever the terms “medical marijuana,” “medical cannabis,” “marijuana for medical use,” or “cannabis for medical use,” may appear in regulations in the Humboldt County Code, the regulations shall also apply equally to the adult use of cannabis by persons 21 years of age or older.

55.4.3.8 Notwithstanding the provisions of the Right to Farm Ordinance, Section 314-43.2.6 of the Humboldt County Code, the commercial cultivation of cannabis is a highly regulated specialty crop and the cultivation and processing of that specialty crop shall not be allowed as a principal permitted use under the General Agriculture use type classification applicable within the County of Humboldt. Commercial Cannabis Cultivation requires County issuance of a Zoning Clearance Certificate, Special Permit, or Use Permit, and the person engaged in such activity must obtain all required state licenses and permits.

55.4.3.9 Other than as enumerated in this Section, Commercial Cannabis Activities in the County of Humboldt are prohibited in any other zoning district other than those zoning districts where it is expressly permitted.

55.4.3.10 The fact that an applicant possesses other types of state or county or city permits, licenses or other entitlements does not exempt the applicant from the requirement of obtaining a Zoning Clearance Certificate, Special Permit, or Use Permit from the County of Humboldt to engage in Commercial Cannabis Activities within the jurisdiction of the County.

55.4.3.11 No ministerial permit shall be granted for site development activities, including but not limited to grading or building permits, related to any Commercial Cannabis Activity in advance of issuance of the Zoning Clearance Certificate, Special Permit, or Use Permit required under this section.

55.4.3.12 Severability. If any provision of this Section, or the application thereof, is held invalid, that invalidity shall not affect any other provision or application of this Section that can be given effect without the invalid provisions or application; and to this end, the provisions or application of this Section are severable.

55.4.4 DEFINITIONS

“Area of Traditional Tribal Cultural Affiliation” means geographic areas of historic occupancy and traditional cultural use by local indigenous peoples (California Native American Tribes), as shown on the latest mapping prepared by the Planning & Building Department, created from geographic information supplied by the Tribes of Humboldt County.

“Cannabis” or “marijuana” means all parts of the plant *Cannabis sativa Linnaeus*, *Cannabis indica*, or *Cannabis ruderalis*, or any other strain or varietal of the genus *Cannabis* that may exist or hereafter be discovered or developed that has psychoactive or medicinal properties, whether growing or not, including the seeds thereof. “Cannabis” also means marijuana as defined by Section 11018 of the Health and Safety Code as enacted by Chapter 1407 of the Statutes of 1972. For the purpose of this section, “cannabis” does not mean “industrial hemp” as defined by Section 81000 of the Food and Agricultural Code or Section 11018.5 of the Health and Safety Code.

“Cannabis Cooperative Association” means an association formed or reorganized in accordance with Chapter 22, Division 10 of the Business and Professions Code commencing with Section 26220.

“Cannabis Research Garden” means a cannabis cultivation facility engaged in the research or development of cannabis, cannabis strains, or cultivars for the medicinal or adult use of cannabis but which does not produce product for commercial distribution, manufacture, dispensing, or sale.

“Cannabis Testing and Research Laboratories” means a facility, entity, or site that offers or performs tests of cannabis or cannabis products licensed by the State of California pursuant to Business and Professions Code section 26000, et. seq., and businesses and research institutions engaged in the research of cannabis, cannabis products, or devices used for the medicinal or adult use of cannabis products at which no commercial cannabis cultivation or distribution, manufacture, dispensing, or sale of medical cannabis occurs.

“Captured Rainfall” means rainwater catchment of rainfall runoff primarily collected during the wet season from roof tops, impervious surfaces, driveways, and similar features to the extent consistent with state law for rainwater capture, and concentrated and stored in tanks, or off-stream reservoirs, retention ponds, or basins located on the parcel(s) or premises. Also includes rainfall captured and collected directly within a reservoir, open tank, or similar vessel.

“Category 4 Roads” means roads meeting the standards specified in Section 4-1 (Design Standards for Roadway Categories) and Figure 4 of the Appendix to the Subdivision Regulations, found in Appendix to Title III, Division 2, of Humboldt County Code.

“Commercial Cannabis Activity” means any activity involving the cultivation, processing, distribution, manufacturing, testing, sale, or related activities, of cannabis for commercial purposes.

“Commercial Cannabis Cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of marijuana or cannabis, including nurseries, that is intended to be processed, manufactured, distributed, dispensed, delivered, and sold.

“Community Propagation Center” means a facility providing for propagation activities as well as caretaking of mature non-flowering plants by one or more licensees, using grid power, at a premises which is separate from the cultivation site.

“Cultivation Area” means the sum of the area(s) used for cannabis cultivation, calculated in square feet and measured using clearly identifiable boundaries around the perimeter of all area (s) that will contain plants at any point in time, including all the space within the boundary as shown on the approved plot plan. Cultivation area shall include the maximum anticipated extent of all vegetative growth of cannabis plants to be grown to maturity on the premises. See also “Propagation”.

“Cultivation site” means the location or a facility where cannabis is planted, grown, harvested, dried, cured, graded, or trimmed, or that does all or any combination of those activities, except where drying, curing, grading or trimming is otherwise prohibited.

“Distribution Facility” as used in this section related to cannabis means a facility where a person conducts the business of procuring cannabis from licensed cultivators or manufacturers for sale to licensed retailers, and performs or coordinates the inspection, quality assurance, batch testing, storage, labeling, packaging and other related processes, as well as transportation to or from other licensees.

“Driveway” means a route providing private vehicular access, serving one (1) or two (2) parcels or premises.

“Dry farming” means cultivation where Irrigation activities are confined to ancillary propagation areas and transplant, and plants spend the majority of the cultivation season being grown within native soil where they primarily receive water via subsurface hydrological connectivity, and not from above ground Irrigation.

“Enclosed” means Commercial Cannabis Cultivation Activities conducted within an enclosed structure employing mechanical ventilation controls in concert with carbon filtration or other equivalent or superior method(s) minimizing the odor of cannabis outside of the structure. The use and intensity of artificial light, not the fact of enclosure will determine whether the Cultivation Site is characterized as Outdoor, Mixed-light, or Indoor.

“Extraction” means a process by which cannabinoids are separated from cannabis plant material through chemical or physical means.

“Extraction, non-flammable” means the manufacture of cannabis products using cold water, heat press, lipid (butter, milk, oil) or other non-chemical extraction method make bubble hash, kief, rosin, cannabis-infused lipid, etc. Also included in this definition is supercritical fluid CO₂ extraction to make cannabis concentrates/oils (closed loop only).

“Extraction, flammable” means using compressed and uncompressed liquid solvents such as pentane, hexane, butane, propane, ethanol, isopropyl alcohol, and the like to make cannabis concentrates/oil (closed loop only). Also included in this definition is post-extraction refinement, which is taking previously extracted cannabis concentrates and further refining through processes such as chromatography, to make distillates.

“Flowering” means that a cannabis plant has formed a mass of pistils measuring greater than one half inch wide at its widest point.

“Forbearance Period” means the calendar days during which water may not be diverted from a Waterbody. The default forbearance period shall occur each year between May 15th and October 31st, unless a greater or lesser period is established or negotiated by local and/or state agencies.

“Grid Power” means electricity generated, transmitted and distributed via the electrical grid by a public utility or similar entity.

“Indoor” means cultivation within a structure primarily or exclusively using artificial lighting.

“Infusion” means a process by which cannabis, cannabinoids, cannabis concentrates, or manufactured cannabis are directly incorporated into a product formulation (e.g. oil, milk, butter, other lipids) to produce a cannabis product including: edibles such as baked goods, tinctures, lotions and salves, soaps, vape pens, and the like.

“Irrigation” means use of water by any Commercial Cannabis Cultivation activity.

“Licensee” means a person issued a state license to engage in Commercial Cannabis Activity.

“Local Water Source” means water withdrawal from a Waterbody occurring on the same parcel(s) or premises, or in their vicinity.

“Manufacturing” means a process whereby the raw agricultural product is transformed into a concentrate, an edible product, or a topical product, and the production, preparation, propagation, or compounding of cannabis or cannabis products, directly or indirectly, by extraction methods, independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis.

“Metering device” means a device capable of measuring the rate of: direct diversion, collection to storage, and withdrawal or release of water from storage.

“Microbusiness” means a facility host to several Commercial Cannabis Activities under a single license including cultivation on an area less than 10,000 square feet, distribution, manufacturing without use of volatile solvents, and retail sales.

“Mixed-Light” means cultivation using a combination of natural and supplemental artificial lighting.

“Non-Diversiory Water Source” means not involving the withdrawal of water from a Waterbody.

“Non-forested areas” means areas not growing any trees, whether due to natural conditions or through a conversion of Timberland, conducted prior to January 1, 2016.

“Nursery” means a facility that produces only clones, immature plants, and seeds for wholesale to licensed cultivators to be used specifically for the planting, propagation, and cultivation of cannabis, or to licensed distributors.

“Off-site Processing Facility” means the location or facility where cannabis is dried, cured, graded, trimmed, and/or packaged when conducted at premises separate from the cultivation site where the processed cannabis is grown and harvested.

“On-site Processing Facility” means the location or facility where cannabis is dried, cured, graded, trimmed, and/or packaged by or under the control of one or more licensed cultivators, when conducted at the same premises or Parcel which is host to the cultivation site(s) where the cannabis is grown and harvested.

“Open Air” means Outdoor or Mixed-Light Cultivation activities, Nurseries, or Processing facilities, where not conducted entirely within an Enclosed structure.

“Outdoor” means outdoor cultivation using no artificial lighting.

“Parcel” means the same as the definition of “Lot” found under 314-147 of the code.

“Person” means an individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit and includes the plural as well as the singular number.

“Pre-Existing Cultivation Site” means a physical location where Outdoor, Mixed-Light, or Nursery Cannabis Cultivation activities occurred at any time between January 1, 2006 and December 31, 2015, which has been recognized by the Planning and Building Department, following receipt and review of adequate evidence. The maximum Cultivation Area that may be recognized is the largest extent of the area under concurrent cultivation at a single point in time during the ten-year period specified above.

“Premises” means a Parcel, or a portion thereof, such as a leasehold interest in agricultural land for agricultural purposes of outdoor, mixed-light, or indoor cultivation or processing of cannabis, or a leased or owned space in an industrial or commercial building or parcel for purposes of indoor, mixed-light, or outdoor cultivation, processing, manufacture, distribution, testing or retail sale of cannabis.

“Prime Agricultural Soils” means all lands which have been classified or determined to be “prime” as shown on the most current mapping managed and prepared in concert with local soil survey efforts performed by the Natural Resources Conservation Service.

“Private Roads” means all roads which are not maintained by the County of Humboldt, or State or Federal Agencies.

“Propagation” means cultivation of immature, non-flowering cannabis plants. Areas used for Propagation which are incidental, accessory, and subordinate to Cultivation areas on the same Parcel or Premises may be excluded from the calculation of Cultivation area at the discretion of the Planning Director or Hearing Officer. See also “Cultivation Area”.

“Public or Private Water Supplier” means a retail water supplier, as defined in Section 13575 of the Water Code, including community services districts or similar public or private utilities, serving 11 or more customers, whose primary beneficial use of water is municipal or domestic.

“Public Park” means land that is publicly owned or controlled for the purpose of providing recreation and/or open space for public use and/or wildlife habitat.

“Publicly Maintained Roads” means all roads that are available for year round travel by the general public and maintained by the County of Humboldt, or State or Federal Agencies.

“Renewable Energy Source” means electrical power provided by a renewable energy system and/or Grid Power, supplied from 100% renewable source.

“Renewable Energy System” means equipment for generating and supplying power without use of petroleum or other fossil fuels, and instead using appropriate technology including but not limited to: wind turbines, photovoltaic panels, and hydroelectric systems, in concert with private devices and systems for energy storage and distribution including batteries, grid inter-tie, or other means.

“Retailer” means a facility for the retail sale and delivery of cannabis to the public, whether for medicinal or adult use. Retailer shall include medical cannabis dispensaries, as defined in and regulated by Humboldt County Code section 313-55.3.

“Same Practical Effect” means an exception or alternative with the capability of providing equivalent access characteristics, including but not limited to: accommodating safe two-way travel and traffic by regular users in passenger vehicles, and access by emergency wildland fire equipment and simultaneous safe civilian evacuation in the event of a wildland fire.

“Shared Use Roads” means public and private road systems providing access to the cultivation site, including driveways, serving 3 or more parcels or premises.

“Shared Use Road Systems (roadsheds)” means networks of public and/or private Shared Use Roads providing access to two or more parcels, where year-round access through neighboring road systems is typically limited to one or two discrete intersections. The County shall define the location and general extent of all roadsheds, based upon current conditions and use.

“Slope” means Natural Grade as defined in Title III, Section 314-142 of the Humboldt County Code, which has not been filled or graded after January 1, 2016.

“State license,” or “license,” means a state license issued pursuant to MAUCRSA.

“Stored water” means water from Captured Rainfall or a Local Water Source, when diverted and stored for non-contemporaneous Irrigation.

“Timberland” means land, which is growing or available for and capable of growing a crop of trees of any commercial species used to produce lumber and other forest products, as defined under section 4526 of the Public Resources Code.

“Tribal Cultural Resources” means sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe, including unique archaeological resources and historical resources as described under sections 21074, 21083.2(g), and 21084.1 of the Public Resources Code, respectively. Tribal Cultural Resource shall also include sites or resources identified by the tribe through an action of the Tribal Council or equivalent body.

“Tribal Ceremonial Sites” means locations where ceremonial activities are conducted by a California Native American Tribe within their Area of Traditional Tribal Cultural Affiliation.

“Tribal Lands” for the purposes of this section means land within the boundaries of a Reservation or Rancheria, land held in trust by the United States of America for a Tribe outside the boundaries of a Reservation or Rancheria, land owned by the Tribe associated with a Reservation or Rancheria or other land held in trust for that Tribe, fee parcels owned by members of the Tribe within a Reservation or Rancheria of that Tribe, and fee parcels located within the boundaries of a Reservation or Rancheria, owned by non-tribal members.

“Waterbody” means any significant accumulation of water, such as lakes, ponds, rivers, streams, creeks, springs, seeps, artesian wells, wetlands, canals, groundwater from a subterranean stream flowing through a known and definite channel, or similar features. Waterbody shall not include off-stream constructed reservoirs filled exclusively using Non-Diversionary sources such as Captured Rainfall.

55.4.5 GENERAL PROVISIONS APPLICABLE TO COMMERCIAL CANNABIS ACTIVITY LAND USE PERMITS

55.4.5.1 Special Area Provisions

- 55.4.5.1.1 No Commercial Cannabis Activity shall be permitted within six hundred feet (600’) of a school.
- 55.4.5.1.2 No Commercial Cannabis Activity shall be permitted within Tribal Lands without the express written consent of the Tribe.
- 55.4.5.1.3 A Special Permit shall be required for any Commercial Cannabis Activity in a TPZ or TC zoning district, when authorized pursuant to 55.4.6.5. (Pre-existing cultivation sites)
- 55.4.5.1.4 City Spheres of Influence, Community Planning Areas, Tribal Lands
 - a) A Special Permit shall be required for any Commercial Cannabis Activity where located within the Sphere of Influence (SOI) of any incorporated city or within one thousand feet (1000’) of any incorporated city, any Tribal Lands, or within any of the following mapped Community Planning Areas (CPA’s):McKinleyville, Shelter Cove, and Westhaven/Trinidad.

Early Notification to Surrounding Areas, nearby Cities, and Tribes

- b) Whenever a permit application for a Commercial Cannabis Activity is located within any of the areas specified in Sections 55.4.5.1.4(a) and has been determined complete for processing in accordance with Section 312-6.1, notice of the proposed project shall be provided to all property owners and occupants by first class mail to the address(es) shown on the latest Assessment Roll within one thousand feet (1,000’) of the perimeter of the parcel on which a permit is being requested. The notice shall include the location of the project and a description of the size and type of activity proposed.

The appropriate City or Tribe shall also be notified in cases where a project is located within 1,000 feet of the City limit or boundary of Tribal Lands, or within the City’s

Sphere of Influence or Tribe's Ancestral Area. This notice shall be in addition to the notice that may be required by Section 312-8.1 or 312-8.3. Pursuant to 312-9.2.3, a written request that a public hearing be held may be submitted at any time prior to the Hearing Officer's administrative decision on a project.

- c) The Hearing Officer shall consider the potential impacts and cumulative impacts of proposed cannabis activities upon the community as a whole, including impacts to neighboring uses within Cities or their SOI's and buffers, and to residents within CPA's, or Tribal land. The Hearing Officer shall have the discretion to deny any discretionary permit application within these areas if it is found, based on substantial evidence in the record, that the impacts of a proposed activity on the existing uses will have a significant adverse effect on the public health, safety, or welfare.

55.4.5.1.5 Areas of Traditional Tribal Cultural Affiliation

The County shall engage with local Tribes before consenting to the issuance of any clearance or permit, if Commercial Cannabis Activities occur or are proposed within an Area of Traditional Tribal Cultural Affiliation. This process will include referral of the project to and engagement with the Tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize or mitigate impacts to Tribal Cultural Resources, as defined herein. Examples include, but are not limited to: conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The county shall request that a records search be performed through the California Historical Resources Information System (CHRIS).

55.4.5.2 Release of Liability, Indemnification, and Hold Harmless

As part of the application for any Zoning Clearance Certificate, Special Permit, or Use Permit for Commercial Cannabis Activity, as defined herein, the property owner and permittee shall indemnify and hold harmless the County of Humboldt and its agents, officers, elected officials, and employees for any claims, damages, or injuries brought by affected property owners or other third parties due to the Commercial Cannabis Activity and for any claims brought by any person for problems, injuries, damages, or liabilities of any kind that may arise out of these uses.

55.4.5.3 Penalties and Enforcement

All of the remedies provided for in this Section shall be cumulative and not exclusive of remedies available for violations under any other Section of the County Code, or other law.

Any violation of this Section, including, but not limited to failure to obtain and maintain compliance with any required clearance certificate or permit specified in this Section, shall be, and the same hereby is declared to be, a public nuisance and unlawful and shall be subject to

injunction, abatement or any other administrative, civil, or criminal remedy available to the County under the applicable state and county laws, specifically including those set forth in Title III, Division 5, Chapter 1 of the Humboldt County Code.

Whenever permit applicants seeking permits for new commercial activities initiate operations ahead of permit issuance or Pre-Existing Cultivation Site operators seeking permits expand cultivation operations ahead of permit issuance the Director shall have discretion to:

55.4.5.3.1 Issue stop work orders and financial penalties to applicants found to have engaged in the above activities, and require restoration of the site to prior condition; or,

55.4.5.3.2 Disqualify the pending applications, with no refund of fees submitted, and initiate enforcement proceedings.

55.4.5.3.3 Resolve the violations and proceed with processing of the application.

55.4.5.4 **Permit Limits and Permit Counting**

55.4.5.4.1 No more than four acres of Commercial Cannabis cultivation permits may be issued to a single Person. For purposes of this limitation, any natural person who owns or controls any interest, directly or indirectly, in a firm, partnership, joint venture, association, cooperative, collective, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit, shall be collectively considered a single person with those entities.

55.4.5.5 **Combination of Open Air Cultivation Activities**

A combination of Outdoor and Mixed Light cultivation activities may be authorized for a total area equal to or less than the cultivated area size limit for the applicable clearance or permit being sought (e.g. a combination of outdoor and mixed light cultivation area of up to 5,000 sq. ft. may be permitted on a parcel of between 5 and 10 acres with a Zoning Clearance Certificate per Section 55.4.6.1.2.1[a]).

55.4.5.6 **Term of Commercial Cannabis Activity Clearance or Permit**

Any Commercial Cannabis Activity Zoning Clearance Certificate, Special Permit, or Use Permit issued pursuant to this section shall expire after one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permitted site has been found to comply with all conditions of approval, applicable eligibility and siting criteria, and performance standards.

55.4.5.7 **Annual Inspections**

If the inspector or other County official determines that the site does not comply with the conditions of approval, the inspector shall serve the clearance certificate or permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the non-compliance and the time period within which the non-compliance must be corrected. The statement shall also advise the clearance certificate or permit holder of their right to file an appeal of the non-compliance statement within ten (10) calendar days of the date that the written statement is delivered to the permit holder, or after the date of any re-inspection if there is a dispute about whether or not the corrections have been completed. Email, personal delivery, or mail are appropriate means of delivering the written

statement. Where mailed or emailed, the written statement shall be sent to the most current mailing address or email shared with the Department by the operator. The statement shall be considered to be delivered 3 days following the postmarked date of mailing or verification of email transmittal. The permit holder may request a re-inspection to determine whether or not the permit holder has cured all issues of non-compliance. Failure to request re-inspection and cure any items of non-compliance within the prescribed timeframes, or to timely file an appeal, shall terminate the Zoning Clearance Certificate, Special Permit, or Use Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed.

55.4.5.8 Appeal of Inspection Determination

Within ten (10) calendar days after delivery of the statement of non-compliance, or the date of any re-inspection, the determination by the inspector that the site is not in compliance may be appealed by certificate or permit holder to the Zoning Administrator. The appeal shall be made, in writing, on a form provided by the County, and with payment of the fee specified for appeals in the fee schedule adopted by the County of Humboldt.

55.4.5.8.1 The appeal shall be heard by the Zoning Administrator or his or her designee within thirty (30) calendar days following the filing of the appeal. The Zoning Administrator shall render a written ruling on the appeal within three (3) business days following the hearing.

55.4.5.8.2 The decision of the Zoning Administrator may be appealed in accordance with Section 312-13 of the Humboldt County Code. If no appeal is filed, the Zoning Administrator's ruling is final.

55.4.5.9 Notification to State Licensing Authorities

The County shall notify the appropriate state licensing authority whenever the County Zoning Clearance Certificate, Special Permit or Use Permit has been revoked or terminated following the expiration of any appeal period, or if an appeal has been filed, following the final determination of the appeal.

55.4.5.10 Restriction of water use under special circumstance

The County reserves the right to reduce the extent of any Commercial Cannabis Activity, including but not limited to the area of cultivation, allowed under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed where the Commercial Cannabis Activity is located, will not support water withdrawals without substantially adversely affecting existing fish and wildlife resources.

55.4.6 COMMERCIAL CANNABIS CULTIVATION, PROPAGATION, AND PROCESSING – OPEN AIR ACTIVITIES

Outdoor and Mixed-light Cultivation Activities, On-Site Processing, and Nurseries shall be principally permitted with a Zoning Clearance Certificate when meeting the following Eligibility and Siting Criteria and all applicable Performance Standards, except when otherwise specified.

55.4.6.1 Eligibility Criteria - Resource Production and Residential Areas

55.4.6.1.1 **Zoning**

AE and RA.

55.4.6.1.2 **Minimum Parcel Size and allowed Cultivation Area**

- a) Five (5) acre minimum parcel size, on parcels between 5 and 10 acres in size:
 - 1) up to 5,000 sq. ft. of Cultivation Area with a Zoning Clearance Certificate;
 - 2) up to 10,000 sq. ft. of Cultivation Area with a Special Permit.

- b) On parcels 10 acres or larger in size:
 - 1) up to 10,000 sq. ft. of Cultivation Area with a Zoning Clearance Certificate;
 - 2) up to 43,560 sq. ft. of Cultivation Area with a Special Permit.

- c) On parcels 320 acres or larger in size, up to 43,560 sq. ft. of Cultivation Area per 100 acre increment can be permitted subject to approval of a Use Permit, up to a maximum of eight (8) acres can be permitted. All cultivation area must have access from paved roads with centerline stripe, meeting the Category 4 standard. Exceptions may be considered subject to a separate Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation (prepared by a licensed engineer) of the local road network providing access to the site. The Hearing Officer shall not grant an exception unless there is substantial evidence to support a finding that the cultivation sites will not adversely affect the public health, safety, and welfare because the roads as they exist or are improved provide fire safe road access, capacity to support anticipated traffic volumes, maintain water quality objectives, and protect sensitive habitats.

55.4.6.2 Eligibility Criteria - Commercial and Industrial Areas

55.4.6.2.1 **Zoning**

CG, ML, MG, and MC as an Interim Use per Section 313-104.1 of the Zoning Ordinance.

55.4.6.2.2 **Minimum Parcel Size and allowed Cultivation Area**

Two (2) acre minimum parcel size

- a) Open Air Cultivation Activities of up to one (1) acre of Cultivation Area may be permitted with a Zoning Clearance Certificate
- b) Additional Open Air Cultivation Activities in excess of 1 acre may be allowed with a Use Permit.

Cultivation sites proposed on developed commercial or industrial properties must comply with the Performance Standards for Adaptive Reuse.

55.4.6.3 Eligibility Criteria – All Areas

55.4.6.3.1 **Energy Source**

Electricity must be exclusively provided by a Renewable Energy Source, meeting the Performance Standard for Energy Use.

55.4.6.3.2 **Water Source**

Irrigation shall exclusively utilize Stored Water from Non-Diversiory Sources or water from a Public or Private Water Supplier. Water from on-site greywater systems is also authorized for year-round use. Dry Farmed Outdoor or Mixed Light cultivation sites may utilize Irrigation from Diversiory Sources for propagation areas and transplantation. Irrigation water sourced from Diversiory Sources may be permitted with a Special Permit pursuant to the Streamside Management Area Ordinance, Humboldt County Code Section 314-61.1., and subject to the Performance Standards for Diversiory Water Use.

55.4.6.3.3 **Access Road(s)**

Road systems providing access to the parcel(s) or premises hosting the Cultivation Site(s) must meet or exceed the Road Systems Performance Standard in Section 55.4.12.1.8.

55.4.6.4 Siting Criteria – All Areas

55.4.6.4.1 **Slope**

Cultivation Site(s) must be confined to areas of the Parcel where the Slope is 15 percent or less.

55.4.6.4.2 **Conversion of Timberland Prohibited**

Cultivation Site(s) may only be located within a Non-Forested area that was in existence prior to January 1, 2016.

55.4.6.4.3 **Limitation on Use of Prime Soils**

The cumulative area of any Cannabis Cultivation Site(s) located in areas identified as having Prime Agricultural Soil shall not exceed 20 percent of the area of Prime Agricultural Soil on the Parcel. Where occurring in areas with Prime Agricultural Soil, Cultivation shall only occur within the native soil. Removal of native soil and replacement with manufactured soil is prohibited. Exceptions to the in native soil planting requirement may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include evidence demonstrating that in the circumstances of the particular cultivation site, it is better to not plant within the native soils. An exception shall only be approved if it can be demonstrated that the native soil will not be impaired or damaged.

55.4.6.4.4 **Setbacks**

Standard Setbacks

Cultivation Site(s) must observe all of the following setbacks:

- a) Property Lines - Thirty (30') feet from any property line;

- b) Residences and undeveloped parcels - Three hundred feet (300') from any residence on an adjacent separately owned parcel, and two hundred seventy feet (270') from any adjacent undeveloped separately owned parcel.
- c) Sensitive Receptors - Six hundred feet (600') from a Church or other Place of Religious Worship, Public Park, or Tribal Cultural Resource. For purposes of this section, the setback requirement applicable to Public Parks, other than lands managed for open space and/or wildlife habitat, shall only be applied to designated and developed recreational facilities such as picnic areas and campgrounds, trails, river and fishing access points, and like facilities under public ownership.
- d) Tribal Ceremonial Sites - One thousand feet (1,000') from all Tribal Ceremonial Sites;
- e) The setback required from associated property lines or residence(s) on an adjacent privately owned property may be waived or reduced with the express written consent of the owner(s) of the subject property.
- f) Notwithstanding the above described setbacks from Sensitive Receptors and Tribal Ceremonial Sites, the setback required from these areas may also be waived or reduced with the express written consent of qualified officials or representatives representing these protected uses. For publicly owned lands managed for open space and/or wildlife habitat purposes, a setback of less than 600 feet may be allowed with a Special Permit, provided that advanced notice is given to the person or agency responsible for managing or supervising the management of those lands;
- g) In all cases, structures must comply with the setback requirements and similar provisions of the principal zoning district(s) as well as those required by the Building Code, including lot coverage.
- h) Additionally, in cases where one or more discrete premises span multiple parcels, the 30 foot setback from shared boundary lines may be waived for cultivation activities which do not occur within a structure.
- i) Cultivation Site(s) and Appurtenant Facilities including surface water diversions, agricultural wells, and similar infrastructure must observe all prescribed setbacks and limitations pertaining to the use of land located within or affecting Streamside Management Areas (SMAs) or other wet areas, as identified and described under Section 314-61.1. Under certain circumstances, a Special Permit may be required.

Special Area Setbacks for Odor Mitigation

In addition to the Standard Setbacks, Open Air Cultivation Sites located within any of the Special Areas described under 55.4.5.1.5 are subject to the following enhanced setbacks, unless confined to Enclosed structures:

- (j) Six hundred feet (600') from the boundary of any residentially zoned area;
- (k) Six hundred feet (600') from any residence located on a separately owned parcel.
- (l) An applicant may seek an exception from the prescribed open air cultivation setbacks of 55.4.6.4(j) and (k) with a Use Permit. In considering the Use Permit, the Planning Commission shall evaluate whether a reduced setback would result in adverse impacts to surrounding land uses, as well as whether project alternatives or opportunities for additional feasible mitigation exist.

- (m) Notwithstanding the above provisions, the enhanced setbacks of this section are not applicable to any commercial cannabis activities conducted on a parcel zoned MG or MC.

55.4.6.5 Accommodations for Pre-Existing Cultivation Sites

As set forth in the following subsections, Pre-Existing Cultivation Sites that meet all other Eligibility and Siting Criteria and Performance Standards, may be permitted within AE, RA, TC and TPZ zoning districts. Expansion of Pre-Existing Cultivation Sites is prohibited where located within the TC or TPZ zones. For other areas, where the size of a Pre-Existing Cultivation Site is smaller than the allowed cultivation area which can be permitted, the site may be expanded to the maximum allowed for the applicable parcel size and permit type within existing Non-Forested areas with Slopes of 15 percent or less.

Permit applications for Pre-Existing Cultivation Sites shall provide dated satellite imagery or other evidence satisfactory to the Planning and Building Department establishing the existence and area of cultivation between January 1, 2006 and December 31, 2015.

Applications for Pre-Existing Cultivation Sites submitted before December 31, 2018 may be permitted at one hundred percent of the documented pre-existing cultivation area and applications for pre-existing cultivation submitted between January 1, 2019 and December 31, 2019 shall not be approved for more than fifty percent of the documented existing cultivation area. No new applications for Pre-Existing Cultivation Sites shall be accepted after December 31, 2019.

55.4.6.5.1 Small Cultivation Sites

On Parcels 5 acres or larger in size, up to 3,000 square feet of Outdoor or Mixed-Light Cultivation, or any combination thereof, may be permitted with a Zoning Clearance Certificate, subject to the following additional requirements and allowances:

- a) The operator's principal residence is located on the same parcel and the residence was in existence on or before January 1, 2016
- b) No more than one cultivation permit may be issued for the same Parcel.
- c) The Road Systems Performance Standards in Sections 55.4.12.1.8(a) shall not apply
- d) The Road Systems Performance Standards in Sections 55.4.12.1.8(c) and (d) shall apply as follows:
 - i. Within one year of provisional permit approval, permittees of small cultivation sites are responsible to join or form a Road Maintenance Association pursuant to 55.4.12.1.8(d)1, and submit a report prepared pursuant 55.4.12.1.8(c)2, unless one has already been submitted for other commercial cannabis activity sites within the roadshed.
 - ii. Improvements must be implemented within 2 years of approval of the provisional permit. The timeframe for completing improvements may be extended for cause by the Director of Planning and Building.

e) The existing area of cultivation may be located on Slopes greater than 15 percent, but less than 30 percent with a Zoning Clearance Certificate.

55.4.6.5.2 On an AE zoned parcel less than one acre in size, up to 2,500 square feet of Cultivation Area may be permitted with a Special Permit.

55.4.6.5.3 On parcels between one acre and five acres in size, up to 3,000 square feet of Cultivation Area may be permitted with a Special Permit.

55.4.6.5.4 A Cultivation Site located on Slopes greater than 15 percent but not exceeding 30 percent may be permitted with a Special Permit.

55.4.6.5.5 In order to comply or best achieve compliance with applicable eligibility or siting criteria, or performance standard(s), reconfiguration of a Pre-Existing Cultivation Site may be authorized with a Special Permit, subject to all applicable Performance Standards.

55.4.6.5.6 Energy Source for Ancillary Propagation Facility or Mixed-Light Cultivation

In TPZ and TC zones the use of generators and Mixed-Light cultivation is prohibited. Where grid power is not available, Pre-Existing cultivation sites located within other eligible zoning districts may utilize on-site generators to supply energy for mixed light and propagation activities. The permit application shall include an energy budget detailing all monthly cultivation-related energy use as well as on-site renewable energy generation and storage capacity. All generator use must comply with the Performance Standards for Generator Noise.

- a) Use of on-site generators to supply up to 20 percent of cannabis cultivation related energy demand may occur as a principally permitted use.
- b) Use of on-site generators to supply greater than 20 percent of cannabis cultivation related energy demand shall be subject to a Special Permit. The application must demonstrate why it is not technically or financially feasible to secure grid power or comply with the renewable energy standard. Approval may be subject to any and all of the following additional measures:
 - 1. Keeping of ancillary mother plants off-site at an approved location such as a Community Propagation Center, Nursery, or similar facility with access to grid power.
 - 2. Restricting use of artificial lighting to between March thru August (deprivation season and end of season restocking post-harvest)
 - 3. Developing a plan to secure grid power or develop on-site renewable energy infrastructure capable of supplying 80 percent or more of cannabis-related electrical demand. Permit approval may be provisional subject to achieving grid power or 80 percent renewable target.

55.4.6.5.7 Provisional Permitting

An application for a Pre-Existing Cultivation Site may be provisionally approved, subject to a written approved compliance agreement, signed by the applicant and the relevant enforcement agency or agencies. Applications eligible for Provisional Approval shall be

processed identically to all other applications, in the order they are received and determined complete for processing. The Compliance Agreement shall document all violations and non-compliance with applicable building or other health, safety, or other state or county statute, ordinance, or regulation, including the performance standards and siting criteria of these regulations. Violations and areas of non-compliance subject to a compliance agreement shall be related to land conversion, on-site grading, electricity usage, water usage, agricultural discharges, and similar matters and limited to those improvements, facilities, buildings, and sites that are used for the Commercial Cannabis Activity and shall not extend to personal residences or other structures that are not used for Commercial Cannabis Activities. Applicants shall provide plans for curing such violations to the Planning & Building Department within one (1) year of issuance of the provisional clearance or permit. All violations and areas of non-compliance shall be cured or abated at the earliest feasible date, but in no event no more than two (2) years of date of issuance of a provisional clearance or permit, unless otherwise stipulated under the terms of the individual agreement. The terms of the compliance agreement may be appealed to the Planning Commission, who shall act as Hearing Officer.

As part of application submittal, Pre-Existing Cultivation Sites seeking provisional approval shall identify, document, and itemize all current violations related to commercial cannabis activities, as well as areas of non-compliance with applicable performance standards and siting criteria, and include a plan and schedule to abate or cure all violations and achieve compliance targets.

55.4.6.5.8 *(Section reserved for future use)*

55.4.6.5.9 Retirement, Remediation, and Relocation of Pre-Existing Cultivation Sites

In order to incentivize, promote, and encourage the retirement, remediation and relocation of pre-existing cannabis cultivation operations occurring in inappropriate, marginal, or environmentally sensitive sites to relocate to environmentally superior sites, the following provisions shall apply:

- a) Cultivation Sites eligible for Retirement, Remediation, and Relocation incentives (RRR Sites) shall be those that were in operation at any time between January 1, 2006 and January 1, 2016 and are located in AE, RA, TC and TPZ zones with a source of irrigation water from surface water diversion without DWR water right or permit or DFW streambed alteration permit, or served by roads which do not conform with one or more access performance standards specified under Section 55.4.12, or with slopes in excess of 15%, or where the cultivation area location does not comply with the required setbacks. All applications for RRR sites on Tribal Land shall be referred to the appropriate Tribe for comment prior to approval.
- b) Sites eligible for relocation of RRR Sites (Relocation Sites) shall be those meeting the eligibility criteria specified in Section 55.4.6.1 or 55.4.6.2 and the siting criteria specified in Section 55.4.6.4 through 55.4.6.8, as well as all applicable performance standards specified in Section 55.4.12. In addition, RRR Sites shall not be located within any Special Areas listed within section 55.4.5.1.4. No new applications for RRR Sites shall be accepted after December 31, 2018.

- c) Operators of RRR Sites shall be eligible to receive a Zoning Clearance Certificate for commercial cultivation of cannabis on an eligible Relocation Site, for an area up to four times the area of the pre-existing RRR Site, but in no event larger 20,000 sq. ft. Operators of RRR Sites with a Cultivation Area exceeding 20,000 sq. ft. may transfer all recognized prior cultivation area to an eligible Relocation Site, on a 1-for-1 basis (no multiplier) subject to approval of a Special Permit.
- d) Relocation Sites may be on leased premises for agricultural purposes allowable pursuant to the exclusion from the Subdivision Map Act, Government Code section 66412 (k). More than one RRR Site Zoning Clearance Certificate may be granted on Relocation Site parcels of ten (10) acres or larger, provided that the cumulative total cultivation area for all commercial cannabis cultivation Zoning Clearance Certificates issued for that parcel does not exceed twenty percent (20%) of the area of the Relocation Site parcel. If the Relocation Site has Prime Agricultural Soils on that parcel, the area utilized for cannabis cultivation on Prime Agricultural Soils shall not exceed twenty percent (20%) of the area of Prime Agricultural Soils on that parcel.
- e) In order to receive the benefits specified in Section 55.4.6.5.9 (c), the operator of a RRR Site shall prepare a plan for the full environmental remediation of the RRR Site, including removal of all cultivation related materials, equipment and improvements, regrading to preexisting contours, reseeding with native vegetation, reforestation, habitat restoration, and monitoring, as determined to be appropriate by the Planning Department. The plan shall be prepared and executed in accordance with the Performance Standard for Remediation Activities. The operator shall execute an agreement to complete the work specified in the remediation plan within twelve (12) months, and shall post a bond in a sufficient amount that will allow the County to contract to complete the work specified in the plan in the event that the operator of the RRR Site fails to do so. The operator or the property owner of record for the RRR Site shall record a covenant executed by the property owner not to commercially cultivate cannabis or disturb the remediation area on the subject property in perpetuity, with an enforcement clause that in the event that the covenant is violated, the County of Humboldt, shall on motion in Superior Court, be entitled to an immediate lien on the property in the amount necessary to remediate the property, but in no event less than the sum of \$50,000.00. In the event that that the covenant is violated and the operator of the RRR Site retains any interest in the former RRR Site property, all permits for operation of the Relocation Site shall be terminated.

55.4.6.6 Site Restoration upon Termination or Abandonment of Commercial Cannabis Cultivation Sites

Upon termination or abandonment of a permitted Commercial Cannabis Cultivation Site, the operator and/or property owner shall remove all materials, equipment and improvements on the site that were devoted to cannabis cultivation, including but not limited to bags, pots, or other containers, tools, fertilizers, pesticides, fuels, hoop house frames and coverings, irrigation pipes, water bladders or tanks, pond liners, electrical lighting fixtures, wiring and related equipment, fencing, cannabis, or cannabis waste products, imported soil or soil amendments not incorporated into native soil, generators, pumps, or structures not adaptable to non-cannabis permitted use of the site. If any of the above described or related material or

equipment is to remain, the operator and/or property owner shall prepare a plan and description of the non-cannabis continued use of such material or equipment on the site.

For cultivation sites located in forested resource lands where trees were removed in order to facilitate cannabis cultivation, and no 3-acre conversion exemption or timberland conversion permit was obtained, the property owner shall cause a restoration plan to be prepared by a Registered Professional Forester, or other qualified professional approved by the County, for the reforestation of the site. All restoration planning and implementation shall be conducted in conformance with the Performance Standard for Remediation Activities. The property owner shall be responsible for execution of the restoration plan, subject to monitoring and periodic inspection by the County. Failure to adequately execute the plan shall be subject to the enforcement provisions set forth in Section 314-55.4.5.3 and Title III, Division 5, Chapter 1 of the Humboldt County Code.

55.4.6.8 Cap on Permits

The total number of permits issued for open air cultivation activities, (including Outdoor and Mixed-Light cultivation and Nurseries) shall be equally distributed among each of the twelve (12) discrete planning watersheds of Humboldt County as directed by the Board of Supervisors by Resolution.

Once the permit cap for a given watershed has been reached, no additional permit applications for open air cultivation activities will be processed until the Planning Commission and Board of Supervisors consider an analysis of the state of the watershed and approve an increase in the cap by Resolution. The analysis shall include review of water flow data and applicable studies or information prepared by state and local agencies and recommendations from the following state agencies: California Department of Fish & Wildlife, North Coast Regional Water Quality Control Board, State Water Resources Control Board, and the Department of Forestry and Fire Protection.

55.4.7 CANNABIS SUPPORT FACILITIES

Cannabis Support Facilities include facilities for Distribution, Off-Site Processing, Enclosed Nurseries, Community Propagation Centers and Cannabis Testing and Research Laboratories. All Cannabis Support Facilities must meet or exceed the setbacks from Sensitive Receptors and Tribal Ceremonial Sites specified under 55.4.6.4.4(c) and (d), unless waived or reduced pursuant to 55.4.6.4.4(f).

55.4.7.1 Distribution, Off-Site Processing, Enclosed Nurseries, and Community Propagation Centers

Within all zones specified in Sections 55.4.6.1.1 (AE and RA) and 55.4.6.2.1 (CG, ML, MG, and MC as an Interim Use) Distribution, Off-Site Processing, Enclosed Nurseries, Community Propagation Centers shall be principally permitted with a Zoning Clearance Certificate when meeting all applicable Performance Standards, as well as the Eligibility Criteria in Sections 55.4.6.3.1 and 55.4.6.3.2 as well as the Siting Criteria specified in Sections 55.4.6.4.1, 55.4.6.4.2, and 55.4.6.4.3.

55.4.7.2 Cannabis Testing and Research Laboratories

Cannabis Testing and Research Laboratories shall be principally permitted with a Zoning Clearance Certificate in CG, ML, MG, and MC as an Interim Use or where previously developed for a lawful industrial or commercial use subject to meeting all applicable Performance Standards, the Eligibility Criteria in Sections 55.4.6.3.1 and 55.4.6.3.2 and the Siting Criteria specified in Sections 55.4.6.4.1, 55.4.6.4.2, and 55.4.6.4.3,

55.4.7.3 Locational Criteria

Cannabis Support Facilities shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that standards for the protection of public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and protection of habitat can be met.

55.4.8.1 INDOOR CULTIVATION

Indoor Cultivation Sites must comply with all applicable performance standards, meet the Eligibility Criteria specified in Section 55.4.6.3.1 and 55.4.6.3.2 and comply with the Siting Criteria specified in Sections 55.4.6.4.1, 55.4.6.4.2, 55.4.6.4.3, and 55.4.6.4.4 (c),(d), and (g). All Indoor Cultivation activities shall be conducted within an Enclosed setting. Indoor Cultivation may be permitted as follows:

55.4.8.1.1 Within those zones specified under 55.4.6.1.1 (AE and RA), up to 5,000 square feet of Indoor Cultivation may be permitted with a Zoning Clearance Certificate, but may only be conducted within a non-residential structure which was in existence prior to January 1, 2016.

55.4.8.1.2 Within those zones specified under 55.4.6.2.1 (CG, ML, MG, and MC as an Interim Use):

- a) up to 5,000 square feet of cultivation area may be permitted with a Zoning Clearance Certificate.
- b) up to 10,000 square feet of cultivation area may be permitted with a Special Permit.
- c) A Use Permit shall be required where more than one clearance or permit is being sought on a Parcel.

55.4.8.1.2 .1 Locational Criteria

Indoor Cultivation shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that measures have been taken to protect the public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and environmentally sensitive habitat areas.

55.4.8.2 MANUFACTURING

Manufacturing Sites must comply with all applicable performance standards, as well as meet the Eligibility Criteria specified in Section 55.4.6.3.1 and 55.4.6.3.2 as well as comply with the Siting Criteria specified in Sections 55.4.6.4.1, 55.4.6.4.2, 55.4.6.4.3, and 55.4.6.4.4 (c), (d) and (g). Manufacturing activities may then be permitted as follows:

55.4.8.2.1 Flammable Extraction

55.4.8.2.1.1 Manufacturing activities involving Flammable Extraction may be permitted with a Special Permit in the MG zone, as well as MC zone as an Interim Use.

55.4.8.2.1.2 Manufacturing activities involving Flammable Extraction may also be permitted with a Conditional Use Permit in the CG and ML zones.

55.4.8.2.1.3 All manufacturing activities involving Flammable Extraction must be conducted within a commercial structure. Where located within those zones specified under 55.4.8.2.1.2, the structure must meet or exceed the following special setbacks:

- a) One thousand feet (1,000') from the boundary of any residentially zoned area or Community Planning Area boundary specified within section 55.4.5.1
- b) One thousand feet (1,000') from any residence located on a separately owned parcel.
- c) Six hundred feet (600') from any school bus stop currently in use at the time of project review.

55.4.8.2.1.4 An applicant may seek an exception from the special setbacks of 55.4.8.2.1.3(a) and (b) with a Use Permit. Consideration of the Use Permit request shall include an evaluation of the density and location of neighboring residential uses, as well as the composition and location of other nearby development and terrain. Authorization of a reduced setback shall include a determination that the proposed area and method of operation include sufficient measures to ensure the public health, safety and welfare of and that the use will not have a detrimental effect on the surrounding community.

55.4.8.2.2 Non-Flammable Extraction

55.4.8.2.2.1 Manufacturing activities involving Non-Flammable Extraction may be principally permitted subject to issuance of a Zoning Clearance Certificate within the MG zone, as well as MC zone as an Interim Use.

55.4.8.2.2.2 Manufacturing activities involving Non-Flammable Extraction may also be permitted with a Special Permit within CG and ML zones.

55.4.8.2.2.3 Manufacturing activities involving Non-Flammable Extraction may be permitted with a Special Permit within those zones specified under 55.4.6.1.1 (AE and RA).

55.4.8.2.3 Infusion

55.4.8.2.3.1 Manufacturing activities involving Infusion may be principally permitted subject to issuance of a Zoning Clearance Certificate within the CG, ML, MG zones, and the MC zone as an Interim Use.

55.4.8.2.2.3 Manufacturing activities which exclusively involve Infusion may be principally permitted in all zones which permit Cottage Industry activities, when in compliance with all performance standards found within 45.1.3, or with a Special Permit pursuant to 45.1.4.

55.4.8.2.3 Locational Criteria:

Manufacturing activities shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that standards for the protection of public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and protection of habitat can be met.

55.4.9 *(Reserved for future use)*

55.4.10 **OTHER PROVISIONS**

55.4.10.1 **Adult Use Retail Sales.** Adult Use Retail Sales facilities are a permitted use, subject to the same permit requirements that apply pursuant to Humboldt County Code Sections 314-55.3, et seq. applicable to Medical Cannabis Dispensaries. All regulations applicable to permitting of Medical Cannabis Dispensaries shall be applicable to Adult Use Retail Sales facilities, except those limiting sales exclusively to medical cannabis.

55.4.10.2 **Farm-Based Retail Sales.** In addition to the zones in which cannabis retail facilities may be permitted pursuant to Humboldt County Code Section 313-55.3, et seq. applicable to Medical Cannabis Dispensaries, retail sales of cannabis products limited to those produced on the same Parcel(s) or Premises where the cannabis was cultivated, may be authorized with a Conditional Use Permit, provided that the cultivator also obtains a state cannabis retail sale license, if necessary. Sales of any cannabis products not cultivated on the same parcel is prohibited, unless pursuant to a Microbusiness license. Farm-based retail sales are not permitted on any parcel zoned TPZ or TC.

55.4.10.3 **Microbusiness.** Microbusiness activities are a permitted use, subject to a Special Permit, in any of the zones in which authorized cannabis activities is a permitted use (except on parcels zoned TPZ or TC).

Locational Criteria:

Adult Use Retail Sales, Farm Based Retail Sales and Microbusinesses shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that standards for the protection of public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and protection of habitat can be met. Sites for microbusinesses that involve visitor-serving uses must also

comply with the Public Accommodation Standard. Microbusinesses shall also comply with all performance standards applicable to any of the uses combined under a single Microbusiness license.

55.4.10.4 Temporary Special Events Temporary Special Events authorizing onsite cannabis sales to, and consumption by, persons 21 years of age or older may be permitted at any facility or location over which the County has jurisdiction. Events are a Temporary Use subject to a Use Permit as required by Humboldt County Code Section 313-62.1, which governs Special Events and Attractions. This includes events at a county fair, subject to consent of the Humboldt County Fair Association Board of Directors and City of Ferndale. Any event must be managed to insure that (1) all cannabis vendor participants are licensed; (2) cannabis consumption is not visible from any public place or area open to persons under 21 years of age; and, (3) sale or consumption of alcohol or tobacco is not allowed within areas where cannabis consumption is authorized.

55.4.10.5 Onsite Cannabis Consumption (Retail, Microbusiness) Onsite consumption facilities as an accessory use at a Medical Cannabis Dispensary, Adult Use Retail, or Microbusiness permitted facility may be permitted subject to approval of a Use Permit, provided that: (1) access to the area where cannabis consumption is allowed is restricted to persons 21 years of age and older; (2) cannabis consumption is not visible from any public place or area open to persons under 21 years of age; and, (3) sale or consumption of alcohol or tobacco is not allowed on the premises. The applicant shall submit a site plan and operations plan that will demonstrate the onsite consumption facilities comply with these standards and all other limitations and restrictions, including but not limited to Health and Safety Code section 11362.3.

55.4.10.6 Commercial Cannabis Tours And Tour Sites Public visitation and tours of sites host to Commercial Cannabis Activities may be authorized at locations meeting the Performance Standards for Public Accommodation and Tours. Businesses conducting tours to Commercial Cannabis Activity sites may be authorized with a Zoning Clearance Certificate, subject to meeting the following criteria:

55.4.10.6.1 Tour businesses must collect guests from a secure location with adequate off-street parking to store the vehicles of all tour patrons.

55.4.10.6.2 The tour vehicle must be stored at a location authorized for storage of commercial vehicles.

Tour Businesses not meeting the above criteria may be permitted with a Special Permit. The application shall include a Plan of Operation detailing how the operation of the tour will not adversely affect public parking or conflict with neighboring uses, while complying with all applicable performance standards.

55.4.10.7 Cannabis Farm Stays Cannabis farm stays may be permitted in conjunction with a cannabis cultivation permit on properties in conformance with the Public Accommodation Performance Standards with a Special Permit as specified in Section 313-44.1 of the Humboldt County Code applicable to Bed and Breakfast establishments.

55.4.10.8 Transportation of Commercial Cannabis With a business license, persons may engage in the transportation of commercial cannabis. Such persons shall identify the location where the vehicle used in transportation will be stored, and may only transport commercial cannabis between sites that are permitted or licensed for commercial cannabis activities. Transportation does not include warehousing or storage of cannabis.

55.4.10.9 Cannabis Research Gardens shall be permitted wherever commercial cannabis cultivation activities are allowed, and subject to the same permitting requirements applicable to commercial cultivation activities, including participation in the Humboldt County and State of California track and trace program and annual inspection. Applications for a cannabis research garden permit shall provide an operations plan to include a verifiable method to assure that cannabis grown for research purposes is prevented from entering the stream of commerce.

55.4.11 APPLICATION REQUIREMENTS FOR CLEARANCES OR PERMITS

Applications may be required to include any or all of the following information, depending on permit activities and location: Site Plan; Security Plan; Cultivation Plan, Processing Plan; Operations Plan; Irrigation Plan; Materials Management Plans; Hazardous Materials Site Assessments and Contingency Plans; Surveys for Biological Resources and Sensitive Habitat; Surveys for Archaeological, Tribal Cultural Resources, and Historical Resources; Assessments of project-related noise sources; Road System Assessments and Improvement Plans; Timberland Conversion Assessments; documentation of water use, source, and storage; will-serve letters from applicable providers of water and wastewater services; information concerning previously secured state and local permits for cannabis related infrastructure or activities; evidence of prior cultivation where seeking a permit as a pre-existing cultivation site; restoration and remediation plans where appropriate; plans for energy use; and details of current known violations related to commercial cannabis activities.

The County may request additional information prior to application intake, or during application processing, where deemed necessary to perform environmental review pursuant to the California Environmental Quality Act (CEQA). All required plans and reports shall be designed to demonstrate compliance with relevant eligibility and siting requirements, and applicable performance standards, while conforming to relevant checklists and guidance documents maintained and supplied by the County. All Technical Reports and Plans are subject to final review and approval by the County.

55.4.12 PERFORMANCE STANDARDS

55.4.12.1 Performance Standards for All Commercial Cannabis Activities

Permittees and operators shall conduct all commercial cannabis activities in compliance with the following performance standards. Failure to comply shall be grounds for permit revocation and administrative penalties.

55.4.12.1.1 Maintain compliance with all applicable state laws and County ordinances.

55.4.12.1.2 Maintain valid license(s) issued by the appropriate state licensing authority or authorities for the type of activity being conducted, as soon as such licenses become available.

- 55.4.12.1.3 Where subject to state licensure, participate in local and state programs for “Track and Trace” once available.
- 55.4.12.1.4 Maintain a current, valid business license at all times.
- 55.4.12.1.5 Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday – Friday, 9:00 am – 5:00 pm, excluding holidays).
- 55.4.12.1.6 Pay all applicable application and annual inspection fees.
- 55.4.12.1.7 Comply with any special conditions applicable to the permit or Premises which may be imposed.

55.4.12.1.8 Performance Standard–Road Systems

Roads providing access to any parcel(s) or premises on which commercial cannabis activities occur must comply with the following standards, as applicable:

a) Standard 1 – Dead End Road Length

Project is not located more than 2-miles (measured in driving distance) from the nearest intersection with a Category 4 road or has secondary access for emergency vehicles and personnel, including wildland fire equipment.

Where access to a site exceeds the Dead End Road Length standard, the application may request an exception to the standard with a Special Permit. The exception request shall include a report prepared by a licensed engineer evaluating the design, condition, and performance of all related road segments for simultaneous emergency access and evacuation. The report shall include recommendations for road system enhancements (widening, turnouts, secondary access routes) to help facilitate mitigate the dead end road condition. To approve the exception, it must be found current conditions or proposed improvements provide sufficient access for emergency vehicles and personnel while allowing for simultaneous evacuation.

b) Standard 2 - Functional Capacity

Unless otherwise specified, roads providing access to the parcel(s) or premises must meet or exceed the Category 4 road standard (or same practical effect). The application package must demonstrate compliance with this requirement in one of the following ways:

- 1) parcel(s) served exclusively by roads which are paved publicly maintained or private roads where all portions of the paved road system feature a center-line stripe and two ten foot wide travel lanes require no further analysis only a notation on the plans that the access to the site meets this requirement, or
- 2) parcel(s) served by roads without a centerline stripe must submit a written assessment of the functional capacity of these road segments. If the assessment reveals that all road systems meet or exceed the Category 4 standard (or same practical effect), then no additional review is necessary. Documentation of self-certification shall be produced to the satisfaction of the County; including use of appropriate forms where

provided. The County reserves the right to independently verify general compliance with this standard.

- 3) Where access to a site is provided by roads not meeting the Category 4 standard, the application shall require a Special Permit and include a report prepared by a licensed engineer evaluating whether the design, condition, and performance of all necessary road segments are currently capable of supporting increases in traffic volume created by the project, in addition to the existing traffic using the road(s). In the event that the roads cannot accommodate the traffic volume anticipated the engineer shall recommend improvements to bring the road up to an adequate functional capacity.

c) Standard 3 – Private Road Systems - Protections for Water Quality and Biological Resources

- 1) Private road systems and driveways providing access to parcel(s) or premises shall be designed, maintained, or retrofitted in accordance with the latest edition of the document titled, “A Water Quality and Stream Habitat Protection Manual for County Road Maintenance in Northwestern California Watersheds”, which was adopted by the Humboldt County Board of Supervisors on July 6, 2010, and is also known as the Five Counties Salmonid Conservation Roads Maintenance Manual. This includes measures to protect water quality using best management practices so that:
 - i. Impacts from point source and non-point source pollution are prevented or minimized, including discharges of sediment or other pollutants that constitute a threat to water quality. Road segments shall be designed and maintained in ways which minimize the potential for discharge of sediment through measures to reduce velocity of runoff, capture and detain stormwater from road systems to enable settling of transported sediments, and minimize direct delivery to nearby watercourses, to the greatest extent feasible.
 - ii. Design and construction of culverts, stream crossings, and related drainage features shall remove barriers to passage and use by adult and juvenile fish, amphibians, reptiles, and aquatic invertebrates.
- 2) Where access to a site is provided in part by private roads systems, any application to permit a Commercial Cannabis Activity shall include a report evaluating the design, condition, and performance of all private road segments within the defined Roadshed.
 - i. The report shall be prepared by a licensed engineer or similarly licensed professional.
 - ii. The report shall be prepared to the satisfaction of the County and shall include or be accompanied by exhibits and stationing information of sufficient detail to enable the location, attributes, and condition of all road drainage features to be itemized and documented. The narrative portion of the report must evaluate the current design, functionality and performance of discrete drainage systems and segments and develop conclusions concerning compliance and conformance with best management practices within the defined Roadshed. The County reserves

the right to ask for additional information or choose to independently investigate and verify any and all conclusions within the report.

- iii. Where an evaluation has determined, to the satisfaction of the County, that all private road segments comply with relevant best management practices, as defined herein, no further work is needed.
- iv. Where an evaluation has determined that improvements within the projects' Roadshed are required, the report shall identify the location and nature of each discrete improvement. Improvements shall be tied to all provisional permit approval(s) within the defined Roadshed and identified within the Conditions of Approval of all discretionary permit applications.

d) Road Maintenance Associations and Cost Sharing

- 1) Where three or more permit applications have been filed for Commercial Cannabis Activities on parcels served by the same shared private road system, the owner of each property must consent to join or establish the appropriate Road Maintenance Association (RMA) prior to operation or provisional permit approval. This requirement shall also apply to existing permittees seeking to renew their permit. Evidence shall be provided to the satisfaction of the County, and may include minutes from a meeting, written correspondence and confirmation from the RMA Secretary, or similar information.
- 2) When one or more applicants in a defined roadshed have prepared and submitted a Professional Private Road Evaluation called for by this section, all contemporaneous applicants served by the same roadshed shall be required to contribute to the cost of preparation of the report. The cost allocation shall be determined by any Road Maintenance Association(s) within the roadshed that includes the road segments providing access to the cultivation site of each applicant. In determining the cost allocation the Road Maintenance Association shall consider the recommendation or formula for cost sharing included in the report.
- 3) With each annual inspection, all applicants for Commercial Cannabis Activities within any RMA shall provide evidence they are current on all applicable dues or other payments required by the RMA.

e) Special Noticing Requirements

Wherever an exception to the Functional Capacity road standard is being sought, in addition to noticing property owners and occupants within 300 feet of the boundaries of the Parcel(s) or Premises, notice of the project will also be sent to all owners and occupants of property accessed through common Shared Use Private Road Systems.

55.4.12.1.9 The burning of plant material associated with the cultivation and processing of commercial cannabis is prohibited.

55.4.12.1.10 **Performance Standard – Biological Resource Protections**

Projects proposing new development activities shall implement the following mitigation measures from the Final Environmental Impact Report.

Mitigation Measure #	Description of Mitigation
3.4-1a	Biological reconnaissance surveys
3.4-1b	Special-status amphibian surveys and relocation/buffers
3.4-1c	Western Pond Turtle surveys and relocation/buffers
3.4-1d	Nesting raptor surveys and relocation/buffers
3.4-1e	Northern Spotted owl surveys
3.4-1f	Special-status nesting bird surveys/buffers
3.4-1g	Marbled Murrelet habitat suitability surveys/buffers
3.4-1i	American Badger surveys and buffers
3.4-1j	Fisher and Humboldt Marten surveys and den site preservation/buffers
3.4-1k	Bat Survey and Buffers
3.4-1l	Vole Survey and relocation/buffers
3.4-3a	Special-status plants surveys
3.4-4	Protection of sensitive natural communities, riparian habitat, wetland vegetation
3.4-6b	Retention of fisher and Humboldt marten habitat features
3.4-5	Waters of the United States

Exception: This section shall not apply to new development activities within the footprint of existing structures or proposed on lands planned or zoned for commercial activities. During permitting of pre-existing cultivation sites, the Department shall determine the necessity and focus of any biological evaluations required in concert with consultation with the California Department of Fish and Wildlife.

55.4.12.1.11 Hazardous Material Site Assessments and Contingency Plans

Where commercial cannabis activities are located or proposed on a property previously developed with an industrial or heavy commercial use, applications must be accompanied by a Phase I Environmental Site Assessment (ESA) for the presence of potential hazardous materials. If the initial assessment indicates the presence or likely presence of contamination, a Phase II ESA shall be prepared. Assessments shall be prepared in accordance with standards of the American Society for Testing and Materials (ASTM), and shall include an updated review of environmental risk databases. Phase II assessments shall include recommendations which consider project objectives/activities, applicable regulatory criteria, potential exposure pathways, and risk thresholds. Where demolition activities are proposed, ESA(s) shall include a survey for the presence of hazardous building materials, and specify appropriate treatment of solid waste during demolition and disposal.

- a) Where contamination at the project site has been verified, a hazardous materials contingency plan shall be submitted for County review and approval during permit review. The permittee, their employees, and any contractors shall abide by and implement the plan during any construction activities involving ground disturbance.

- b) Permit applications proposing work requiring demolition shall include a survey for the presence of hazardous building materials. ESA(s) shall provide recommendations for treatment of these materials during demolition as well as their disposal.
- c) If at any time during construction, evidence of soil and/or groundwater contamination with hazardous material is encountered, the project applicant shall immediately halt construction and contact Humboldt County Division of Environmental Health. Work shall not recommence until the discovery has been assessed/treated appropriately to the satisfaction of Humboldt County Division of Environmental Health, North Coast Regional Water Quality Control Board, and California Department of Toxic Substances Control (as applicable). This may include soil or groundwater sampling and remediation if potentially hazardous materials are detected above threshold levels.

55.4.12.1.12 Stormwater Management

Projects shall include a plan detailing stormwater management for the property, including the location, capacity, and operation of all existing and proposed drainage facilities and features. The plan shall describe current drainage conditions and include analysis of any proposed alteration of on-site and off-site drainage flows. The plan shall prescribe measures to ensure that the project will retain pre-project drainage conditions, and in particular that there will be no net increase in the volume of stormwater runoff from the property. These measures shall be incorporated into the project design, subject to County review and approval during permit review. The plan shall specify maintenance intervals for all drainage improvements, which shall be observed for the lifetime of the permit.

55.4.12.1.13 Management of Waste and Hazardous Materials

- a) All projects shall include a plan for disposal of project-related waste. Examples include solid waste such as: plant material, greenhouse framing, plastics and tarpaulin used in greenhouse sheathing and coverings, household trash, product packaging and containers, irrigation tubing, pots and similar containers used for propagation and cultivation, lighting, water bladders or tanks, pond liners, electrical lighting fixtures, wiring and related equipment, and fencing. Other forms of waste include effluent and byproducts from commercial activities (eg. water or wastewater rich in plant chlorophyll or salts, spent fuels or solvents, etc.)
- b) Where project-related activities involve storage and use of hazardous materials at a reportable quantity, applicants shall prepare a materials management plan which details: operating procedures and processes, associated equipment and cleaning procedures, chemical requirements and reactions, waste volumes, storage areas, chemical handling procedures, and emergency equipment.

55.4.12.1.14 Protection of Historical Resources

Projects proposing the removal or exterior alteration of structures over 45-years in age shall provide a report prepared by a historical consultant meeting the Secretary of the Interior's Professional Qualification Standards. The report shall include an evaluation and determination concerning whether the property contains historical resources which are listed or eligible for listing on any State, Federal, or Local register of Historical Resources,

using applicable criteria and standards for listing, including section 15064.5 of the CEQA Guidelines. If resources included or eligible for inclusion in the National Register of Historic Places, California Register of Historic Resources, or Local Register are identified, an assessment of impacts on these resources shall be included in the report, as well as detailed measures to avoid impacts.

55.4.12.1.15 **Inadvertent Discovery of Archaeological and Paleontological Resources**

- a) If cultural resources are encountered during ground disturbing activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist, as well as the appropriate Tribal Historic Preservation Officer(s), are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided. The Planning and Building Department shall provide information regarding the appropriate Tribal point(s) of contact for a specific area. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately.
- b) If a paleontological discovery is made during construction, the contractor shall immediately cease all work activities in the vicinity (within approximately 100 feet) of the discovery and shall immediately contact the County. A qualified paleontologist shall be retained to observe all subsequent grading and excavation activities in the area of the find and shall salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered that require temporarily halting or redirecting of grading, the paleontologist shall report such findings to the County. The paleontologist shall determine appropriate actions, in cooperation with the applicant and the County, that ensure proper exploration and/or salvage.

55.4.12.2 **Performance Standards for Commercial Cannabis Cultivation Activities**

Permittees and operators shall conduct all commercial cannabis activities in compliance with the following performance standards. Failure to comply shall be grounds for permit revocation and administrative penalties.

General Standards applicable to all Commercial Cannabis Activities

- 55.4.12.2.1 All applicable statutes, regulations and requirements of the North Coast Regional Water Quality Control Board and State Water Resources Control Board
- 55.4.12.2.2 Any substantially equivalent rule addressing water quality protections and waste discharge that may be subsequently adopted by the County of Humboldt or other responsible agencies.
- 55.4.12.2.3 All terms of any applicable Streambed Alteration Permit obtained from the Department of Fish & Wildlife.

Where no prior agreement has been secured for prior work within areas of DFW jurisdiction, entering an agreement pursuant to 1602 of the Fish and Game Code shall not be completed until the County permit has finished.

- 55.4.12.2.4 All terms of any permit or exemption approved by the California Department of Forestry and Fire Protection (CAL-FIRE), including a less-than-3-acre conversion exemption or timberland conversion permit.

Where existing or proposed operations occupy sites created through prior unauthorized conversion of timberland, if the landowner has not completed a civil or criminal process and/or entered into a negotiated settlement with CAL-FIRE, the applicant shall secure the services of a registered professional forester (RPF) to evaluate site conditions and conversion history for the property and provide a written report to the Planning Division containing the RPF's recommendation as to remedial actions necessary to bring the conversion area into compliance with provisions of the Forest Practices Act. The Planning Division shall circulate the report to CAL-FIRE for review and comment.

- 55.4.12.2.5 Trucked water shall not be allowed, except for emergencies. For purposes of this provision, "emergency" is defined as: "a sudden, unexpected occurrence demanding immediate action.

- 55.4.12.2.6 Provide and maintain an approved means of sewage disposal.

- 55.4.12.2.7 All federal, state, and local laws and regulations applicable to California Agricultural Employers, including those governing cultivation and processing activities.

- 55.4.12.2.8 All construction activity and use of heavy equipment shall take place between 7:00 A.M. and 6:00 P.M., Monday through Friday, and between 9:00 A.M. and 6:00 P.M. on Saturday and Sunday.+++

55.4.12.3 *[Reserved for Future Use]*

55.4.12.4 Performance Standard for Light Pollution Control

- a) Structures used for Mixed Light Cultivation and Nurseries shall be shielded so that no light escapes between sunset and sunrise.
- b) Where located on a Parcel abutting a residential Zoning District or proposed within Resource Production or Rural Residential areas, any Security Lighting for Commercial Cannabis Activities shall be shielded and angled in such a way as to prevent light from spilling outside of the boundaries of the Parcel(s) or Premises or directly focusing on any surrounding uses.
- c) The County shall provide notice to the operator upon receiving any light pollution complaint concerning the cultivation site. Upon receiving notice, the applicant shall correct the violation as soon as possible and submit written documentation within ten (10) calendar days, demonstrating that all shielding has been repaired, inspected and corrected as necessary. Failure to correct the violation and provide documentation within this period

shall be grounds for permit cancellation or administrative penalties, pursuant to the provisions of 55.4.5.3.

55.4.12.5 Performance Standards for Energy Use

All electricity sources utilized by Commercial Cannabis Cultivation, Manufacturing, or Processing activities shall conform to one or more of the following standards:

- 55.4.12.5.1 grid power supplied from 100% renewable source
- 55.4.12.5.2 on-site renewable energy system with twenty percent-net non-renewable energy use
- 55.4.12.5.3 grid power supplied by partial or wholly non-renewable source with purchase of carbon offset credits

Purchase of carbon offset credits (for grid power procured from non-renewable producers) may only be made from reputable sources, including those found on Offset Project Registries managed the California Air Resources Board, or similar sources and programs determined to provide bona fide offsets recognized by relevant state regulatory agencies.

55.4.12.6 Performance Standard for Noise at Cultivation Sites

Noise from cultivation and related activities shall not result in an increase of more than three decibels of continuous noise above existing ambient noise levels at any property line of the site. Existing ambient noise levels shall be determined by taking twenty four hour measurements on three or more property lines when all cannabis related activities are not in operation.

- a) In TPZ and TC zones, the use of generators is prohibited.
- b) Where located within one (1) mile of mapped habitat for Marbled Murrelet or Spotted Owls where timberland is present, maximum noise exposure from the combination of background cultivation related noise may not exceed 50 decibels measured at a distance of 100 feet from the noise source or the edge of habitat, whichever is closer. Where ambient noise levels, without including cultivation related noise, exceed 50 decibels within 100 feet from the cultivation related noise source or the edge of habitat, cultivation-related noise sources may exceed 50 decibels provided no increase over ambient noise levels would result.
- c) The permit application must include information demonstrating compliance with the noise standards, including but not limited to:
 - i) site plan detailing the location of all noise sources, property lines, and nearby forested areas and sensitive receptors
 - ii) existing ambient noise levels at the property line using current noise measurements (excluding cultivation related noise)
 - iii) Details on the design of any structure(s) or equipment used to attenuate noise
 - iv) Details on the location and characteristics of any landscaping, natural features, or other measures which serve to attenuate noise levels at nearby property lines or habitat.

55.4.12.7 Performance Standards for Cannabis Irrigation

A Special Permit shall be required where Irrigation of Commercial Cannabis Cultivation Activities occurs wholly or in part using one or more Diversionary sources of water. All Cannabis Irrigation shall be subject to the following standards:

Documentation of Current and Projected Water Use

55.4.12.7.1 All requests to permit Commercial Cannabis Cultivation Activities shall provide information detailing past and proposed use(s) of water on the Parcel(s) or Premises. Information in the plan shall be developed to the satisfaction of County staff, and will be used to assist in identifying and establishing an appropriate Forbearance Period. At a minimum, the following items shall be included:

- a) Information identifying the cultivation season(s)
- b) A water budget showing monthly past or projected Irrigation demands, including periods of peak usage, broken out by each discrete Cultivation Site. Irrigation reporting or projections shall be differentiated where cultivation methods and conditions result in differences in water usage at specific cultivation sites.
- c) A listing of current or proposed areas of on-site water storage, showing volume in gallons.
- d) A description of on-site water conservation measures including but not limited to: rainwater catchment systems, drip irrigation, timers, mulching, irrigation water recycling, and methods for insuring Irrigation occurs at agronomic rates

Forbearance Period & Storage Requirements

55.4.12.7.2 Operators of Cannabis Cultivation Site(s) shall forbear from diversions of Surface Water for Irrigation during periods of low or reduced stream flows, in accordance with requirements of the State Water Resources Control Board.

55.4.12.7.3 The County may require the submittal of a water management plan prepared by a qualified person such as a licensed engineer, hydrologist, or similar licensed professional, establishing a smaller or larger water storage and forbearance period, if required, based upon local site conditions.

55.4.12.7.4 Where subject to forbearance, the applicant shall provide a plan for developing adequate on-site water storage to provide for Irrigation, based on the size of the area to be cultivated.

Metering and Recordkeeping

55.4.12.7.5 A metering device shall be installed and maintained on all discrete points of diversion or other locations of water withdrawal (including wells). The meter shall be located at or near the point of diversion or withdrawal.

55.4.12.7.6 A metering device shall be installed and maintained at or near the outlet of all water storage facilities utilized for Irrigation.

55.4.12.7.7 Operators shall maintain a weekly record of water collected from Diversionary sources, as well as a record of all water used in Irrigation of permitted Cultivation Areas. A copy of these records shall be stored and maintained at the cultivation site, and kept separately or differentiated from any record of water use for domestic, fire protection, or other irrigation purposes. Irrigation records shall be reported to the County on an annual

basis, at least thirty (30) days prior to the date of each annual permit inspection. Records shall also be made available for review during site inspections by local and state officials.

55.4.12.8 **Performance Standards for Water Storage**

All facilities and equipment storing water for Irrigation shall be designed and managed in conformance with the following performance standards, as applicable:

Ponds and Reservoirs

- a) Except in limited circumstances where already permitted or existing, ponds shall be located “off-channel” from watercourses and adequately setback from streams, springs, and other hydrologic features.
- b) To prevent occupancy by and survival of non-native bullfrog species, ponds shall be designed to be drained. Draining may be required on an annual basis or other interval where determined necessary.
- c) Introduction or maintenance of non-native species is prohibited where an existing or proposed pond is filled from, or outlets to a nearby stream or wetland.
- d) Ponds shall be designed with pathways enabling escape by local wildlife. These may include rock-lined portions or similar features providing equivalent means of egress.
- e) All ponds and reservoirs shall be designed by a licensed civil engineer where utilizing a dike, earthen dam, berm or similar feature to facilitate water storage. The engineer shall evaluate the risk of pond failure under natural conditions and specify provisions for periodic inspection, routine maintenance, and long-term management. An engineered reclamation and remediation plan shall be submitted for County approval within one year of sunset or cancellation of the permit, and completed within standard permitting timeframes.

Bladders & Above-Ground Pools, and similar vessels

- f) Use of bladders, above-ground pools, and similar vessels is prohibited. Where a Pre-Existing Cultivation site utilizes any of these means for water storage, removal and replacement with a substitute approved method of water storage (e.g. tank(s), reservoir, etc.) shall be completed within 2 years of provisional permit approval.

Tanks located in designated Flood Zones

- g) Tanks shall be sited at least one foot above the base flood elevation or wet flood proofed and anchored.

55.4.12.9 **Performance Standard for Wells on Small Parcels**

Cultivation Site(s) located within areas planned or zoned for lot sizes of ten acres or smaller where proposing or conducting Irrigation with water from a proposed or existing well located within 400 feet of a property line, shall be subject to groundwater testing to determine connectivity of the source supply well. These tests shall be preceded by a minimum of eight (8) hours of non-operation to maintain a static depth to water measurement. Results of testing are required to be provided with the permit application submittal. If the testing demonstrates use of the well results in the drawdown of any adjacent well(s), a Special

Permit will be required. Use of the well for cannabis-related Irrigation may be prohibited, limited, or subject to provisional approval and monitoring.

55.4.12.10 Soils Management Performance Standard

A soils management plan shall be provided detailing the use of imported and native soil on the Parcel(s) or Premises. The plan shall provide accounting for the annual and seasonal volume of soil that is imported and exported-and documentation of the approved location of any Parcel(s) used for off-site disposal of spent soil if this occurs or is proposed.

55.4.12.11 Existing Site Reconfiguration

- a) Where an existing site does not conform to one or more performance standards or eligibility criteria, or cannot comply with local, state, or federal regulatory requirements, reconfiguration of the cultivation site and associated infrastructure may be permitted, provided that the reconfiguration results in an improvement in the environmental resources of the site, and the site is brought into compliance with the requirements of this section.
- b) A Biological Resource Protection Plan must also be included. The plan shall be prepared by a qualified professional and evaluate whether prior unpermitted development or disturbance has occurred within Environmentally Sensitive Habitat Area.
- c) Any new timberland conversion proposed in association with cultivation site reconfiguration must not exceed the areas of existing conversion to be relocated.

Pre-Existing cultivation areas to be relocated must be restored to pre-disturbance conditions and restocked and/or managed to promote recovery by native vegetation and tree species.

- f) Existing interior driveways and road networks may be reconfigured to achieve better design and compliance with road standards and watercourse protections.

All relocated road segments must be fully decommissioned and restored to pre-disturbance conditions or mothballed and stabilized to insure that they are no longer a threat to water quality. Relocated road systems occupying the site of converted timberland shall be restocked and/or managed to promote recovery by native vegetation and tree species.

- g) All remediation activities shall be performed in accordance with the Remediation Performance Standard.

55.4.12.12 Performance Standard for Adaptive Reuse of Developed Industrial Site(s)

All Commercial Cannabis Activities shall be conducted in a way which avoids displacing or destroying existing buildings or other infrastructure on the Parcel developed for prior commercial or industrial uses. Adaptations shall be carefully designed to preserve future opportunity for future resumption or restoration of other commercial or industrial uses after Commercial Cannabis Activities have ceased or been terminated.

- a) Development of additional buildings or infrastructure only allowed once existing infrastructure has been fully occupied.

- b) Interior changes or additions to facilities must not prevent future re-occupancy by new uses which are compatible with the base zoning district or consistent with historic prior operations.
- c) Newly constructed facilities must comply with all development standards of the principal zoning district(s)

55.4.12.13 Performance Standard for Remediation Activities

All remediation activities shall be conducted in accordance with the requirements for Mitigation and Monitoring Plans described within 313-61.1 of the Humboldt County Code, including the standards for documentation, reporting, and adaptive management.

55.4.12.14 Performance Standard for Public Accommodations

Sites of permitted Commercial Cannabis Activities may be authorized to host visits by the general public, as follows:

- a) Public visitation may be principally permitted with a Zoning Clearance Certificate at all sites within Commercial and Industrial Zoning Districts or where zoned Unclassified and planned for or developed with lawful commercial or industrial uses, when meeting the requirements of this section.
- b) Public visitation may be permitted with a Special Permit at sites located within those zones listed under 55.4.6.1.1 (AE and RA), when meeting the requirements of this section. Where access to the site is provided through Shared Use Private Road Systems, notice of the project will also be sent to all owners and occupants of property accessed through these common road systems, pursuant to 55.4.12.1.8(e). The permit may limit or specify the size and weight of vehicles authorized to visit the site, periods during which visitation may occur, and other measures to insure compatibility with neighboring land uses and limit impacts to Shared Use Private Road Systems.
- c) Visitation by the general public may include Tours and Tour Groups, Farmstays, Farm-Based Retail Sales, and similar activities. Visitation does not include weddings, parties, or similar occasions. Special Events and other Temporary Uses are permissible with a Conditional Use Permit pursuant to 314-62.1.

55.4.12.14.1 The following standards apply to any Commercial Cannabis Activity site open to the public:

- d) Sites located in those zones specified in Section 55.4.6.1, shall limit hours of operation for public access other than employees to between 9:00 am to 6:00 pm.
- e) Restroom facilities shall be provided for visitors to the site.
- f) All facilities open to the public (parking, structures, restrooms, etc.) shall be designed and managed in compliance with relevant provisions for accessibility, as established in compliance with the Americans with Disabilities Act (ADA).
- g) Agricultural-exempt structures may not be opened to visitation by the general public.
- h) Road System & Driveways

- 1) *Locational Criteria* The Parcel(s) or Premises shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that standards for the protection of public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and protection of habitat can be met.
- 2) Sites shall have a driveway and turnaround area meeting the following requirements:
 - i. All driveways shall be constructed to a minimum Road Category 1 standard. Driveways shall have a minimum 10 foot traffic lane and an unobstructed vertical clearance of 15 feet along their entire length. Driveways in excess of 1,320 feet in length shall be constructed to the standard for Road Category 2.
 - ii. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where a driveway exceeds 800 feet, turnouts shall be spaced at intervisible points at approximately 400 foot intervals. The location and spacing of turnouts shall be in conformance with the County Roadway Design Manual.
 - iii. A turnaround shall be within 50 feet of the parking area.
 - iv. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.
 - v. Sites within the jurisdiction and service area of a local fire protection district shall meet the driveway and turnaround requirements of that agency.
- i) Parking
 - 1) Sites shall provide adequately sized on-site parking for tour vehicles.
 - 2) Sites shall include a minimum of six (6) parking spaces plus one (1) additional parking space for every two employees

55.4.12.15 **Performance Standards for Tour Operators and Tour Sites**

Tour Operators

Tour Operators shall comply with all of the following measures:

- a) The use of sound amplification equipment outside the tour vehicle is prohibited.
- b) Tour guests shall be restricted to adults 21 years of age or older. Age shall be verified prior to the start of any tour.
- c) Travel shall only be made to sites eligible for hosting visits by the general public. Prior to initially visiting any site, the tour operator shall contact the Planning and Building Department to confirm the eligibility of the site, and any applicable special conditions.
- d) Tour operators shall observe any vehicle weight restrictions when visiting tour sites.

Tour Site Eligibility Criteria

Where authorized, the site(s) of any permitted Commercial Cannabis Activity may host tours when meeting the following criteria:

- e) The site(s) conform with the Public Accommodation Performance Standard
- f) Visitation is restricted to vehicles in compliance with the applicable weight restriction

55.4.12.16 **Invasive Species Control**

It is the responsibility of a certificate or permit holder to work to eradicate invasive species. As part of any application, the existence of invasive species on the project parcel need to be identified, including the type(s) of invasive plant species, where they are located, and a plan to control their spread. All invasive plant species shall be removed from the cultivation site and associated infrastructure using measures appropriate to the species. Removal shall be confirmed during subsequent annual inspection. Corrective action may be required if invasive species are found to have returned.

55.4.13 Humboldt Artisanal Branding

The county shall develop a program for recognition and certification of commercial cannabis cultivators meeting standards to be established by the Agricultural Commissioner, including, but not limited to, the following criteria:

- a) Cultivation area of 3,000 square feet or less
- b) Operated by a County permit and state license holder who resides on the same parcel as the cultivation site
- c) Grown exclusively with natural light
- d) Meets organic certification standards or the substantial equivalent

55.4.14 Right to Farm Disclosure

When required to execute or make available a disclosure statement pursuant to 314-43.2 of the code “Right to Farm Ordinance”, said statement shall include information describing the possibility of commercial cultivation of cannabis.

ATTACHMENT 3

**Draft Board of Supervisors Resolution
establishing a cap on the number Permits
which may be approved for Open Air Cultivation Activities**

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT ESTABLISHING A LIMIT (CAP) ON THE NUMBER OF PERMITS WHICH MAY BE APPROVED FOR OPEN AIR CULTIVATION ACTIVITIES (INCLUDING OUTDOOR AND MIXED-LIGHT CULTIVATION, AND NURSERIES) WITHIN UNINCORPORATED AREAS OF THE COUNTY OF HUMBOLDT.

WHEREAS, California Government Code Section 65850, et seq. authorizes counties to regulate land use, and to adopt and amend zoning ordinances for such purposes, and sets forth procedures governing the adoption and amendment of such ordinances; and

WHEREAS, the Board of Supervisors has adopted a series of comprehensive amendments to the Humboldt County Zoning Regulations, governing commercial activities involving the Cultivation, Processing, Manufacturing, and Distribution of Cannabis within the unincorporated areas of the County of Humboldt, known as the Commercial Cannabis Land Use Ordinance (CCLUO); and

WHEREAS, pursuant to the California Environmental Quality Act, a Programmatic Environmental Impact Report was prepared in concert with the Commercial Cannabis Land Use Ordinance, which evaluated, mitigated, and disclosed potentially significant environmental impacts from the proposed ordinance amendments (CCLUO); and

WHEREAS, during adoption of the Commercial Cannabis Land Use Ordinance the Board of Supervisors also certified that the Final Environmental Impact Report (FEIR) prepared for the CCLUO had been completed in compliance with CEQA, making the environmental findings required by Public Resources Code Section 21081(a) and CEQA Guidelines Sections 15091 and 15092, including adoption of a Statement of Overriding Considerations pursuant to Public Resources Code Section 21081 (b) and CEQA Guidelines Section 15093; and

WHEREAS, the Commercial Cannabis Land Use Ordinance includes provisions for establishment of a limit (cap) on the number of permits which may be approved for open air cultivation activities (including Outdoor and Mixed-Light Cultivation, and Nurseries) within each of the twelve (12) discrete planning watersheds of Humboldt County; and

WHEREAS, the Board of Supervisors has decided to exercise the above-described ordinance provisions and establish a cap on permits to ensure that further permitting will not proceed until the County has performed further analysis of the state of these planning watersheds, including review of water flow data and applicable studies or information prepared by state and local agencies California Department of Fish & Wildlife, North Coast Regional Water Quality Control Board, State Water Resources Control Board, and the Department of Forestry and Fire Protection.

NOW, THEREFORE, be it resolved, determined, and ordered by the Humboldt County Board of Supervisors, based on the Planning & Building Department’s staff report, testimony and evidence presented at the public hearing that the Board finds as follows:

1. An Environmental Impact Report (SCH# 2017042022) was previously prepared and certified together with the Commercial Cannabis Land Use Ordinance, which evaluated and addressed the potential environmental impacts from the ongoing regulation of commercial cannabis activities, including the application of a cap on the number of permits. No additional review is required under section 15162 of the CEQA Guidelines because the proposed amendments to Humboldt County Code, Title III, Division 1, Chapter 4, section 314-55.4 will not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No substantial changes in the circumstances under which the resolution is being adopted will require major revisions of the certified Environmental Impact Report (EIR). There is no new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time that the previous mitigated negative declaration was adopted that shows that the amendments will have any significant effects not discussed in the previous EIR, or that the significant effects previously examined will be substantially more severe than shown in the previous EIR.
2. Makes the findings for approval of a cap on permits as shown in the following table:

	CMMLUO Ordinance #2559 ("Version 1.0")				CCLUO Ordinance ("Version 2.0")				Total	
	Permits		Acres		Permits		Acres		Permits	Acres
Watershed	<e>	<n>	<e>	<n>	<e>	<n>	<e>	<n>	<e>	<n>
Cape Mendocino	334	82	84	21						
Eureka Plain	27	28	7	7						
Lower Eel	120	94	30	24						
Lower Klamath	106	9	27	2						
Lower Trinity	118	21	30	5						
Mad River	139	91	35	23						
Middle Main Eel	209	19	52	5						
Redwood Creek	71	5	18	1						
South Fork Eel	512	54	128	14						
South Fork Trinity	52	10	13	3						
Trinidad	7	3	2	1						
Van Duzen	218	72	55	18						
TOTALS	1,913	488	478	122						

Adopted February ____, 2018

Adopted on motion by Supervisor _____, seconded by Supervisor _____ and the following vote:

AYES: Supervisors:
NAYS: Supervisors:
ABSENT: Supervisors:
ABSTAIN: Supervisors:

VIRGINIA BASS, CHAIRPERSON,
HUMBOLDT COUNTY BOARD OF SUPERVISORS

(SEAL)

ATTEST:

Kathy Hayes, Clerk of the Board of Supervisors
of the County of Humboldt, State of California

By: _____
Ryan Sharp, Deputy Clerk

ATTACHMENT 4

THE FINAL ENVIRONMENTAL IMPACT REPORT (FEIR)

(to be provided under a separate cover on January 8, 2017)