



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: April 21, 2022

To: Humboldt County Zoning Administrator

From: Cliff Johnson, Supervising Planner

Subject: **Salmon Creek High Grade LLC Special Permit Modificaiton**
Record Number PLN-2019-16114
Assessor's Parcel Numbers 219-011-009
Miranda Area

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Please contact Steven A. Santos, Senior Planner, at 707-268-3749 or by email at sasantos@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date April 21, 2022	Subject Special Permit Modification	Contact Steven A. Santos
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Project Description: A Modification to a Special permit for 10,000 square feet of existing outdoor commercial cannabis and 1,824 square foot ancillary nursery previously approved under record number PLN-12482-SP. The modification adds an additional 1,350 square feet of existing outdoor commercial cannabis cultivation increasing the total to 11,350 which will be comprised of 4,599 square feet of light deprivation for two harvest cycles and 6,751 of full sun for one harvest cycle. The water budget is increasing from 44,000 gallons annually to 120,00 gallons annually to correct an error in the original estimation. The change in water budget will be met through the addition of rainwater catchment. The modification includes reconfiguration of outdoor cultivation areas consistent with the operations plan. Water storage is also increasing from 75,000 gallons to 155,200 gallons which includes 75,200 gallons of rainwater catchment tanks. Other aspects of the operation concerning nursery size, processing, power source, and number employees remain the same.

Project Location: This project is in Humboldt County, in the Miranda area, on the north side of Thomas Road, approximately 1,500 feet west from the intersection of Thomas Road and Lower Thomas Road, on the property known as 3550 Thomas Road.

Present Plan Land Use Designations: Residential Agriculture (RA40), Density: 40 acres per unit, 2017 General Plan, Slope Stability: High Instability (3).

Present Zoning: Forestry Recreation (FR), Minimum building site area is 40 acres (B-5(40))

Record Number: PLN-2019-16114

Assessor's Parcel Numbers: 219-011-009

Applicant

Salmon Creek High Grade, LLC
Amy Arcuri
PO Box 741
Miranda, CA 95570

Owner

Amy Arcuri
3550 Thomas Road
Miranda CA 95553

Agents

Environmental Review: An Addendum to a previously adopted Final Environmental Impact Report has been prepared for consideration per § 15164 of the State CEQA Guidelines.

State Appeal Status: Project is NOT appealable to the California Coastal Commission.

Major Issues: None

Salmon Creek High Grade, LLC
 Record Number: PLN-2019-16114
 Assessor's Parcel Numbers: 219-011-009

Recommended Zoning Administrator Action

1. Describe the application as part of the Consent Agenda.
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as a part of the consent agenda:

Find that the Zoning Administrator has considered the Addendum to the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section 15164 of the State CEQA Guidelines, make all required findings for approval of the Special Permit modification, and adopt the Resolution approving the Salmon Creek High Grade, LLC Special Permit Modification as recommended by staff subject to the recommended conditions.

Executive Summary

A Modification to a Special permit for 10,000 square feet of existing outdoor commercial cannabis and 1,824 square foot ancillary nursery previously approved under record number PLN-12482-SP. The modification adds an additional 1,350 square feet of existing outdoor commercial cannabis cultivation increasing the total to 11,350 which will be comprised of 4,599 square feet of light deprivation for two harvest cycles and 6,751 of full sun for one harvest cycle. The water budget is increasing from 44,000 gallons annually to 120,00 gallons annually to correct an error in the original estimation. The change in water budget will be met through the addition of rainwater catchment. The modification includes reconfiguration of outdoor cultivation areas consistent with the operations plan. Water storage is also increasing from 75,000 gallons to 155,200 gallons which includes 75,200 gallons of rainwater catchment tanks. Other aspects of the operation concerning nursery size, processing, power source, and number employees remain the same.

The applicant had approximately 12,700 square feet of pre-existing outdoor cultivation and received a Special Permit under PLN-12482-SP which capped the eligible permitted cultivation at 10,000 square feet. The applicant applied for the remaining pre-existing cultivation under the CCLUO on December 30, 2019. Applying at that time resulted in the applicant being eligible for only 50% of the remaining pre-existing outdoor cultivation. The addition of the 1,350 square feet of outdoor will be operated as full-sun cultivation in cultivation areas 3 and 4 as depicted on the plot plan. The 1,824 square foot ancillary nursery remains unmodified and takes place in three separate locations. An 899 square foot hoop house near cultivation area 1 will contain immature plants and will not use any artificial light. A 525 square foot immature plant area using artificial light occurs in an existing structure labeled guest house on the plot plan. And a 400 square foot immature plant area occurs in a shop building that also operates as a storage and hold area.

Cultivation areas will be slightly reconfigured to utilize a more efficient management of space and utilize a combination of individual rows, holes, and planters as well as hoop houses.

Cultivation Area 1-1	19 x 27	513 SF
Cultivation Area 1-2	8 Hoop Houses Light Deprivation	4,599 SF
Cultivation Area 1-3	Four plants 3x (6x5) 1x (5x5)	115 SF
Cultivation Area 2	Full Sun Outdoor in 19 separate rows	4,773 SF
Cultivation Area 3	20x20 perimeter	400 SF
Cultivation Area 4	38 – 5 x 5 plants	950 SF
TOTAL		11,350 SF

Rows and individual plants will be managed utilizing netting and cages to define the extent of plant growth consistent with the dimension described above.

The annual water budget is increasing from 44,000 gallons annually to 120,000 gallons annually. This increase is primarily to correct an error made in the original project regarding water usage and to align water usage more consistent with typical agronomic rates. Only 13,000 gallons of the increase is to accommodate the additional 1,350 square feet of outdoor cultivation.

Water Source

PLN-12482-SP approved a 44,000-gallon diversion with forbearance. That legally non-conforming water source will continue consistent with the associated Small Irrigation Use Registration with the State Water Resources Control Board. As noted above, the annual water budget is increasing to correct a prior error and align water usage with typical agronomic rates. The water budget for all the cultivation including the nursery translates to approximately 9.1 gallons per square foot per year. Rainwater catchment will account for 75,200 gallons or 62.6% of the annual water budget. The project operations plan accounts for the possibility of less than average rainfall and if rainfall is extremely low, the operation will either deploy additional water conservation measures or reduce the cultivation areas to stay within the available and eligible water budget. The 1,350 square feet of outdoor cultivation provided by this modification will be served exclusively by rainwater. Water infrastructure for cultivation areas 3 and 4 will not have any interconnectivity with the diversionary water source (Condition B3). A more detailed breakdown of water usage is provided in the following table excerpted from the project operations plan.

Figures in this table are in gallons. (D) = Diversion (RW) = Rainwater Catchment

	Cult Area 1 Dep 1.0	Cult Area 2 Outdoor 1.0	Cult Area 3 Outdoor cube 2.0	Cult Area 4 Outdoor holes in ground 2.0	Propagation Areas	TOTAL
January	0	0	0	0	0	
February	0	0	0	0	1500 RW	1500
March	0	0	0	0	2000 RW	2000
April	0	6,000 D	0	0	2000 RW	8000
May	0	7,000 D	0	0	2000 RW	9000
June	13,200 RW	7,000 RW	1000 RW	2000 RW	2000 RW	25,200
July	15,000 RW	7,000 RW	1000 RW	2000 RW	0	25,000
August	15,000 D	7,000 RW	1000 RW	3000 RW	0	26,000
September	10,000 D	7,000 D / RW	1000 RW	2000 RW	0	20,000
October	2,500 D	0	0	0	0	2,500
November	0	0	0	0	0	
December	0	0	0	0	0	
TOTAL	55,700 (27,500 D + 28,200 RW)	41,000 (16,500 D + 24,500 RW)	4,000 RW	9,000 RW	9,500 RW	119,200 (44,000 D + 75,200 RW)

Conservation measures include using irrigation emitters. Forbearance is followed from April 1 to October 31. Water is pulled for the irrigation 42 hours a week. Drip irrigation and water timers ensure consistent and economical use of water.

Water storage is also increasing from 75,000 gallons to 155,200 gallons which includes 75,200 gallons of rainwater catchment tanks. The location of the tanks is depicted on the plot plan.

Natural Resources

The approval of additional pre-existing cultivation does not represent additional ground disturbance. The additional water tanks are in an area requiring a grading permit as described in the existing compliance agreement and post approval follow up for PLN-12482-SP. Therefore, no additional analysis is needed regarding potential biological impacts from this modification.

Energy

Electricity is provided by PGE and there is no change in energy source with this modification. There is not generator usage associated with the project.

Noise

No noise generating devices are being introduced as part of this modification. No generators are used. Noise standards will be followed per the terms and conditions of the approved Special Permit PLN-12482-SP.

Access

Access to the site is taken directly from Thomas Road, which is county-maintained. No additional vehicle trips are occurring because of this modification. The number of employees at peak operation are remaining the same.

The project is located within the State Responsibility Area and two, 5,000-gallon water tanks are shown on the plot plan as dedicated for fire suppression. The plot plan also depicts emergency vehicle turnarounds compliant with the Fire Safe Regulations. Comment was received from the Salmon Creek Volunteer Fire Department which requested that the hydrant head be brass or other corrosion resistant material with a 2.5-inch National Hose male thread with a cap. The fire department also requested that the valve on the hydrant and the pipe feeding the hydrant be at least 1.5-inches wide and capable of 200 gallons per minute and the hydrant be labeled. These recommendations have been added as a condition of approval (Condition B6).

Tribal Consultation

The project is in the Bear River Band of Rohnerville Rancheria and Intertribal Sinkiyone Wilderness Council aboriginal territory. The project was referred to the tribes and the Northwest Information Center. Tribal consultation on PLN-12482-SP resulted in a recommendation of inadvertent discovery protocol which is unchanged with this modification.

Resolution 18-43 Consistency

Approval of this project is consistent with Humboldt County Board of Supervisors Resolution No. 18-43, which established a limit on the number of permits and acres which may be approved in each of the County's Planning Watersheds. The project is in the South Fork Eel Watershed, which under Resolution 18-43 is limited to 730 permits and 251 acres of cultivation. With the approval of this project the total approved permits in this Planning Watershed are unchanged and the total approved acres would be 81.33 acres of cultivation.

Environmental Review and Staff Recommendation

Environmental review for this project was conducted and based on the results of that analysis, staff concludes that all aspects of the project have been considered in a previously adopted Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance. An addendum to the Environmental Impact Report has been prepared for consideration by the Zoning Administrator (Attachment 2).

Staff recommends that the Zoning Administrator make all the required findings based on the evidence in the record and approve the application subject to the recommend conditions.

Alternatives: Several alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; 3) The Zoning Administrator could deny approval of the requested permits if it is unable to make all the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, staff does not recommend further consideration of these alternatives.

**RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE COUNTY OF HUMBOLDT
Resolution Number 22-
Record Number PLN-2019-16114
Assessor's Parcel Numbers: 210-011-009**

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Salmon Creek High Grade, LLC, Special Permit Modification.

WHEREAS, Salmon Creek High Grade, LLC, provided an application and evidence in support of approving a Special Permit Modification to add 1,350 square feet of existing outdoor commercial cannabis cultivation.

WHEREAS, the County Planning Division, the lead agency, prepared an Addendum to the Final Environmental Impact Report prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) adopted by the Humboldt County Board of Supervisors on May 8, 2018. The proposed project does not present substantial changes that would require major revisions to the Environmental Impact Report. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines; and

WHEREAS, the Humboldt County Zoning Administrator held a duly noticed public hearing on April 21, 2022 and reviewed, considered, and discussed the application for a Special Permit and four Zoning Clearance Certificates and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Zoning Administrator makes all the following findings:

- 1. FINDING:** **Project Description:** A Modification to a Special permit for 10,000 square feet of existing outdoor commercial cannabis and 1,824 square foot ancillary nursery previously approved under record number PLN-12482-SP. The modification adds an additional 1,350 square feet of existing outdoor commercial cannabis cultivation increasing the total to 11,350 which will be comprised of 4,599 square feet of light deprivation for two harvest cycles and 6,751 of full sun for one harvest cycle. The water budget is increasing from 44,000 gallons annually to 120,00 gallons annually to correct an error in the original estimation. The change in water budget will be met through the addition of rainwater catchment. The modification includes reconfiguration of outdoor cultivation areas consistent with the operations plan. Water storage is also increasing from 75,000 gallons to 155,200 gallons which includes 75,200 gallons of rainwater catchment tanks. Other aspects of the operation concerning nursery size, processing, power source, and number employees remain the same.

EVIDENCE: a) Project File: PLN-2019-16114

CEQA

- 2. FINDING:** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Zoning Administrator has considered the Addendum to the Environmental Impact Report (EIR) prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) adopted by the Humboldt County Board of Supervisors on May 8, 2018.

EVIDENCE: a) Addendum Prepared for the proposed project.

- b) The proposed project does not present substantial changes that would require major revisions to the previous EIR. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.
- c) The approval of additional pre-existing cultivation does not represent additional ground disturbance. The additional water tanks are in an area requiring a grading permit as described in the existing compliance agreement and post approval follow up for PLN-12482-SP.
- d) The project is in the Bear River Band of Rohnerville Rancheria and Intertribal Sinkyone Wilderness Council aboriginal territory. The project was referred to the tribes and the Northwest Information Center. Tribal consultation on PLN-12482-SP resulted in a recommendation of inadvertent discovery protocol which is unchanged with this modification.
- e) No additional vehicle trips or road impacts are associated with this modification.
- f) No new noise sources are being added as part of this modification.

FINDINGS FOR SPECIAL PERMIT

3. FINDING The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program.

EVIDENCE a) The legal parcel has a designation Residential Agriculture (RA) which is not part of the Open Space Action Program however it is located in an area mapped as high geologic instability. General agriculture is a use type permitted in the RA designation. The proposed cannabis cultivation, an agricultural product, is within land planned and zoned for agricultural purposes, consistent with the use of Open Space land for managed production of resources. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.

4. FINDING The proposed development is consistent with the purposes of the existing Forestry Recreation (FR) zone in which the site is located.

EVIDENCE a) All general agricultural uses are principally permitted in the FR zone.
 b) The location of all project elements meets the setback requirements for the FR Zone.

5. FINDING The proposed development is consistent with the requirements of the CCLUO Provisions of the Zoning Ordinance.

EVIDENCE a) The CCLUO (HCC 314-55.4.6) allows existing cannabis cultivation up to one acre to be permitted in areas zoned Forestry Recreation (FR) with a Special Permit when the parcel is over 10 acres. Additionally, the CCLUO (HCC 314-55.4.6.5) allows the permitting of up to 50% of pre-existing cannabis cultivation if an application is received before December 31, 2019. Applicant submitted an application on December 30, 2019.
 b) The parcel was created in compliance with all applicable state and local subdivision regulations because it qualifies for a Certificate of Compliance pursuant to section 66499.35 of the Subdivision Map Act through issuance of Building Permit #77-0273-B3 on February 17, 1977.

- c) The modified project will obtain irrigation water from rainwater catchment, a non-diversionary water source.
- d) A road access is taken from Thomas Road, a county maintained road that meets applicable standards.
- e) The slope of the land where cannabis will be cultivated is less than 15%.
- f) The cultivation of cannabis will not result in the net conversion of timberland.
- g) The location of the cultivation complies with all setbacks required in Section 314-55.4.6.4.4. (a.-f.). It is more than 30 from any property line, more than 300 feet from any off-site residence, more than 270 feet from any adjacent undeveloped separately owned parcel, and more than 600 feet from any school, church, public park, or Tribal Cultural Resource.
- h) The project will not emit light pollution through the implementation of measures described in the operations plan.
- i) Power will be provided by PGE in accordance with approved Special Permit PLN-12482-SP.

6. FINDING

The cultivation and appurtenant uses and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE

- a) The site is located on road that has been evaluated to safely accommodate the amount of traffic generated by the proposed cannabis cultivation.
- b) The site is in a rural part of the County where the typical parcel size varies. The proposed cannabis will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park, or other use which may be sensitive to cannabis cultivation. Approving cultivation on this site and the other sites which have been approved or are in the application process will not change the character of the area due to the large parcel sized in the area.
- c) The location of the proposed cannabis cultivation sites are more than 300 feet from the nearest off-site residence and 270 feet from any adjacent undeveloped separately owned parcel.
- d) Irrigation water will come from rain catchment in accordance with necessary permits and standards.
- e) Provisions have been made in the applicant's proposal to protect water quality and thus runoff to adjacent property and infiltration of water to groundwater resources will not be affected.

7. FINDING

The proposed development does 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.

EVIDENCE

The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element and does not currently have an existing residence. The approval of cannabis cultivation on this parcel will not conflict with the ability to construct a residence if one is proposed in the future.

8. FINDING

Approval of this project is consistent with Humboldt County Board of Supervisors Resolution No. 18-43 which established a limit on the number of permits and acres which may be approved in each of the County's Planning Watersheds.

EVIDENCE

The project is in the South Fork Eel Watershed, which under Resolution 18-43 is limited to 730 permits and 251 acres of cultivation. With the approval of this project the total approved permits in this Planning Watershed is unchanged and the total approved acres would be 81.33 acres of cultivation.

DECISION

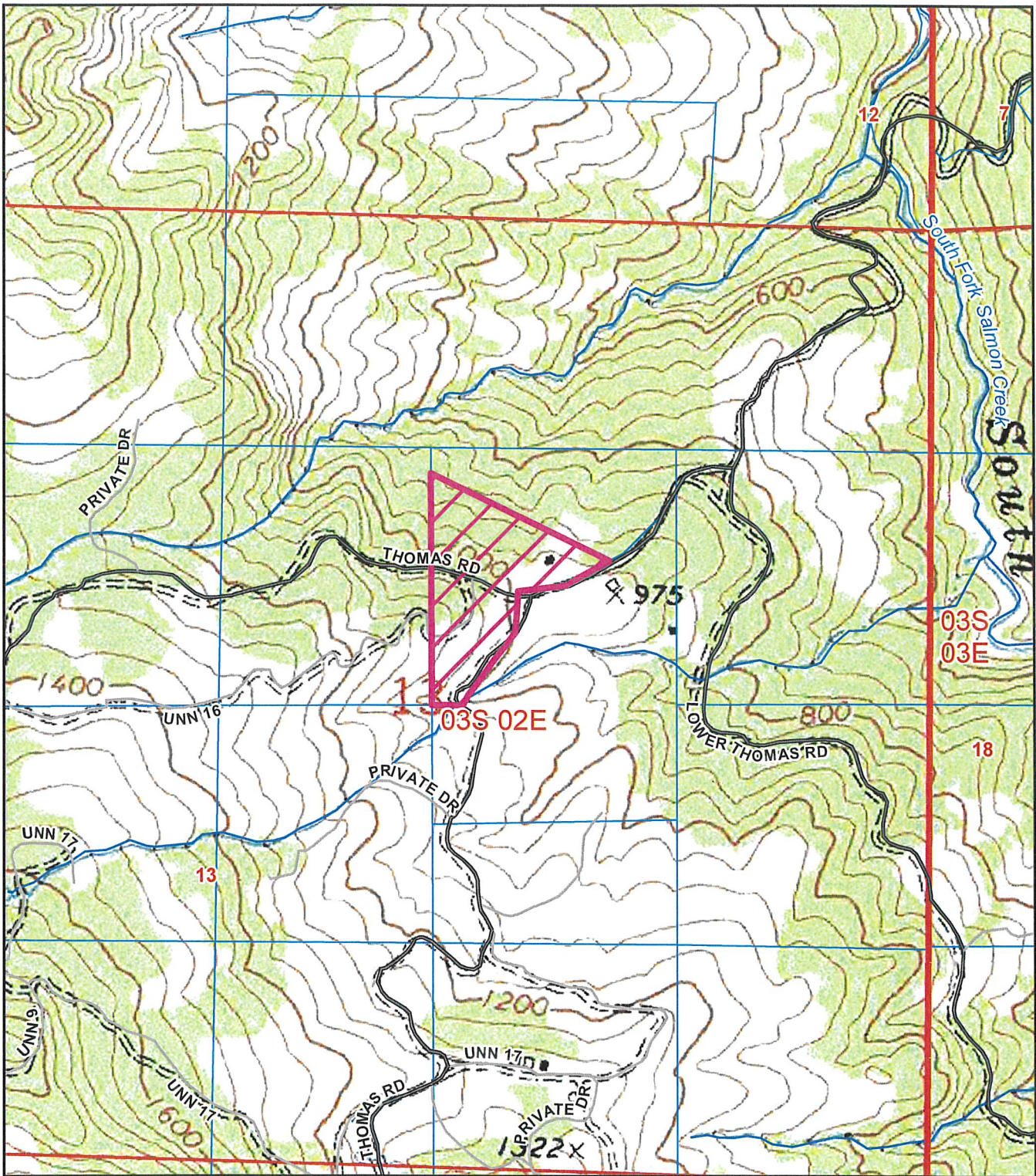
NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Special Permit Modification for Salmon Creek High Grade, LLC, based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on **April 21, 2022.**

I, John Ford, Zoning Administrator 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 Zoning Administrator at a meeting held on the date noted above.

John H. Ford, Zoning Administrator,
Planning and Building Department

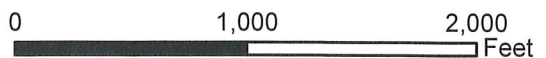


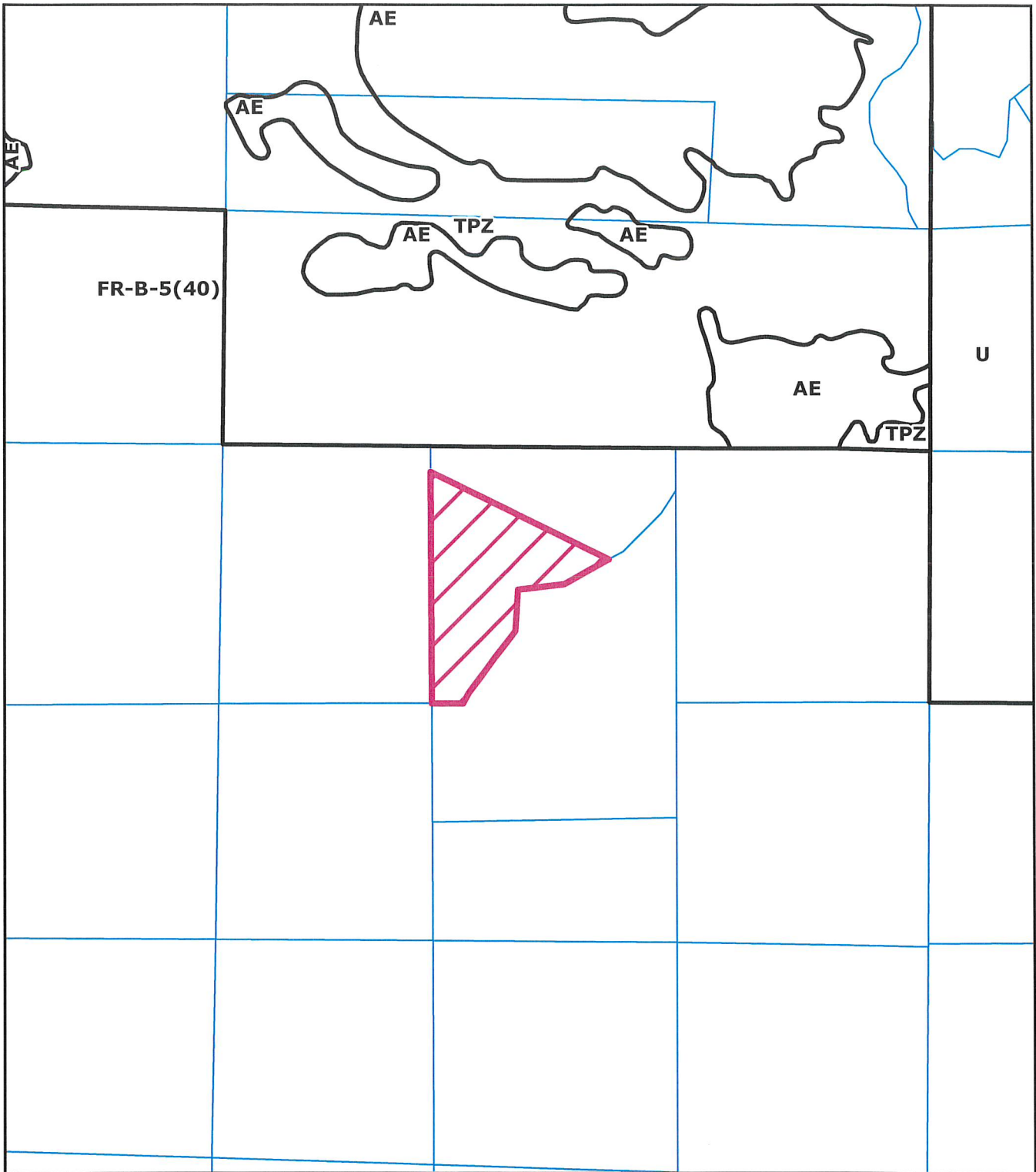
TOPO MAP
PROPOSED SALMON CREEK HIGH GRADE
MIRANDA AREA
PLN--2019-16114
APN: 219-011-009-000
T03S R02E S13 HB&M (ETTERSBURG)

Project Area =



This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.





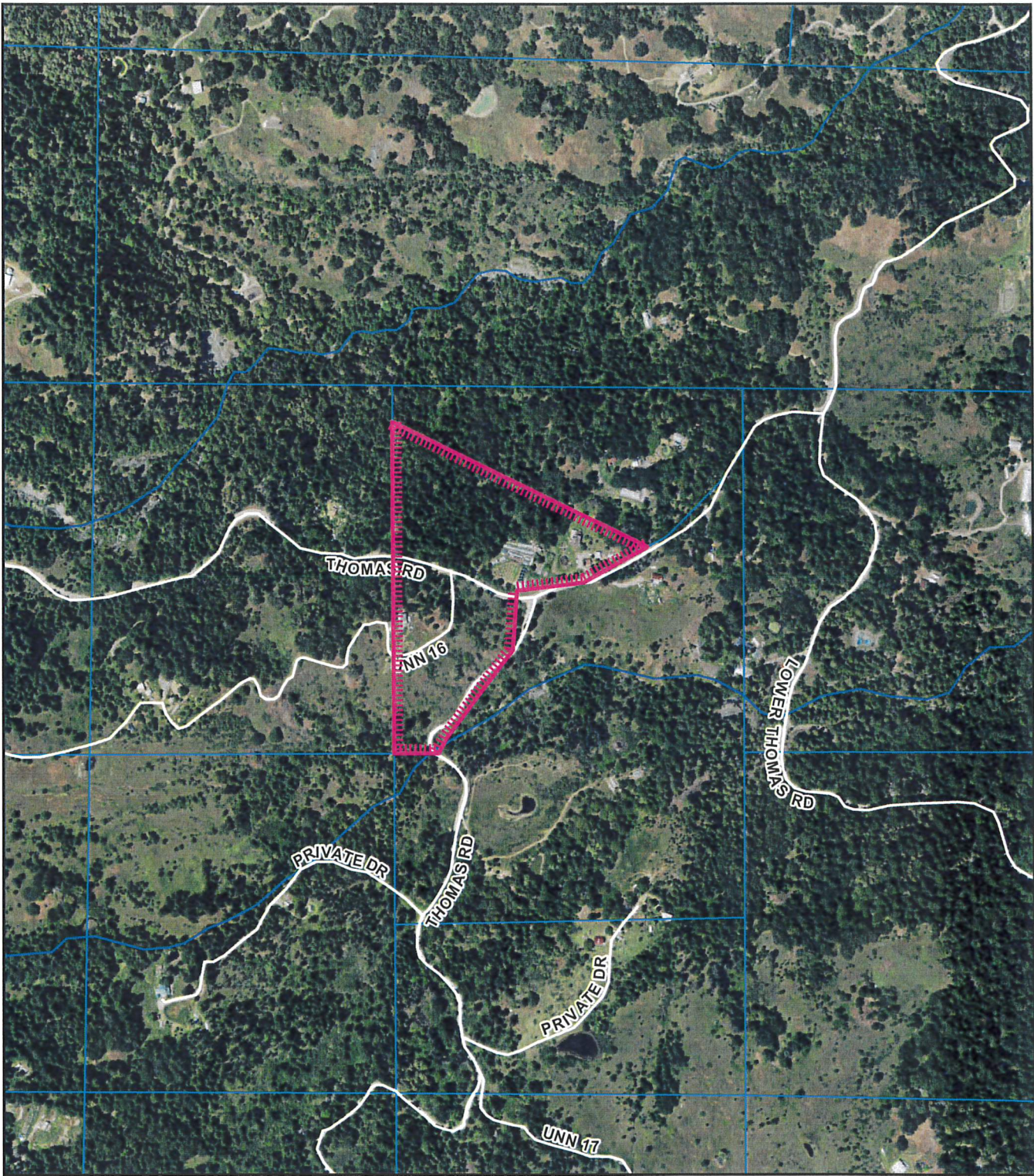
ZONING MAP
PROPOSED SALMON CREEK HIGH GRADE
MIRANDA AREA
PLN--2019-16114
APN: 219-011-009-000
T03S R02E S13 HB&M (ETTERSBURG)

Project Area = 



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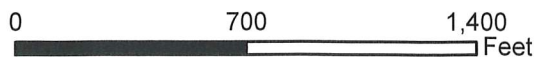


AERIAL MAP
PROPOSED SALMON CREEK HIGH GRADE
MIRANDA AREA
PLN--2019-16114
APN: 219-011-009-000
T03S R02E S13 HB&M (ETTERSBURG)

Project Area = 



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CULTIVATION PLAN

HUMBOLDT COUNTY

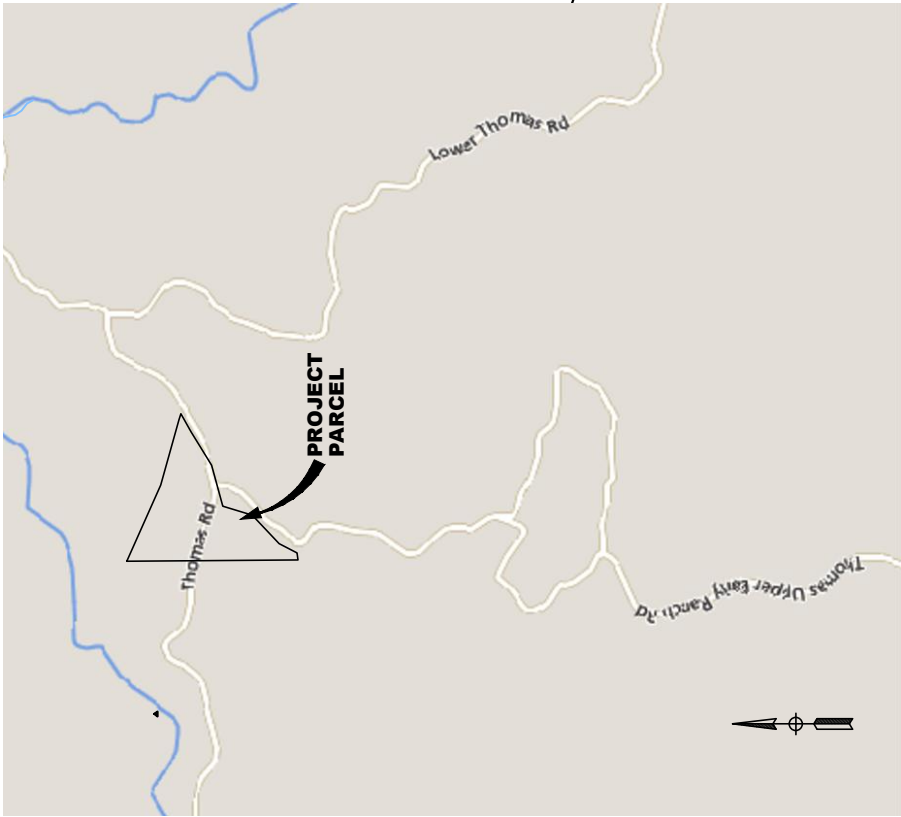
APN: 219-011-009



NO.	HISTORY / REVISION	BY	CHK.	DATE
6	STATE COMMENTS	JDB	AA	6/1/2021

AMY ARCURI
CULTIVATION PLAN
3550 THOMAS ROAD, MIRANDA CA 95553
APN: 219-011-009

DRAWN	JDB
CHECK	AA
APPROVED	AA
DATE	2/16/2020
JOB NUMBER	2.16.2020
SHEET	1



VICINITY MAP
NOT TO SCALE

NOTES:

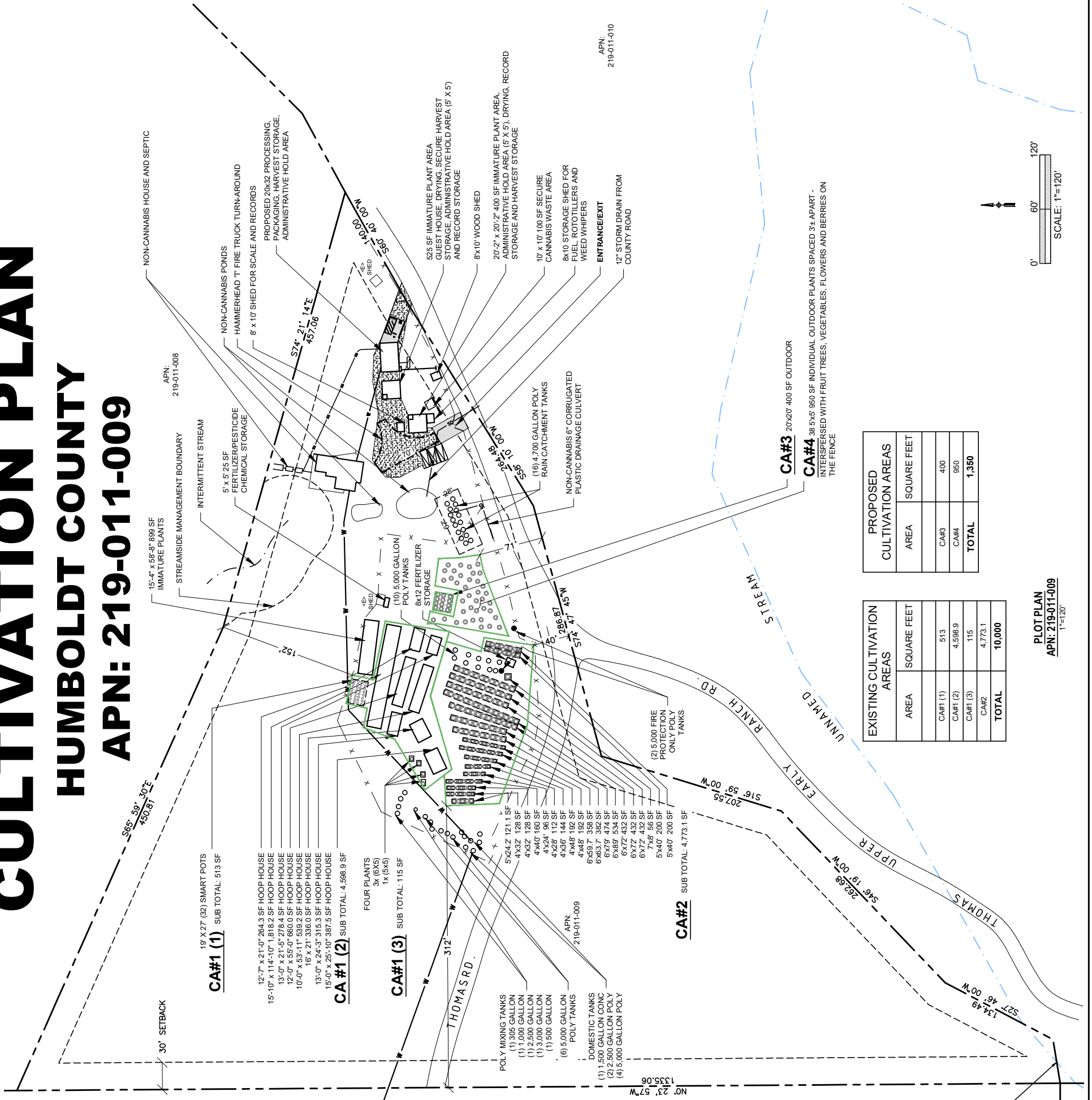
1. ALL LOCATIONS ARE APPROXIMATE. NO SURVEY WAS CONDUCTED FOR THIS PROJECT.
2. PROPERTY LINES ARE APPROXIMATE.
3. CONTOURS SHOWN HEREON ARE FROM NOAA 2018-2019 WILDFIRE SHAPE FILES.
4. IMAGE SHOWN HEREON IS FROM BING.
5. NO TREES WILL BE REMOVED FOR THIS PROJECT.
6. NO SCHOOLS, BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS WITHIN 600' OF CULTIVATION SITE. NO TRIBAL RESOURCES OR OFF-SITE RESIDENCES WITHIN 300'.

OWNER INFORMATION:

OWNER: AMY ARCURI

SITE INFORMATION:

14.39 ACRES
SRA: YES

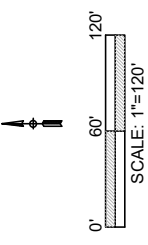


PROPOSED CULTIVATION AREAS

AREA	SQUARE FEET
CA#3	400
CA#4	950
TOTAL	1,350

EXISTING CULTIVATION AREAS

AREA	SQUARE FEET
CA#1 (1)	513
CA#1 (2)	4,598.9
CA#1 (3)	115
CA#2	4,773.1
TOTAL	10,000



PLOT PLAN
APN: 219-011-009
1"=120'

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE SPECIAL PERMIT ARE CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS:

A. Conditions which must be satisfied before the cannabis operations may be initiated (unless otherwise indicated).

1. There are no conditions which must be satisfied before the operations associated with this modification may be initiated.

B. General Conditions

1. Applicant shall implement and adhere to the conditions as described in the approved Special Permit PLN-12482-SP.
2. Applicant shall implement the compliance agreement and post approval inspection follow up associated with the approved Special Permit PLN-12482-SP. These actions, include, but are not limited to obtaining an after the fact grading permit for the areas containing the rainwater catchment tanks.
3. Irrigation water for cultivations areas 3 and 4 shall be exclusively provided by rainwater catchment. There will be no interconnectivity of water infrastructure for areas 3 and 4 with the diversionary water source.
4. The applicant shall install monitoring device(s) on each water source. Applicant shall maintain water usage logs from each source for the life of the project and make logs available for inspection upon request.
5. Applicant shall maintain individual cultivation areas and rows in accordance with the operations plan and use cages, netting, or similar practices to confine growth to approved dimensions.
6. Per the recommendations from the Salmon Creek Volunteer Fire Department:
 - a. The hydrant head be brass or other corrosion resistant material with a 2.5-inch National Hose male thread with a cap.
 - b. The valve on the hydrant and the pipe feeding the hydrant be at least 1.5-inches wide and capable of 200 gallons per minute.
 - c. The hydrant must be clearly labeled "Fire Water."
7. Applicant is responsible for obtaining all necessary County and State permits and licenses and for meeting all requirements set forth by other regulatory agencies.
8. The applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

9. A Notice of Determination will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. Within three days of the effective date of permit approval, the Department will file the Notice of Determination and will charge this cost to the project.
10. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. Ongoing proof of compliance with this condition shall be required at each annual inspection to keep the permit valid.

C. Ongoing Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project:

1. If cultural resources are encountered during construction 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 and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

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 at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

2. The applicant shall adhere to the Invasive Species and Soils Management Plan for the life of the project.
3. All artificial lighting shall be fully contained within structures such that no light escapes (i.e., through the use of blackout curtains). Structures shall be enclosed between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program (refer to <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>). Standards include but are not limited to: Light shall 1) be shielded and downward facing, 2) consist of Low Pressure Sodium (LPS) light or low spectrum Light Emitting Diodes (LED) with a color temperature of 3000 kelvins or less, and 3) only placed where needed.
4. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with applicable standards within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
5. There is no generator usage associated with the project.
6. The use of monofilament netting for all uses, including but not limited for erosion control, shall be prohibited. Geotextiles, fiber rolls, and other erosion control measure materials shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves to minimize the risk of ensnaring and strangling wildlife.
7. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
8. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.

9. The use of anticoagulant rodenticide is prohibited. Per the recommendation in the biological assessment, only manual traps may be used.
10. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.
11. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.
12. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the Humboldt County Code as applicable to the permit type.
13. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning and Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort toward compliance can be shown within the two years following the issuance of the provisional clearance or permit, the Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow additional time to meet the outstanding requirements.
14. Compliance with all statutes, regulations, and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
15. Confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
16. Maintain enrollment in Tier 1 or 2 certification with State Water Resources Control Board Order WQ 2019-0001-DWQ, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
17. Comply with the terms of any applicable Lake and Stream Alteration (1600 or 1602) Permit obtained from the California Department of Fish and Wildlife (CDFW).
18. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire), if applicable.
19. 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 through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).
20. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
21. Pay all applicable application, review for conformance with conditions and annual inspection fees.

22. The master logbooks maintained by the applicant to track production and sales shall be maintained for inspection by the County.
23. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

Performance Standards for Cultivation and Processing Operations

24. Pursuant to Business and Professions Code section 26051.5(a)(8), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
25. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include federal and state wage and hour laws, Cal/OSHA, OSHA, the California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
26. Cultivators engaged in processing shall comply with the following Processing Practices:
 - a. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
 - b. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
 - c. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
 - d. Employees must wash hands sufficiently when handling cannabis or use gloves.
27. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
 - a. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
 - (1) Emergency action response planning as necessary;
 - (2) Employee accident reporting and investigation policies;
 - (3) Fire prevention;
 - (4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - (5) Materials handling policies;
 - (6) Job hazard analyses; and
 - (7) Personal protective equipment policies, including respiratory protection.
 - b. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
 - (1) Operation manager contacts;
 - (2) Emergency responder contacts; and
 - (3) Poison control contacts.
 - c. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
 - d. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.

28. All cultivators shall comply with the approved processing plan as to the following:
 - a. Processing practices
 - b. Location where processing will occur
 - c. Number of employees, if any
 - d. Employee Safety Practices
 - e. Toilet and handwashing facilities
 - f. Plumbing and/or septic system and whether or not the system is capable of handling increased usage
 - g. Drinking water for employees
 - h. Plan to minimize impact from increased road use resulting from processing
 - i. On-site housing, if any
29. Term of Commercial Cannabis Activity Permit. Any Commercial Cannabis Cultivation permit issued pursuant to the CMMLUO or CCLUO shall expire 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 permittees and the permitted site have been found to comply with all conditions of approval.
30. Inspections. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed.
31. Permit Renewals to Comply with Updated Laws and Regulations. Permit renewal is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.
32. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation 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 in which the cultivation area is located, will not support diversions for irrigation.
33. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
 - a. Identifying information for the new owner(s) and management as required in an initial permit application;
 - b. A written acknowledgment by the new owner in accordance as required for the initial permit application;
 - c. The specific date on which the transfer is to occur;
 - d. Acknowledgement of full responsibility for complying with the existing permit; and
 - e. Execution of an Affidavit of Non-diversion of Medical Cannabis.
34. Inspections. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to

assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

Informational Notes:

1. Applicant is advised that County maintained roads may generate dust and other impacts to farm(s). Applicant shall locate their farm(s) in areas not subject to these impacts. Applicant shall be responsible for protecting their farm(s) against these impacts. Applicant shall hold the County harmless from these impacts. Applicant is advised that a paved road may not always remain paved and Applicant shall locate their farms appropriately. Applicant is advised that the amount of traffic on a road will vary over time which may increase or decrease the impacts.

ATTACHMENT 2

**CEQA ADDENDUM TO THE
FINAL ENVIRONMENTAL IMPACT REPORT FOR THE COMMERCIAL CANNABIS LAND USE ORDINANCE**

**Commercial Cannabis Land Use Ordinance Final Environmental Impact Report (EIR)
(State Clearinghouse # 2017042022), January 2018**

APNs 219-011-009; Miranda area, County of Humboldt

**Prepared By
Humboldt County Planning and Building Department
3015 H Street, Eureka, CA 95501**

April 2022

Background

Modified Project Description and Project History –

The Commercial Cannabis Land Use Ordinance (CCLUO) updated the County's 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) as well as repeal of the Medical Cannabis Testing and Research Laboratories provisions and on-site consumption prohibition 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, respectively. These regulations establish land use regulations for the commercial cultivation, processing, manufacturing, distribution, testing, and sale of cannabis within Humboldt County. These regulations were developed in concert with the Final Environmental Impact Report (EIR) that was adopted for the ordinance in order to implement the mitigation measures of the EIR. The EIR addressed the broad environmental impacts that could be expected to occur from the adoption and implementation of the ordinance. The EIR specified that the regulations established in the CCLUO would mitigate the impacts of existing and new cannabis operations by establishing regulations for an unregulated land use to help prevent and reduce environmental impacts that are known to result from cultivation operations. The EIR prepared for the CCLUO also established local land use regulations to allow for commercial cannabis operations in the unincorporated area of the County that ensure the health and safety of residents, employees, County visitors, neighboring property owners and end users of cannabis. The proposed project is consistent with all regulations within the CCLUO and all mitigation measures of the EIR. The current project was contemplated by the EIR and compliance with the provisions of the CCLUO will fully mitigate all environmental impacts of the project to a less than significant level.

The current project is a Modification to a Special permit for 10,000 square feet of existing outdoor commercial cannabis and 1,824 square foot ancillary nursery previously approved under record number PLN-12482-SP. The modification adds an additional 1,350 square feet of existing outdoor commercial cannabis cultivation increasing the total to 11,350 which will be comprised of 4,599 square feet of light deprivation for two harvest cycles and 6,751 of full sun for one harvest cycle. The water budget is increasing from 44,000 gallons annually to 120,00 gallons annually to correct an error in the original estimation. The change in water budget will be met through the addition of rainwater catchment. The modification includes reconfiguration of outdoor cultivation areas consistent with the operations plan. Water storage is also increasing from 75,000 gallons to 155,200 gallons which includes 75,200 gallons of rainwater catchment tanks. Other aspects of the operation concerning nursery size, processing, power source, and number employees remain the same.

The approval of additional pre-existing cultivation does not represent additional ground disturbance. The additional water tanks are in an area requiring a grading permit as described in the existing compliance agreement and post approval follow up for PLN-12482-SP. Therefore, no additional analysis is needed regarding potential biological impacts from this modification. The project is in the Bear River Band of Rohnerville Rancheria and Intertribal Sinkyone Wilderness Council aboriginal territory. The project was referred to the tribes and the Northwest Information Center. Tribal consultation on PLN-12482-SP resulted in a recommendation of inadvertent discovery protocol which is unchanged with this modification.

The modified project will comply with provision of the CCLUO intended to eliminate impacts to sensitive species from noise and from light. Compliance with these and other measures of the CCLUO ensure consistency with the EIR.

Purpose - Section 15164 of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an addendum to a previously certified Final Environmental Impact Report (EIR) if some changes or additions are necessary but none of the conditions described in Section 15162 calling for a subsequent EIR or Negative Declaration have occurred. Section 15162 states that when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Final EIR was certified as complete, shows any of the following: A) the project will have one or more significant effects not discussed in the previous Final EIR; B) significant effects previously examined will be substantially more severe than shown in the Final EIR; C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or D) mitigation measures or alternatives which are considerably different from those analyzed in the Final EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Summary of Significant Project Effects and Mitigation Recommended

No changes are proposed for the Final EIR recommended mitigations. The proposal to authorize the proposed project is fully consistent with the impacts identified and adequately mitigated in the Final EIR. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the Final EIR.

In reviewing the application for consistency with the adopted EIR the County considered the following information and studies, among other documents:

- Operations Plan and Plot Plan for Salmon Creek High Grade, LLC
- County GIS
- An October 2018 Cultural Resources Investigation Report prepared by Nick Angeloff
- A self-certified road evaluation by the applicant reviewed by Public Works.

Other CEQA Considerations

Staff suggests no changes for the revised project.

EXPLANATION OF DECISION NOT TO PREPARE A SUPPLEMENTAL MITIGATED NEGATIVE DECLARATION OR ENVIRONMENTAL IMPACT REPORT

See **Purpose** statement above.

In every impact category analyzed in this review, the projected consequences of the current project proposal are either the same or less than significantly increased than the initial project for which the EIR was adopted. Based upon this review, the following findings are supported:

FINDINGS

1. The proposed project will permit a new cannabis operation and bring the operation into compliance with county and state requirements intended to adequately mitigate environmental impacts.

2. The circumstances under which the project was approved have not changed substantially. There are no new significant environmental effects and no substantial increases in the severity of previously identified effects.
3. For the current proposed project, there has been 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 the previous EIR was adopted as complete.

CONCLUSION

Based on these findings it is concluded that an Addendum to the previous Final EIR is appropriate to address the requirements under CEQA for the current project proposal. All of the findings, mitigation requirements, and mitigation and monitoring program of the EIR, remain in full force and effect on the original project.

There are no new significant environmental effects and no substantial increases in the severity of previously identified effects. For the current proposed project, there has been 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 the previous EIR was adopted as complete.

ATTACHMENT 3

Applicant's Evidence in Support of the Required Findings

Attachment 3 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

1. The name, contact address, and phone number(s) of the applicant. (On File – Application Form)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (On File)
3. Plot plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within one-quarter mile (1,320 feet) of a school, school bus stop, church or other place of religious worship, public park, or tribal cultural resource, the plot plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (**Attached** with project Maps)
4. A cultivation and operations plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel; and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season. (**Attached**)
5. Copy of the statement of water diversion, or other permit, license or registration filed with the State Water Resources Control Board, Division of Water Rights, if applicable. (Not Applicable)
6. Description of water source, storage, irrigation plan, and projected water usage. (**Attached** in Cultivation Operations Plan)
7. Copy of Notice of Applicability and Site Management Plan and other documents filed with the State Water Resources Control Board demonstrating enrollment in Tier 1 or 2 in accordance with State Water Resources Control Board Order WQ 2019-0001-DWQ, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (On File)
8. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing, impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the California Department of Fish and Wildlife. (Not Applicable)
9. If the source of water is a well, a copy of the County well permit, if available. (Not Applicable)
10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under Section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner

has completed a civil or criminal process and/or entered into a negotiated settlement with Cal Fire. (Not Applicable)

11. Consent for on-site inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On File)
12. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation 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, will not support diversions for irrigation. (On File)
13. Acknowledge that the County reserves the right to engage with local tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including 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). (On File)
14. An October 2018 Cultural Resources Investigation Report prepared by Nick Angeloff. (On File as part of PLN-12482-SP)
15. A self-certified road evaluation for Thomas Road. (On File)
16. Division of Environmental Health Attachment for Commercial Medical Marijuana Clearances/ Permits (DEH Form). (On File)

Cultivation and Operations Plan

Application 16114 APN: 221-061-036

I. Project Description

A Modification to a Special permit for 10,000 square feet of existing outdoor commercial cannabis and 1,824 square foot ancillary nursery previously approved under record number PLN-12482-SP. The modification adds an additional 1,350 square feet of existing outdoor commercial cannabis cultivation increasing the total to 11,350 which will be comprised of 4,599 square feet of light deprivation for two harvest cycles and 6,751 of full sun for one harvest cycle. The water budget is increasing from 44,000 gallons annually to 120,00 gallons annually to correct an error in the original estimation. The change in water budget will be met through the addition of rainwater catchment. The modification includes reconfiguration of outdoor cultivation areas consistent with the operations plan. Water storage is also increasing from 75,000 gallons to 155,200 gallons which includes 75,200 gallons of rainwater catchment tanks. Other aspects of the operation concerning nursery size, processing, power source, and number employees remain the same.

II. Description of Cultivation Activities

A total of 11,350 square feet of existing outdoor commercial cannabis cultivation consisting of 4,500 square feet of light deprivation for two harvest cycles and 6,850 square feet of full sun outdoor for one harvest cycle. This is supported by a 1,842 square foot propagation area. There are four separate cultivation areas.

Cultivation Area 1-1	19 x 27	513 SF
Cultivation Area 1-2	8 Hoop Houses Light Deprivation	4,599 SF
Cultivation Area 1-3	Four plants 3x (6x5) 1x (5x5)	115 SF
Cultivation Area 2	Full Sun Outdoor in 19 separate rows	4,773 SF
Cultivation Area 3	20x20 perimeter	400 SF
Cultivation Area 4	38 – 5 x 5 plants	950 SF
TOTAL		11,350 SF

The rows in cultivation area 2 will utilize netting and cages to define the extent of plant growth consistent with the dimensions and sizes depicted on the plot plan. The individual plants in cultivation area 4 and cultivation area 1-1 will be managed for size using cages.

III. Description of water source, storage, irrigation, and projected water use.

Cannabis is irrigated using half inch poly pipe with 1 GPH emitter spacing every 9 inches. Currently with 3600' of irrigation line, and emitters every 9" that equals 4800 emitters. 4800 emitters at 10 minutes are equal to 800 gallons a day. Based on a possible 150 day watering period, equaling 119,200 gallons of estimated annual water use for cannabis. This irrigation will

take care of roughly 5000 cannabis plants for the duration of their lives. The LSAA for this property has been granted under operation of law.

IV. Water Budget and Water Conservation Measures. Figures in this table are in gallons. (D) = Diversion (RW) = Rainwater Catchment

	Cult Area 1 Dep 1.0	Cult Area 2 Outdoor 1.0	Cult Area 3 Outdoor cube 2.0	Cult Area 4 Outdoor holes in ground 2.0	Propagation Area	TOTAL
January	0	0	0	0	0	
February	0	0	0	0	1500 RW	1500
March	0	0	0	0	2000 RW	2000
April	0	6,000 D	0	0	2000 RW	8000
May	0	7,000 D	0	0	2000 RW	9000
June	13,200 RW	7,000 RW	1000 RW	2000 RW	2000 RW	25,200
July	15,000 RW	7,000 RW	1000 RW	2000 RW	0	25,000
August	15,000 D	7,000 RW	1000 RW	3000 RW	0	26,000
September	10,000 D	7,000 D / RW	1000 RW	2000 RW	0	20,000
October	2,500 D	0	0	0	0	2,500
November	0	0	0	0	0	
December	0	0	0	0	0	
TOTAL	55,700 (27,500 D + 28,200 RW)	41,000 (16,500 D + 24,500 RW)	4,000 RW	9,000 RW	9,500 RW	119,200 (44,000 D + 75,200 RW)

Conservation measures include using irrigation emitters and rainwater catchment. Forbearance is followed from April 1-October 31. Water is pulled for the irrigation 42 hours a week. Drip irrigation and water timers ensure consistent and economical use of water.

Rainwater Calculations

2,500 square feet of surface area is used to collect rainwater. The average rainfall of the area is 62 inches per year. During an average year, rainwater catchment will total 96,565 gallons, exceeding the minimum 72,500 gallons needed. In a less than average rainfall season of 50 inches per year, the catchment system will still be able to yield 77,875 gallons. When rainfall exceeds rain catch tank capacity, the water is used to fill other tanks for cannabis that are already included in the water budget. If rainfall is less than 50 inches per year, additional water conservation measures will be implemented, or the size of the cultivation will be reduced to stay within the available water budget.

V. Schedule of Activities

January	Cut clones weekly for beginning of season. Transplant any rooted clones into 4" or 1 – gallon pots.
February	
March	Cut clones weekly. Transplant any rooted clones into 4" or 1 gallon pots. Begin planting first round into the ground.
April	
May	Finish planting round one. Start pulling deprivation curtains in June. Continue cutting clones for round two and transplant all rooted clones into 4" or 1 – gallon pots.
June	
July	Start harvesting first round. Start pulling light deprivation tarps. Continue cutting clones and transplanting rooted clones. Transplanting of second round begins in late July through August.
August	
September	Light deprivation tarps are being used. Harvesting of round two to start. Decide which mother plants are going to be kept for next year.
October	
November	Clean up garden. Put to sleep using different methods i.e. cover crops, chicken manure, compose, cardboard layering. Shop for new mother plants. Start cutting clones for next season.
December	

VI. Measures for Compliance with SWRCB Order

Salmon Creek High Grade has provided a Notice of Applicability WDID:1_12CC419530 and will comply with all site management plan and reporting requirements.

VII. Description of on-site drainage, including runoff and erosion control measures

Beds are winterized at the end of the season to control runoff. Throughout the year and at the end of the season, straw and grass seed is spread as an erosion control measure.

VIII. Invasive Species Control Plan

The project area will be monitored annually for invasive species. If any invasive plants species are found they will be removed using hand tools or similar low impact methods. Bullfrog management is controlled by removing any egg clusters in the spring and throughout the season. If any bullfrogs are seen, they are removed and murdered. The site has 8 ducks that have eaten all bullfrog tadpoles so currently there is no visible bullfrogs.

IX. Materials Management Plan

Fertilizers are stored in the fertilizer sheds in plastic totes with a lid. Any bulk amendments beyond a daily use, will be stored on a pallet and covered with a tarp. Bulk amendments product would only be present for a day or so during the beginning of the season when amending would be taking place. Some bulk fertilizer top dress may be stored in the fertilizer shed on pallets packaged.

Pesticides are stored in the fertilizer garden shed, inside of a plastic tote. Isopropyl Alcohol is diluted and used as a pesticide along with Dr. Bronner's liquid soap. No other pesticides are used.

Plant waste is disposed of in the compost area. The compost is turned yearly and used later in the veggie garden after it has been broken down. When off-site processing occurs the third party disposes of the plant waste.

Solid waste is properly stored in plastic bags inside trash cans and is either recycled or disposed of at the local refuse center weekly.

X. Sewage Disposal Plan

Per the terms and conditions of the approved Special Permit PLN-12482-SP, portable toilets will be provided for cultivation operations. An approved and permitted onsite waste treatment systems will be used in conjunction with any onsite processing. Six Rivers Portable Toilet Service is used for sanitation purposes. There is 1 to 3 port potties and one sink throughout the year depending on the time of the season.

XI. Soil Management

No soil is exported. Soil is amended seasonally. Annually 2 pallets of bagged soil are used for seed starting and clones. This soil ends up where the plant is grown for the entire season. Used soil is recycled into existing beds.

XII. Processing Plan

Curing of the cannabis will take place on property. The curing process begins by hanging sections of the plant onto bailing wire in the curing shed. The plants hang there for approximately 2 weeks. Once the plant is dry. The plant is removed from the line and cut into sections to fit into totes. Labeled and readied to go off to processing off site until a permitted commercial building is approved. For now, all processing is done off site until the permitted processing building is built. The processing building is in review currently with the building department. Both curing buildings have operating fans, heaters, and dehumidifiers in them.

XIII. Parking Plan

When seasonal employees are needed parking is available just inside the main gate of the property. There is also plenty of room to park in front of the property along the side of the road. Handicap parking shall be made when the commercial processing building is built according to the permit and plans.

XIV. Energy Plan

The project uses on the grid electricity from PG&E.

XV. Security Plan

The property is located behind a locked gate and off of the road. All gates on property have locks as well as all buildings. There is no visual of the cultivation areas except by air and the property is occupied by full time residents.

XVI. Noise Assessment and Mitigation Plan

No noise generating devices are being introduced as part of this modification. No generators are used.

XVII. Light Pollution Control Plan

No lights are used outside or in any greenhouses. In the propagation areas located in the guest house and 400 square foot shop, lights are shielded by hard walls and roof.

XVIII. Employees and Staffing

The number of employees is not changing and with the modification and will continue per the terms and conditions of the approved Special Permit PLN-12482-SP.

ATTACHMENT 4

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

The project was referred to the following referral agencies for review and comment. Those agencies that provided written comments are checked off.

Referral Agency	Response	Recommendation	Location
Ag Commissioner		No Response	
Building Inspection Division		No Response	On File
County Counsel		No Response	
Humboldt County District Attorney		No Response	
Division Environmental Health	✓	Approval	On File
Humboldt County Sheriff	✓	Approval	On File
Public Works, Land Use Division	✓	Approval	On File
Fire Protection District	✓	Conditional Approval	Attached
Regional Water Quality Control Board		No Response	
School District		No Response	
California Department of Fish & Wildlife		No Response	
CalFIRE	✓	No Comment	On File
Bear River Band	✓	Conditional Approval	On File (Confidential)
Intertribal Sinkyone Wilderness Council		No Response	
Northwest Information Center		Comment	On File (Confidential)



9/8/2021

To whom it may concern,

This letter is to formally confirm that the parcel registered under APN: 219-011-009 located near Miranda, California, is within the Salmon Creek Volunteer Fire Department's immediate response area. Services provided include EMS, fire suppression, and public assists. The department maintains three response engines: a rapid response fire and medical unit equipped with water, foam, AED, and Basic Life Support, a larger wildland fire apparatus, and a 2000-gallon water tender.

The SCVFD recommends that all commercial farms within its response area examine the requirements found in Humboldt County Code Title III, Div 11: Fire-Safe Regulations.

The SCVFD requests that all commercial farms within its response area ensure the presence of at least one turnout/turnaround area capable of supporting a large wildland fire engine, as well as a Hydrant that is capable of supplying at least 2500 gallons of water, either from a designated fire tank, or from the farm irrigation network. The Hydrant should be located adjacent to the roadway/driveway, preferably where the fire engine will not block traffic.

Commercial farms are requested to adhere to the Hydrant requirements found in the Fire-Safe Regulations:

"The hydrant head shall be brass or other corrosion resistant material with 2-1/2 inch National Hose male thread with a cap for pressure/gravity flow systems, and for draft systems, where applicable."

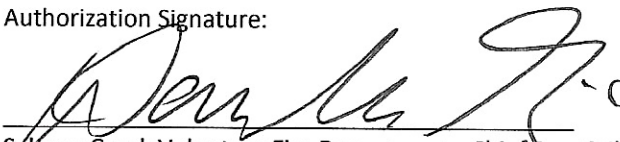
Please ensure that there is a valve on the Hydrant and that the pipe feeding the hydrant is at least 1.5 inches wide (3 inch is recommended) and capable of 200 gallons per minute.

Please clearly mark your Hydrant with a sign labeled "FIRE WATER" so we can quickly and easily find it.

Thank you in advance for your efforts to keep our community fire safe.

Julian King
SCVFD Board President
(707)499-1289
salmoncreekfire@gmail.com

Authorization Signature:



Salmon Creek Volunteer Fire Department - Chief Dan Gribi