



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: October 17, 2019

To: Humboldt County Planning Commission

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

Subject: **Skyline Farms, LLC, Special Permits and Lot Line Adjustment**
Record Nos.: PLN-11812-SP & PLN-2018-15087
Assessor's Parcel Numbers: 220-312-011 and 220-312-007
209 Seely Creek Road, Redway area

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Please contact Keenan Hilton, Planner, at (707) 268-3722, or by email at khilton@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date October 17, 2019	Subject Special Permits & Lot Line Adjustment	Contact Keenan Hilton
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Project Description: A Special Permit for an existing 10,000-square-foot cannabis cultivation operation with a 1,000-square-foot ancillary nursery, a Special Permit for agricultural diversion within the Streamside Management Area, and a Lot Line Adjustment (LLA) between two parcels resulting in two parcels of 58 acres and 85 acres, respectively. The purpose of the LLA is to place a pre-existing cultivation site on the parcel associated with its operation and to meet all applicable setbacks. Water for irrigation is sourced from two surface water diversions and from an existing 60,000-gallon rainwater catchment pond. In addition to the existing pond, the applicant has eight 2,500-gallon storage tanks, four 5,000-gallon rainwater catchment tanks, eight 5,000-gallon storage tanks, one 25,000-gallon tanks, one 40,000-gallon tank and one 20,000-gallon water bladder for a grand total of 225,000 gallons of water storage capacity. The applicant estimates that the project will demand 258,000 gallons of water per year. Plants would be dried and cured in the dry shed and garage. Further processing would occur at a licensed third-party facility. The project would require a maximum of six employees. Two generators provide power and are housed in the garage.

Parcel	Creation Documentation	Area Before LLA	Area After LLA
220-312-011	Parcel 1 of Parcel Map No. 2013 recorded in Book 17 of Parcel Maps, Page 134	~ 58 acres	~ 58 acres
220-312-007	Certificate of Subdivision Compliance recorded on May 14, 2019 as Document No. 2019-008358	~ 85.5 acres	~ 85.5 acres

Project Location: The project is located in Humboldt County, in the Briceland Area, on the North Side of Briceland-Thorn Road, approximately 1.1 miles from the intersection of Seely Creek Road and Briceland-Thorn Road, on the property known as 209 Seely Creek Road, Redway.

Present Plan Land Use Designations: Residential Agriculture (RA-40), Density: 40 acres per dwelling unit, Slope Stability: Moderate Instability (2)

Present Zoning: FR-B-5(40), Forestry Recreation (FR), Special Building Site (B)

Record Nos.: PLN-11812-SP and PLN-2018-15087

Assessor Parcel Number: 220-312-011 and 220-312-007

Applicant
Skyline Farms, LLC
PO Box 991
Redway, CA 95560

Owner
Shanon and Casandra Taliaferro
PO Box 991
Redway, CA 95560

Agent
Same as Applicant

Environmental Review: An Addendum to a previously adopted Mitigated Negative Declaration has been prepared for consideration per §15164 of CEQA Guidelines.

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

Major Issues: None.

SKYLINE FARMS, LLC

Record Nos.: PLN-11812-SP and PLN-2018-15087

Assessor's Parcel Numbers (APNs): 220-312-011 and 220-312-007

Recommended Planning Commission 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 Planning Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section §15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permits & Lot Line Adjustment based on evidence in the staff report and adopt the Resolution approving the Skyline Farms, LLC, Special Permits & Lot Line Adjustments as recommended by staff subject to the recommended conditions.

Executive Summary

The proposed Special Permit (SP) would allow an existing outdoor cultivation area of approximately 10,000 square feet, and a 1,000-sf ancillary nursery on a legal parcel of approximately 58 acres known as 220-312-011 (subject parcel). The special permit would also allow the continued use of creek diversions which supply water to meet some of the irrigation demand of the project.

The western cultivation site occurs just over the parcel boundary on the neighboring parcel APN 220-312-007 owned by North Coast Land Management, LLC. North Coast Land Management has an active cannabis application. The cultivation in question was claimed by Skyline Farms, LLC as part of their application and was not claimed by North Coast Land Management, LLC in their application. The owners of both parcels have signed the application for Lot Line Adjustment (LLA) to correct the situation. Following the approval of the LLA, the cultivation would occur entirely on the subject parcel, meeting firesafe and zoning setback requirements. The LLA would not affect the size of either parcel—220-312-011 would remain approximately 58 acres and 220-312-007 would remain approximately 85 acres. In this report, staff will discuss zoning requirements and the measures taken to satisfy these requirements as applied to the proposed parcel boundary rather than the existing parcel boundary.

Total cultivation on the property would not exceed 10,000 square feet. Other cultivation-related buildings on the property include a 20-foot by 24-foot garage built in 2007 that houses the 3kw generator and fuel. The garage would also be used for onsite drying and curing. There is also a 12-foot by 20-foot dry shed built in 2016 and a 30-foot by 40-foot shop built in 2010 that would be used for drying and curing of the cannabis. Other structures on site include a single-family dwelling constructed in 1980 that is used as a residence, a 24-foot-diameter yurt constructed in 2006, a 30-foot-diameter diameter yurt used for drying, and a 14-foot by 16-foot cabin constructed in 2006 that is used for temporary living and personal storage. The 7kw generator is kept on a covered cement slab. Conditions of approval require the after-the-fact permitting of all structures over 120 sf that have a nexus to the cannabis cultivation operation.

Two septic systems are depicted on the site plan and are currently used by project operators: one associated with the residence and one near the yurt. Conditions of approval require that the septic systems be permitted or that the applicant provide receipts demonstrating continual portable toilet service for cultivation workers.

There are three identified water sources for the project. One water source for the cultivation operation is a 60,000-gallon rainwater catchment pond (lined) on the parcel. The pond was constructed in 1996. Conditions of approval require after-the-fact permitting of the grading. California Department of Fish and Wildlife (CDFW) has determined that the pond is not instream and therefore not hydrologically connected. CDFW has requested the applicant to file an amendment to the LSAA to reevaluate if the pond is possibly connected during overflow periods to surface water. Evaluation of the outflow of the pond would determine if any improvements to the spillway are needed. . Conditions of approval require that the pond be equipped with escape ramps for wildlife, and that the applicant follow the standard CDFW bullfrog management plan. A secondary water source, a jurisdictional shallow well that CDFW considers to be a stream diversion, is also used to meet the irrigation needs of the operation. The diversion is from an unnamed tributary of Seely Creek. The applicant has a fully executed Lake and Streambed Alteration Agreement (LSAA) covering the diversion, dated May 18, 2015. The biological review included in the LSAA satisfied the requirement for a biological report for activity within the SMA. The diversion includes a shallow well (concrete cistern) and a creek pump. As stated in the LSAA, the diversion is subject to the forbearance period of July 15 to October 15 each year. CDFW has since requested an LSA amendment so that the forbearance period may be extended to May 15 in line with County requirements. CDFW has also requested that the amendment to the existing LSA Agreement include a retrofit to the existing water diversion facility. These requirements have been included as a condition of project approval. The applicant has a right to divert and use water from the shallow well and creek pump from the State Water Resource Control Board – Division of Water Rights. The Right to Divert and Use Water limits diversion to no more than 42,000 gallons per day. Ongoing conditions of approval require that the applicant retain trees, snags and other elements of the overstory and implement erosion control measures consistent with the Streamside Management Area and Wetland Ordinance (SMAWO).

The applicant has eight 2,500-gallon storage tanks, four 5,000-gallon rainwater catchment tanks, eight 5,000-gallon storage tanks, one 25,000-gallon tanks, one 40,000-gallon tank and one 20,000-gallon water bladder for a grand total of 225,000 gallons of water storage capacity. Conditions of approval require that the applicant forbear from using diverted water from July 15 to October 31 or whichever window is determined appropriate in the revised LSAA. Conditions of approval require the applicant to discontinue use of the water bladder. The annual estimated water usage is 258,000 gallons. Water is applied using a timed, metered, drip irrigation system.

Cultivation activities typically begin in April when the applicant starts plants from either seed or clone in the nursery. These are transplanted to either beds or pots in May. There would be two harvest cycles from the outdoor greenhouses (no artificial lights), one in August and the other in October, and one from their full-term outdoor cultivation in November. The planned nursery propagation area would not exceed 1,000 square feet. The nursery greenhouse would have 54-Watt 40 T-5 fluorescent lights inside their nursery for starts and would use approximately 40 lights. To comply with the International Dark Sky Association Standards, the applicant plans to use black out tarps during sunset hours.

The applicant would pull tarps over the non-illuminated greenhouses to have two harvests of cannabis via light deprivation between August and October. Tarps would be pulled by hand and would not have any negative impacts to the surrounding area. Only natural sunlight (no artificial light) would be used for the light deprivation growing cycles. Plants would be harvested one at a time using hand shears and taken to the dry shed and shop where they would be dried and cured. Further processing activities would occur at a licensed third-party facility.

The applicant has prepared a Water Resource Protection Plan (WRPP) for the site. The WRPP makes recommendations for improving two culverts and one area of road surface on the subject property and implementing these recommendations have been included as conditions of project

approval. CDFW has also requested that the amended LSAA for the property include these proposed treatments, and this requirement is also a condition of project approval. All cultivation sites for this project are located at least 300 feet from Seely Creek and all other watercourses and outside of associated Streamside Management Areas.

The applicant retained Registered Professional Forester (RPF) Timothy Metz to assess an apparent timberland conversion. The forester evaluated the site finding that no conversion occurred. The applicant did remove two large second growth redwoods in 2015. All post-2016 changes to the foliage on the site was removal of coyote brush. No mitigations are necessary.

The applicant uses two generators to provide electricity for the operation: one 2,000-Watt Honda EU generator and one 3,000-Watt Honda EU generator. The applicant provided a noise rating of 59 dB, which is consistent with these generator models. Assuming the generators are co-located and contained, as described in the Cultivation and Operations Plan, the noise produced would be approximately 50 dB at 46 feet. There are documented Northern Spotted Owl (NSO) observations approximately 1.2 miles from the project site. Approximately 1.5 miles from the project site are public lands classified as critical habitat for NSO. However, a neighbor prepared a Timber Harvest Plan covering several properties directly adjacent to the subject parcel. Protocol level surveys for NSO were performed on these properties with two responses to hooting in three years.

CDFW responded to the project raising the following concerns:

1. As of September 2017, the reporting requirements of the Final Lake or Streambed Alteration Agreement (1600-2015-0026-R1) had not been met. CDFW requested that compliance with the 1600 agreement be included as a condition of approval.
2. Due to increased flow impairment of the Redwood Creek watershed, CDFW requested a condition of approval that the applicant amend the existing 1600 agreement to retrofit the existing water diversion facility.
3. The property has several existing ponds and a proposed pond. CDFW requested that a condition of approval require that the applicant comply with the standard Bullfrog Management Plan.
4. The project has habitat for NSO. CDFW requested that conditions of approval require protocol level surveys, that the applicant contain the noise of generators and fans and the lights from the nursery. CDFW requested that the use of generators and fans occur at least 200 feet from surface water. CDFW requested prohibition of generators from February 1 to July 9 (NSO breeding season).

Compliance with state agencies including CDFW is an ongoing condition of project approval. Amending the issued, final 1600 agreement is included as a condition of project approval. Compliance with the standard Bullfrog Management Plan is an ongoing condition of approval. The generators are proposed for use inside of a garage. Ongoing conditions of approval require that noise levels not exceed 50 dB when measured at 100 feet or at the edge of habitat, whichever is closer. Ongoing conditions of approval require compliance with the International Dark Sky Association Standard Lighting Zone 0. Further, conditions of approval require that the applicant refrain from use of monofilament netting, that the applicant appropriately store and dispose of waste, and that the applicant leave any wildlife encountered on the site unharmed.

Because an NSO protocol level survey was performed from 2016 - 2018 covering several of the properties directly adjacent to the subject parcel, and because the project is designed and conditioned to assume the potential presence of NSO, protocol level surveys will not be included as a condition of approval. The use of generators would be permitted at all times of the year since the applicant must meet a heightened performance standard. The proposal of the applicant does not include any generators or fans within 200 feet of naturally occurring surface water.

The subject property is located in the Briceland area, on the north side of Briceland-Thorn Road, approximately 1.1 miles from the intersection of Seely Creek Road and Briceland-Thorn Road. Road access is via this 1.1-mile section of Seely Creek Road, which is maintained privately by the Seely Creek Road Association. The applicant has completed a Road Evaluation Report certifying that the entire length of Seely Creek Road is equivalent to a road category 4 standard. As a condition of project approval, the applicant would improve the junction of Seely Creek Road and the county-maintained Briceland-Thorn Road to current visibility and encroachment standards.

The security plan includes a locked gate at the entrance to the property. There are cameras over the parking areas, cultivation areas, buildings, and gates. Safety practices include maintaining work surfaces in clean, sanitary condition.

Environmental review for the proposed project as initially proposed was conducted, and based on the results of that analysis, staff determined the existing cultivation project was previously analyzed in the Final Mitigated Negative Declaration prepared for the Commercial Medical Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016. Permitting the existing cultivation areas and bringing them into compliance with County and State regulations would not present substantial changes that would require major revisions to the previous mitigated negative declaration. The Lot Line Adjustment is a minor change in the parcel boundaries and enables the cultivation site to come into compliance with the CMMLUO. An addendum to the MND has been prepared for this staff recommendation of permitting the existing cultivation areas only.

The Humboldt County Code (Section 312-9.2.4) provides that the authorized hearing officer and decision maker for all Special Permit applications is to be the Director, and that a public hearing may be waived when no written requests for hearing have been received by the Department prior to the hearing officer's administrative action. Under the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) Special Permits are required for small to medium sized commercial cannabis cultivation sites (5,000-10,000 square feet) which are often less significant and have less potential environmental impacts than larger cultivation applications that require a Conditional Use Permit. Nonetheless, because of the often contentious nature of cannabis cultivation permits and the desire for increased public participation in the decision-making process, the Planning and Building Department has established a Department Policy where cannabis Special Permits are only decided at a noticed public hearing by the Director in his role as the Zoning Administrator.

In accordance with the Department's policy of hearing Special Permits at a Zoning Administrator public hearing, this application was duly noticed and scheduled for a public hearing at the September 19, 2019 Zoning Administrator hearing. At that meeting but before the public hearing for this application was opened, Robert Sutherland, representing the Humboldt Marijuana Advocacy Project (HUMAP) addressed the Zoning Administrator and stated that he did not have any particular concern with this project but that all of the Special Permits on the agenda for commercial cannabis cultivation should be decided by the Planning Commission because he believed very strongly that the Zoning Administrator hearing was not a public process and was bypassing the intent of the zoning ordinance, that it provided inadequate public opportunity, and because the Zoning Administrator should not be "rubber-stamping" the Department's work. While this opinion is clearly an inaccurate representation of the Humboldt County Code requirements for Special Permits and planning staff strongly disagrees with this assessment of "rubber-stamping" cannabis applications, the Zoning Administrator felt that it would be inappropriate for the Zoning Administrator to render a decision on accusations of malfeasance by the Zoning Administrator. Accordingly, this project was continued and re-noticed for a public hearing in front of the Planning

Commission. As part of the review of this application, Planning staff is asking the Planning Commission to consider the concerns and accusations brought forth by HUMAP and to adopt a resolution approving this project and re-affirming that the Zoning Administrator is the appropriate forum for non-controversial Special Permit applications for commercial cannabis cultivation.

Based on a review of Planning Division reference sources and comments from all involved referral agencies, planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the Special Permit.

ALTERNATIVES: The Planning Commission could elect not to approve the project, or to require the applicant to submit further evidence, or modify the project. If modifications may cause potentially significant impacts, additional CEQA analysis and findings may be required. These alternatives could be implemented if the Commission is unable to make all of the required findings. Planning Division staff has stated that the required findings in support of the proposal have been made. Consequently, Planning staff does not recommend further consideration of either alternative.

The Commission could also decide the project may have environmental impacts that would require further environmental review pursuant to CEQA. Staff did not identify any potentially significant impacts. As Lead Agency, the Department has determined that the Project is consistent with the adopted Mitigated Negative Declaration prepared for the Commercial Medical Marijuana Lane Use Ordinance. However, the Commission may reach a different conclusion. In that case, the Commission should continue the item to a future date at least two months later to give staff the time to complete further environmental review.

RESOLUTION OF THE PLANNING COMISSION

OF THE COUNTY OF HUMBOLDT

Resolution Number 19-

Record Nos.: PLN-11812-SP & PLN-2018-15087

Assessor's Parcel Number: 220-312-011 & 220-312-007

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Skyline Farms, LLC, Special Permit & Lot Line Adjustment request.

WHEREAS, Skyline Farms, LLC submitted an application and evidence in support of approving the Special Permit to permit an existing ten-thousand (10,000) square feet of existing outdoor cultivation and one-thousand (1,000) square feet of ancillary propagation space;

WHEREAS, Skyline Farms, LLC submitted an application and evidence in support of approving the Special Permit to permit the continued use of agricultural diversion infrastructure in the Streamside Management Area; and

WHEREAS, Skyline Farms, LLC submitted an application and evidence in support of approving the Lot Line Adjustment to make the western cultivation area occur on the subject parcel and meet all applicable property line setbacks; and

WHEREAS, the County Planning Division has reviewed the submitted applications and supporting substantial evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, The County Planning Division, the lead agency, prepared an Addendum to the Final Mitigated Negative Declaration prepared for the Commercial Medical Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016. The proposed project does not present substantial changes that would require major revisions to the previous mitigated negative declaration. 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, Attachment 2 in the Planning Division staff report includes substantial evidence in support of making all of the required findings for approving the proposed Special Permit and Lot Line Adjustment (Record Nos.: PLN-11812-SP & PLN-2018-15087); and

WHEREAS, Humboldt County Code Section 312-9.2.4 provides that the authorized hearing officer and decision maker for all Special Permit applications is to be the Director, and that a public hearing may be waived when no written requests for hearing have been received by the Department prior to the hearing officer's administrative action; and

WHEREAS, The County Planning Division has adopted a policy of requiring public hearings by the Planning Director in his role as the Zoning Administrator for all Special Permits for commercial cannabis cultivation operations in order to allow for public participation that exceeds the requirements of the Humboldt County Code; and

WHEREAS, This application was properly noticed for a public hearing at the September 19, 2019 Zoning Administrator meeting; and

WHEREAS, Robert Sutherland, representing the Humboldt Marijuana Advocacy Project (HUMAP) attended this public meeting and expressed objections to all commercial cannabis cultivation applications that were scheduled to be heard by the Zoning Administrator based on assertions of inadequate public process and environmental review that were not specifically related to this application; and

WHEREAS, the decision of the proposed project was deferred to the Planning Commission from the Zoning Administrator due to these stated process concerns; and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on October 17, 2019.

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on October 17, 2019.

NOW, THEREFORE, be it resolved, determined, and ordered by the Humboldt County Zoning Administrator that the following findings be and are hereby made:

1. The Planning Commission considered the Addendum to the MND adopted for the Commercial Medical Marijuana Land Use Ordinance; and
2. The Planning Commission makes all the required findings for approval in Attachment 2 of the Planning Division staff report for Record Nos.: PLN-11812-SP & PLN-2018-15087 based on the submitted substantial evidence; and
3. Special Permits & Lot Line Adjustment Record Nos.: PLN-11812-SP & PLN-2018-15087 are approved as recommended and conditioned in Attachment 1.
4. The Planning Commission further finds that Section 312-9.2.4 of the Humboldt County Code designates the Planning Director as the authorized hearing authority for Special Permits; and
5. The Planning Commission finds that there is nothing unusual or particularly controversial about this proposed Special Permit and Lot Line Adjustment; and
6. The Planning Commission finds that the Zoning Administrator is the appropriate forum for the review of non-controversial Special Permit applications when the Planning Director determines that applications may benefit from the opportunity for increased public participation.

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

AYES: Commissioners:

NOES: Commissioners:

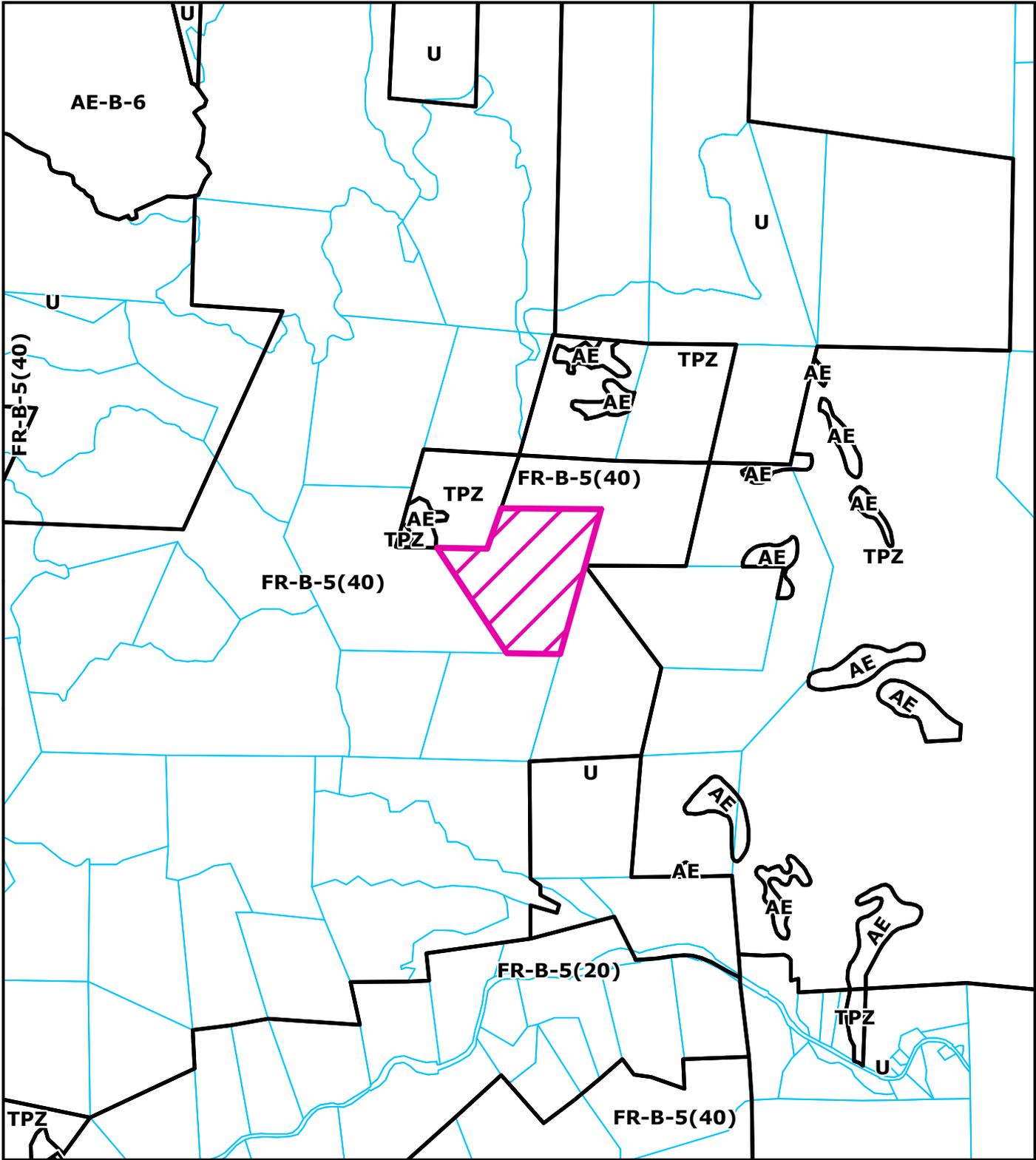
ABSTAIN: Commissioners:

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

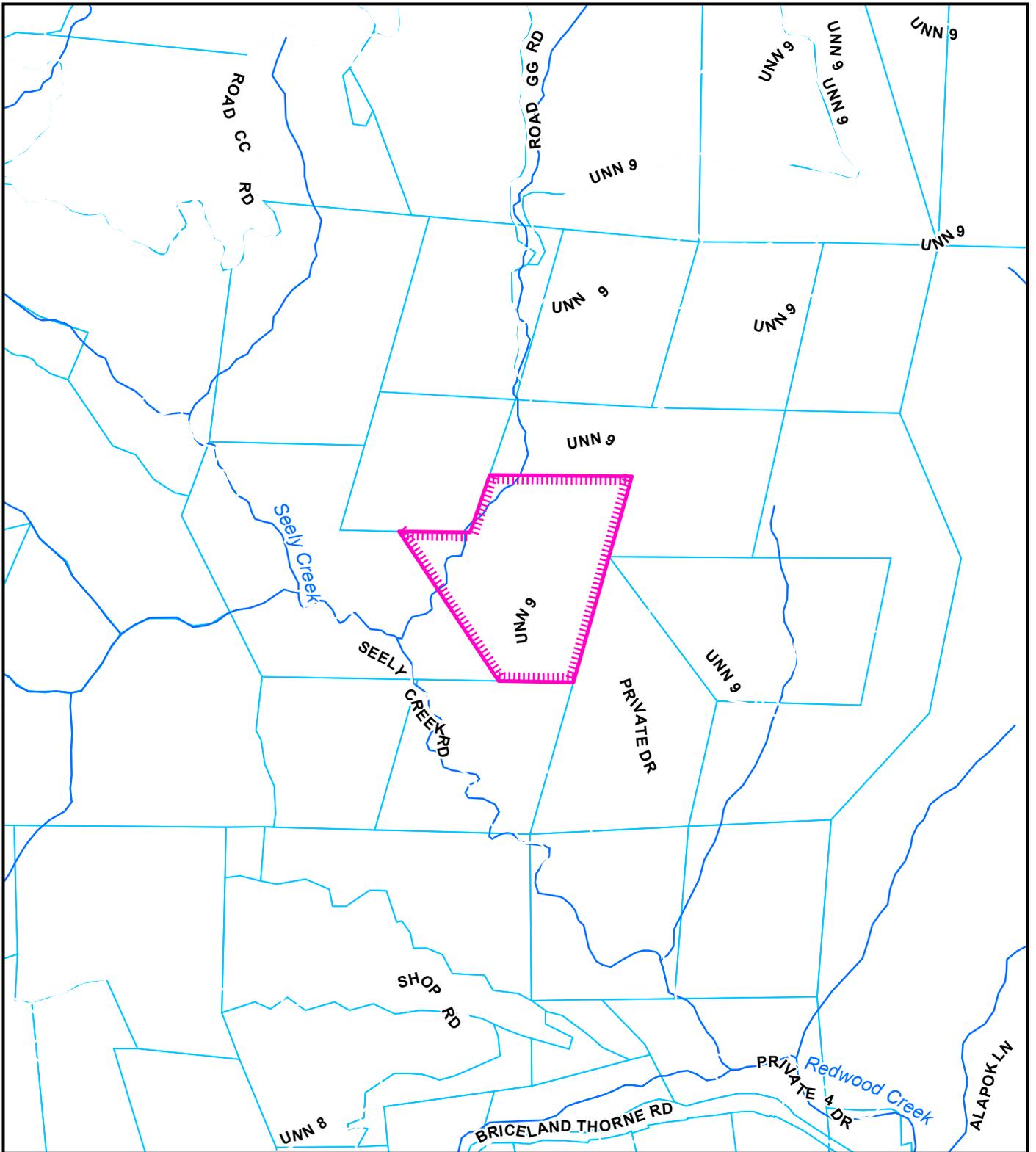


ZONING MAP
PROPOSED SKYLINE FARMS LLC
BRICELAND AREA
SP-16-319
APN: 220-312-011
T04S R03E S5; S4 HB&M (MIRANDA)

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.

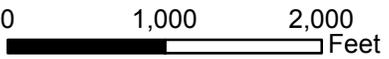


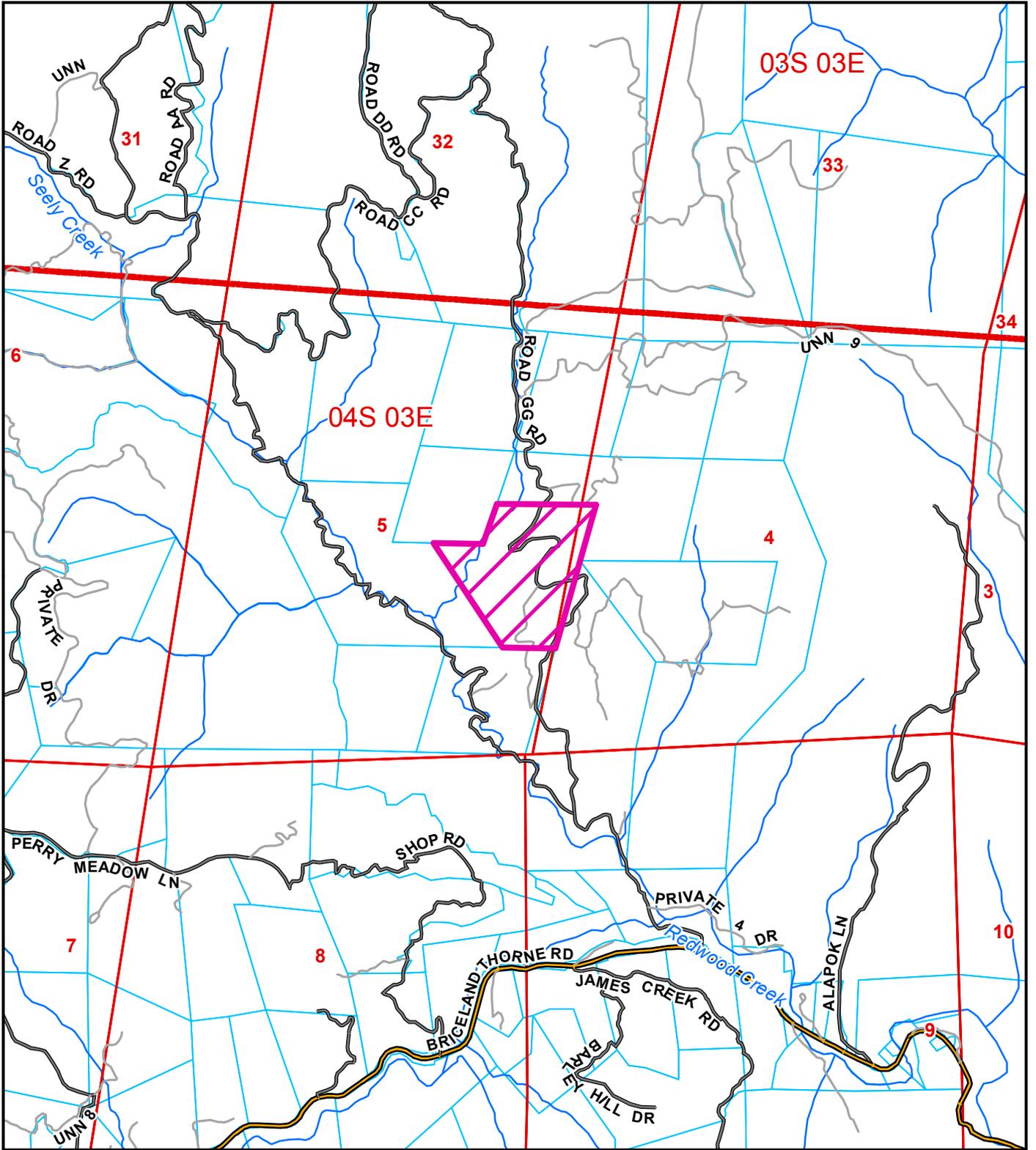
AERIAL MAP
PROPOSED SKYLINE FARMS LLC
BRICELAND AREA
SP-16-319
APN: 220-312-011
T04S R03E S5; S4 HB&M (MIRANDA)

Project Area = 



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TOPO MAP
PROPOSED SKYLINE FARMS LLC
BRICELAND AREA
SP-16-319
APN: 220-312-011
T04S R03E S5; S4 HB&M (MIRANDA)

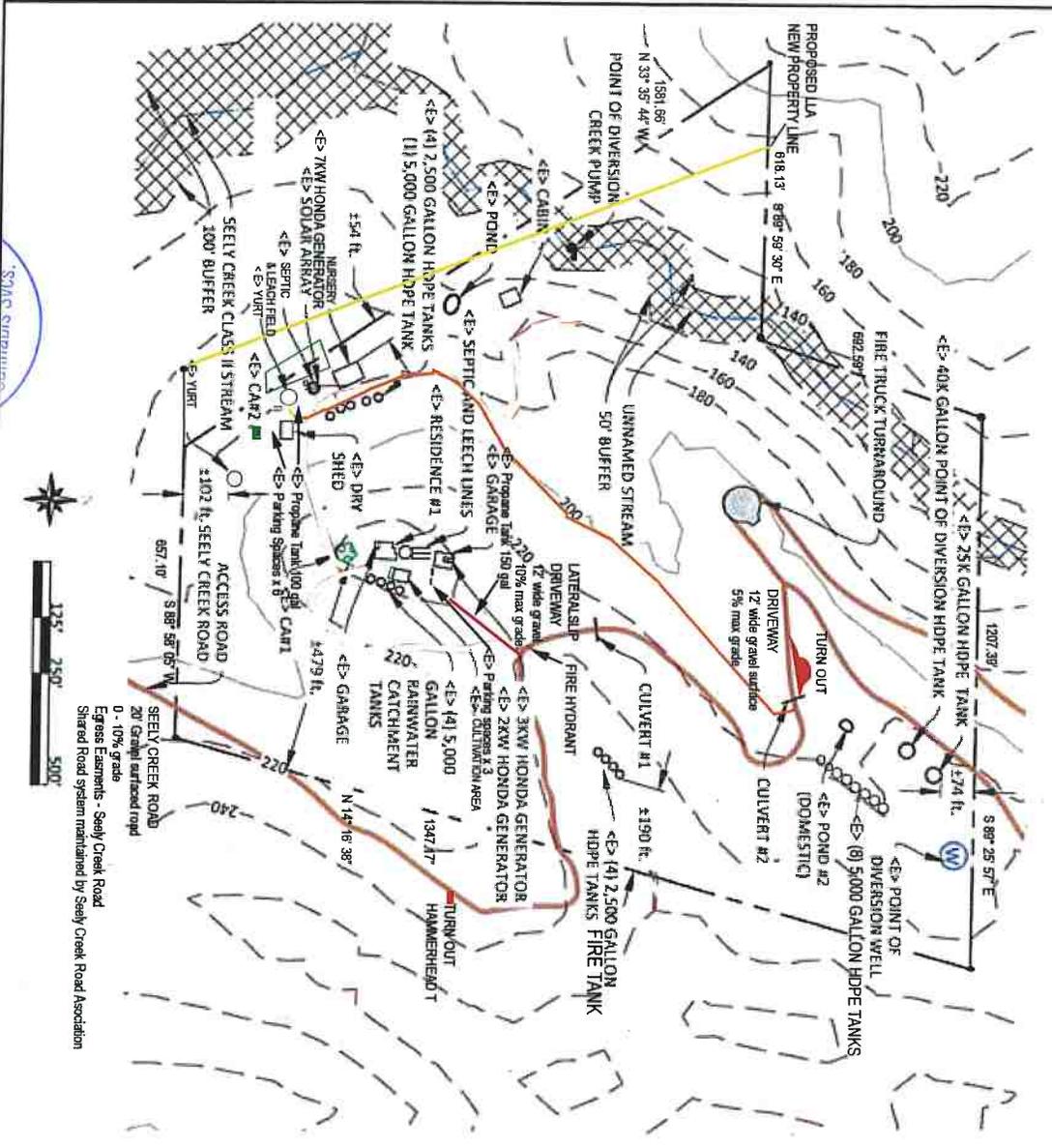
Project Area = 



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 Planning Svcs.



PLOT PLAN & PARCEL OVERVIEW
 APN: 220-312-011



Shared Road system maintained by Seely Creek Road Association

PROJECT DIRECTIONS
 From: Redway (Redwood Drive)
 Turn onto Brokehand Thom Rd. (2.6 mi),
 Turn Right onto Seely Crk Rd (1.3 mi)
 Property will be on the Left (209 Seely Creek Rd.)

CULTIVATION INFORMATION
 Nursery 1,000 sq ft
 Total Existing Outdoor Cultivation = 10,000 sq ft

OUTDOOR CULTIVATION AREA
 CA # 1 = 3500 sqft
 CA#2 = 6500 sqft

CULTIVATION BUILDINGS AND USE

DOMESTIC BUILDING AND USE

BUILDING	USE	SIZE	YEAR
DORM	DORMING/CLOTHING	17'x4'	2016
GARAGE	DRYING/TOOL STORAGE	20'x20'	2017
GENERATOR	GENERATOR		

WATER STORAGE & USE

TYPE	NUMBER	SIZE
POND #1	1	60,000 GALLONS
HIDE TANKS	8	2,000 GALLONS
HIDE TANK	1	25,000 GALLONS
HIDE TANK	1	40,000 GALLONS
PARAVAN/CATCHMENT TANKS	4	5,000 GALLONS
HIDE TANKS	8	5,000 GALLONS
BLADDER	1	20,000 GALLONS

TOTAL AMOUNT OF WATER STORAGE: 225,000 GALLONS

WATERSOURCE

WATERSOURCE	NUMBER	SIZE
RAINWATER		
POND #1 (65' foot setback from property line)	1	60,000 GALLONS
CREEK PUMP	1	25,000 GALLONS
POWER/SOURCE		
7 KW HONDA GENERATOR	1	40,000 GALLONS
3 KW HONDA GENERATOR	1	5,000 GALLONS
SOLAR PANELS		

SURROUNDING BUILDINGS

THESE ARE NOT SCHEDULED, BUS STOPS, PACKS OF WOODPILES, PUBLIC HOUSES OR TRAILER CULTRUAL RESOURCES WITHIN 600 FEET OF THE CULTIVATION SITE

THESE ARE NOT OFF SITE RESIDENCES WITHIN 300 FEET OF THE CULTIVATION SITE.

PROJECT INFORMATION

PROPERTY OWNER: SHANON TALIAFERRO & CASANDRA TALIAFERRO
 ADDRESS: 209 SEELY CREEK ROAD REDWAY, CA 95560
 SHEET INFO: PARCEL OVERVIEW

SKYLINE FARMS LLC
 Shanon & Casandra Taliaferro
 PO Box 991
 Redway, CA 95560
 (707) 223-0494

NO.	NOTES	DATE

DATE: 4/26/21
 DRAWN BY: [Signature]
 SCALE: AS SHOWN
 SHEET: 11812-SP-011

ATTACHMENT 1
Recommended Conditions of Approval

APPROVAL OF THE SPECIAL PERMIT & LOT LINE ADJUSTMENT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE PROVISIONAL CANNABIS CULTIVATION PERMIT CAN BE FINALIZED.

1. Within 60 days of the effective date of permit approval, the applicant shall execute a Compliance Agreement with the Humboldt County Planning Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval 8 – 18. The agreement shall provide a timeline for completing all outstanding items. All activities detailed under the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
2. Within 60 days of the effective date of project approval, the applicant shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning Division.
3. Within 60 days of the effective date of project approval, the applicant shall provide a review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750.00), to be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate.
4. A Notice of Lot Line Adjustment shall be recorded for each resultant parcel. The following information must be submitted to the Planning Department for review prior to recordation:
 - a) A completed "Notice of Lot Line Adjustment and Certificate of Compliance" form for each parcel.
 - b) Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$415.00 per notice plus \$280.00 for each additional legal description plus applicable recordation fees).
5. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$80.00 per parcel) as required by the County Assessor shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. The check shall be made payable to the "Humboldt County Planning Division". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
6. The applicant shall provide documentation from the County of Humboldt Tax Collector that all property taxes for the parcels involved in the Lot Line Adjustment have been paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the parcel or final map to satisfy this condition. *Note: The purpose of this condition is to avoid possible title consequences in the event of a tax default and sale affecting the owner's real property interest. If property is acquired as a result of a Lot Line Adjustment and said property has delinquent taxes, the property cannot be combined for tax purposes. This means, that the owner will receive two or more tax bills, and penalties and interest will continue to accrue against the land which has delinquent taxes. If five or more years have elapsed since the taxes on the subject property were declared in default, such*

property will be sold by the County Tax Collector for non-payment of delinquent taxes unless the amount required to redeem the property is paid before sale. Property combined by lot line adjustment but "divided" by tax sale will require separate demonstration of subdivision compliance of all resultant parcels prior to the County's issuance of a building permit or other grant of authority to develop the subject properties.

7. The applicant shall comply with the provisions of Section 321-14 of the Humboldt County Code concerning reapportionment or payment of special assessments.
8. The applicant shall provide substantial evidence that wildlife exit-ramps have been installed in the pond supporting the cannabis project.
9. The applicant shall obtain a final amended Streambed Alteration Agreement with the California Department of Fish and Wildlife to address retrofitting of existing diversion infrastructure, the surface water diversion, the pond outflow and culvert replacements as applicable. The applicant shall provide a copy of the Final Streambed Alteration Agreement to the Planning Department once complete. The applicant is required to adhere and implement all recommendations within the Final Streambed Alteration Agreement.
10. Unless and until the applicant permits the onsite wastewater treatment system, the applicant shall submit receipts of service for continual use of portable toilets for cultivation staff to DEH and the Planning Department.
11. The applicant shall submit a restoration plan for those decommissioned cultivation areas for review and approval by planning department staff to include, at a minimum, the removal of all cultivation materials, erosion control as applicable and replanting with native species.
12. The applicant shall secure permits or agricultural exemptions for the hoop structures, the drying shed, the shop, the garage, employee housing, the 25,000-gallon tanks, the 40,000-gallon tank, the pond used for irrigation. The building permit for the drying shed structure shall be subject to 3x standard fees for its unpermitted construction after 2016. A copy of the receipt and finalized inspection record card(s) or equivalent shall satisfy this condition.
13. The applicant shall provide the Planning Department of copy of the Site Management Plan developed for the parcel prepared pursuant to Tier 1 enrollment under the State Water Resources Control Board (SWRCB) Cannabis Cultivation Policy, General Order. The applicant shall provide substantial evidence that all corrective actions detailed within the Site Management Plan have been completed.
14. The applicant shall provide a copy of the Notice of Applicability from the SWRCB.
15. The applicant shall provide substantial evidence that the intersection of Seely Creek Road and Briceland Thorne Road has been improved by paving Seely Creek Road to a minimum of twenty feet in width and fifty feet in length and bringing the intersection into conformity with the Sight Visibility Ordinance. A copy of the approved encroachment permit and photos of the improvements would satisfy this condition.
16. The applicant shall contact Briceland Fire Protection District and furnish written documentation from that agency of the available emergency response and fire suppression services and any recommended project mitigation measures. If emergency response and fire suppression services are not provided, the applicant shall cause to be recorded an "ACKNOWLEDGMENT

OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division.

17. The applicant shall provide evidence that water bladder is no longer in use on that site and that there is sufficient pond and hard tank storage to meet the forbearance period of May 15 to Oct. 31, or whichever period is agreed to in a final amendment of the 1600 permit with CDFW.
18. Water meters shall be installed to measure water usage for irrigation. A copy of the monthly water records shall be kept on-site and made available to the Department as requested.

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

1. 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.
2. The applicant shall retain snags within the Streamside Management Area unless felling is required by CAL-OSHA, or by the California Department of Forestry forest and fire protection regulations, or for public health and safety reasons, approved by the Planning and Building Director. Felled snags shall be left on the ground if consistent with fire protection regulations and the required treatment of slash or fuels.
3. The applicant shall retain live trees in the Streamside Management Area with visible evidence of current or historical use as nesting sites by hawks, owls, eagles, osprey, herons, kites or egrets.
4. The applicant shall implement erosion control measures as needed in the Streamside Management Area consistent with Humboldt County Code §314-61.1.10.1.5.
5. The applicant shall implement measures consistent with the standard CDFW Bullfrog Management Plan.
6. Development occurring under this permit and any modifications thereto shall occur in accordance with the recommendations contained in the Engineering Geologic R2 Soils Exploration Report.
7. The access road shall be maintained to provide safe ingress and egress for the anticipated traffic and emergency response vehicles.
8. The noise produced by any generator, fan, dehumidifier, pump or any other noise producing element of the project shall not exceed 50 decibels at 100 feet from the noise source or at the edge of habitat, whichever is closer.
9. The applicant shall contain the lights used in the ancillary nursery meeting the International Dark Sky Standard Lighting Zone 0.
10. Leave wildlife unharmed. If any wildlife is encountered during the Authorized Activity, Permittee shall not disturb the wildlife and shall allow wildlife to leave the work site unharmed.

11. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
12. The use of monofilament netting for all uses 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.
13. A copy of the reporting form portion of the Monitoring and Reporting Program (MRP) shall be submitted annually to the Planning and Building Department concurrent with the submittal to the SWRCB.
14. Logs of monthly water use shall be kept on site and made available during the annual inspection.
15. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MAUCRSA, as applicable to the permit type.
16. 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 towards compliance can be shown within the two years following the issuance of the provisional clearance or permit, The Planning Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow for additional time to meet the outstanding requirements.
17. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
18. 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.
19. 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 County Code Section 55.4.11(d).
20. For cultivation area(s) for which no enrollment pursuant to RWQB Order No. R1-2015-0023 is required by that Order, comply with the standard conditions applicable to all Tier 1 dischargers.
21. 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).

22. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
23. Pay all applicable application and annual inspection fees.
24. Storage of Fuel - Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's CUPA program, and in such a way that no spillage occurs.
25. The Master Log Books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
26. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Section 719-1 et seq.).

Performance Standards for Mixed-Light Cultivation

27. Those cultivators using artificial lighting for mixed-light cultivation shall shield greenhouses so that little to no light escapes. Light shall not escape at a level that is visible from neighboring properties between sunset and sunrise.
28. The light source should comply with the International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1, and be designed to regulate light spillage onto neighboring properties resulting from backlight, up light, or glare. Should the Humboldt County Planning Division receive complaints that the lighting is out of alignment or not complying with these standards, within 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 has been repaired, inspected and corrected as necessary.

29. Performance Standards for Cultivation and Processing Operations

30. Pursuant to the MCRSA, Health and Safety Code Section 19322(a)(9), 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."
31. 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, California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
32. 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.

33. 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:
 - i. Emergency action response planning as necessary;
 - ii. Employee accident reporting and investigation policies;
 - iii. Fire prevention;
 - iv. Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - v. Materials handling policies;
 - vi. Job hazard analyses; and
 - vii. 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:
 - i. Operation manager contacts;
 - ii. Emergency responder contacts;
 - iii. 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.
34. 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.
35. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation Special Permit issued pursuant to the CMMLUO 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 permittees and the permitted site have been found to comply with all conditions of approval.
36. 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 Special Permit 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, 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

non-compliance. Failure to request reinspection or to cure any items of non-compliance shall terminate the Special Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Section 55.4.13 of the CMMLUO.

37. Permit Renewals to comply with Updated Laws and Regulations. Permit renewal per Ongoing Condition of Approval #24 above 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.
38. 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.
39. Permittee further acknowledges and declares that:
 - a. All cannabis or cannabis products under my control, or the control of my agents or employees, and cultivated or manufactured pursuant to local Ordinance and the California Medical Marijuana Regulation and Safety Act will be distributed within the State of California; and
 - b. All commercial cannabis activity conducted by me, or my agents or employees pursuant to a permit from the County of Humboldt will be conducted in compliance with the California Medicinal and Adult-Use Cannabis Regulation and Safety Act.
40. 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; and
 - d. Acknowledgement of full responsibility for complying with the existing permit; and
 - e. Execution of an Affidavit of Non-diversion of Medical Cannabis.
41. 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. Pursuant to Section 314-55.4.11 (a) of the CMMLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state of county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity but in no event more than two (2) years of the date of issuance of the provisional clearance or permit. Plans for curing the violations shall be submitted to the Planning and Building Department by the Permittee within one (1) year of the issuance of the provisional certificate

or permit. The terms of the compliance agreement may be appealed pursuant to section 314-55.4.13 of the CMMLUO.

2. This provisional permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where the Compliance Agreement per Condition of Approval #1 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in Conditions of Approval of the On-Going Requirements /Development Restrictions, above.
3. A Record of Survey as outlined in the Business and Professions Code of the State of California may be required pursuant to Section 8762 of the Land Surveyors Act which states in part, a Record of Survey shall be filed upon "...the establishment of one or more points or lines not shown on any subdivision map, official map, or record of survey..."
4. Approval of this Lot Line Adjustment does not guarantee that developable parcels will result. Final approval for any development will depend on demonstration of conformance with site suitability requirements in effect at the time development is proposed.
5. To reduce costs the applicant is encouraged to bring in written evidence of compliance with items 4-7 listed as conditions of approval in this Exhibit that are administered by the Planning Division as a package at least four (4) weeks before the desired date for recordation. Please contact the Planning Division at (707) 445-7541 for copies of all required forms and written instructions.
7. 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 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.

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 Section 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 Section 5097.98. Violators shall be prosecuted in accordance with Public Resources Code Section 5097.99.

8. A Notice of Determination (NOD) 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, it is requested that the applicant submit a check or money order for the required filing fee in the amount of \$50 payable to the Humboldt County Clerk/Recorder. If this payment is not received within this time period, the Department will file the NOD and will charge this cost to the project.

ATTACHMENT 2

Required Findings for Approval

Required Findings: To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making **all** of the following required findings.

The County Zoning Ordinance, Sections 312-1.1.2 and 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Special Permit and a Lot Line Adjustment:

1. The proposed development is in conformance with the County General Plan, Open Space Plan, and Open Space Action Program;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations; and
4. The proposed development 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 property or improvements in the vicinity.
5. 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 (the midpoint 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.
6. In addition, 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. The project either:
 - a. Is categorically or statutorily exempt; or
 - b. Has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or
 - c. Has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

1. Consistency with the Subdivision Map Act. The following table identifies the evidence which supports the finding that the parcels to be adjusted are found to be in compliance with the Subdivision Map Act which is required by Section 325.5-6(b) of the Humboldt County Code (See also Sections 4 and 5, General Plan Conformance per SB 497).

Parcel	APN	Creation Document	Legal Status
1	220-312-007	Certificate of Subdivision Compliance recorded on May 14, 2019 as Document No. 2019-008358	One separate, legal parcel
2	220-312-011	Parcel 1 of Parcel Map No. 2013 recorded in Book 17 of Parcel Maps, Page 134	One separate, legal parcel

Based upon requirements of the County Lot Line Adjustment Ordinance, and due to requirements in the Subdivision Map Act, a Notice of Lot Line Adjustment must be recorded for each resultant parcel.

2. The proposed development must be consistent with the General Plan. The following table identifies the substantial evidence which supports finding that the proposed development is in conformance with all applicable policies and standards of the Humboldt County General Plan 2017 Open Space Plan, and Open Space Action Program.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use Chapter 4 Land Use Designations Section 4.8	Residential Agriculture (RA40): This designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems. RA40 designations are applied to more remote, steep, and high hazard areas or where appropriate to ensure compatibility with adjacent resource production and open space uses. Density range for RA40 is 40 acres/unit.	The Applicant is proposing to permit an existing commercial cannabis cultivation operation consisting of 10,000 square feet of existing outdoor cannabis cultivation on lands designated as Residential Agriculture. General and intensive agriculture and similar compatible uses are allowable use types for this designation. The purpose of the LLA is to place a pre-existing cultivation site on the parcel associated with its operation and to meet all applicable setbacks. Both parcels will meet density standards for the RA40 designation upon completion.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Circulation Chapter 7	<p>Goals and policies contained in this Chapter relate to a balanced, safe, efficient, accessible and convenient circulation system that is appropriate for each type of unincorporated community (C-G1,CT-G2); coordinated planning design, development, operations, and maintenance between the County and other transportation system service providers (C-G3); and access for all transportation mode types with improved opportunities to move goods within, into and out of Humboldt County. (C-G2 through C-G5).</p> <p>Related policies: C-P3. Consideration of Transportation Impacts in Land Use Decision Making.</p>	<p>The parcel is accessed by a 1.1-mile section of Seely Creek Road, which is maintained privately by the Seely Creek Road Association. Seely Creek Road connects with the County-maintained Briceland-Thorn Road. The applicant has completed a Road Evaluation Report certifying that the entire length of Seely Creek Road is equivalent to a road category 4 standard. The project was referred to the County Public Works Department (DFW) that recommended conditional approval. Conditions of approval include compliance with intersection visibility standards and improving the intersection of Seely Creek Road and Briceland-Thorn Road. Any improvements require the applicant to obtain an encroachment permit from DPW prior to completion.</p>
Housing Chapter 8	<p>Goals and policies contained in this Element seek to identify existing and projected housing needs and establish goals, policies, standards and measures for the preservation, improvement, and development of housing.</p> <p>Related policies: H-P3, Development of Parcels in the Residential Land Inventory.</p>	<p>The project does not involve residential development, nor is the project site part of the Housing element Residential Land Inventory. However, the project would not preclude any future residential development. The project would 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.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Conservation and Open Space Chapter 10</p> <p>Open Space Section 10.2</p>	<p>Goals and policies contained in this Chapter relate to an Open Space and Conservation Program that is complimentary to other agencies' plans and that preserves the county's unique open spaces. (CO-G1,CO-G3)</p> <p>Related policies: CO-P1, Conservation and Open Space Program; CO-P8, Development Review, CO-S1. Identification of Local Open Space Plan, and CO-S2. Identification of the Open Space Action Program.</p>	<p>The proposed project is located within the Open Space Action Program because the project site is planned Residential Agriculture (RA40) and is zoned Forest Recreation (FR). The project can be found consistent with the Open Space Plan's Open Space Action Program because the proposed project is consistent with the permitted uses of the Land Use designations. The proposed cannabis cultivation, a permitted agricultural product, is within land planned for agricultural purposes, consistent with the type of use associated with Open Space lands for managed production of resources.</p>

<p>Conservation and Open Space Chapter 10</p> <p>Biological Resources Section 10.3</p>	<p>Goals and policies contained in this Chapter relate to mapped sensitive habitat areas where policies are applied to protect fish and wildlife and facilitate the recovery of endangered species (BR-G1, Threatened and Endangered Species, BR-G2, Sensitive and Critical Habitat, BR-G3, Benefits of Biological Resources)</p> <p>Related policies: BR-P1. Compatible Land Uses, BR-P5. Streamside Management Areas.</p>	<p>There are no streams, mapped or unmapped, or other wet areas in the immediate vicinity of the existing developed area footprint. The water sources for the project are an existing rainwater catchment pond and two surface water diversions. The pond totals 60,000 gallons. The applicant has eight 2,500-gallon storage tanks, four 5,000-gallon rainwater catchment tanks, eight 5,000-gallon storage tanks, one 25,000-gallon tanks, one 40,000-gallon tank and one 20,000-gallon water bladder for a grand total of 225,000 gallons of water storage capacity. The applicant estimates that the project will demand 258,000 gallons of water per year.</p> <p>The applicant possesses a Right to Divert and Use Water from the SWRCB. The Right to Divert and Use Water limits diversion to no more than 42,000 gallons per day.</p> <p>The primary power for the cultivation operation is supplied by two generators. The applicant has indicated that there is one Honda EU 2kW generator and one Honda EU 3kW generator housed in the garage.</p> <p>The applicant prepared a WRPP pursuant to the NCRWQCB Order No. R1-2015-0023. Among other concerns, the report addresses potential impacts on water quality as a result of road design. Completion of the improvements is a condition of project approval.</p> <p>There are documented Northern Spotted Owl (NSO) observations approximately 1.2 miles from the project site. Approximate 1.5 miles from the project site are public lands classified as critical habitat for NSO and Marbled Murrelet. However, a neighbor prepared a Timber Harvest Plan covering several properties directly adjacent to the subject parcel. Protocol level surveys for NSO were performed on these properties with two responses to hooting in three years. The generators are housed in an enclosed building and are conditioned to ensure noise does not rise to a level that could constitute harassment of the species.</p>
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Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
		<p>Additionally, there will be no impacts from lighting because the cultivation is outdoor only, and the propagation nursery will be fully shielded.</p> <p>Compliance with state agencies including CDFW is an ongoing condition of project approval. Amending the issued, final 1600 agreement is included as a condition of project approval. Compliance with the standard Bullfrog Management Plan is an ongoing condition of approval. The installation of wildlife exit ramps in the pond is a condition of project approval. The generators are proposed for use inside of a garage. Ongoing conditions of approval require that noise levels not exceed 50 dB when measured at 100 feet or at the edge of habitat, whichever is closer. Ongoing conditions of approval require compliance with the International Dark Sky Association Standard Lighting Zone 0. Further, conditions of approval require that the applicant refrain from use of monofilament netting, that the applicant appropriately store and dispose of waste, and that the applicant leave any wildlife encountered on the site unharmed.</p> <p>Because an NSO protocol level survey was performed from 2016 - 2018 covering several of the properties directly adjacent to the subject parcel, and because the project is designed and conditioned to assume the potential presence of NSO, protocol level surveys will not be included as a condition of approval. The use of generators would be permitted at all times of the year since the applicant must meet a heightened performance standard. The proposal of the applicant does not include any generators or fans within 200 feet of naturally occurring surface water.</p>
Conservation and Open Space Chapter 10	Goals and policies contained in this Chapter relate to the protection and enhancement of significant cultural resources,	Archaeological Research and Supply Company prepared a Cultural Resource Survey for the site, discovering no cultural resources. The THPO of the Bear River

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Cultural Resources Section 10.6</p>	<p>providing heritage, historic, scientific, educational, social and economic values to benefit present and future generations. (CU-G1, Protection and Enhancement of Significant Cultural Resources)</p> <p>Related policies: CU-P1. Identification and Protection, CU-P2. Native American Tribal Consultation]</p>	<p>Band of the Rohnerville Rancheria responded, recommending a condition of project approval be incorporated regarding inadvertent discovery protocol. The project was also referred to NWIC who indicated that 25% of the project area was previously surveyed and that no cultural resources were identified. Ongoing conditions of approval are incorporated regarding the inadvertent discovery protocol to protect cultural resources.</p>
<p>Conservation and Open Space Chapter 10 Scenic Resources Section 10.7</p>	<p>Goals and policies contained in this Chapter relate to the protection of scenic areas that contribute to the enjoyment of Humboldt County's beauty and abundant natural resources (SR-G1); and a system of scenic highways roadways that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County. (SR-G2)</p> <p>Related policies: SR-S4. Light and Glare.</p>	<p>The project includes the use of a 1,000-sf ancillary nursery equipped with at least 40 54-Watt 40 T-5 fluorescent lights. The applicant has agreed to use black out tarps over the nursery during sunset hours in order to comply the International Dark Sky Association Standards. The International Dark Sky Association Standards exceed the requirements of Scenic Resources Standard SR-S4, Light and Glare, that lighting be fully shielded, and designed and installed to minimize off-site lighting and direct light within the property boundaries. Ongoing conditions of approval require that the use of lights in the nursery comply with the International Dark Sky Association Standard Lighting Zone 0.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Water Resources Chapter 11 Stormwater Drainage</p>	<p>Goals and policies contained in this Chapter relate to coordinated watershed planning and land use decision making to advance management priorities (WR-G3, WR-G4, WR-G5); watershed conservation and restoration efforts aimed at de-listing water bodies and watersheds which are restored to meet all beneficial uses, including water use, salmon and steelhead recovery plans, recreational activities, and the economy (WR-G1, WR-G2, WR-G7, WR-G8, WR-G10 and WR-G11); and</p> <p>Related policies: WR-P10, Erosion and Sediment Discharge; WR-P36, Erosion and Sediment Control Measures; WR-P40, Commercial and Industrial Activities; WR-P41, Oil/Water Separation; WR-P45, Reduce Toxic Runoff.</p>	<p>The Project site falls within Tier 2 of the North Coast Regional Water Quality Control Board's (NCRWQCB) Order No. 2015-0023 (Order), which requires preparation of a Water Resources Protection Plan (WRPP) to protect water quality from cannabis cultivation and related activities. The applicant retained Green Road Consulting for the preparation of a WRPP. The WRPP has been prepared to describe and address the required elements and compliance with the 12 Standard Conditions established by the Order. The WRPP identified areas where the Project site does not meet all 12 Standard Conditions and set a preliminary schedule prioritizing corrective actions to reach full compliance with the Order. The WRPP makes recommendations for improving two culverts and one area of road surface on the subject property. Remediation actions identified in the WRPP are included as conditions of approval.</p>
<p>Water Resources Chapter 11 Onsite Wastewater Systems</p>	<p>Goals and policies contained in this Chapter relate to adequate public water supply as well as onsite wastewater systems and natural and developed storm drainage systems that minimize interference with surface and groundwater flows and storm water pollution. (WR-G6, WR-G9, WR-G10, and WR-G11)</p> <p>Related policies: WR-IM7, Basin Plan Septic Requirements; and IS-P17, On-Site Sewage Disposal Requirements.</p>	<p>The applicant has onsite sewage disposal system associated with the residence that has a 1,200-gallon septic tank. There is a second septic system with a 1,000-gallon septic tank associated with the bathhouse and Yurt. The proposed sites are located well over 600 feet from the nearest water course, minimizing or eliminating the potential for impacts to water quality as a result of installing the proposed systems. Both septic systems are not currently permitted. According to the applicant, a total of 6 persons are required for operations and live on site in the residential dwelling and the yurt and currently use these two septic systems. The Department of Environmental Health (DEH) has stated that the project shall be conditioned on the applicant using portable toilets to meet cultivation needs until either a permanent septic system is installed, or Tier 0 status is determined for the existing residential system.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Noise Chapter 13	<p>Goals and policies contained in this Chapter discourage incompatible uses within communities and reduce excessive noise through the application of standards (N-G1, N-G2)</p> <p>Related policies: N-P1, Minimize Noise from Stationary and Mobile Sources; N-P4, Protection from Excessive Noise.</p>	<p>Power for the cultivation operation is supplied by two generators. The applicant has indicated that there is one Honda EU 2kW generator and one Honda EU 3kW generator housed in the garage. In accordance with Departmental Policy Statement (DPS) 16-005, the subject parcel is considered to contain habitat or potential habitat for Marbled Murrelet or Northern Spotted Owl because it is within one-mile of timberland. The maximum allowable generator noise exposure level is 50 dB when measured from the generator at a distance of 100 feet or at the edge of habitat (aka the edge of the tree line), whichever is closer. The applicant uses two generators to provide electricity for the operation: one 2,000-Watt Honda EU generator and one 3,000-Watt Honda EU generator. The applicant provided a noise rating of 59 dB, which is consistent with these generator models. Assuming the generators are co-located and contained, as described in the Cultivation and Operations Plan, the noise produced would be approximately 50 dB at 46 feet. Ongoing conditions of approval require that noise levels not exceed 50 dB when measured at 100 feet or at the edge of habitat, whichever is closer.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Safety Element Chapter 14</p> <p>Geologic & Seismic</p>	<p>Goals and policies contained in this Chapter relate to communities that are designed and built to minimize the potential for loss of life and property resulting from natural and manmade hazards; and to prevent unnecessary exposure to areas of geologic instability, floodplains, tsunami run-up areas, high risk wildland fire areas, and airport areas planned and conditioned to prevent unnecessary exposure of people and property to risks of damage or injury. (S-G1, S-G2)</p> <p>Related policies: S-P11. Site Suitability, S-P6. Structural Hazards.</p>	<p>The project site is not located in a mapped Alquist-Priolo fault zone nor is subject liquefaction. Areas of historic landslides are located on the northern portion of the parcel. In general, no existing or proposed development is located within identified historic landslide areas. However, there are historic landslides mapped on the northern portion of the parcel. The 60,000-gallon rainwater catchment pond appears to be located south of the historic landslide boundary.</p> <p>The applicant retained Lindberg Geologic Consulting to prepare an Engineering Geologic R-2 Soils Exploration Report. The report concludes that the pond site is suitable for use. The report states that the pond has low potential to affect any improvements on adjacent properties. Conditions of approval require that the applicant secure an after-the-fact grading permit for the pond.</p> <p>Structures involved in the cannabis operation require after-the-fact permitting. The proposed rainwater catchment pond would require permitting through the Building Division.</p>
<p>Safety Element Chapter 14</p> <p>Flooding</p>	<p>Goals and policies contained in this Chapter relate to the use of natural drainage channels and watersheds that are managed to minimize peak flows in order to reduce the severity and frequency of flooding. (S-G3)</p> <p>Related policies include: S-P10, Federal Flood Insurance Program; S-P11, Flood Plains; S-P15, Construction Within Special Flood Hazard Areas.</p>	<p>The subject parcel is outside any mapped flood hazard areas. Due to the site's location along the slope of a ridge at an elevation of approximately 525 and 620 feet above mean sea level and its inland location, the project site is not subject to inundation from an upstream dam failure or tsunami.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Safety Element Chapter 14 Fire Hazards</p>	<p>Goals and policies of this Chapter encourage development designed to reduce the risk of structural and wildland fires supported by fire protection services that minimize the potential.</p> <p>Related policies: S-P15, Conformance with State Responsibility Areas (SRA) Fire Safe Regulations.</p>	<p>The subject property is located within the State Fire Responsibility Area where the State of California has the primary financial responsibility for the prevention and suppression of wildland fires. CAL-FIRE comments recommended compliance with the requirements of the County's Fire Safe Regulations. The Humboldt County Fire Safe Ordinance (Section 3111-1 <i>et seq.</i>) establishes development standards for minimizing wildfire danger in state responsibility designated areas. The subject property contains a 60,000-gallon rainwater catchment pond which would provide fire protection in addition to cultivation needs. In addition, there is an existing 80,000-gallon pond for domestic use, which could also provide fire protection. According to the applicant, 2 families live on site (3 persons each) and would be engaged in cultivation activities. The applicant lives off site but would also be on site at different times to assist the 6 individuals managing the operation.</p>
<p>Community Infrastructure and Services Element, Chapter 5 Implementation Action Plan</p>	<p>IS-S5 requires new industrial, commercial and residential development located outside of fire district boundaries to obtain written acknowledgment of available emergency response and fire suppression services from the local fire agency, including any recommended mitigation.</p>	<p>To implement this policy, conditions of approval for the proposed project required the applicant to contact Briceland Fire Protection District and furnish written documentation from that agency of the available emergency response and fire suppression services and any recommended project mitigation measures. If emergency response and fire suppression services are not provided, the applicant shall cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Air Quality Chapter 15	<p>This Chapter relates to improved air quality to meet current and future state and federal standards, including attainment of particulate matter requirements (AQ-G1, AQ-G2, AQ-G3) and the successful reduction of greenhouse gas emissions to levels consistent with state and federal requirements (AQ-G4)</p> <p>Related policies: AQ-P4, Construction and Grading Dust Control, AQ-S1. Construction and Grading Dust Control, AQ-P7. Interagency Coordination.</p>	<p>Applications for any additional grading and or building permits shall be referred to the North Coast Air Quality Management District (NCAQMD) for review and consultation. Dust control practices during construction and grading shall achieve compliance with NCAQMD fugitive dust emission standards.</p>

3. Zoning Compliance and 4. Conforms with applicable standards and requirements of these regulations: The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence
§312-1.1.2 Legal Lot Requirement	Development permits shall be issued only for a lot that was created in compliance with all applicable state and local subdivision regulations.	The parcel of land known as APN 220-312-011 is Parcel 1 of Parcel Map No. 2013 recorded in Book 17 of Parcel Maps, Page 134, Humboldt County Records, and is a legal parcel. The parcel of land known as APN 220-312-007 was deemed a legal parcel in a Certificate of Subdivision Compliance recorded on May 14, 2019 as Document No. 2019-008358. This project includes a LLA that would slightly modify the parcel configuration to ensure all cultivation under the control of the applicant is located on APN 220-312-011. There is no evidence indicating there have been any subsequent acts to merge or divide either of the parcels. The subject parcel was lawfully created in its current configuration and can be developed as proposed.
§314-7.2 Forestry Recreation (FR) §314-17 "B" Combining Zone for Special Building Site B-5(40)	The Forestry Recreation zone is intended be applied to forested areas of the County in which timber production and recreation are the desirable predominant uses and agriculture is the secondary use, and in which protection of timber and recreational lands is essential to the general welfare. To be combined with any principal zone in which sound and orderly planning indicate that lot area and yard requirements should be modified. B-40 are specified on the zoning maps designating any such zone.	The applicant is seeking one Special Permit for an existing cannabis cultivation operation consisting of 10,000 sf of outdoor cultivation on property 58 acres in size and zoned FR. The proposed use is specifically allowed with a Special Permit in this zoning district and under Section 314-55.4.8.2.2 of the CMMLUO. The purpose of the LLA is to place a pre-existing cultivation site on the parcel associated with its operation and to meet all applicable setbacks.
Minimum Lot Area:	40 acres	58 acres
Minimum Lot Width:	200 feet	1,800 feet

Zoning Section	Summary of Applicable Requirement	Evidence
Maximum Lot Depth:	None specified	1,800 feet
Max. Lot Coverage:	None specified	<35%
Min. Yard Setbacks (through the SRA requirements):	Front: 20 feet Rear: 30 feet Side: 30 feet SRA: 30 feet, all sides	Front: >30 feet Rear: >30 feet Side: >30 feet
Max. Building Height:	35 feet	< 35 feet

Zoning Section	Summary of Applicable Requirement	Evidence
<p>§314-61.1 Streamside Management Area (SMA)</p>	<p>Placement of soil within SMAs shall be prohibited, except where specifically authorized by the SMA ordinance. Development within SMAs may include wildlife enhancement and restoration projects. The SMA of perennial streams outside of urban development and expansion areas is defined as 100 feet from the stream transition line.</p>	<p>All cultivation areas are located more than 200 feet from SMAs. One water source for the project is a shallow well that is hydrologically connected to an unnamed tributary to Seely Creek. Another water source is a diversion within an unnamed tributary to Seely Creek. Both are pre-existing and no further work is currently proposed.</p> <p>The Right to Divert and Use Water from the SWRCB provides for the diversion to no more than 42,000 gallons per day from the two surface water diversions.</p> <p>The applicant has a final LSAA on file, dated May 18, 2015. The diversion is subject to forbearance between July 15 to October 15. The assessment of the site performed in the issuance of the LSAA satisfies the requirement of the biological assessment for the purpose of the Special Permit for this agricultural diversion. CDFW has requested an amendment to the LSAA to evaluate whether or not spillway improvements are needed, to extend the forbearance period to May 15 to ensure consistency with the County's forbearance period, and to retrofit the existing water diversion infrastructure. These requirements have been included as conditions of project approval. Ongoing conditions of approval require that all work performed in the SMA in association with the project result in the retention of snags, retention of living trees, and erosion control.</p>
<p>§314-109.1 Off-Street Parking</p>	<p>Off Street Parking for Agricultural use*: Parking space per employee at peak shift. A minimum of three parking spaces are required.</p> <p><i>*Use for this activity is not specified. Per Section 314-109.1.2.9, the Director may fix the required number of parking spaces based on standards for most comparable use.</i></p>	<p>9 spaces</p>

Zoning Section	Summary of Applicable Requirement	Evidence
314-55.4 Commercial Cultivation, Processing, Manufacturing and Distribution of Cannabis for Medical Use Inland Land Use Regulation (CMMLUO)		
§314-55.4.8.2	Commercial cannabis cultivation is allowed on parcels zoned FR, on parcels 1 acre or larger. In all zones where cultivation is allowed consisting of timberland, the commercial cultivation of cannabis for medical use shall only be permitted within a 3-acre conversion exemption area, or non-timberland open area.	Approximately 10,000 sf of outdoor space existed on the parcel prior to 2016. The parcel is forested. An RPF assessed the site for conformance to the Forest Practice Rules and the Forest Practice Act. The RPF report states that in 2015 two mature redwood trees were cut in one of the cultivation areas, but as the stumps were retained it does not constitute a conversion of timberland. As the trees were removed prior to 2016, it would be considered baseline conditions that were considered in the adopted Mitigated Negative Declaration and not in violation of the CMMLUO.
§314-55.4.8.2.2 Existing Outdoor and Mixed-Light Cultivation Areas	A Zoning Clearance Certificate, Special Permit or Use Permit may be issued for outdoor or mixed-light commercial cannabis cultivation for some or all of the cultivation area in existence prior to January 1, 2016, in zoning districts AE (no parcel size limitations), RA (on parcels five acres or larger), and TC and TPZ (on parcels one acre or larger), but only when possible to bring the cultivation into compliance with all applicable standards set forth in this section and to eliminate existing violations as specified in this ordinance. The total cultivation area allowed on a single parcel shall not exceed one acre for outdoor cultivation or 22,000 square feet for mixed light cultivation. No expansion of the existing cultivation area shall be permitted.	A review of TerraServer aerial imagery from June 6, 2014 confirms prior outdoor cannabis cultivation on the parcel of approximately 10,000 sf of outdoor cultivation on the parcel.
§314-55.4.8.10 Permit Limit	No more than four commercial cannabis activity permits may be issued to a single person.	This permit application is one of three applications under considered for the operators.

Zoning Section	Summary of Applicable Requirement	Evidence
§314-55.4.9.1 Accessory Processing	Processing for cultivation requiring a Special Permit or Use Permit will be considered in the Use Permit application.	The applicant proposes that processing occur at a licensed third-party facility.
§314-55.4.10 Application Requirements	Identifies the Information Required for All Applications	Attachment 4 identifies the information submitted with the application. Contents of the application are on file. All outstanding items are included as conditions of approval.
§314-55.4.11 Performance Standards	Identifies the Performance Standards for Cannabis Cultivation Activities	All the applicable performance standards are included as Conditions of project approval. They are required to be met throughout the timeframe of the permit.

Zoning Section	Summary of Applicable Requirement	Evidence
§314-55.4.11.c Performance Standards-Water	Compliance with all statutes, regulations and requirements of the California State Water Resources Control Board, 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.	<p>One source of water for the project is a 60,000-gallon rainwater catchment pond. CDFW has confirmed that the lined pond is not hydrologically connected. The pond was built in 1996 and the applicant seeks after-the-fact permits. The applicant is required to file an amendment to the LSA Agreement with CDFW so that CDFW can identify if any improvements on the spillway are required. The applicant would need to notify CDFW for any required upgrades to culverts and future work on the pond spillway. The second source of water for the project is a diversion, also identified as a shallow well (cistern and a creek pump). A Lake and Streambed Alteration Agreement (LSAA) has been fully executed for this diversion as of May 18, 2015. This water source is subject to forbearance, per the period designated in the LSAA, and adequate storage shall be provided. The applicant is required to amend the LSA Agreement to extend the forbearance period to May 15 and to retrofit the existing water diversion infrastructure. These requirements have been included as conditions of project approval.</p> <p>Water storage occurs in an existing 60,000-gallon rainwater catchment pond, one 40,000-gallon tank, one 25,000-gallon tank, four 5,000-gallon tanks, eight 2,500-gallon tanks and one 20,000-gallon water bladder. Conditions of approval require the replacement of the existing 20,000-gallon water bladder.</p> <p>The applicant possesses a Right to Divert and Use Water from the SWRCB Division of Water Rights. The Right to Divert and Use Water limits diversion to no more than 42,000 gallons per day. The creek pump and a shallow well are authorized for fire protection and for irrigation.</p>

Zoning Section	Summary of Applicable Requirement	Evidence
§314-55.4.11.d Performance Standards- Setbacks	The area of cannabis cultivation and on-site processing shall be setback at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, public park, or tribal cultural resources (TCRs).	There are no schools, bus stops, public parks, or churches or other places of religious worship within 600 feet of the cultivation site. A Cultural Resource Survey was performed by Archaeological Research and Supply Company in January 2018. The report states that no resources were discovered on the site. Per the request of the Bear River Band of the Rohnerville Rancheria, an ongoing condition of project approval is standard inadvertent discovery protocols. Currently, the western cultivation site does not occur on the subject parcel, but rather on 220-312-007 which is owned by North Coast Land Management, LLC. North Coast Land Management, LLC and Shanon and Casandra Taliaferro (owners of the subject parcel) have submitted an application for a Lot Line Adjustment considered in this staff report. The proposed configuration of the boundary line makes the cultivation site occur on the subject parcel, meeting all applicable setbacks.

Zoning Section	Summary of Applicable Requirement	Evidence
<p>§314-55.4.11.o Performance Standards- Generator Noise</p>	<p>The noise produced by a generator used for cannabis cultivation shall not be audible by humans from neighboring residences. The combined decibel level for all noise sources, including generators, at the property line shall be no more than 60 decibels. Where applicable, sound levels must also show that they will not result in the harassment of Marbled Murrelet or Spotted Owl species, when generator use is to occur in the vicinity of potential habitat. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service.</p>	<p>The applicant uses two generators to provide electricity for the operation: one 2,000-Watt Honda EU generator and one 3,000-Watt Honda EU generator. The applicant provided a noise rating of 59 dB, which is consistent with these generator models. Assuming the generators are co-located and contained, as described in the Cultivation and Operations Plan, the noise produced would be approximately 50 dB at 46 feet. There are documented Northern Spotted Owl (NSO) observations approximately 1.2 miles from the project site. Approximate 1.5 miles from the project site are public lands classified as critical habitat for NSO. However, a neighbor prepared a Timber Harvest Plan covering several properties directly adjacent to the subject parcel. Protocol level surveys for NSO were performed on these properties with two responses to hooting in three years.</p> <p>Because an NSO protocol level survey was performed from 2016 - 2018 covering several of the properties directly adjacent to the subject parcel, and because the project is designed and conditioned to assume the potential presence of NSO, protocol level surveys will not be included as a condition of approval. The use of generators would be permitted at all times of the year since the applicant must meet a heightened performance standard. The proposal of the applicant does not include any generators or fans within 200 feet of naturally occurring surface water.</p> <p>Ongoing conditions of approval require that noise levels not exceed 50 dB when measured at 100 feet or at the edge of habitat, whichever is closer.</p>
<p>§314-55.4.17 Sunset Date</p>	<p>No application for any Use Permit pursuant to the CMMLUO shall be processed for issuance or approval that is received after December 31, 2016.</p>	<p>The applicant filed the application on December 5, 2016.</p>

5. Public Health, Safety and Welfare. The following table identifies the evidence which supports finding that the proposed location of the use 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.

Code Section	Summary of Applicable Requirements	Evidence that Supports the Required Finding
§312-17.1.4	The proposed development will not be detrimental to the public health, safety and welfare, and will not be materially injurious to properties or improvements in the vicinity.	The Department finds that the proposed project would not be detrimental to the public health, safety and welfare since all reviewing referral agencies have approved the proposed project design. The project as proposed and conditioned is consistent with the general plan and zoning ordinances; and the proposed project is not expected to cause any environmental damage.

6. Residential Density Target: The following table identifies the evidence which supports finding that the proposed project 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.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.5 Housing Element Densities	The proposed development shall 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 parcel was not included in the 2014 Housing Inventory.

7. Environmental Impact:

As lead agency, the Department prepared an Addendum to the previously adopted Mitigated Negative Declaration (MND) (State Clearinghouse # 2015102005) prepared for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) and adopted by the County Board of Supervisors January 26, 2016. The MND prepared for the CMMLUO established that the environmental effects of existing cultivation operations would be reduced from the baseline impacts through the regulations applied by the CMMLUO. The proposed project is consistent with all regulations within the CMMLUO and all mitigation measures of the MND. The project is for the approval of an existing cultivation, ancillary uses and for a Lot Line Adjustment. The environmental document on file include detailed discussions of all the relevant environmental issues.

ATTACHMENT 3

CEQA Addendum

**CEQA ADDENDUM TO THE
MITIGATED NEGATIVE DECLARATION FOR THE COMMERCIAL MEDICINAL MARIJUANA LAND USE
ORDINANCE**

*Commercial Medical Marijuana Land Use Ordinance Mitigated Negative Declaration (MND)
(State Clearinghouse # 2015102005), January 2016*

APNs 220-312-011, 209 Seely Creek Road, Briceland, County of Humboldt

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

September 2019

Background

Modified Project Description and Project History - The original project reviewed under the Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) addressed the broad environmental impacts that could be expected to occur from the adoption and implementation of the ordinance. The MND specified that the regulations established in the CMMLUO would mitigate the impacts of existing cannabis operations by establishing regulations for an existing unregulated land use to help prevent and reduce environmental impacts that are known to result from unpermitted baseline cultivation operations. The MND states that "Bringing existing operations into compliance will help to attenuate potential environmental effects from existing cultivation activities, including aesthetic impacts resulting from improper operation or poor siting."

The modified project involves a Special Permit for an existing 10,000 square feet (sf) of outdoor cultivation with a 1,000-sf ancillary nursery, a Special Permit for activity within the Streamside Management Area (SMA), and a Lot Line Adjustment (LLA) on an approximately 58-acre parcel. Water for irrigation is sourced from an in-stream pump, a shallow well that is connected to surface water flows and from an existing 60,000-gallon rainwater catchment pond. The applicant proposes to construct an additional rainwater catchment pond. In addition to the existing pond, the applicant has eight 2,500-gallon tanks, four 5,000-gallon tanks, one 25,000-gallon tank and one 40,000-gallon tank for a grand total of approximately 145,000 gallons of water storage capacity. The applicant estimates that the project will demand 258,000 gallons of water per year. Two generators provide power and are housed in the garage. Plants would be dried and cured in the Dry Shed and Garage. A maximum of six employees would be required, living on-site. The project would require approximately one trip per day.

The parcel is mixed hardwood-conifer, typical of southern Humboldt County. Species include douglas-fir, redwood, tanoak and pacific madrone. The cultivation areas of the property occupy ridgetop and midslope locations and are not within 200 feet of any watercourses. The slope of the cultivation areas ranges from 0-30%. Relocation has occurred with consolidated cultivation area in the western cultivation area. A condition of project approval is that the applicant develop and execute a restoration plan for those areas to be retired from cultivation activities. The geologic stability of the cultivation areas has been analyzed and found suitable for the existing development. A Registered Professional Forester has prepared a report finding the activity on the site compliant with the Forest Practice Rules and Forest Practice Act. The applicant has prepared a Water Resource Protection Plan pursuant to Northcoast Regional Water Quality Control Board Order No. R1-2015-0023 and must implement all corrective actions prescribed therein.

The LLA does not result in a change in land use or density, and is intended to adjust the parcel lines to place a pre-existing cultivation site on the parcel associated with its operation and to meet all applicable setbacks.

The modified project is consistent with the adopted MND for the CMMLUO because it complies with all standards of the CMMLUO which were intended to mitigate for impacts of existing cultivation. These include compliance with noise and light standards to limit disturbance to wildlife, increased water storage to allow for complete forbearance from water diversion during the dry season, and proper storage of fertilizers and soil amendments.

Purpose - Section 15164 of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an addendum to a previously certified Mitigated Negative Declaration (MND) 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 MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
or
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND 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 previous MND was certified as complete, shows any of the following: A) the project will have one or more significant effects not discussed in the previous MND; B) significant effect previously examined will be substantially more severe than shown in the previous MND; 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 previous MND 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 original MND recommended mitigations. The proposal to authorize an existing 10,000 sf outdoor cannabis cultivation commercial cannabis operation, to authorize a Lot Line Adjustment and to authorize minor improvements necessary to bring the operation into compliance with the CMMLUO is fully consistent with the impacts identified and adequately mitigated in the original MND. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the MND. Compliance with the CMMLUO ensures consistency with the adopted MND and provides for mitigation of all project related impacts to a less than significant level.

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

- Cultivation and Operations Manual prepared by the applicant, July 9, 2019.
- Streambed Alteration Agreement (1600-2015-0026-R1) prepared by CDFW, May 18, 2015.
- Engineering Geologic R-2 Soils Exploration Report prepared by Lindberg Geologic Consulting, September 26, 2018
- Skyline Farms Mitigation Timber Conversion Mitigation Plan prepared by Restoration Forestry, December 8, 2018
- Northern Spotted Owl Survey Documentation for neighboring properties prepared by Hohman & Associates Forestry Consultants, May 31, 2017
- Water Resource Protection Plan prepared by the applicant, January 23, 2017
- Right to Divert and Use Water prepared by the SWRCB – Division of Water Rights, April 20, 2018
- Cultural Resource Investigation of the Briceland Taliaferro Properties prepared by Archaeological Research and Supply Company, January 2018.

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 MND was adopted. Based upon this review, the following findings are supported:

FINDINGS

1. The proposed project will permit an existing 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 MND was adopted as complete.

CONCLUSION

Based on these findings it is concluded that an Addendum to the certified MND 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 MND, remain in full force and effect on the original project.

ATTACHMENT 4

Applicant's Evidence in Support of the Required Findings

Attachment 4 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. (Application form on file)
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. (Not Applicable)
3. A site 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 $\frac{1}{4}$ mile (1,320 ft.) of a school, school bus stop, church or other place of religious worship, public park, or Tribal Cultural Resource, the site 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. The revised site plan shall show the proposed locations of the temporary hoophouse structures as well as the permanent nursery that is anticipated to be constructed in 2020. The revised site plan shall remove reference to any mixed light operations. (Attached)
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; and 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. (Attached - Right to Divert and Use Water prepared by the SWRCB – Division of Water Rights, April 20, 2018)
6. Description of water source, storage, irrigation plan, and projected water usage. (Attached – in operations plan)
7. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the NCRWQCB demonstrating enrollment in Tier 1, 2 or 3, NCRWQCB Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of

Humboldt or other responsible agency. (Attached - Water Resource Protection Plan prepared by the applicant, January 23, 2017; On-file enrollment documents)

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 Department of Fish & Wildlife. (Attached)
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. (Attached - Skyline Farms Mitigation Timber Conversion Mitigation Plan prepared by Restoration Forestry, December 8, 2018)
11. Consent for onsite 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. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in section 55.4.8.2.3, and plan for compliance with applicable Building Codes. (Not Applicable)
13. 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)
14. 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)

15. Engineering Geologic R-2 Soils Exploration Report prepared by Lindberg Geologic Consulting, September 26, 2018 (Attached)

16. Cultural Resource Investigation of the Briceland Taliaferro Properties prepared by Archaeological Research and Supply Company, January 2018. (On-file and Confidential)

17. Road Evaluation Report prepared by Skyline Farms, LLC, October 16, 2017. (Attached)

18. Preliminary Title Reports for 220-312-011 & 220-312-007 prepared by Humboldt Land Title, July 17, 2019. (On-file)

1.0 Project Information

Skyline Farms, LLC (“Applicant”) is submitting this application for a Type 2 Special Permit for 10,000 square feet of existing outdoor commercial cannabis cultivation and ancillary nursery of 1,000 square feet of on a 56-acre parcel (APN 220-312-011), located in Redway, CA (“Parcel”).

The Applicant will be sourcing their water from a “shallow” well that the Applicant has filed an Initial Statement and Water Diversion and Use for. In addition to the well, the Applicant has one (1) rainwater catchment pond that holds approximately 60,000-gallons of water. There is another pond on the Parcel which the Applicant uses for domestic purposes only and holds approximately 80,000-gallons of water. The water is pumped into the various hard water tanks located on the Parcel. There are eight (8) 2,5000 gallon tanks, four (4) 5,000-gallon rainwater catchment tanks, one (1) 25,000 hard water tank and one (1) 40,000- gallon hard water tank, (8) 5,000 gallon hard water tanks, and (1) 20,000 gallon bladder. This gives the Applicant a total of 225,000 gallons of cultivation water storage. The Applicant is estimating to use approximately 258,000 gallons of water annually.

There is a total of six (6) existing structures located on the Parcel all constructed in various years. The Dry Shed is a 16’X16’ structure built in 2016, used for drying and curing of the cannabis. The Garage is a 20’X24’ structure, built in 2007 and is also used for drying and curing along with housing one (1) 3kw generator and fuel storage. The Residence is a 29’X34’ structure and was built in 1980. It is not used for any cultivation related activities. There are two Yurts, one is 24 foot in diameter built in 2006 is used for storage, not related to any cultivation activities, and the other is 30ft in diameter built in 2018 and is used for drying cannabis. The lower dry shed and Yurt is powered by a 7kw generator stored on a covered cement slab. The Cabin is a 14’X15’ structure, built in 2010 and is used for personal storage.

The Applicant will plant in April and will have one (1) harvest in August and one (1) harvest in November. The Applicant will be selling unprocessed bucked down bulk trim and flower, use a third party trim service. No employees will be part of any cannabis activity.

The Type 2 Special Permit would achieve the following results for the Applicant:

- a. Permit 10,000 square feet of existing outdoor commercial cannabis cultivation activities that were in existence prior to January 1, 2016, in compliance with the County CMMLUO;
- b. Comply with applicable standards for water quality maintenance and watershed protection through the Waiver of Waste Discharge requirements of the North Coast Regional Water Quality Control Board (“Water Board”) and California Department of Fish and Wildlife (“Fish and Wildlife”).

2.0 Project Location

The Applicant’s Parcel is located in the inland zone of Humboldt County near Redway, CA. The Parcel is comprised of 56-acres and is identified by Assessor’s Parcel Number (“APN”) 220-312-011. The street address for this parcel is 209 Seely Creek Road, Redway, CA 95560.

2.1 Zoning Classification

The County's Zoning Classification of the Parcel is FR-B-5(40) with a Current General Plan of AL40;T (FRWK). The CMMLUO permits existing outdoor and mixed light commercial cannabis cultivation on land zoned as FR with cultivation sites between 5,000 square feet and 10,000 square feet with a Special Permit.

Applicant has applied for a lot line adjustment in 2018 per planner Keenan Hilton. The date of submittal was 10/29 and it is currently in the project evaluation phase. The project name is PLN-2018-15087. Because it was related to a cannabis parcel, it was transferred over to the cannabis planners.

2.2 Site Topography

A map of the Parcel's topography is included as Attachment "A."

3.0 Easements

The easements outlined below are pulled from Exhibit "ONE" of the Grant Deed- to Grantor's Revocable Living Trust, and is included in the Evidence of Ownership and Authorization section of this application.

"EXHIBIT ONE

PARCEL ONE

Parcel 1 of Parcel Map 2013 recorded in Book 17, pages 133 and 134, of Parcel Maps, Humboldt County Records.

PARCEL TWO

A non-exclusive easement for ingress, egress and public utility purposes over a strip of land 60 feet in width, lying within Parcel 4 of said Parcel Map No 2013, the centerline of which is designated as "Sky Lane" on said Parcel Map No.2013.

Together with a slope maintenance easement to extend beyond the right of way limits to a point 10 feet beyond the top of cuts and toe of fills.

PARCEL THREE

A non-exclusive easement for ingress, egress and public utility purposes over a strip of land 60 feet in width the centerline of which being the Southerly extension of "Sky Lane" above mentioned; beginning at the South line of said Parcel 4 and running Southerly to the County Road and designated on said Parcel Map as "C/L of 60' R/W described in vesting deed to Koppala Enterprises recorded in Book 1641 Official Records 473. Access to Public Road".

Assessor's Parcel No: 220-312-11"

4.0 Natural Waterways

There is one (1) unnamed watercourse that runs through the parcel which is tributary to the Seely Creek Class II Stream.

No natural waterways have been identified within 100-feet of the proposed cultivation area. The Applicant has prepared a Water Resource Protection Plan in accordance with Order R1-2015-0023 by the North Coast Regional Water Quality Control Board.

5.0 Location and Area of Existing Cultivation

Outdoor Cultivation Area

Cultivation Area #1

Cultivation Area #1 is located to the south of the residence in the southern end of the parcel and is 3,395 square feet.

Cultivation Area #2

Cultivation Area #2 is located in the southwestern end of the parcel and is 6,605 square feet.

Total Cultivation Area 9,998 square feet.

6.0 Setbacks of Cultivation Area

The cultivation is setback from the eastern parcel line by approximately 479 feet and the southern line by at least 102 feet.

7.0 Access Roads

The Parcel is located off Bell Springs Road. All interior roads are pre-existing gravel surfaced roads. Driveways are out-sloped and with no in board ditches. The main Seely Creek road, which serves as the community easement, extends approximately ½ mile through the property, has inboard ditches with two (2) culverts (stream crossings), one 16" and one 18". The berms have been removed from sides of main Seely Creek Road. There is a plan for this section of road to increase relief with two (2) critical dips over existing culverts as recommended in the PWA "Handbook for Forest, Ranch & Rural Roads." There is one (1) more existing ditch relief culvert located on the Yurt driveway that meets standard conditions. Roads are routinely inspected and maintained with surface gravel, water bars and ditch/culvert clearing.

8.0 Graded Flats

There are no graded flats located on the parcel that are identified to require permitting.

9.0 Existing and Proposed Buildings

Dry Shed

The Dry Shed is an existing 12'x20' structure and was constructed in 2016 and will require permitting with the Humboldt County Building Department.

Garage

The Garage is an existing 20'x24' structure that is used for drying, curing cannabis and holds the generator and fuel. It was constructed in 2007 and will require permitting with the Humboldt County Building Department.

Nursery/Greenhouses

The on-site nursery (immature plant area) consists of one (1) 31 x 31 ft hoop-style greenhouse, in addition to light deprivation cultivation greenhouses, (2) 21 x114, (1) 21.5x13.5, (1) 17.5x17.5, (1) 10x42, (1) 17 x 47, (2) 22x49, (1) 12x20, (1) 6x30, (1) 5x35, (1) 5x36, (1) 5 x 42, (1) 5x36, (1) 4x18. The floors are all permeable, native soil with raised beds. Transplants use potting soil in 3" pots. The power for the fans and supplemental fluorescent lighting is primarily from the off-the grid solar power system. A Honda EU 3000W generator and a 7kw generator will be used as needed. The greenhouse will comply with International Dark Sky Association Standards. The light emitted from the greenhouse will be covered at night as not to disturb the neighbors or surrounding environment.

The fans and generator will not be used during the breeding season of the Northern Spotted Owl per CDFW recommendations from Feb 1 – July 9th. Only solar power and roll up natural ventilation will serve the nursery and greenhouses.

Residence

The Residence is an existing 29'X34' structure and was built in 1980. It is not used for any cultivation related activities.

Yurts

The Yurts are existing structures, 24" in diameters and was constructed in 2006, and is used for storage and not used for any cannabis related activities. The 30" in diameter constructed in 2018 and is used for drying cannabis.

Cabin

The Cabin is a 14'X15' existing structure and was built in 2010, used for storage and not used for any cannabis related activities.

10.0 Water Source, Storage, Irrigation Plan and Projected Water usage

10.1 Water Source

All water is sourced from the applicants rainwater catchment pond located on the parcel, a creek pump and a seasonal shallow well as secondary water sources. The Applicant has filed an Initial Statement of Water Diversion and Use for both points of diversion (S024816 and S024815). Applicant is also enrolled in the Waste Discharge Order with the Regional Water Quality Control Board (WDID 1B170189CHUM). Applicant has also filed for a Stream Bed Alteration Agreement with the Department of Fish & Wildlife (Not. No. 1600-2015-0026-R1). Applicant has filed for a Small Irrigation Registration with the Water Board (H500701).

10.2 Water Storage

Submitted Updates to County 5-21-19, again on 8-21-19

There is one (1) rainwater catchment pond, ten (10) HDPE tanks, and four (4) rainwater catchment tanks that total to 165,000 –gallons of cultivation storage. The individual number and size are outlined below:

- Eight (8) 2,500-gallon HDPE tank
- One (1) 25,000 –gallon HDPE tank
- One (1) 40,000- gallon HDPE tank
- Four (4) 5,000- gallon rainwater catchment tanks
- One (1) 60,000- gallon rainwater catchment pond
- Eight (8) 5,000- gallon HDPE tanks
- One (1) 20,000 – gallon bladder

Applicant added one (1) 20,000 bladder for an additional 20,000 gallons of storage in Spring 2018.

Applicant added (8) 5,000 gallon tanks in Spring 2019.

Total storage is 225,000 gallons or 0.62 acre feet.

10.3 Irrigation Plan

All irrigation of cannabis is completed by a timed, metered, drip irrigation system preventing any over watering or runoff. All water usage will be metered and monitored daily and recorded monthly.

10.4 Projected Water Use

The amount of water used for the cultivation of cannabis will vary throughout the year, with peak periods of water use occurring during the summer months. The Applicants average cultivation and water use is outlined in the Cultivation and Water Usage Chart, below.

Cultivation and Water Usage

Month	Stage of Cultivation			Cultivation Space per Stage (Square Footage)	Water Usage (gallons/month)
	Veggie	Flower	Harvest		
January					0
February					0
March					0
April					19,500
May					19,500
June	X			10,000	19,500
July	X	X		10,000	19,500
August	X	X		10,000	19,500
September		X	X	10,000	19,500
October			X	10,000	19,500
November			X	10,000	19,500
December					0

* with a plant density of 0.85

All water used for cultivation is sourced from the rainwater catchment, permitted creek pump and permitted shallow well. **Applicant estimates their annual use to be 156,000 gallons.**

11.0 Site Drainage, Runoff, Erosion Control Measures and Watershed Protection

Site Drainage

There are two (2) points of controllable sediment delivery sites located on the main Seely Creek Road (shared access), more rock and increased ditch relief will reduce sediment load to Seely Creek.

Runoff

There is no runoff from the cultivation. Gardens are heavily mulched with drip irrigation on times, a low water consumption strategy is implemented.

Erosion Control Measures

The Applicant will adhere to all best management practices for site drainage, runoff and erosion control set by the North Coast Regional Water Quality Control Board, the State Water Resources Control Board, the California Department of Fish and Wildlife, and the Humboldt County Code section 331-14.

Watershed Protection

Any proposed work in streams and wetlands that require site-specific review to determine if the work requires a permit by the Army Corps of Engineers and a Water Quality Certification by the North Coast Regional Water Quality Control Board will be acquired. Additionally, any future proposed work in streams and wetlands shall be designed by a qualified registered professional and shall incorporate applicable standard BMP's. All relevant permit information for coverage of proposed work in or near streams or wetlands will be submitted with reporting documentation.

12.0 Distances from Significant Landmarks

There are no schools, school bus stops, state parks, places of worship or Tribal Cultural Resources within 600 feet of the cultivation site. Cultural Resource Survey was conducted by Nick Angeloff of the Archeological Research & Supply Company, report has been submitted.

1.0 Materials Storage

Currently, there are no pesticides or herbicides registered specifically for use directly on cannabis. The Applicant will be using items that were accepted under Legal Pest Management Practices for Marijuana Growers in California.

The Applicant purchases nutrients as needed, nutrients are stored in the garage and shed. The Applicant has one (1) 3kw generator that is stored in the garage along with 5-gallon fuel cans, and a 7kw generator stored on a covered cement slab with 5-gallon fuel cans. The Applicant has covered and secure compost and there are no soils piles on site. Any spent soil will be held in a

depressed area and covered until leached and reused. Should the Applicant need to remove green waste or soil, it will be taken to Wes Green in Arcata, CA. Trash and recycling is stored in water tight containers near the garage. Trash is removed weekly and recycling is removed twice monthly to the Redway Transfer Station.

2.0 Cultivation Activities

Cultivation activities may vary based on climate, strain and the Applicant's personal schedule.

Cultivation activities typically begin sometime during April when the plants are started from either seed or clone. They are transplanted to their permanent homes in June. The Applicant is anticipating two (2) harvests from their greenhouses in August and November and one (1) harvest from their full sun cultivation in November.

The applicant will be pulling tarps over the greenhouses in order to have two (2) harvests of cannabis via light deprivation. Tarps will be pulled by hand and will use only natural sunlight (no wattage) and will have no negative effects to the surrounding area or the cannabis.

3.0 Processing Practices

Plants will be harvested one at a time using hand shears and taken into the Dry Shed and the Garage where it will be dried and cured. The Applicant and resident family members will be selling unprocessed bucked bulk plant in the garage. No employees will be used. Third party off site processing will be used if necessary.

All work surfaces and equipment are maintained in a clean, sanitary condition. Protocols to prevent the spread of mold are strictly followed. The final cannabis product is stored in a secure location.

The Applicant will be utilizing any Track and Trace program the County seeks to implement, abiding by all appropriate record keeping practices. Applicant has registered and completed Cultivator Training with Cal Origins in May 2018.

The applicant is enrolled in Metrc since issuance of State License (PML18-0003064).

4.0 Security Measures

The access to the parcel is gated and locked. There is a locked community gate at the beginning of the Seely Creek Road, in addition to gates at the entrance and exits to the driveways. There are cameras in place over parking areas, cultivation, buildings and gates.

UPDATE: Generator Use Plan

Due to the remote location and off the grid nature of the site, it will be necessary to employ the use of a generator for power. Applicant will limit the use of the generator to an as needed basis following all guidelines set up by Humboldt County and the State of California. A Honda EU3000IS generator will be

used for power on site. The generator has an average of 30 decibels with a peak of 59 decibels and is located away from the property boundary. The generators will be located over one hundred feet from the property line to ensure the noise level will not exceed 59 decibels at the property line. Potential noise impacts to protected species will be identified as part of the NTMP and the generator sites will be adjusted accordingly if species of concern and habitat are found. See attachments for generator data sheets.

The yurt and dry shed are powered by a Honda EU7000IS generator, with an average Noise Level 58 dB(A) @ rated load, 52 dB(A) @ 1/4 load.

The generators will be in operation from October to November to dry the cannabis. The residence uses mainly solar power system for domestic use; with supplemental generator power.

UPDATE: ON-SITE HOUSING, EMPLOYEES & PARKING

There is 1 existing residence on site which houses up to 6 people total (4 people year-round with 2 additional day labor involved as needed seasonally). Total of 6 people at peak (planting and harvest).

No other residential structures are proposed.

Residents will park in designated parking area located at the existing residence (In front of Garage, along driveway, at gate, and yurt). There is room for 6 – 8 vehicles to park. Additional parking is located along Seely Creek Road.

One trip on road expected daily 5-7 days a week.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
REGION 1 – NORTHERN REGION
619 Second Street
Eureka, CA 95501

RECEIVED

MAY 18 2015

CDFW - EUREKA



STREAMBED ALTERATION AGREEMENT

NOTIFICATION No. 1600-2015-0026-R1

Unnamed Tributary, Tributary to Seeley Creek, Tributary to Redwood Creek, Tributary to the South Fork Eel River, Tributary to the Eel River

Mr. Shanon Taliaferro
Water Diversion
1 Encroachment

This Streambed Alteration Agreement (Agreement) is entered into between the California Department of Fish and Wildlife (CDFW) and Mr. Shanon Taliaferro (Permittee).

RECITALS

WHEREAS, pursuant to Fish and Game Code (FGC) section 1602, the Permittee initially notified CDFW on February 2, 2015, that the Permittee intend to complete the project described herein.

WHEREAS, pursuant to FGC section 1603, CDFW has determined that the project could substantially adversely affect existing fish or wildlife resources and has included measures in the Agreement necessary to protect those resources.

WHEREAS, the Permittee has reviewed the Agreement and accepts its terms and conditions, including the measures to protect fish and wildlife resources.

NOW THEREFORE, the Permittee agrees to complete the project in accordance with the Agreement.

PROJECT LOCATION

The project to be completed according to this Agreement is located within the Seeley Creek watershed, approximately 2.3 miles northwest of the town of Redway, County of Humboldt, State of California. The project is located in Section 5 T4S, R3E, Humboldt Base and Meridian; in the U.S. Geological Survey 7.5-minute quadrangle Miranda; Assessor's Parcel Numbers 220-312-11; latitude 40.1431 N and longitude 123.8653 W.

PROJECT DESCRIPTION

The project is limited to one existing stream diversion on an Unnamed Tributary to Seeley Creek for domestic use and irrigation. The work includes use and maintenance of the water diversion structure.

PROJECT IMPACTS

Existing fish or wildlife resources the project could substantially adversely affect include: Chinook salmon (*Oncorhynchus tshawytscha*), coho salmon (*O. kisutch*), steelhead trout (*O. mykiss*), foothill yellow legged frog (*Rana boylei*), amphibians, reptiles, aquatic invertebrates, mammals, birds, and other aquatic and riparian species.

The adverse effects the project could have on the fish or wildlife resources identified above include: direct and/or incidental take, indirect impacts, cumulative impacts, impediment of up- or down-stream migration, water quality degradation, damage to aquatic habitat and function, disturbance of nesting birds, and impacts to riparian vegetation, habitat, and function.

MEASURES TO PROTECT FISH AND WILDLIFE RESOURCES

1. Administrative Measures

The Permittee shall meet each administrative requirement described below.

- 1.1 Documentation at Project Site. The Permittee shall make the Agreement, any extensions and amendments to the Agreement, and all related notification materials and California Environmental Quality Act (CEQA) documents, readily available at the project site at all times and shall be presented to CDFW personnel, or personnel from another state, federal, or local agency upon request.
- 1.2 Providing Agreement to Persons at Project Site. The Permittee shall provide copies of the Agreement and any extensions and amendments to the Agreement to all persons who will be working on the project at the project site on behalf of the Permittee, including but not limited to contractors, subcontractors, inspectors, and monitors.
- 1.3 Notification of Conflicting Provisions. The Permittee shall notify CDFW if the Permittee determines or learns that a provision in the Agreement might conflict with a provision imposed on the project by another local, state, or federal agency. In that event, CDFW shall contact the Permittee to resolve any conflict.
- 1.4 Project Site Entry. The Permittee agrees to allow CDFW employees access to any property it owns and/or manages for the purpose of inspecting and/or monitoring the activities covered by this Agreement, provided CDFW: a) provides 48 hours advance notice; and b) allows the Permittee or representatives to participate in the inspection and/or monitoring. This condition does not apply to CDFW enforcement personnel.

2. Avoidance and Minimization Measures

To avoid or minimize adverse impacts to fish and wildlife resources identified above, the Permittee shall implement each measure listed below.

- 2.1 Permitted Project Activities. All work shall be conducted as specified in the Agreement Notification and all other supporting environmental documents, except where otherwise stipulated in this Agreement.
- 2.2 Work Period. All work, not including water diversion, shall be confined to the period June 1 through September 15 of each year, unless specified otherwise in this Agreement.
- 2.3 Incidental Take. This Agreement does not allow for the take, or incidental take of any state or federal listed threatened or endangered listed species.
- 2.4 Maximum Diversion Rate. The maximum instantaneous diversion rate from the water intake shall not exceed 10 gallons per minute. This condition is subject to modification should further analysis warranting such action become available at a later date.
- 2.5 Bypass Flow. The Permittee shall pass sufficient flow at all times to keep all aquatic species including fish and other aquatic life in good condition below the point of diversion.
- 2.6 Water Storage and Water Conservation. The Permittee shall add sufficient water storage and/or water conservation measures by July 15, 2015, so that the Permittees shall forbear diverting stream flow from July 15 to October 15 of each year, except for emergencies.
- 2.7 Forbearance Period. The Permittee shall add sufficient water storage and/or water conservation measures by July 15, 2015, so that the Permittees shall forbear diverting stream flow from July 15 to October 15 of each year, except for emergencies.
- 2.8 Intake Structure. No polluting materials (e.g., particle board, plastic sheeting, bentonite) shall be used to construct or screen, or cover the diversion intake structure.
- 2.9 Fish Screening. A screen shall be installed at the pump intake to prevent the entrainment of fish into the intake pump. The fish screen shall meet the following criteria:
 - a) Surface Area: The minimum unobstructed screen surface shall be 40 square inches.
 - b) Material: The screen material shall be wire mesh, perforated plate, wedge wire or slotted pipe. Round openings in the mesh shall not exceed 3/32 inches (2.38 millimeters) in diameter, square openings shall not exceed

3/32 inches diagonally, and slotted openings shall not exceed 0.069 inches (1.75 millimeters) in width.

- c) Placement: Where possible, the screen should be placed in flowing water with a minimum of three inches of water over the top of the screen.
- d) Maintenance: The Permittee shall inspect, maintain, and clean the screen as needed to ensure proper operation and fish protection.

- 2.10 Water Conservation. The Permittee shall make best efforts to minimize water use, and to follow best practices for water conservation and management.
- 2.11 Water Storage Maintenance. Storage tanks shall have a float valve to shut off the diversion when tanks are full to prevent overflow from being diverted when not needed. The Permittee shall install any other measures necessary to prevent overflow of tanks resulting in more water being diverted than is used.
- 2.12 Removal of Structures. Structures and associated materials not designed to withstand high seasonal flows shall be removed to areas above the ordinary high water mark before such flows occur or the end of the yearly work period, whichever comes first.
- 2.13 Water Contamination. Refueling of equipment, adding or draining lubricants, coolants and/or hydraulic fluids shall not take place within any stream or where activities could risk contamination of a stream. All such fluids and containers shall be disposed of at an appropriate waste facility. Equipment placed adjacent to the stream shall use drip pans as needed to prevent soil and water contamination.
- 2.14 State Water Code. This Agreement does not constitute a valid water right. The Permittee shall comply with State Water Code sections 5100 and 1200 et seq as appropriate for the water diversion and water storage. The application for this registration is found at:
http://www.swrcb.ca.gov/waterrights/publications_forms/forms/docs/sdu_registration.pdf

3. Reporting Measures

- 3.1 The Permittee shall, concurrently, submit to CDFW all compliance reports submitted to the State Water Resources Control Board.

CONTACT INFORMATION

Any communication that the Permittee or CDFW submits to the other shall be in writing and any communication or documentation shall be delivered to the address below by U.S. mail, fax, or email, or to such other address as the Permittee or CDFW specifies by written notice to the other.

To Permittee:

Mr. Shanon Taliaferro
PO Box 991
Redway, California 95560

To CDFW:

Department of Fish and Wildlife
Northern Region
619 Second Street
Eureka, California 95501
Attn: Lake and Streambed Alteration Program – David Manthorne
Notification #1600-2015-0026-R1
david.manthorne@wildlife.ca.gov

LIABILITY

The Permittee shall be solely liable for any violation of the Agreement, whether committed by the Permittee or any person acting on behalf of the Permittee, including its officers, employees, representatives, agents or contractors and subcontractors, to complete the project or any activity related to it that the Agreement authorizes.

This Agreement does not constitute CDFW's endorsement of, or require the Permittee to proceed with the project. The decision to proceed with the project is the Permittee alone.

SUSPENSION AND REVOCATION

CDFW may suspend or revoke in its entirety this Agreement if it determines that the Permittee or any person acting on behalf of the Permittee, including its officers, employees, representatives, agents, or contractors and subcontractors, is not in compliance with the Agreement.

Before CDFW suspends or revokes the Agreement, it shall provide the Permittee written notice by certified or registered mail that it intends to suspend or revoke. The notice shall state the reason(s) for the proposed suspension or revocation, provide the Permittee an opportunity to correct any deficiency before CDFW suspends or revokes the Agreement, and include instructions to the Permittee, if necessary, including but not limited to a directive to immediately cease the specific activity or activities that caused CDFW to issue the notice.

ENFORCEMENT

Nothing in the Agreement precludes CDFW from pursuing an enforcement action against the Permittee instead of, or in addition to, suspending or revoking the Agreement.

Nothing in the Agreement limits or otherwise affects CDFW's enforcement authority or that of its enforcement personnel.

OTHER LEGAL OBLIGATIONS

This Agreement does not relieve the Permittee or any person acting on behalf of the Permittee, including its officers, employees, representatives, agents, or contractors and subcontractors, from obtaining any other permits or authorizations that might be required under other federal, state, or local laws or regulations before beginning the project or an activity related to it.

This Agreement does not relieve the Permittee or any person acting on behalf of the Permittee, including its officers, employees, representatives, agents, or contractors and subcontractors, from complying with other applicable statutes in the FGC including, but not limited to, FGC sections 2050 *et seq.* (threatened and endangered species), 3503 (bird nests and eggs), 3503.5 (birds of prey), 5650 (water pollution), 5652 (refuse disposal into water), 5901 (fish passage), 5937 (sufficient water for fish), and 5948 (obstruction of stream).

Nothing in the Agreement authorizes the Permittee or any person acting on behalf of the Permittee, including its officers, employees, representatives, agents, or contractors and subcontractors, to trespass.

AMENDMENT

CDFW may amend the Agreement at any time during its term if CDFW determines the amendment is necessary to protect an existing fish or wildlife resource.

The Permittee may amend the Agreement at any time during its term, provided the amendment is mutually agreed to in writing by CDFW and the Permittee. To request an amendment, the Permittee shall submit to CDFW a completed CDFW "Request to Amend Lake or Streambed Alteration" form and include with the completed form payment of the corresponding amendment fee identified in CDFW's current fee schedule (see Cal. Code Regs., tit. 14, § 699.5).

TRANSFER AND ASSIGNMENT

This Agreement may not be transferred or assigned to another entity, and any purported transfer or assignment of the Agreement to another entity shall not be valid or effective,

unless the transfer or assignment is requested by the Permittee in writing, as specified below, and thereafter CDFW approves the transfer or assignment in writing.

The transfer or assignment of the Agreement to another entity shall constitute a minor amendment, and therefore to request a transfer or assignment, the Permittee shall submit to CDFW a completed CDFW "Request to Amend Lake or Streambed Alteration" form and include with the completed form payment of the minor amendment fee identified in CDFW's current fee schedule (see Cal. Code Regs., tit. 14, § 699.5).

EXTENSIONS

In accordance with FGC section 1605(b), the Permittee may request one extension of the Agreement, provided the request is made prior to the expiration of the Agreement's term. To request an extension, the Permittee shall submit to CDFW a completed CDFW "Request to Extend Lake or Streambed Alteration" form and include with the completed form payment of the extension fee identified in CDFW's current fee schedule (see Cal. Code Regs., tit. 14, § 699.5). CDFW shall process the extension request in accordance with FGC 1605(b) through (e).

If the Permittee fails to submit a request to extend the Agreement prior to its expiration, the Permittee must submit a new notification and notification fee before beginning or continuing the project the Agreement covers (FGC section 1605(f)).

EFFECTIVE DATE

The Agreement becomes effective on the date of CDFW's signature, which shall be: 1) after the Permittee signature; 2) after CDFW complies with all applicable requirements under the California Environmental Quality Act (CEQA); and 3) after payment of the applicable FGC section 711.4 filing fee listed at http://www.wildlife.ca.gov/habcon/ceqa/ceqa_changes.html.

TERM

This Agreement shall **expire five years** from date of execution, unless it is terminated or extended before then. All provisions in the Agreement shall remain in force throughout its term. The Permittee shall remain responsible for implementing any provisions specified herein to protect fish and wildlife resources after the Agreement expires or is terminated, as FGC section 1605(a)(2) requires.

AUTHORITY

If the person signing the Agreement (signatory) is doing so as a representative of the Permittee, the signatory hereby acknowledges that he or she is doing so on the Permittee behalf and represents and warrants that he or she has the authority to legally bind the Permittee to the provisions herein.

AUTHORIZATION

This Agreement authorizes only the project described herein. If the Permittees begin or complete a project different from the project the Agreement authorizes, the Permittees may be subject to civil or criminal prosecution for failing to notify CDFW in accordance with FGC section 1602.

CONCURRENCE

The undersigned accepts and agrees to comply with all provisions contained herein.

FOR Mr. SHANON TALIAFERRO

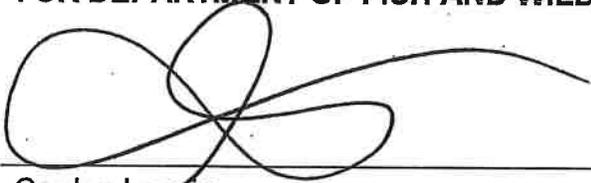


Shanon Taliaferro

5-10-15

Date

FOR DEPARTMENT OF FISH AND WILDLIFE



Gordon Leppig

Senior Environmental Scientist (Supervisor)

5/19/15

Date

Prepared by: David Manthorne, Environmental Scientist, March 27, 2015

LINDBERG GEOLOGIC CONSULTING
David N. Lindberg, Certified Engineering Geologist

**ENGINEERING GEOLOGIC R-2
SOILS EXPLORATION REPORT**

Existing Rainwater Catchment Pond
Skyline Farms, LLC
209 Seely Creek Road, Redway



Assessor's Parcel Number: APN: 220-312-011

Prepared for:
Skyline Farms LLC

David N. Lindberg, CEG 1895, Exp. 02/29/2020

September 26, 2018
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ENGINEERING GEOLOGIC R-2 SOILS EXPLORATION REPORT
Existing Rainwater Catchment Pond
Skyline Farms LLC, Ms. Casandra Taliaferro
209 Seely Creek Road, APN: 220-312-011
Redway, Humboldt County, California

1.0 INTRODUCTION

1.1 Site and Project Description

This report presents the results of the site-specific, engineering-geologic soils exploration conducted by Lindberg Geologic Consulting (LGC) at the location referenced above (Figure 1), Assessor's parcel 220-312-011 (Figure 2), is west-northwest of Redway, on Seely Creek Road, and has been developed with a small (~40' x ~51'), lined rainwater-catchment pond to support this parcel's current agricultural use for cannabis cultivation (Figure 3). There is an historic landslide mapped on the parcel, some distance away from this existing pond, and there are no proposed new developments to be addressed on this parcel at present.

TABLE 1 – PROJECT LOCATION INFORMATION	
Latitude and Longitude*	40.1427° North and 123.8653° West
Legal Description	Portion of W ½ of Section 5, T4S, R3E, HB&M
Parcel Size*	51.78 GIS acres
USGS Quadrangle	Miranda, Calif., 7.5-minute topographic quadrangle map (1970)

*Centroid and area of parcel per Humboldt County Web GIS

Lindberg Geologic Consulting (LGC) was retained by Skyline Farms, LLC, the owner of this pond. This parcel is zoned rural-residential. There is parking available on-site, on the north and east sides of this pond. This parcel is rural, and therefore is not connected to any local municipal services. Ingress and egress are via the existing driveway off of Seely Creek Road.

Included in our report are brief assessments of the potential geologic hazards associated with the existing pond's development. Recommendations are provided as necessary and appropriate (in our opinion) to mitigate any potential negative effects of identified geologic hazards on the pond.

1.2 Scope of Work

The Scope of Services for this investigation included identifying and assessing geologic and soil hazards with a potential to affect the proposed development, characterizing the subgrade soils, developing grading and foundation design recommendations, and preparation of this report. The following information, recommendations, and design criteria are presented in this report:

- Description of site terrain and local geology.
- Interpretation of subsurface soil and groundwater conditions.
- Soil profile characteristics as observed in nearby road-cut exposures.
- Assessment of potential earthquake-related geologic and geotechnical hazards including surface fault rupture, liquefaction, differential settlement, and site slope instability.
- Discussion of potential geologic hazard mitigation measures as necessary.
- Seismic design parameters per the 2016 California Building Code (CBC), including Seismic Design Category, Site Class, and Spectral Response Accelerations.

- Recommendations for earthwork; site and subgrade preparation; fill material; fill placement and compaction requirements; and criteria for temporary excavation support.
- Recommendations for construction materials observation and testing.

Excluded from our scope of work was any environmental assessment for the presence or absence of any hazardous waste, toxic, or corrosive materials. Although we have explored subsurface conditions as part of this investigation, we have not conducted any analytical laboratory testing of samples obtained for the presence of hazardous material(s).

1.3 Limitations

This report has been prepared for the exclusive use of our client, Skyline Farms, LLC, and appropriate public authorities, for specific application to this existing rainwater-collection pond. LGC has complied with the engineering-geologic standard of care common to the area at the time our work was performed. LGC makes no other warranty, express or implied.

The analyses and recommendations presented in this report are based on data obtained from existing maps and reports, field observations and limited subsurface explorations. Methods used indicate subsurface conditions only at specific locations where our observations were made, only to the depths exposed, and only at the time of our site explorations. Soil exposures cannot always be relied on to accurately reflect stratigraphic or lithologic variations that commonly exist between locations, nor do they necessarily represent conditions at any other time.

The recommendations included in this report are based, in part, on assumptions about subsurface conditions that may only be tested during earthwork. Accordingly, the applicability and validity of these recommendations is contingent upon LGC being retained to provide a complete professional service. LGC cannot assume responsibility or liability for the adequacy of the recommendations when they are applied in the field unless LGC is retained to observe construction earthwork. We are available to discuss a schedule of such observations as may be advisable to provide assurance of the validity of our recommendations.

Do not apply any of this report's conclusions or recommendations if the nature, design, or location of the existing pond is changed. If changes are contemplated, it is important that LGC be contacted and consulted to review the impact of the changes on the applicability of the recommendations in this report. Note that LGC is not responsible for any claims, damages, or other liability associated with any other party's interpretation of the subsurface data, or our recommendations, or reuse of this report for other projects or locations without our express written authorization.

2.0 FIELD EXPLORATION AND LABORATORY TESTING

2.1 Field Exploration Program

A Certified Engineering Geologist from our office visited this pond on August 9, 2018. A field exploration was performed to qualitatively assess the in-situ soil and groundwater conditions, and to estimate the engineering characteristics and properties of the subsurface materials at the project site. Our explorations included examination of existing graded cut slopes in the vicinity.

Soils observed in the cut slopes were field-logged and classified in general accordance with ASTM D-2488 visual-manual procedures.

We have explored a number of sites at various locations in this area, where we have observed soil profiles of the earth materials underlying this existing pond location. Soil stratigraphy, where exposed, was noted in the field in general accordance with ASTM standards.

2.2 Laboratory Testing

No soil samples were retained and no laboratory analyses were performed. Subsurface soils were interpreted to be uniformly-distributed across this site and, in stratigraphic order, consisted of thin, undisturbed, in-place native topsoil (silt and fine sand), medium dense sand with silt, clay and gravel overlying dense to hard silty sandstone of the Wildcat Group. Groundwater was reportedly not encountered to depth greater than 10- 12 feet below the existing ground surface (bgs), when the pond was excavated (~2003).

3.0 SITE AND SUBSURFACE CONDITIONS

3.1 Topography and Site Conditions

This subject property is on sloping ground above the northeast side of Seely Creek. Parcel area is approximately 51.78 acres, according to the Humboldt County WebGIS. Site elevation is approximately 450 feet above mean sea level, based on the USGS Miranda, Calif., 7.5' topographic quadrangle map (Figure 1). The parcel slopes down to the west-southwest, with a range of slope gradients. Within the footprint of the existing pond, slopes appear to have originally been relatively flat. In general, slopes are variable on-site; in the pond area slopes are approximately 15 percent, or less. Beyond the "flat" area where the existing pond is located, parts of the parcel slope more steeply, some greater than 50 percent; steeper areas generally are forested. The nearest mapped watercourse is an un-named tributary of Seely Creek which flows roughly north-south, approximately 350 feet northwest of the pond (Figure 3).

3.2 Geologic Setting

This parcel is located within California's northern Coast Ranges Geomorphic Province, a seismically active region in which large earthquakes are expected to occur during the economic life span (50 years) of any developments on the subject property. Mapping by McLaughlin and Others (2000), shows that the site is underlain by (late-Pleistocene to Miocene) non-marine deposits associated with the Wildcat Group. Historic landsliding is shown on this parcel on the Humboldt County WebGIS website. The historic landsliding is in a different location on the parcel apart from the pond area. The pond site and the pond berm dam appear stable in their present configuration; no evidence of active landsliding was observable at the pond location.

Suitable bearing materials appeared to occur at typical foundation depths below the thin topsoil. On this site, firm native bearing soils are anticipated to consist of moderately-indurated, dense silty sandstone. Firm bearing material may underlie one foot of unsuitable topsoil materials and potentially driveway gravel in various locations around the pond site.

Free water was not observable on August 9, 2018, and is not anticipated to rise to an elevation that will negatively impact the existing pond. We have observed similar soil and groundwater conditions consisting of moderately-indurated, dense silty sandstone at other sites around the

area. Underlying this site, are marine and/or non-marine rocks associated with the Wildcat Group. Franciscan rocks may be present in the subsurface at some depth much greater than our observations.

Undisturbed near-surface soils consist of redwood-forest duff and dark topsoil composed of silty fine sand with little clay and gravel. Soils, based on our explorations, are interpreted to be uniformly distributed across the undisturbed areas of the subject parcel not subjected to historic grading. In the pond area explored, the soil profile consisted of topsoil underlain by moderately-indurated, dense silty sandstone which continues to depth.

3.3 Seismicity

The Skyline Farms pond is located within a seismically active region in which large earthquakes from a variety of sources have the potential to occur during the economic life span (50 years) of a typical structure. North of Cape Mendocino and the Mendocino triple junction, the regional tectonic framework is controlled by the Cascadia subduction zone (CSZ), wherein the Gorda and Juan de Fuca oceanic plates are being actively subducted beneath the North American continental plate.

According to the geologic mapping by the state of California, the subject parcel is not within an area zoned for special studies. In other words, this site is not located within an area in proximity to any faults zoned as active by the State.

3.4 Regional Seismicity

Regionally, the project site is subject to ground motion from a number of seismic sources including the Little Salmon fault to the north and northeast, and the Cascadia subduction zone to the west and northwest, and the San Andreas fault to the west-southwest. The Cascadia subduction zone is considered capable of producing a great earthquake with an estimated magnitude (moment magnitude, M_w) of 9.0. The subducting Gorda plate is a common source of the historic earthquakes felt in the vicinity of Garberville. To the west, at Shelter Cove, the San Andreas fault moved during the 1906 San Francisco earthquake. Recent (since ~1850) Gorda plate earthquakes have ranged in magnitude up to 7.4 (in the earthquake of November, 1980).

3.5 Subsurface Conditions

Our field investigation has explored soil and groundwater conditions to depths up to 10 feet bgs in road cuts in the vicinity of the existing pond site. The soil profile was described in general accordance with ASTM D 2488 standards. A more-detailed description of the subsurface stratigraphy was not considered necessary at this existing pond location.

3.6 Groundwater Conditions

Groundwater is not likely to affect the existing rainwater catchment pond. Porosity appeared to be well-developed in the spoils retrieved from local excavations. Groundwater levels on this site will likely fluctuate with seasonal or long-term climatic variations, and changes in land use. Groundwater could conceivably rise above 10 feet bgs for relatively-brief periods during extended mid- to late-winter precipitation events, but we consider this to be of low probability. If the water level in the pond is maintained above the elevation of the shallow groundwater aquifer, buoyancy forces should be balanced and the liner will not be "floated" by groundwater.

Due to the subject parcel being underlain by soil materials with well-developed porosity, groundwater is not expected to adversely affect the pond. Generally, groundwater conditions are not anticipated to negatively affect the rainwater-catchment pond. Seasonally-perched groundwater has, in our opinion, a low potential to occur.

4.0 GEOLOGIC HAZARDS

The focus of our geologic hazard assessment for this project site primarily included seismic ground shaking due to near and far seismic sources, potential for liquefaction of loose near-surface saturated soils, differential settlement due to undocumented fill soils, landsliding, flooding, tsunami and expansive soils. Our assessment of these and other common potential hazards is presented below.

4.1 Seismic Ground Shaking and Surface Fault Rupture

As described, the project site is in a seismically active area proximal to multiple seismic sources capable of generating moderate to strong ground motions. Given the proximity of the San Andreas fault, the Mendocino fault, and the Cascadia subduction zone (offshore to the northwest), as well as other active faults within and offshore of northern California, the project site will doubtless experience strong ground shaking during the economic life span (50 years) of any proposed developments.

The San Andreas fault is the nearest recognized active fault (CDMG, 1998 and 2000). The subject parcel, however, is not located within any Alquist-Priolo earthquake fault zones, in which State law requires special studies for dams or structures for human occupancy. Due to the distance from the project site to the nearest recognized active fault, and based on available information, the potential for fault rupture to occur at the pond is low.

4.2 Liquefaction

Liquefaction is a loss of soil strength that results in fluid mobility through the soil. Liquefaction typically occurs when uniformly-sized, loose, saturated sands or silts that are subjected to strong shaking in areas where the groundwater is less than 50 feet below ground surface. In addition to the necessary soil and groundwater conditions, the ground acceleration must be high enough, and the duration of the shaking must be sufficient, for liquefaction to occur. Strong ground shaking is anticipated, but loose, well-sorted, saturated sands less than 50 feet bgs do not occur at the site.

Based on the State's Planning Scenario (CDMG, 1995), the site is not located in an area of liquefaction potential. Underlying this area, we encountered dense, moderately-indurated silty fine sandstone below the topsoil and weathering horizons. Groundwater was not observable and loose saturated sands are considered highly unlikely to occur in the shallow subsurface. Based on the geologic age, grain-size distribution, and relative density of the native subgrade, the potential for liquefaction-related settlement is considered low.

4.3 Settlement

Based on our observations, and apart from the dam berm, undocumented, non-engineered fill soils are not present near the pond on the subject property. If encountered in future excavations, undocumented fill soils shall be considered unsuitable as foundation load bearing due to their potential for excessive total and differential settlement. The apparent lack of fill soils within the

40- by 50-foot pond footprint on this site suggests that dam berm is founded in suitably-dense, in-place undisturbed native soils. The pond dam berm does not appear to have experienced any settlement since its construction, approximately 15 years ago.

4.4 Landsliding

The pond site on the subject property slopes less than 15 percent, and lies at an elevation of approximately 450 feet above mean sea level. There are no steep cut slopes associated with the pond; this pond was excavated on a flat and the excavation spoils were utilized to construct the pond dam berm. Based on our observations, and the fact that the project location is not within a mapped historic landslide area, landsliding potential in the area of the pond is low. We anticipate no potential for slope failure resulting from the construction of this rainwater-catchment pond.

4.5 Flooding

This site is well-above the un-named tributary of Seely Creek. According to the Humboldt County Web GIS system, this parcel is located outside of any 100-year flood zones. Consequently, the hazard of flooding at this site is low.

4.6 Tsunami

The hazard of tsunami inundation is low at this inland site at nearly 500 feet above sea level.

4.7 Expansive Soil

Subsurface soils at foundation load bearing depths consist predominantly of dense, non-plastic silty fine sandstone. Undisturbed native soils are soft and dry to moist at the surface, quickly becoming dense with increasing depth. Silty fine sandstone appeared permeable and well-drained. Based on the generally consistent nature of the site soils at anticipated pond-bottom depths, they do not appear subject to detrimental shrink-swell associated with cyclic seasonal wetting and desiccation. The hazard associated with shrink-swell soils is, in our opinion, low. Sandstone soils appeared unlikely to be subject to shrink and swell, and so will not negatively-affect a lined pond dam berm system built of compacted earth materials from the excavation.

5.0 CONCLUSIONS AND DISCUSSION

Based on the results of our reconnaissance, observations and experience, it is our opinion that the pond site is suitable for use as such. In our opinion, this 15-year old pond has a low potential to affect any improvements on the adjacent properties. This pond, being on private property, and surrounded by private property, presents less than a minimal degree of risk to the public. In our opinion, assessment by a Geotechnical Engineer is not needed. As built, this pond does not expose people or property to a significant risk of damage or injury. We conclude that this pond does not create and is not impacted by geologic instability or geologic hazards.

Our office was not ever provided with any draft design plans for the pond grading. Our recommendations here are applicable to construction of a compacted earthen berm dam for a small agricultural pond. We would have recommended that the dam berm loads bear in the dense undisturbed native soils occurring below the topsoil and the uppermost soft, weathered soil horizons.

6.0 RECOMMENDATIONS

6.1 Setback Recommendations

There are steep slopes and watercourses north and west of this existing pond. This site is estimated to be at least 50 feet higher in elevation than the Seely Creek tributary to the northwest. From an engineering geologic standpoint, the potential geologic hazard of slope instability increases with proximity to the mapped, historic slope failures. Therefore, the risk associated with slope failure was mitigated by locating pond away from historically- or potentially-unstable slopes. The subject parcel is surrounded by other similarly-developed parcels and, on the steeper ground by undeveloped forest lands. Rural agricultural and residential developments surround this parcel. Those driveways around the site that we observed are predominantly gravel-paved.

6.2 Site Preparation

All future earthwork, including but not limited to, site clearing, grubbing, and stripping should always be conducted during dry weather conditions. We estimate it would typically be necessary to remove the uppermost 12-inches of topsoil and weathered soils from within the footprint of any new fill prisms or berms. For any future earthwork also strip 12-inches of material from an area five feet beyond any fill prism or berm footprint-perimeters, and also from beneath driveways, parking areas, and concrete flatwork areas (if any). If fill materials are encountered during clearing and grubbing operations, they should be removed to the depth of the competent native subgrade. Whenever native topsoil is removed, it should be stockpiled on-site for later use as landscaping fill, or non-structural fill. If any existing gravel surfacing materials are removed in future grading, these should be stockpiled on-site for potential later use as engineered fill.

In any future footing, foundation, or fill prism excavations, native topsoil, fill, and any other unsuitable load bearing materials, encountered 12-inches below the existing ground surface should be removed to a depth sufficient to expose firm, undisturbed native mineral silty fine sandstone material. Dense undisturbed material is estimated to occur one to two feet below existing grade.

At the initiation of any future earthworks, approved erosion and sediment controls appropriate for the season, and compliant with State and County regulations, should be in place. When the ground is wet, vehicle and equipment traffic should be restricted to gravel-surfaced areas to avoid rutting, erosion, and mixing of disturbed soils with the underlying bearing material.

6.3 Subgrade Preparation

Strip areas graded in the future of the uppermost one- to two-feet of all soft, loose, disturbed, or deleterious material. The exposed ground surface should then be scarified to a depth of 8 inches; moisture conditioned as necessary and appropriate, and compacted in accordance with our compaction standards (below) to a firm and unyielding surface sufficient to support the anticipated earthen fill loads.

If exposed subgrade is soft or disturbed, or proves difficult to compact, it should be excavated to expose competent native materials. The subgrade should be scarified and conditioned as recommended above. Replace excavated material with engineered fill as necessary.

6.4 Temporary Excavations

No temporary excavations are expected for this project. In general, all temporary construction slopes should be designed and excavated in strict compliance with all applicable local, state, and federal safety regulations including the current OSHA Excavation and Trench Safety Standards.

Construction equipment, building materials, excavated soil, vehicular traffic, and other similar loads should never be allowed near the top of any unshored or unbraced excavation, or steep slopes. Where the stability of adjoining buildings, walls, cut or fill slopes, pavements, or other similar improvements is, or may be endangered by excavation operations, support systems may be needed (i.e., shoring, bracing, and underpinning), to provide structural stability and to protect personnel working in and around excavations.

Since excavation operations are dependent on construction methods and contractor scheduling, the contractor is responsible for the design installation, maintenance, and performance of all shoring, bracing, underpinning, and other similar systems. LGC assumes no responsibility for temporary excavations or soil stockpiles, the safety thereof, or the design, installation, maintenance, and performance of any shoring, bracing underpinning, or other similar systems.

6.5 Cut and Fill Slopes

No new cut or fill slopes in excess of four feet are presently-proposed for this site. Future structural fill on sloping ground (if any) should be placed on a suitably prepared, levelled and benched subgrade surface with a slope of no greater than four horizontal to one vertical (4:1), and should be compacted mechanically to reduce potential for settlement.

6.6 Fill Materials

Aggregate Base

Compacted aggregate base material may be used for future pavement subgrade, used as trench back-fill, or placed beneath footings or floor slabs (if any). This material should meet the requirements in the Caltrans Standard Specifications for Class 2 Aggregate Base, with a one-inch maximum particle size.

Select Fill

For any future new construction requiring select, or engineered structural fill, granular material may be used as non-expansive fill beneath floor slabs and for the upper portion of pavement subgrades. Select fill should be a soil/rock mixture free of organic material and other deleterious material; on-site native soils are probably unsuitable for use as select fill, but the gravel surface paving is likely to be acceptable. Select fill should contain low plasticity clay, well-graded sand, and gravel. Select fill should contain no particles larger than 3 inches in greatest dimension, and no more than 15 percent larger than 2-inches. Additionally, the material should meet the following specifications:

Plasticity Index (PI):	<12
Liquid Limit (LL):	<30
Percent Passing No. 200 sieve:	50 maximum, 5 minimum

6.7 Compaction Standard

Structural fill and backfill material should be placed in loose horizontal lifts that do not exceed 8-inches in thickness. A qualified field technician should be present to perform field density tests at random locations throughout each lift to verify that the specified compaction is being achieved by the contractor. Material shall be compacted according to the specifications listed in Table 2.

TABLE 2 – STRUCTURAL FILL PLACEMENT SPECIFICATIONS		
Fill Placement Location	Compaction Recommendations (ASTM D 1557-Modified Proctor)	Moisture Content (Percent Optimum)
Granular cushion beneath Floor Slab	90%	-1 to +3 percent
Structural fill supporting Footings	90%	-1 to +3 percent
Structural fill within 5-feet of the building pad	90%	-1 to +3 percent
Roadway fill within 2-feet of pavement grade	95%	-1 to +3 percent
Roadway fill below 2-feet of pavement grade	90%	-1 to +3 percent
Utility trenches under buildings, & paved areas	95%	-1 to +3 percent
Utility trenches beneath landscaped areas	90%	-1 to +3 percent

Where (or if) any utility trenches closely parallel a footing, and the trench bottom is within a two horizontal to one vertical plane, projected outward and downward from any below-grade structural element, grout slurry should be utilized to backfill that portion of the trench below this plane. Slurry backfill is not required if a narrow trench crosses a footing at a near-right angle.

6.8 Seismic Design Parameters

The following site-specific spectral response spectrum was obtained from the United States Geological Survey (USGS, 2018). The USGS ground motion parameter calculator uses spectral acceleration values (S_{MS} and S_1) based on the site-specific geographic coordinates, the latest available seismic database maintained by the USGS, the site classification, site coefficients, and adjusted maximum considered earthquake values (F_a , F_{ive} , S_{MS} , and S_{M1}).

TABLE 3 - SPECTRAL RESPONSE ACCELERATIONS		
Site Information APN 220-312-011	Latitude / Longitude*	40.1427° N / 123.8653° W
	Risk/Occupancy Category	II
	Seismic Design Category	E
	Site Class	C
Spectral Acceleration	S_s (Site Class B)	2.354
	S_1 (Site Class B)	0.967
Site Coefficients	F_a / F_v	1.0/1.5
Response Accelerations	S_{MS}	2.354
	S_{M1}	1.257
	S_{DS}	1.569
	S_{D1}	0.838

* Coordinates for the Parcel Centroid per Humboldt County Web GIS.

Due to its use, the existing pond is in Risk Category II (Table 1604.5, 2016 CBC). As a result of the fact that the site-specific spectral acceleration S_1 is greater than 0.75, the project parcel is assigned to Seismic Design Category E (1613.3.5, 2016 CBC). Based on the site conditions and an assumption of the soils within 100-feet of the ground surface, we classify the site as Site Class C consisting of a “very dense soil and soft rock” (Section 1613.3.2, 2016 CBC). The parameters in Table 3 above are based on these classifications.

6.9 Foundation Design

No new developments are proposed at the present time. If such are proposed at some future date, we can provide site-specific recommendations at that time.

Allowable Soil Bearing Pressures

- For design of foundation elements embedded into suitably-dense undisturbed firm native granular soils, we recommend an allowable bearing pressure of 3,000 pounds per square foot (psf) for dead load plus long-term live load, in accordance with Table 1806.2 (CBC, 2016). Lateral bearing pressure is 200 psf per foot below native grade. For lateral sliding resistance use a coefficient of friction of 0.35 multiplied by the dead load.
- The allowable bearing pressure may be increased by one-third when using alternate load combinations in Section 1605.3.2 (CBC, 2016) that include wind or earthquake loads. At minimum, all footings should be designed and sized to be not less than 15 inches wide and 6 inches thick per Section 1809.7 (CBC, 2016).

6.10 Drainage

This existing, lined, rainwater catchment pond has no provision for overflow. According to the client, pond capacity is never exceeded; the pond collects only direct rainfall (no surface runoff), and is not permitted to overflow. During the winter wet season rain water collecting in the pond is pumped into storage tanks and used for irrigation in the dry season forbearance period.

Future grading, if any, should be designed with gradients sufficient to provide for positive drainage by sheet flow. All finished ground surfaces near structures should be sloped away from the foundations. Per CBC 1804.4, slope unpaved ground surfaces around buildings at five percent (minimum) for at least 10 feet from the face of the foundation. Minimum slope for impervious (i.e., paved) surfaces is two percent for at least 10 feet from the face of the foundation of structures.

Landscaping design, grading and construction should be such that no water is allowed to pond anywhere onsite, except in the purpose-built, existing pond. No runoff should ever be allowed to migrate beneath any structure foundations, or the base of fills. Grading must not result in concentrated runoff flowing across the crest of any steep slopes. To the extent feasible, runoff from site developments should be controlled and discharged to drain by sheet flow such that no erosion, sedimentation or discharge of turbid water to rivers or streams will occur. Storm water runoff should be controlled and discharged at suitable outlet points by sheet flow such that no erosion, sedimentation, or ponding occurs.

6.11 Erosion and Sediment Control Recommendations

Any future grading should adhere to the recommendations on the Grading, Drainage and Erosion Control Plan anticipated to be developed by the project engineer. Except in an emergency, perform no wet-season earthwork or grading. Wet weather conditions can occur any time, but may be expected predominantly from October through April. Storm water erosion and pollution prevention measures should be taken as soon as possible prior to the onset of the winter rains. To the extent feasible for this project, all applicable Humboldt County Erosion Control Standards should be incorporated into the project design and strictly adhered to during construction. We specifically recommend the following erosion and sedimentation control measures:

- Replace topsoil and revegetate disturbed areas immediately following earthwork.
- Mulch exposed flat soil areas with straw and a native grass seed mix.
- Exposed sloping ground, especially fill slopes, may not be protected adequately with straw mulch and seed; we recommend the use of straw wattles, and silt fences in addition.
- Cover all temporary soil stockpiles with plastic sheeting (6 mil min.) and anchor securely to prevent wind disturbance.
- Drive no vehicles on the site when soils are wet; at minimum use six inches of crushed rock or gravel to pave areas that must be accessed by construction vehicles.
- Owner or his agent should monitor water-level conditions in the pond before and after all runoff-generating rainfall events to verify functioning of the pump(s), piping and water storage tanks.
- Similarly, the owner or his agent should monitor construction-site conditions before and after all runoff-generating rainfall events to verify functioning of erosion control measures.
- Immediately repair all malfunctioning water pumping and storage equipment, as well as the erosion control measures when necessary.

6.12 Pavement Design Recommendations

This existing pond includes no proposed asphalt-paved driveways or parking areas. We can provide pavement design recommendations if requested.

7.0 ADDITIONAL SERVICES

7.1 Review of Grading and Foundation Plans and Excavations

The conclusions and recommendations provided in this report are based on assumptions that soil conditions encountered during grading for pond construction were essentially as exposed during our explorations, and that the general nature and use of the pond is as described above. We recommend that future grading plans be reviewed by our office prior to their approval for implementation.

7.2 Observation and Testing

To assure conformance with the specific recommendations contained within this report, and to assure that the assumptions made in the preparation of this report are valid, LGC should be retained to review any future grading or foundation design plans, and to observe site grading.

Although none are at present proposed, LGC should also review and provide written approval of the exposed foundation excavations (if any), and pavement subgrades prior to placement of any future structural fill, foundation forms, reinforcing steel, or concrete.

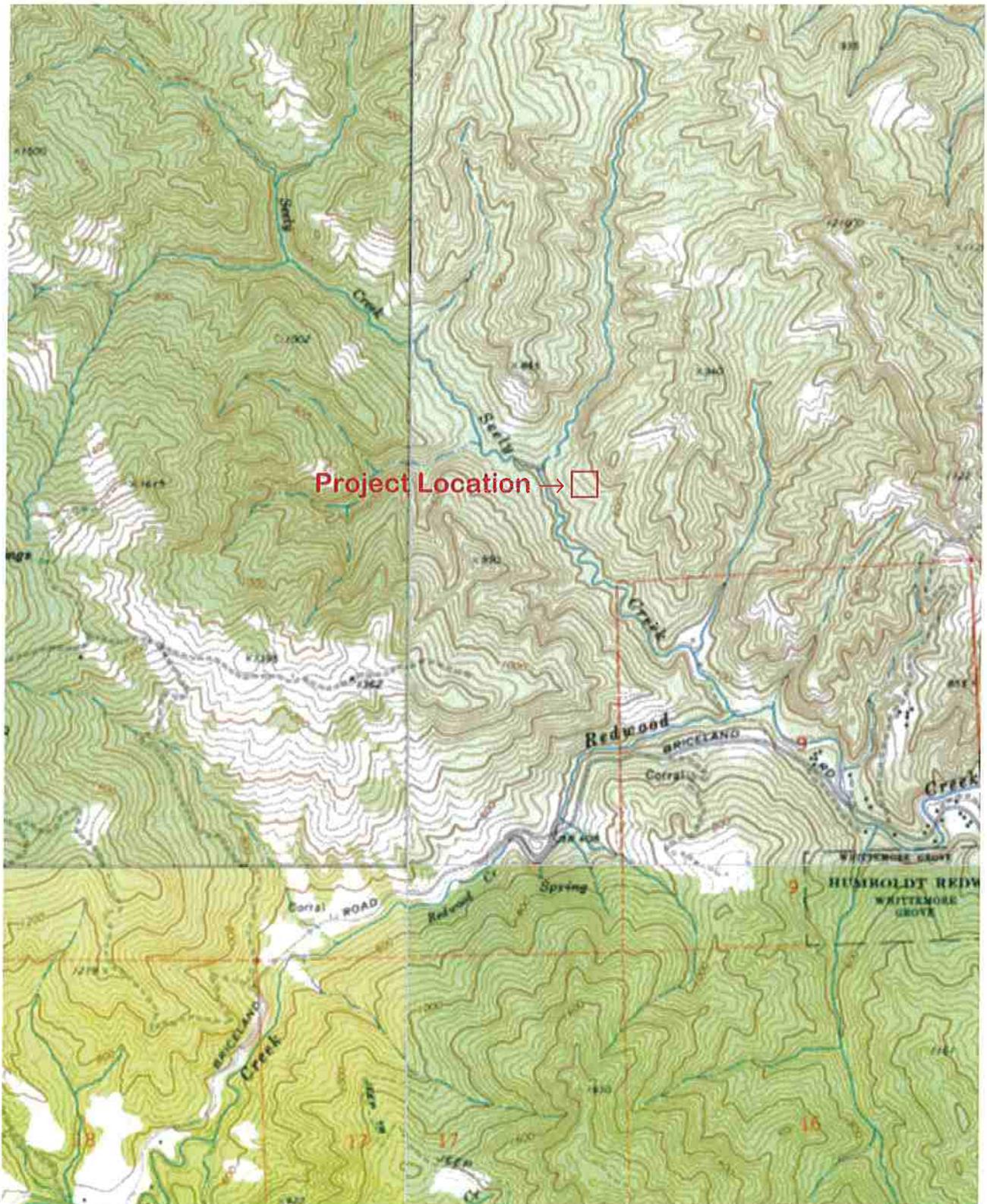
8.0 REFERENCES

- CBC [California Building Code], 2016, California Code of Regulations, Title 24, Part 2, Volume 2. California Building Standards Commission.
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- CGS [California Geological Survey], 2002, Note 36; California Geomorphic Provinces.
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- Satake, K., Wang, K., Atwater, B., 2003, Fault slip and seismic moment of the 1700 Cascadia earthquake inferred from Japanese tsunami descriptions. *Journal of Geophysical Research*, Vol. 108, No. B11, 2535.
- USGS, 1970, Miranda, Calif., 7.5' topographic quadrangle map.
- USGS, 2018, Seismic Design Values for Buildings; Version. 5.1.0, website, URL: <http://earthquake.usgs.gov/research/hazmaps/design/index.php>.
- Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada.

9.0 LIST OF FIGURES

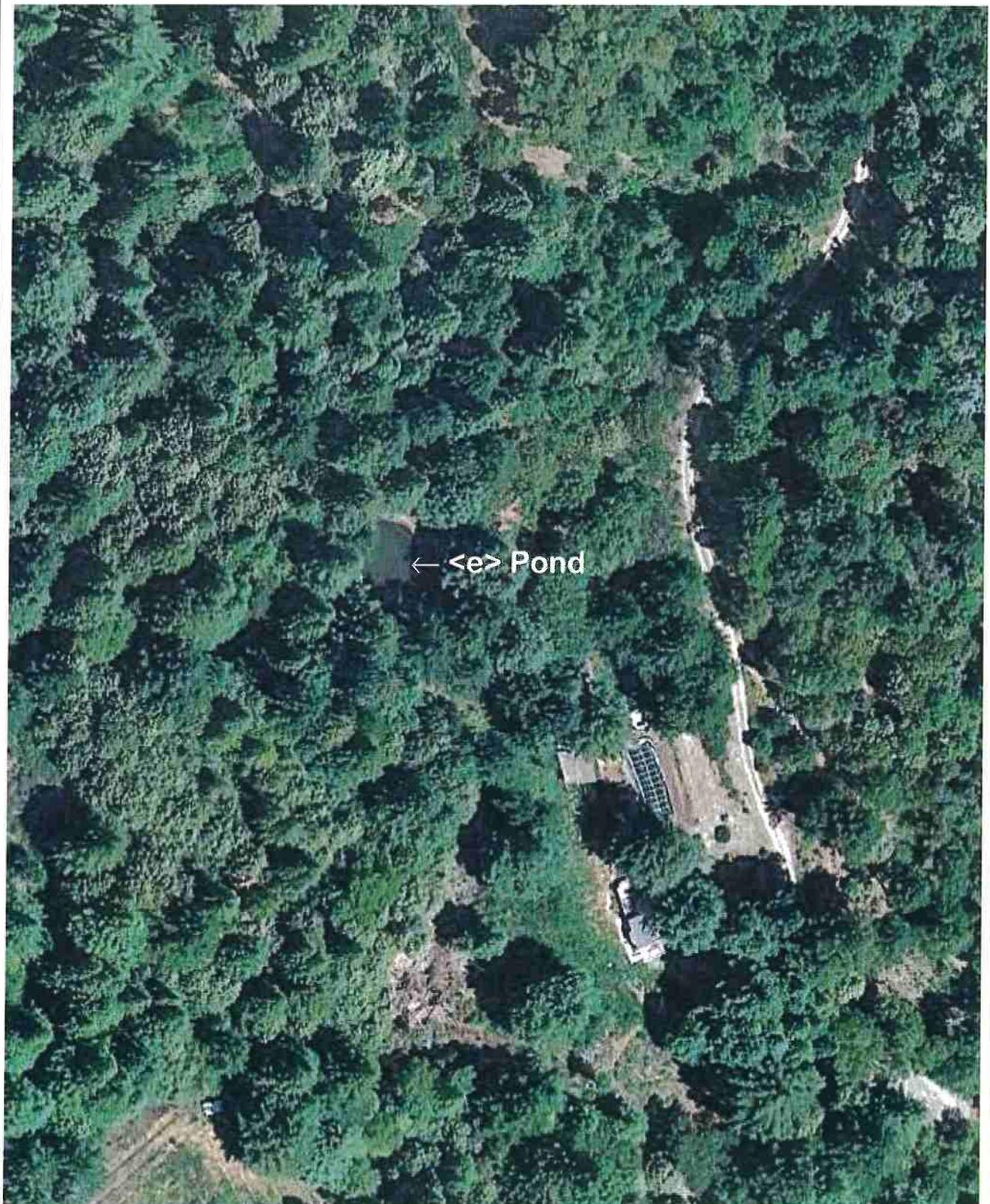
- Figure 1: Topographic Project Location Map
- Figure 2: Humboldt County Assessor's Map 220-312-011
- Figure 3: Satellite Image of Project Location
- Figure 4: Geologic Map of the Project Region
- Figure 4a: Geologic Map Explanation

Lindberg Geologic Consulting	Engineering-Geologic R-2 Soils Exploration	Figure 1
Post Office Box 306	Seely Creek Road, Redway, California	September 26, 2018
Cutten, CA 95534	APN 220-312-011, Skyline Farms LLC, Ms. C. Taliaferro, Client	Project 0171.02
(707) 442-6000	Topographic Project Location Map (locations approximate)	1 inch = 2,100 feet



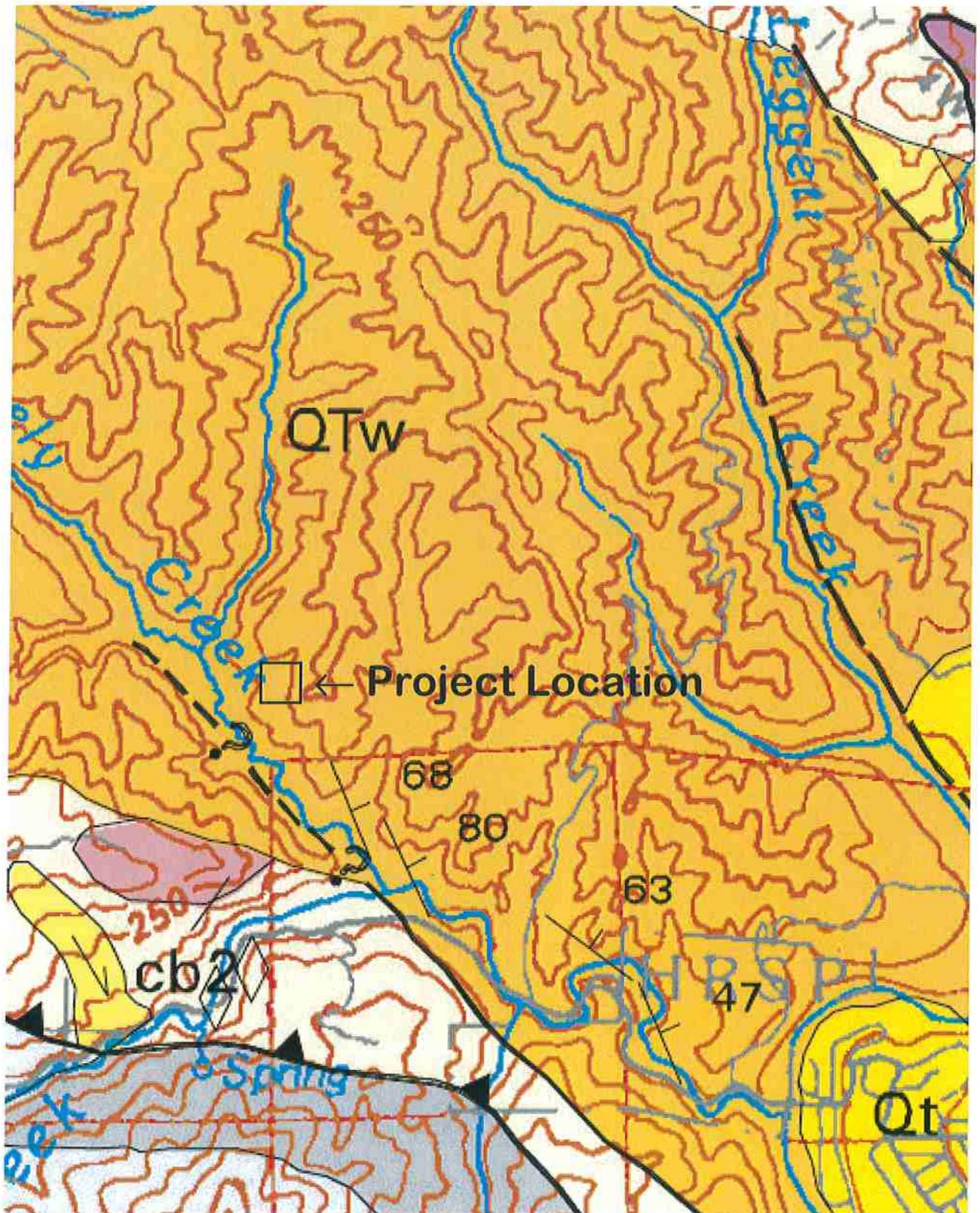
Modified from USGS Ettersburg, CA, (1969); Miranda, CA, (1970); Briceland, CA (1969); and Garberville, CA (1970); 7.5' Quadrangle Maps. N ≡

Lindberg Geologic Consulting	Engineering-Geologic R-2 Soils Exploration	Figure 3
Post Office Box 306	Seely Creek Road, Redway, California	September 26, 2018
Cutten, CA 95534	APN 220-312-011, Skyline Farms LLC, Ms. C. Taliaferro, Client	Project 0171.02
(707) 442-6000	Satellite Image of Pond Site (locations approximate)	1 inch \approx 90 feet



Modified from: Google Earth Imagery of May 28, 2014. N \equiv 

Lindberg Geologic Consulting	Engineering-Geologic R-2 Soils Exploration	Figure 4
Post Office Box 306	Seely Creek Road, Redway, California	September 26, 2018
Cutten, CA 95534	APN 220-312-011, Skyline Farms LLC, Ms. C. Taliaferro, Client	Project 0171.02
(707) 442-6000	Geologic Map of Project Vicinity (locations approximate)	1 inch = 2,200 feet



Modified from: McLaughlin and Others, 2000. N

DESCRIPTION OF MAP UNITS

QUATERNARY AND TERTIARY OVERLAP DEPOSITS

- Qal** Alluvial deposits (Holocene and late Pleistocene)
- Qm** Undeformed marine shoreline and aeolian deposits (Holocene and late Pleistocene)
- Qt** Undifferentiated nonmarine terrace deposits (Holocene and Pleistocene)
- Qls** Landslide deposits (Holocene and Pleistocene)
- QTog** Older alluvium (Pleistocene and (or) Pliocene)
- QTw** Marine and nonmarine overlap deposits (late Pleistocene to middle Miocene)
- Tj** Volcanic rocks of Fiddle Hill (Oligocene)

COAST RANGES PROVINCE
FRANCISCAN COMPLEX

— Coastal Belt —

Coastal terrane (Pliocene to Late Cretaceous)

Sedimentary, igneous, and metamorphic rocks of the Coastal terrane (Pliocene to Late Cretaceous):

- co1** Melange
- co2** Melange
- co3** Broken sandstone and argillite
- co4** Intact sandstone and argillite
- cob** Basaltic Rocks (Late Cretaceous)
- col** Limestone (Late Cretaceous)
- m** Undivided blueschist (Jurassic?)

King Range terrane (Miocene to Late Cretaceous)

- Krp** Igneous and sedimentary rocks of Point Delgada (Late Cretaceous)
- m** Undivided blueschist blocks (Jurassic?)
- Sandstone and argillite of King Peak (middle Miocene to Paleocene(?))
- krk1** Melange and (or) folded argillite
- krk2** Highly folded broken formation
- krk3** Highly folded, largely unbroken rocks
- krf** Limestone
- krc** Chert
- krb** Basalt

False Cape terrane (Miocene? to Oligocene?)

- fc** Sedimentary rocks of the False Cape terrane (Miocene? to Oligocene?)

Yager terrane (Eocene to Paleocene?)

Sedimentary rocks of the Yager terrane (Eocene to Paleocene?):

- y1** Sheared and highly folded mudstone
- y2** Highly folded broken mudstone, sandstone, and conglomeratic sandstone
- y3** Highly folded, little-broken sandstone, conglomerate, and mudstone
- Ycgl** Conglomerate

— Central belt —

Melange of the Central belt (early Tertiary to Late Cretaceous):

Unnamed Metasandstone and meta-argillite (Late Cretaceous to Late Jurassic):

- cm1** Melange
- cm2** Melange
- cb1** Broken formation
- cb2** Broken formation
- cwr** White Rock metasandstone of Jayko and others (1989) (Paleogene and (or) Late Cretaceous)
- chr** Haman Ridge graywacke of Jayko and others (1989) (Cretaceous?)
- cfs** Fort Seward metasandstone (age unknown)
- cls** Limestone (Late to Early Cretaceous)

- cc** Chert (Late Cretaceous to Early Jurassic)
- bs** Basaltic rocks (Cretaceous and Jurassic)
- m** Undivided blueschist blocks (Jurassic?)
- gs** Greenstone
- c** Metachert
- yb** Metasandstone of Yolla Bolly terrane, undivided
- b** Melange block, lithology unknown

— Eastern Belt —

Picket Peak terrane (Early Cretaceous or older)

Metasedimentary and metavolcanic rocks of the Picket Peak terrane (Early Cretaceous or older):

- ppsm** South Fork Mountain Schist
- mb** Chinoqapiin Metabasalt Member (Travin and others, 1974)
- ppv** Valentine Springs Formation
- mv** Metabasalt and minor metachert

Yolla Bolly terrane (Early Cretaceous to Middle Jurassic?)

Metasedimentary and metageneous rocks of the Yolla Bolly terrane (Early Cretaceous to Middle Jurassic?):

- ybt** Taliaferro Metamorphic Complex of Suppe and Armstrong (1972) (Early Cretaceous to Middle Jurassic?)
- ybc** Chicago Rock melange of Blake and Jayko (1983) (Early Cretaceous to Middle Jurassic?)
- g** Greenstone
- c** Metachert
- ybh** Metagraywacke of Hammerhorn Ridge (Late Jurassic to Middle Jurassic)
- s** Metachert
- gt** Greenstone
- sp** Serpentinite
- ybd** Devils Hole Ridge broken formation of Blake and Jayko (1983) (Early Cretaceous to Middle Jurassic?)
- r** Radiolarian chert
- ybi** Little Indian Valley argillite of McLaughlin and Ohlin (1984) (Early Cretaceous to Late Jurassic)

Yolla Bolly terrane

- yb** Rocks of the Yolla Bolly terrane, undivided

GREAT VALLEY SEQUENCE AND COAST RANGE OPHIOLITE

Elder Creek (?) terrane

- ecms** Mudstone (Early Cretaceous)
- Coast Range ophiolite (Middle and Late Jurassic):
- ecg** Layered gabbro
- ecsp** Serpentinite melange

Del Puerto (?) terrane

- Rocks of the Del Puerto (?) terrane:
- dprms** Mudstone (Late Jurassic)
- Coast Range ophiolite (Middle and Late Jurassic):
- dpt** Tuffaceous chert (Late Jurassic)
- dpb** Basaltic flows and keratophytic tuff (Jurassic?)
- dpd** Diabase (Jurassic?)
- dspi** Serpentinite melange (Jurassic?)
- sp** Undivided Serpentinized peridotite (Jurassic?)

KLAMATH MOUNTAINS PROVINCE

- Undivided Great Valley Sequence:
- Ks** Sedimentary rocks (Lower Cretaceous)

GREAT VALLEY SEQUENCE OVERLAP ASSEMBLAGE

Hayfork terrane

- Eastern Hayfork subterrane:
- eh** Melange and broken formation (early? Middle Jurassic)
- ehls** Limestone
- ehsp** Serpentinite
- Western Hayfork subterrane:
- whu** Hayfork Bally Meta-andesite of Irwin (1985), undivided (Middle Jurassic)
- whwo** Wildwood (Chancelulla Peak of Wright and Fahan, 1988) pluton (Middle Jurassic)
- whwp** Clinopyroxenite
- whjl** Diorite and gabbro plutons (Middle? Jurassic)

Battlesnake Creek terrane

- rcm** Melange (Jurassic and older)
- rcls** Limestone
- rcc** Radiolarian chert
- rcis** Volcanic Rocks (Jurassic or Triassic)
- rcic** Intrusive complex (Early Jurassic or Late Triassic)
- rcp** Plutonic rocks (Early Jurassic or Late Triassic)
- rcum** Ultramafic rocks (age uncertain)
- rcpd** Blocky peridotite

Western Klamath terrane

- Smith River subterrane:
- srs** Galice? formation (Late Jurassic)
- stv** Pyroclastic andesite
- srqb** Glen Creek gabbro-ultramafic complex of Irwin and others (1974)
- srpd** Serpentinized peridotite

MAP SYMBOLS

- Contact
- Fault
- Thrust fault
- Trace of the San Andreas fault associated with 1906 earthquake rupture
- Strike and dip of bedding:
- 10° / 20° Inclined
- Vertical
- Horizontal
- 10° / 20° Overturned
- Approximate
- Joint
- 10° / 20° Strike and dip of cleavage
- Shear foliation:
- 10° Inclined
- Vertical
- Folds:
- Synclinal or synformal axis
- Anticlinal or antiformal axis
- Overturned syncline
- Landslide
- Melange Blocks:
- △ Serpentinite
- Chert
- ◇ Blueschist
- Greenstone
- Fossil locality and number

GEOLOGY OF THE CAPE MENDOCINO, EUREKA, GARBERVILLE, AND SOUTHWESTERN PART OF THE HAYFORK 30 X 60 MINUTE QUADRANGLES AND ADJACENT OFFSHORE AREA, NORTHERN CALIFORNIA (McLaughlin et al., 2000)



Saturday, December 8, 2018



Skyline Farms LLC
P.O. Box 991
Redway, CA 95560

Skyline Farms Mitigation Plan – no conversion observed

This document has been prepared pursuant to Section 55.4.10(j) of the Humboldt County Commercial Medical Marijuana Land Use Ordinance. Applications to permit existing Commercial Cannabis Activity occupying sites created through prior unauthorized conversion of timberland are required to secure the services of a Registered Professional Forester to evaluate site conditions and conversion history for the parcel and provide recommendations as to remedial actions to bring the conversion area into compliance with the provisions of the Forest Practice Act. In this particular case, no conversion of forest was observed upon inspection of the site by the Professional Forester.

Contact Information

Timber/Timberland Owner of Record:

Shanon and Casandra Taliaferro
P.O. Box 991
Redway CA 95560

Registered Professional Forester:

Timothy A. Metz, RPF #2601
1593 Old Briceland Road
Garberville, CA 95542

Location

Address: 209 Seely Creek Road, Redway CA 95560

APNs: 220-312-011

Acreage: 56 acres

Zoning: RA-40 (Rural Residential Agriculture 40 acre minimum)

Description

The Skyline Farms property is mixed hardwood-conifer typical of southern Humboldt County. Species include Douglas-fir, redwood, tanoak and pacific madrone. The average basal area of the conifer component of the property is quite variable but averages 150 square feet per acre. The combined stand basal area is also highly variable but averages approximately 280 square feet per acre.

The cultivation areas of the property occupy ridgetop and midslope locations and are not within 200 feet of any watercourse. The headwaters of Seely Creek is located approximately 400 feet to the north of the cultivation area described in this document.

The harvest history of the parcel is typical of southern Humboldt. The area was extensively tan barked in the early 20th century for tannic acid extraction in Brice land by the Wagner Leather Company. Some of the redwood areas were likely logged in the 1940s but more vigorously by the Morrison-Jackson Lumber Company in the 1950s. The Douglas-fir was harvested in the late 1950s and 1960s during the post World War II logging boom. There was a sawmill at the mouth of Seely Creek until the early 1960s.

Cultivation Site

This site has been cultivated for more than a decade. The “conversion” did not involve trees, but the removal of *Baccharis pilularis* (Coyote Brush) to create an area suitable for cultivation. 2 large second growth redwood were indeed removed from the cultivation site in 2015 in order to increase light and airflow and because they were leaning toward the cultivation associated facilities. However, removal of these trees does not result in conversion as the stumps were not removed and the overall site remains stocked under 14 CCR 912.7.

Because the cultivation site is directly on the property line, the “Seely Creek” THP 1-17-028HUM submitted by timber owner Trevor Anderson has created a very open condition adjacent to the cultivation site. This is what the planners may have seen as they read the most recent aerial photography. I am personally familiar with this THP and know the timber owner, Trevor Anderson and the owner’s forester, Stephen Hohman. This THP was operated on in 2017 and 2018 with more than 5 MMBF of redwood and Douglas-fir timber shipped.

Shanon and Casandra Taliaferro with agreement from neighbor with Trevor Anderson have submitted a de minimus lot line adjustment application with the County of Humboldt that will resolve any and all question as to the property line and its relation to the cultivation site. This application was submitted on date 10-29-18 (project PLN-2018-15087) is currently being processed by the Humboldt County Planning Department. Surveyor Dylan Kolstad has already created the property description so no further surveying is needed or should be required to confidently resolve this boundary question. The County’s GIS parcel layer in most of rural southern Humboldt is for informational purposes only. The data is famously inaccurate, and it seems that this is another place where that dataset has created uncertainty when none should exist.

Additionally, I have attached the last 2 years Northern Spotted Owl surveys to this report. Due to the odd shape of the Seely Creek THP, the owl surveys prepared for that harvest perfectly surround the 209 Seely Creek Road property and include the full coast protocol 0.7 mile radius. It is the opinion of this RPF that these public record surveys more than adequately cover any requirements pertaining to NSO survey and survey protocol going forward with this application.

Furthermore, the RPF found the cultivation site to be in excellent condition with fire hazard reduced and an overall clean and organized site.

I have advised the owners of their rights regarding fire hazard reduction within 150' of the structures at this location. The RPF has also provided the language of PRC 4584. The activities at this site are consistent with the requirements of the Structure Protection Exemption described in 14 CCR 1038c.

PRC 4584 (i)(1)-(2)(A)

(i) (1) The cutting or removal of trees in compliance with Sections 4290 and 4291 that eliminates the vertical continuity of vegetative fuels and the horizontal continuity of tree crowns for the purpose of reducing flammable materials and maintaining a fuel break for a distance of not more than 150 feet on each side from an approved and legally permitted structure that complies with the California Building Standards Code, when that cutting or removal is conducted in compliance with this subdivision. For purposes of this subdivision, an "approved and legally permitted structure" includes only structures that are designed for human occupancy, garages, barns, stables, and structures used to enclose fuel tanks.

(2) (A) The cutting or removal of trees pursuant to this subdivision is limited to cutting or removal that will result in a reduction in the rate of fire spread, fire duration and intensity, fuel ignitability, or ignition of the tree crowns and shall be in accordance with any regulations adopted by the board pursuant to this section.

(B) Trees shall not be cut or removed pursuant to this subdivision by the clearcutting regeneration method, by the seed tree removal step of the seed tree regeneration method, or by the shelterwood removal step of the shelterwood regeneration method.

(3) (A) Surface fuels, including logging slash and debris, low brush, and deadwood, that could promote the spread of wildfire shall be chipped, burned, or otherwise removed from all areas of timber operations within 45 days from the date of commencement of timber operations pursuant to this subdivision.

(B) (i) All surface fuels that are not chipped, burned, or otherwise removed from all areas of timber operations within 45 days from the date of commencement of timber operations may be determined to be a nuisance and subject to abatement by the department or the city or county having jurisdiction.

Landowner of Record: _____

Signature: _____

Date: _____

Registered Professional Forester: Timothy A. Metz, RPF #2601

Signature:  _____

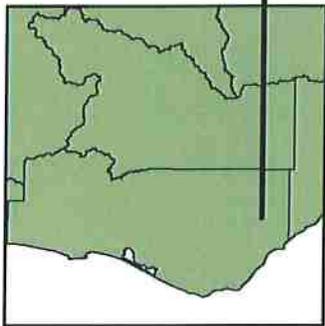
Date: December 8, 2018



Clockwise from upper left:
Photo 1
November
2018 Redwood
stump within
cultivation
area. Photo 2:
Redwood
stump outside
fence. Photo
3: Cultivation
area from
cleared brush
(stump 1
visible)



Skyline Farms LLC



PLN-11812-SP & PLN-2018-15087 Skyline Farms, LLC October 17, 2019

Legend

- Seely Creek Road
- 220-312-011
- Cultivation Site



Produced by:
Restoration Forestry, Inc.
December 6, 2018

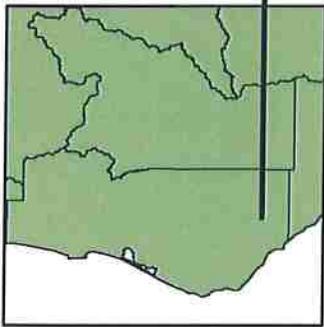
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Skyline Farms LLC



PLN-11812-SP & PLN-2018-15087 Skyline Farms, LLC October 17, 2019

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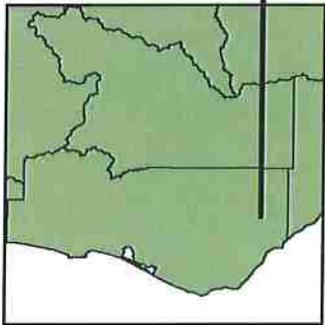
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1:1,000



Skyline Farms LLC



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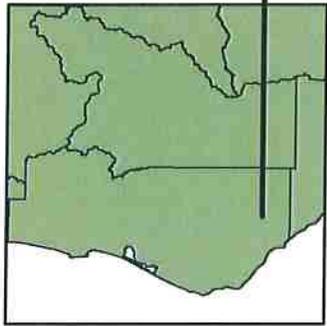
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Skyline Farms LLC



PLN-11812-SP & PLN-2018-15087 Skyline Farms, LLC October 17, 2019

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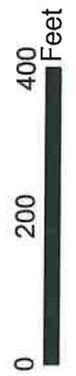


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December 6, 2018

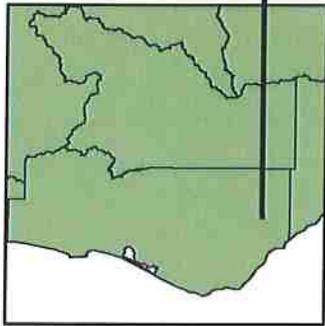
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Skyline Farms LLC



PLN-11812-SP & PLN-2018-15087 Skyline Farms, LLC October 17, 2019

Legend

----- Seely Creek Road

220-312-011

Cultivation Site



Produced by:
Restoration Forestry, Inc.
December 6, 2018

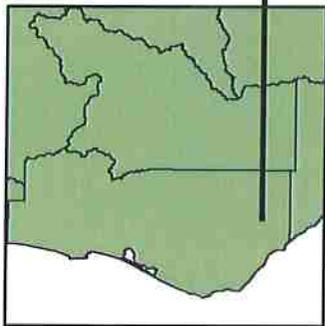
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Skyline Farms LLC



PLN-11812-SP & PLN-2018-15087 Skyline Farms, LLC October 17, 2019

Legend

- Seely Creek Road
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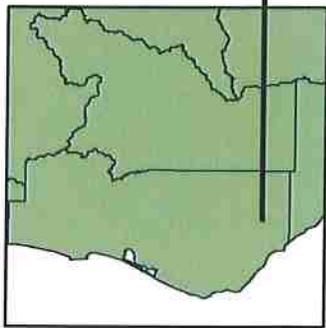
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Skyline Farms LLC



PLN-11812-SP & PLN-2018-15087 Skyline Farms, LLC October 17, 2019

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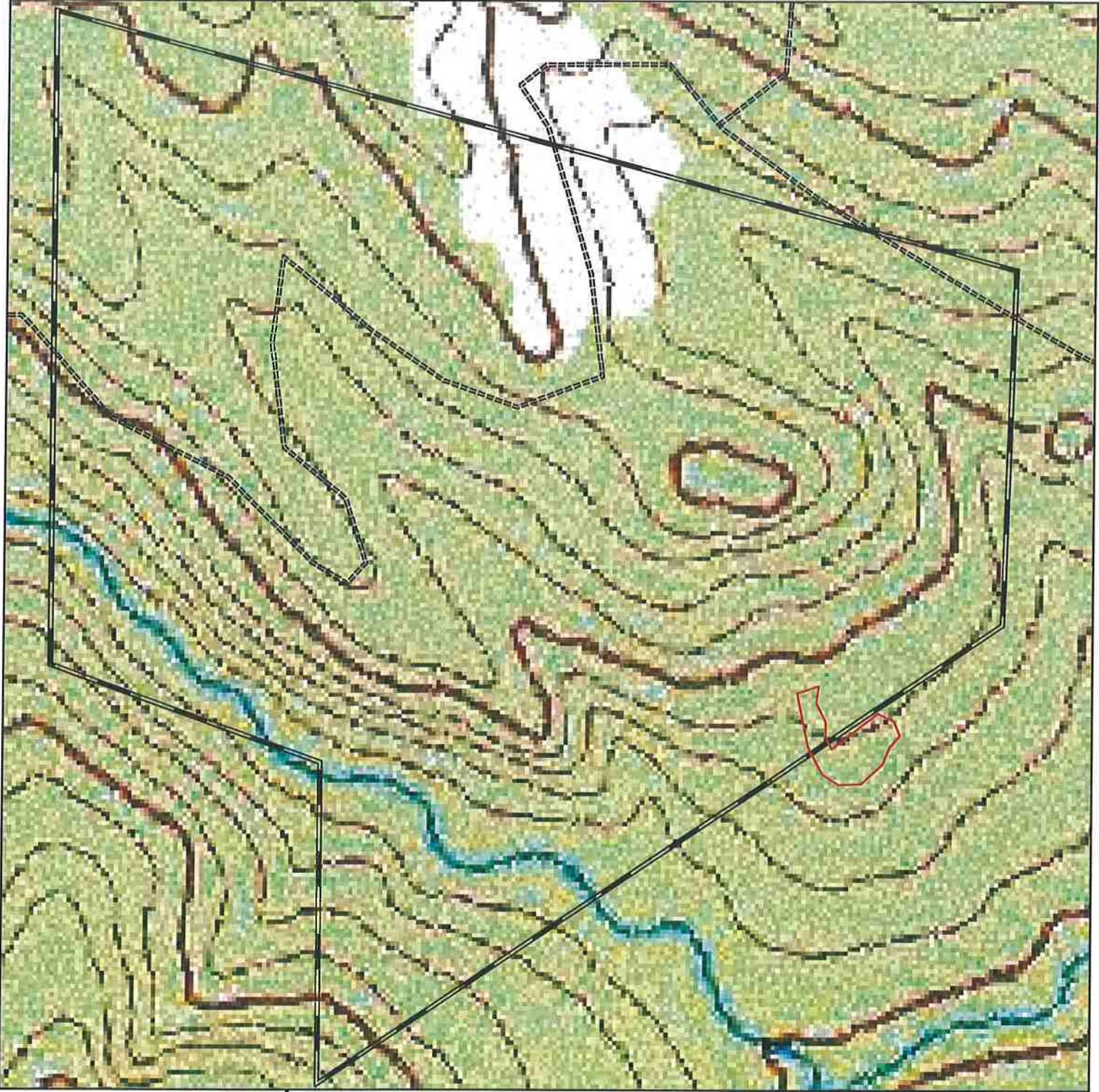
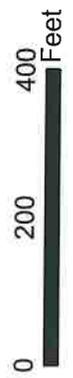


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December 6, 2018

Base Data:
Briceland 7.5' Quadrangle

Projection:
GTM Zone 10 NAD 27

1:3,000



AMENDMENT NO 1 (Minor)



P.O. Box 733, Hydesville, CA 95547 . (707) 768-3743 . (707) 768-3747 fax

1-17-028 HUM.

May 31, 2017.

Dept of Forestry and Fire Protection
135 Ridgeway Avenue
Santa Rosa, CA 95401

This amendment conforms to the rules and the regulations of the Board of Forestry and the Forest Practice Act.
Reviewed by mbj/cc date routed 6-29-17 mc
cc: DFG HQ-OP PR SoE Sub RPF

RE: Request for NSO Compliance Review

NSO
Valid Until: 2/1/2018



Dear CDF Representative,

On behalf of the landowner, Trevor Anderson, I request Compliance Review from Cal Fire regarding Northern spotted owls (NSO) for Seely Creek THP.

Two NSO sites are present within 0.7 miles of the plan area. NSO HUM0703 and NSO HUM0491 are within the 0.7 mile buffer. 2017 is the second year of protocol and six survey visits were completed. NSO calls began on March 10, 2017 and were completed on May 26, 2017. No responses were detected.

The THP is one unit totaling 326 acres. The silviculture for the THP is Group Selection. The THP is located in Sections 4, 5, 8 & 9, T4S, R3E; HB&M, Humboldt County. The primary timber types are Douglas-Fir, Redwood, Tanoak, Canyon Live Oak and Madrone.

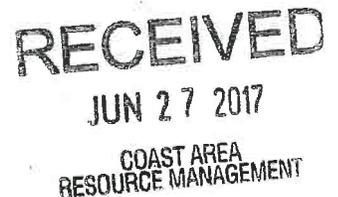
Timber operations are planned in 2017. Canopy cover ranges from 25 to 100 percent and is typed as 108 acres Nesting/Roosting, 206 acres of Foraging Habitat and 9 acres of Non-habitat. Habitat is expected to change after completion of operations. The proposed timber operations may reduce 108 acres of Nesting/Roosting to Foraging Habitat. Foraging Habitat will increase to 314 acres and Non-Habitat will remain at 9 acres. Please see attachments as follows:

- Current NSO database check map / 0.7 mile buffer
- Detail map designating calling stations
- 2016 NSO Surveys (6)
- 2017 NSO Surveys (6)

Please contact by phone or email if you have any further questions.

Sincerely,

Corrina Kamoroff
Staff Biologist
Hohman & Associates
ckamoroff@hohmanandassociates.com

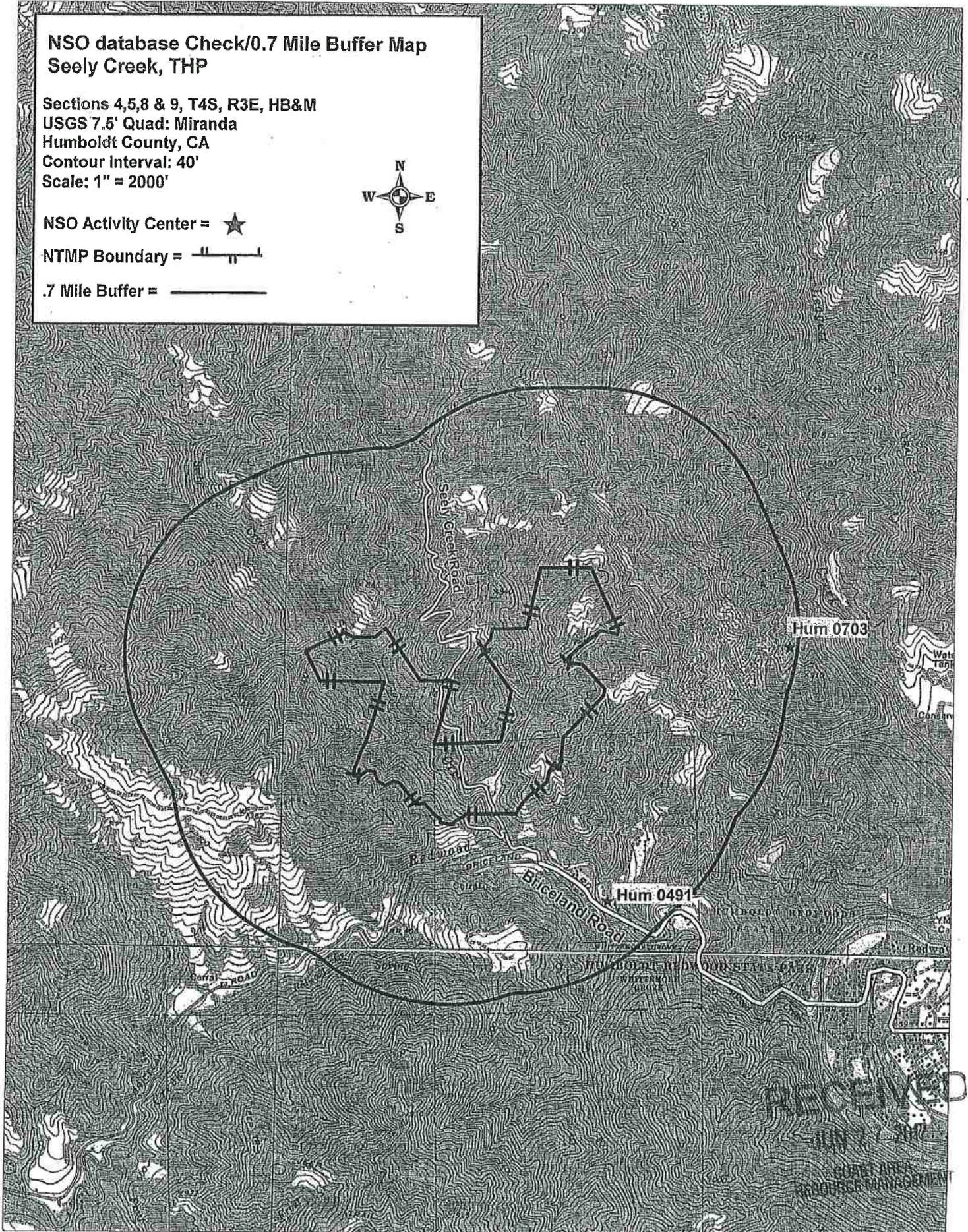


**NSO database Check/0.7 Mile Buffer Map
Seely Creek, THP**

Sections 4,5,8 & 9, T4S, R3E, HB&M
USGS 7.5' Quad: Miranda
Humboldt County, CA
Contour Interval: 40'
Scale: 1" = 2000'



NSO Activity Center = ★
NTMP Boundary = 
.7 Mile Buffer = 

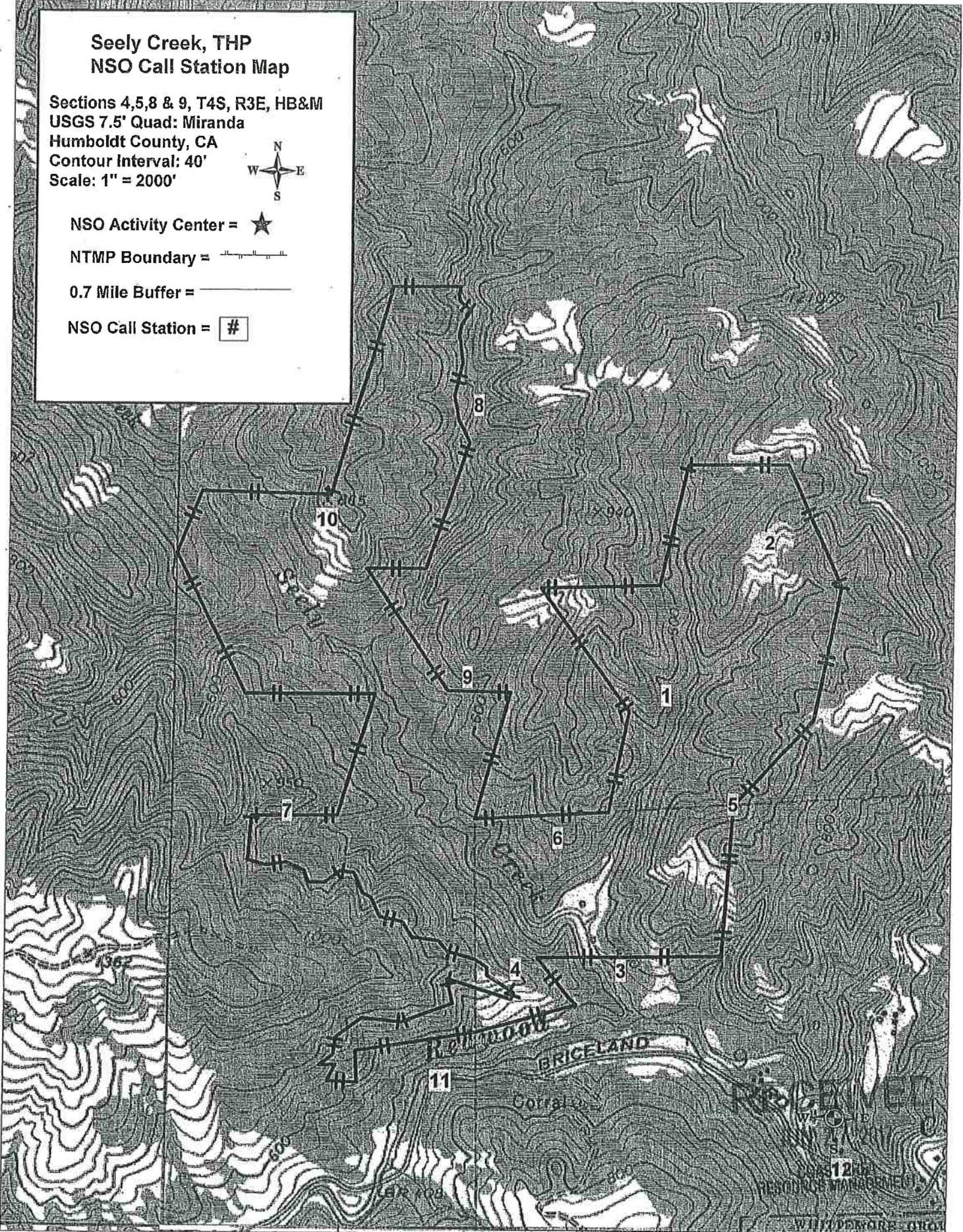


**Seely Creek, THP
NSO Call Station Map**

Sections 4,5,8 & 9, T4S, R3E, HB&M
USGS 7.5' Quad: Miranda
Humboldt County, CA
Contour Interval: 40'
Scale: 1" = 2000'



- NSO Activity Center = ★
- NTMP Boundary = ————
- 0.7 Mile Buffer = ————
- NSO Call Station = #



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Visit # 1

Northern Spotted Owl Survey Sheet

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JUN 27 2017
COAST AREA
RESOURCE MANAGEMENT

Date: 5-30-16

Location: Seely Creek

Harvest Plan: North Coast Land Management Surveyor: Keith Brooks

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
# 5	20:00	20:10	0				0	1	
# 2	20:14	20:24	0				0	0	
# 1	20:29	20:38	0				0	1	
# 7	20:42	20:52	0				0	0	
# 4	20:55	21:05	0				0	0	
# 3	21:07	21:17	0				0	0	
# 6	21:21	21:31	0				0	1	
# 8	21:36	21:46	0				0	0-1	
# 9	21:53	22:03	0				0	1	
# 10	22:07	22:17	0				0	1	
# 11	22:31	22:41	0				0	0	
# 12	22:44	22:54	0				0	0	

Called in Barred Owl from the west. Could not get visual but it had a distinct Barred owl call @ #10

Response Index

0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4=Agitation Call

Precipitation

0=None
1=Fog
2=Mist
3=Light Rain
4=Heavy Rain
5=Snow

Wind:

0=Calm (0 mph, No wind)
1=Light Air (1-3 mph, light wind, can not feel wind on face)
2=Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
3=Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
4=Moderate Breeze (11-16 mph, wind raises dust, small branches move)

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COAST AREA
RESOURCE MANAGEMENT

Northern Spotted Owl Survey Sheet

Visit #2

Date: 4/13/16 Location: Seely Creek

Harvest Plan: Northeast Land Management

Surveyor: Vaughn Griesbach

Station #	Start Time	End Time	Response	Sex	Distance (ft)	Degrees	Precipitation	Wind	Notes
2	8:52	9:02	0				0	2	
1	9:12	9:22	0				0	1	
5	9:27	9:37	0				0	1	
6	9:41	9:51	0				0	1	
10	9:59	10:09	0				0	1	
9	10:15	10:25	0				0	1	
8	10:33	10:43	1		150'	90-120	0	1	NO VISUAL
3	10:52	11:02	0				0	1	
4	11:06	11:16	0				0	1	
7	11:20	11:30	0				0	1	
11	11:35	11:45	0				0	1	
12	11:50	12:00	0				0	1	

Response Index

0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4=Aggritation Call

Precipitation

0=None
1=Fog
2=Mist
3=Light Rain
4=Heavy Rain
5=Snow

Wind:

0=Calm (0 mph, No wind)
1=Light Air (1-3 mph, light wind, can not feel wind on face)
2=Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
3=Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
4=Moderate Breeze (11-16 mph, wind raises dust, small branches move)

Ken Glade
Seth Johnson
40 mhd 9999

Hohman & Associates
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COAST AREA
RESOURCE MANAGEMENT

Northern Spotted Owl Survey Sheet

VISIT #3

Date: 5/9/16

Location: Sely Creek Harvest Plan:

Surveyor:

Vaughn Griesbach

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
10	8:45	8:55	0				0	2	Clear sky
9	9:00	9:10	0				0	1	
8	9:19	9:29	0				0	1	
6	9:36	9:46	0				0	1	traffic (vehicle)
5	9:53	10:03	0				0	1	
1	10:10	10:20	0				0	1	
2	10:28	10:38	0				0	1	
3	10:46	10:56	0				0	1	
4	11:01	11:11	0				0	1	
7	11:16	11:26	0				0	1	
11	11:38	11:48	0				0	1	
12	11:54	12:04	0				0	1	

Response Index

0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4=Agitation Call

Precipitation

0=None
1=Fog
2=Mist
3=Light Rain
4=Heavy Rain
5=Snow

Wind:

0=Calm (0 mph, No wind)
1=Light Air (1-3 mph, light wind, can not feel wind on face)
2=Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
3=Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
4=Moderate Breeze (11-16 mph, wind raises dust, small branches move)



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VISIT #4

Northern Spotted Owl Survey Sheet

Date: 5/17/16

Location: Seely Creek

Harvest Plan: North East Land

Surveyor: Vaughan

Griesbach

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
1	8:45	8:55	0				0	1	
2	9:04	9:14	0				0	1	
3	9:19	9:29	0				0	1	
4	9:35	9:45	0				0	1	
5	9:50	10:00	0				0	1	
6	10:04	10:14	0				0	2	
7	10:26	10:36	0				0	2	
8	10:44	10:54	0				0	1	
9	10:58	11:08	0				0	1	
10	11:13	11:23	0				0	1	
11	11:40	11:50	0				0	2	
12	11:54	12:04	0				0	1	

Response Index

- 0=No Response
- 1=Four Note Call
- 2=Monkey Call
- 3=Whistle Call
- 4=Agitation Call

Precipitation

- 0=None
- 1=Fog
- 2=Mist
- 3=Light Rain
- 4=Heavy Rain
- 5=Snow

Wind:

- 0=Calm (0 mph, No wind)
- 1=Light Air (1-3 mph, light wind, can not feel wind on face)
- 2=Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
- 3=Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
- 4=Moderate Breeze (11-16 mph, wind raises dust, small branches move)

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COAST AREA RESOURCE MANAGEMENT

Northern Spotted Owl Survey Sheet

Visit #5

Date: 5/26/16

Location: Seely Creek Harvest Plan: Northwest Hand Plant

Surveyor: Vaughn

Griesback

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
2	9:00	9:10	0				0	1	
1	9:16	9:26	0				0	2	
9	9:32	9:42	0				0	2	
9	9:50	10:00	0				0	1	
10	10:04	10:14	0				0	1	
8	10:23	10:33	0				0	1	
6	10:37	10:47	0				0	1	
4	10:52	11:02	0				0	2	
7	11:07	11:17	0				0	2	
3	11:28	11:38	0				0	2	
12	11:43	11:53	0				0	3	
11	11:57	12:07	0				0	1	

Response Index
0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4=Agitation Call

Precipitation
0=None
1=Fog
2=Mist
3=Light Rain
4=Heavy Rain
5=Snow

Wind:
0=Calm (0 mph, No wind)
1= Light Air (1-3 mph, light wind, can not feel wind on face)
2= Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
3= Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
4= Moderate Breeze (11-16 mph, wind raises dust, small branches move)

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Northern Spotted Owl Survey Sheet

Visit # 6

Date: 6/14/16

Location: Seely Creek Rd Harvest Plan: Northeast Land Mgmt. Surveyor: Vaughn Griesback

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RESOURCE MANAGEMENT

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
2	9:10	9:20	0				0	1	
1	9:26	9:36	0				0	1	
5	9:43	9:53	0				0	1	
10	10:05	10:15	0				0	1	
9	10:20	10:30	0				0	1	
8	10:37	10:47	0				0	1	
6	10:53	11:03	0				0	1	
4	11:09	11:19	0				0	1	
7	11:24	11:34	0				0	1	
3	11:46	11:56	0				0	1	
11	12:01	12:11	0				0	1	
12	12:16	12:26	0				0	1	Barred owl briefly

Response Index
0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4=Agitation Call

Precipitation
0=None
1=Fog
2=Mist
3=Light Rain
4=Heavy Rain
5=Snow

Wind:
0=Calm (0 mph, No wind)
1= Light Air (1-3 mph, light wind, can not feel wind on face)
2= Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
3= Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
4= Moderate Breeze (11-16 mph, wind raises dust, small branches move)



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Northern Spotted Owl Survey Sheet

Visit # 2

Date: 03-22-11

Location:

Harvest Plan: Anderson - Seely

Surveyor: D. Escamilla

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 RESOURCE MANAGEMENT

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
7	2141	2151	0			50	0	1	Noise from GARD
4	2210	2220	0			50	0	1	
3	2233	2243	0			50	0	1	
6	2244	2259	0			50	0	0	
8	2307	2309	0			50	0	0	Noise from Creek
9	2344	2354	0			50	0	0	
10	0001	0011	0			50	0	0	
5	0015	0035	0			50	0	0	
1	0102	0112	0			45	0	0	
12	0134	0144	0			45	0	0	
2									Creek was too high to access 2.

Response Index

0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4=Agitation Call

Precipitation

0=None
1=Fog
2=Mist
3=Light Rain
4=Heavy Rain
5=Snow

Wind:

0=Calm (0 mph, No wind)
1=Light Air (1-3 mph, light wind, can not feel wind on face)
2=Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
3=Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
4=Moderate Breeze (11-16 mph, wind raises dust, small branches move)



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Northern Spotted Owl Survey Sheet

Visit # 3

Date: 03-30-17

Location:

Harvest Plan: Anderson, Seely

Surveyor: D.E. Scanlon

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 COAST AREA
 RESOURCE MANAGEMENT

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
3	2021	2031	0			60	0	0	
4	2049	2059	0			60	0	1	
7	2125	2117	0			60	0	1	Dropped clipboard, heard large Bird Fly away
6	2128	2109	0			60	0	1	
9	2143	2153	0			60	0	0	
10	2000	2110	0			60	0	0	
8	2020	2130	0			60	0	0	
5	2044	2154	0			55	0	1/2	
1	2154	2304	0			60	0	0	
2	2320	2340	0			60	0	0	Bar Owl Pair Start + NGE ~ 75'
11	2405	2415	0			60	0	0	
12	2420	2430	0			60	0	0	

Response Index

0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4=Agitation Call

Precipitation

0=None
1=Fog
2=Mist
3=Light Rain
4=Heavy Rain
5=Snow

Wind:

0=Calm (0 mph, No wind)
1=Light Air (1-3 mph, light wind, can not feel wind on face)
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3=Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
4=Moderate Breeze (11-16 mph, wind raises dust, small branches move)

Northern Spotted Owl Survey Sheet

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COAST AREA
RESOURCE MANAGEMENT

Visit # **R 4**

Date: **4/29/17**

Location: **Redway**

Harvest Plan: **None**

Coast Land Project
Seely Creek

Surveyor: **Vaughn**

Griesbach

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
2	8:30	8:40	0				0	1	
1	8:45	8:55	0				0	0	
5	9:00	9:10	0				0	0	
9	9:21	9:31	0				0	0	
10	9:35	9:45	0				0	0	
8	9:53	10:03	0				0	0	
6	10:09	10:19	0				0	0	
4	10:30	10:40	0				0	1	
7	10:43	10:53	0				0	1	
3	11:09	11:19	0				0	0	
11	11:23	11:33	0				0	0	
12	11:35	11:45	0				0	1	

Response Index

0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4=Agitation Call

Precipitation

0=None
1=Fog
2=Mist
3=Light Rain
4=Heavy Rain
5=Snow

Wind

0=Calm (0 mph, No wind)
1=Light Air (1-5 mph, light wind, can not feel wind on face)
2=Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
3=Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
4=Moderate Breeze (11-16 mph, wind raises dust, small branches move)



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Northern Spotted Owl Survey Sheet

Visit # 5

Date: 05-17-17

Location: Seelye Creek (Redway)

Harvest Plan: North Coast Land Management (T. Huber)

Surveyor: Aaron Spangerson

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COAST AREA RESOURCE MANAGEMENT

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
7	930	940	0				0	0	53°F new gate to get in (code: 1980)
4	950	1000	0				0	1	
3	1005	1015	0				0	1	
2	1035	1045	0				0	0	
1	1050	1100	0				0	0	gun shots nearby (5 or so)
5	1105	1115	0				0	1	
8	1130	1140	0				0	1	2 gun shots
10	1155	1205	0				0	0	
9	1210	1220	0				0	0	
6	1225	1235	0				0	0	
11	1245	1255	0				0	0	
12	100	110	0				0	1	51°F calm night / clear skies

Response Index

- 0=No Response
- 1=Four Note Call
- 2=Monkey Call
- 3=Whistle Call
- 4=Aggitation Call

Precipitation

- 0=None
- 1=Fog
- 2=Mist
- 3=Light Rain
- 4=Heavy Rain
- 5=Snow

Wind:

- 0=Calm (0 mph, No wind)
- 1=Light Air (1-3 mph, light wind, can not feel wind on face)
- 2=Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
- 3=Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
- 4=Moderate Breeze (11-16 mph, wind raises dust, small branches move)

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Northern Spotted Owl Survey Sheet

Visit # 6

Date: 05-26-17

Location: Seelye Creek

Harvest Plan: No R

Coastal Management Supervisor: David Spurgers
(David Spurgers)

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COAST AREA
RESOURCE MANAGEMENT

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
7	8:57	9:07	0				0	1	~55°F
4	9:11	9:21	0				0	0	light quiet working on No. 4 whistle (red)
3	9:24	9:34	0				0	0	
2	9:41	9:51	0				0	0	
1	9:56	10:06	0				0	1	
5	10:11	10:21	0				0	1	
6	10:28	10:38	0				0	0	
8	10:44	10:54	0				0	0	
10	11:01	11:11	0				0	0	
9	11:15	11:25	0				0	1	
11	11:41	11:51	0				0	1	
12	11:55	12:05	0				0	1	53°F calm night

Response Index

- 0=No Response
- 1=Four Note Call
- 2=Monkey Call
- 3=Whistle Call
- 4=Agitation Call

Precipitation

- 0=None
- 1=Fog
- 2=Mist
- 3=Light Rain
- 4=Heavy Rain
- 5=Snow

Wind:

- 0=Calm (0 mph, No wind)
- 1=Light Air (1-3 mph, light wind, can not feel wind on face)
- 2=Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
- 3=Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
- 4=Moderate Breeze (11-16 mph, wind raises dust, small branches move)

Curtis, Chris@CALFIRE

From: Baker, Michael@CALFIRE
Sent: Thursday, June 29, 2017 9:34 AM
To: Santa Rosa Review Team@CALFIRE; Stanish, Anastasia@CALFIRE
Cc: Schwab, Dominik@CALFIRE; Curtis, Chris@CALFIRE
Subject: Re: 1-17-028HUM NSO AM for your review

Santa Rosa Review Team,

I have reviewed the NSO survey summary, data sheets, and maps, submitted with the amendment request dated May 31, 2017 and received June 27, 2017 for the 1-17-028HUM "Seely Creek" THP.

The 2016 and 2017 NSO surveys, as conducted, comply with the requirements of the 2011 (revised 2012) USFWS NSO Survey Protocol guidance.

This amendment is good for acceptance and expires on February 1, 2018.

Michael Baker

Michael D. Baker, Ph.D.
Sr. Environmental Scientist
Forest Practice Biologist
CAL FIRE, Sacramento HQ
916-616-0021

From: Santa Rosa Review Team@CALFIRE
Sent: Tuesday, June 27, 2017 4:57 PM
To: Baker, Michael@CALFIRE; Stanish, Anastasia@CALFIRE
Cc: Schwab, Dominik@CALFIRE; Curtis, Chris@CALFIRE
Subject: 1-17-028HUM NSO AM for your review

AMENDMENT NO 11 (Minor)



P.O. Box 733, Hydesville, CA 95547 . (707) 768-3743 . (707) 768-3747 fax

May 4, 2018

Dept of Forestry and Fire Protection
135 Ridgeway Avenue
Santa Rosa, CA 95401

This amendment conforms to the rules and the regulations of the Board of Forestry and the Forest Practice Act.
Reviewed by Schwab date routed 5-7-18 *mc*
cc: Unit (2) ~~BFG~~ ~~WQ~~ ~~CP~~ ~~PR~~ BoE Sub RPF

NSO

Valid Until: 2/1/2019

RE: Request for NSO Compliance Review 1-17-028 HUM

Dear CDF Representative,

On behalf of the landowner, Trevor Anderson, I request Compliance Review from Cal Fire regarding northern spotted owls (NSO) for Seely Creek THP.

Two NSO sites are present within the 0.7 miles of the plan area. NSO HUM0703 and NSO HUM0491 are within the 0.7 mile buffer. 2018 is the third year of surveys being done to protocol. Three NSO surveys were completed in 2018. NSO surveys began on March 11th and were completed on May 1st. A NSO flew into call stations 17 and 8 on the north portion of the THP during the first survey on March 11th. The NSO was silent and may have been the same NSO at both call stations, but it was undetermined. A follow-up survey was conducted on March 12th, 2018. No NSO or any sign of NSO was detected on the follow-up survey. There were no other NSO responses or sightings detected on the remaining 2 surveys completed in 2018. Additional call stations 12, 17 18, and 19 were added in 2018 to cover a future plan just above the Seely Creek THP.

The THP is one unit totaling 326 acres. The silviculture for the THP is Group Selection. The THP is located in Sections 4, 5, 8 & 9, T4S, R3E; HB&M, Humboldt County. The primary timber types are Douglas-Fir, Redwood, Tanoak, Canyon Live Oak and Madrone.

Timber operations are planned in 2018. Canopy cover ranges from 25 to 100 percent and is typed as 108 acres Nesting/Roosting, 206 acres of Foraging Habitat and 9 acres of Non-habitat. Habitat is expected to change after completion of operations. The proposed timber operations may reduce 108 acres of Nesting/Roosting to Foraging Habitat. Foraging Habitat will increase to 314 acres and Non-Habitat will remain at 9 acres. Please see attachments as follows:

- Current NSO database check map / 0.7 mile buffer
- Detail map designating calling stations
- 2016 NSO Surveys (6)
- 2017 NSO Surveys (6)
- 2018 NSO Surveys (3)

Please contact by phone or email if you have any further questions.

Sincerely,

Corrina Kamoroff
Staff Biologist
Hohman & Associates
Ckamoroff@hohmanandassociates.com

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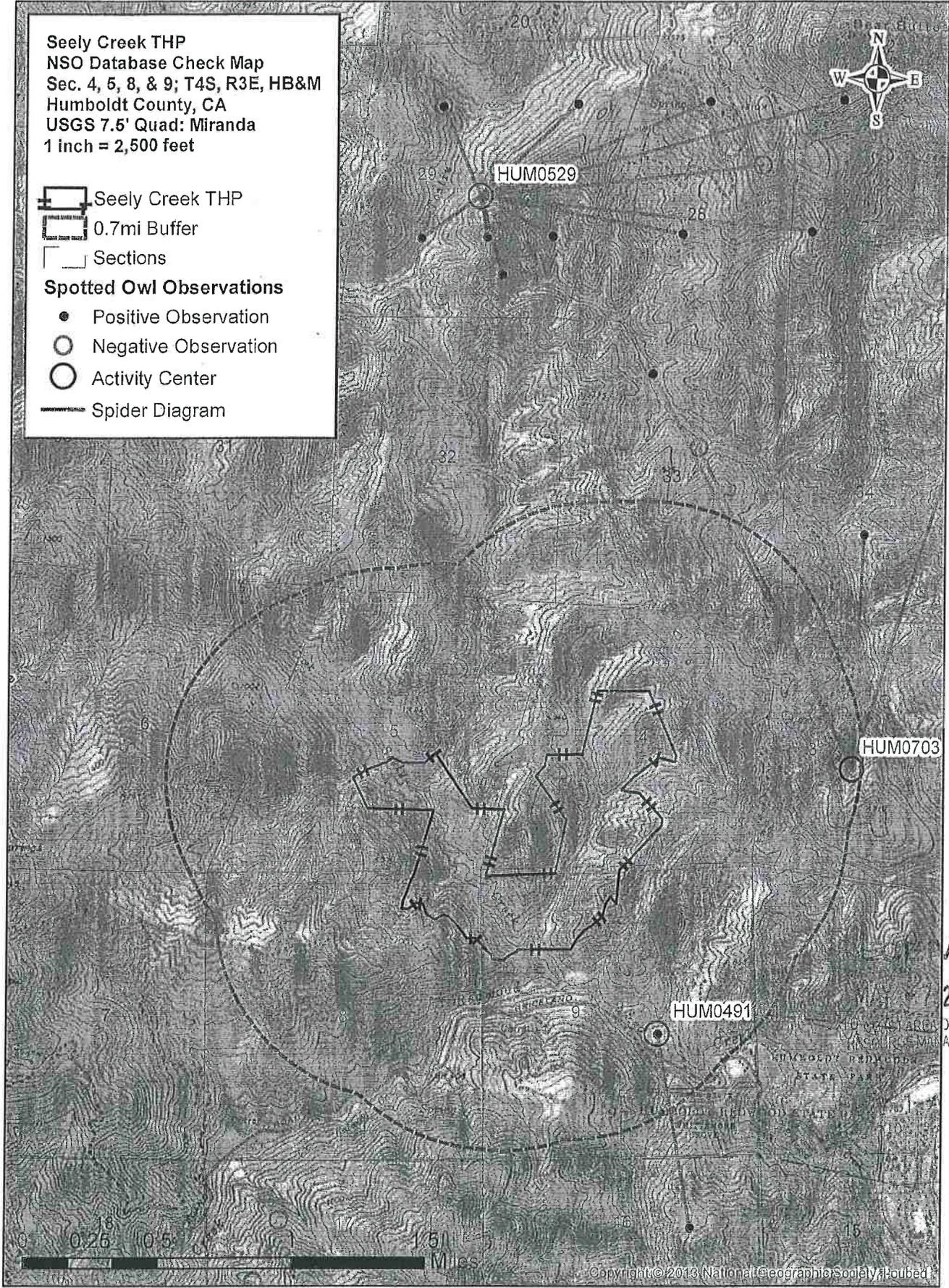
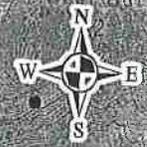
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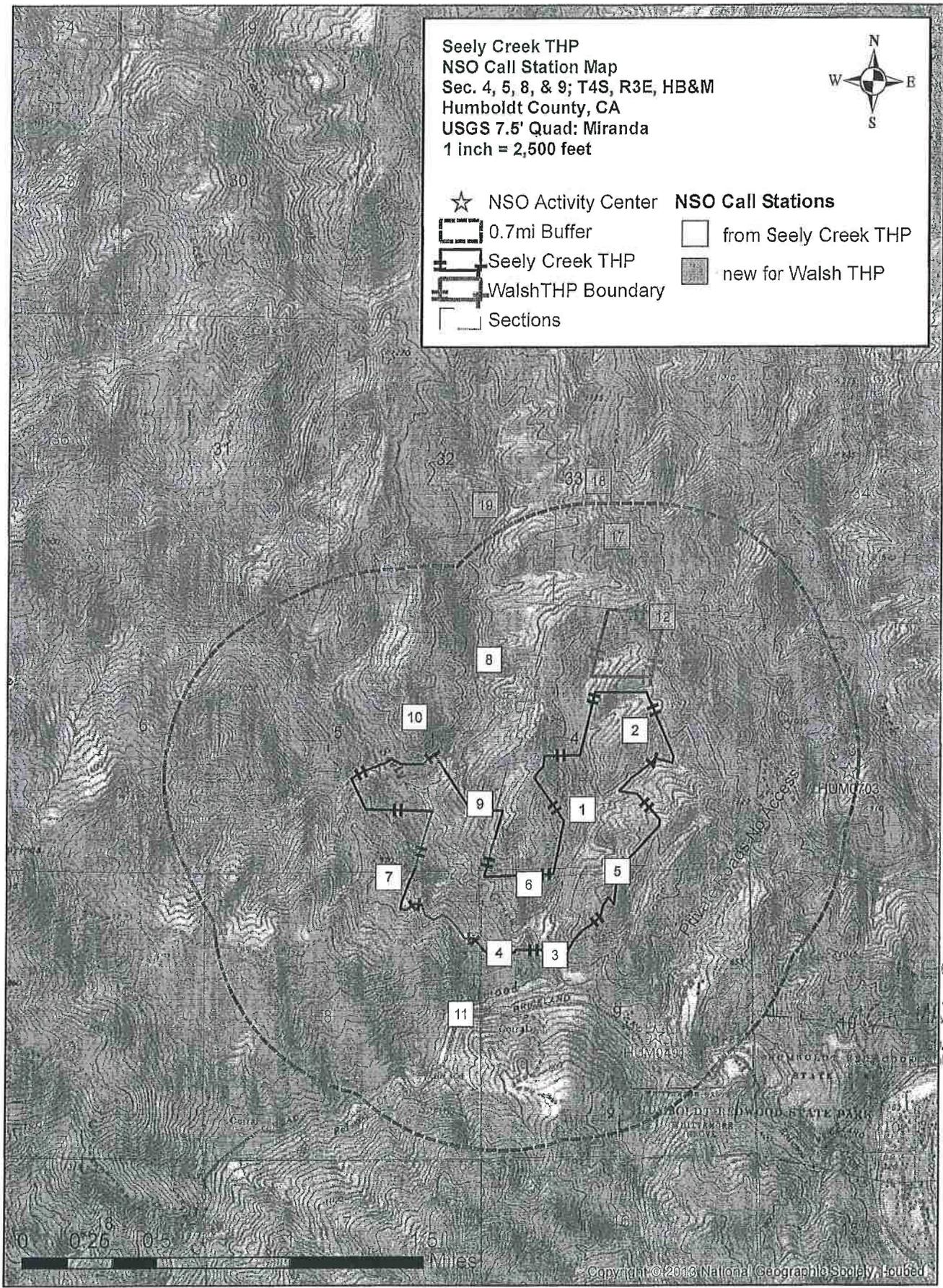
Seely Creek THP
 NSO Database Check Map
 Sec. 4, 5, 8, & 9; T4S, R3E, HB&M
 Humboldt County, CA
 USGS 7.5' Quad: Miranda
 1 inch = 2,500 feet

-  Seely Creek THP
-  0.7mi Buffer
-  Sections

Spotted Owl Observations

-  Positive Observation
-  Negative Observation
-  Activity Center
-  Spider Diagram





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Northern Spotted Owl Survey Sheet

Visit # 1

Date: 5-30-16

Location: Seely Creek
Harvest Plan: North Coast Land Management
Surveyor: Keith Brooks

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
# 5	20:00	20:10	0				0	1	
# 2	20:14	20:24	0				0	0	
# 1	20:29	20:38	0				0	1	
# 7	20:42	20:52	0				0	0	
# 4	20:55	21:05	0				0	0	
# 3	21:07	21:17	0				0	0	
# 6	21:21	21:31	0				0	1	
# 8	21:36	21:46	0				0	0-1	
# 9	21:53	22:03	0				0	1	
# 10	22:07	22:17	0				0	1	Called in Barred Owl from the west. Could not get visual but it had a distinct Barred Owl call @ #10
# 11	22:31	22:41	0				0	0	
# 12	22:44	22:54	0				0	0	

Response Index
0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4=Aggitation Call

Precipitation
0=None
1=Fog
2=Mist
3=Light Rain
4=Heavy Rain
5=Snow

Wind:
0=Calm (0 mph, No wind)
1= Light Air (1-3 mph, light wind, can not feel wind on face)
2= Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
3= Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
4= Moderate Breeze (11-16 mph, wind raises dust, small branches move)

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Northern Spotted Owl Survey Sheet

Visit #2

Date: 4/25/16 Location: Seely Creek Harvest Plan: Northeast Land Management Surveyor: Vaughn Griesbach

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
2	8:52	9:02	0				0	2	
1	9:17	9:22	0				0	1	
5	9:27	9:37	0				0	1	
6	9:41	9:51	0				0	1	
10	9:59	10:09	0				0	1	
9	10:15	10:25	0				0	1	
8	10:33	10:43	1		150'	90 + 270	0	1	NO VISUAL
3	10:52	11:02	0				0	1	
4	11:06	11:16	0				0	1	
7	11:20	11:30	0				0	1	
11	11:35	11:45	0				0	1	
12	11:50	12:00	0				0	1	

Wind:

0=Calm (0 mph, No wind)
1= Light Air (1-3 mph, light wind, can not feel wind on face)
2= Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
3= Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
4= Moderate Breeze (11-16 mph, wind raises dust, small branches move)

Precipitation

0=None
1=Fog
2=Mist
3=Light Rain
4=Heavy Rain
5=Snow

Response Index

0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4= Aggitation Call

comb. 9999
on a glide
Seth Johnson

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Northern Spotted Owl Survey Sheet

VISIT #3

Date: 5/9/16 Location: Seely Creek Harvest Plan: Seely Creek Surveyor: Vaughn Griesbach

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
10	8:45	8:55	0				0	2	Clear sky
9	9:00	9:10	0				0	1	
8	9:19	9:29	0				0	1	
6	9:36	9:46	0				0	1	
5	9:53	10:03	0				0	1	traffic (vehicle)
1	10:10	10:20	0				0	1	
2	10:28	10:38	0				0	1	
3	10:46	10:56	0				0	1	
4	11:01	11:11	0				0	1	
7	11:16	11:26	0				0	1	
11	11:38	11:48	0				0	1	
12	11:54	12:04	0				0	1	

Response Index
0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4=Aggitation Call

Precipitation
0=None
1=Fog
2=Mist
3=Light Rain
4=Heavy Rain
5=Snow

Wind:
0=Calm (0 mph, No wind)
1=Light Air (1-3 mph, light wind, can not feel wind on face)
2=Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
3=Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
4=Moderate Breeze (11-16 mph, wind raises dust, small branches move)

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Northern Spotted Owl Survey Sheet

VISIT #4
Date: 5/17/16

Location: Seely Creek
Harvest Plan: Northeast Land
Surveyor: Vaughn Cariesbaek

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
2	8:45	8:55	0				0	1	
1	9:04	9:14	0				0	0	
5	9:19	9:29	0				0	1	
6	9:35	9:45	0				0	1	
9	9:50	10:00	0				0	2	
10	10:04	10:14	0				0	1	
8	10:26	10:36	0				0	1	
3	10:44	10:54	0				0	1	
4	10:58	11:08	0				0	1	
7	11:13	11:23	0				0	2	
11	11:40	11:50	0				0	1	
12	11:54	12:04	0				0	1	

Precipitation
0=None
1=Fog
2=Mist
3=Light Rain
4=Heavy Rain
5=Snow

Response Index
0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4=Aggitation Call

Wind:
0=Calm (0 mph, No wind)
1=Light Air (1-3 mph, light wind, can not feel wind on face)
2=Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
3=Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
4=Moderate Breeze (11-16 mph, wind raises dust, small branches move)

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Northern Spotted Owl Survey Sheet

VISIT # 5

Date: 5/26/16

Location: Seely Creek Harvest Plan: Northeast Land Plant

Surveyor: Jaeger Griesbach

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
2	9:00	9:10	0				0	1	
1	9:16	9:26	0				0	#2	
5	9:32	9:42	0				0	2	
9	9:50	10:00	0				0	1	
10	10:04	10:14	0				0	1	
8	10:23	10:33	0				0	1	
6	10:37	10:47	0				0	1	
4	10:52	11:02	0				0	2	
7	11:07	11:17	0				0	#2	
3	11:28	11:38	0				0	2	
12	11:43	11:53	0				0	3	
11	11:57	12:07	0				0	1	

Response Index
0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4=Aggitation Call

Precipitation
0=None
1=Fog
2=Mist
3=Light Rain
4=Heavy Rain
5=Snow

Wind:
0=Calm (0 mph, No wind)
1= Light Air (1-3 mph, light wind, can not feel wind on face)
2= Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
3= Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
4= Moderate Breeze (11-16 mph, wind raises dust, small branches move)

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Northern Spotted Owl Survey Sheet

Visit # 6

Date: 6/4/16
 Location: Seely Creek Rd
 Harvest Plan: Northeast Land Mgmt.
 Surveyor: Vaughn Griesbach

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
2	9:10	9:10	0				0	1	
1	9:26	9:36	0				0	1	
5	9:43	9:53	0				0	1	
10	10:05	10:15	0				0	1	
9	10:20	10:30	0				0	1	
8	10:37	10:47	0				0	1	
6	10:53	11:03	0				0	1	
4	11:09	11:19	0				0	1	
7	11:24	11:34	0				0	1	
3	11:46	11:56	0				0	1	
11	12:01	12:11	0				0	1	
12	12:16	12:26	0				0	1	Barred owl briefly

Response Index
0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4=Aggitation Call

Precipitation
0=None
1=Fog
2=Mist
3=Light Rain
4=Heavy Rain
5=Snow

Wind:
0=Calm (0 mph, No wind)
1=Light Air (1-3 mph, light wind, can not feel wind on face)
2=Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
3=Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
4=Moderate Breeze (11-16 mph, wind raises dust, small branches move)

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Visit # 2

Northern Spotted Owl Survey Sheet

Date: 03-22-17

Location:

Harvest Plan: Anderson - Seely

Surveyor: D. Escamilla

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
12	2106	2116	0			50	0	1	Noise from Cars
7	2141	2151	0			50	0	1	
4	2210	2220	0			50	0	1	
3	2233	2243	0			50	0	1	
6	2249	2259	0			50	0	0	
8	2307	2309	0			50	0	0	Noise from Creek
9	2344	2354	0			50	0	0	
10	0001	0011	0			50	0	0	
5	0025	0035	0			50	0	0	
1	0102	0112	0			45	0	0	
12	0124	0144	0			45	0	0	
2									Creek was too high to access 2.

Response Index
0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4=Agitation Call

Precipitation
0=None
1=Fog
2=Mist
3=Light Rain
4=Heavy Rain
5=Snow

Wind:
0=Calm (0 mph, No wind)
1= Light Air (1-3 mph, light wind, can not feel wind on face)
2= Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
3= Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
4= Moderate Breeze (11-16 mph, wind raises dust, small branches move)

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Northern Spotted Owl Survey Sheet

Visit # 3

Date: 03-30-17 Location: Anderson - Seely Surveyor: D. Escamilla

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
3	2021	2031	0			60	0	0	
4	2049	2059	0			60	0	1	
7	2105	2117	0			60	0	1	Dropped clipboard, heard large Bird Fly, also
6	2128	2139	0			60	0	1	
9	2142	2153	0			60	0	0	
10	2200	2210	0			60	0	0	
8	2220	2230	0			60	0	0	
5	2244	2254	0			55	0	1/2	
1	2259	2309	0			60	0	0	
2	2320	2340	0			60	0	0	Barred Owl Pair S40W + N60E ~75'
11	2405	2415	0			60	0	0	
12	2420	2430	0			60	0	0	

Precipitation
0=None
1=Fog
2=Mist
3=Light Rain
4=Heavy Rain
5=Snow

Response Index
0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4=Agitation Call

Wind:
0=Calm (0 mph, No wind)
1=Light Air (1-3 mph, light wind, can not feel wind on face)
2=Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
3=Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
4=Moderate Breeze (11-16 mph, wind raises dust, small branches move)

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Northern Spotted Owl Survey Sheet

Visit # **84**

Date: **4/29/17**

Location: **Redway**

Harvest Plan: **North Coast Land Mgmt** Surveyor: **Vaughn Griesbach**
Beely Creek

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
2	8:30	8:40	0				0	0	
1	8:45	8:55	0				0	0	
5	9:00	9:10	0				0	0	
9	9:21	9:31	0				0	0	
10	9:35	9:45	0				0	0	
8	9:53	10:03	0				0	0	
6	10:09	10:19	0				0	0	
4	10:30	10:40	0				0	0	
7	10:43	10:53	0				0	0	
3	11:09	11:19	0				0	0	
11	11:23	11:33	0				0	0	
12	11:35	11:45	0				0	0	

Response Index
0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4=Agitation Call

Precipitation
0=None
1=Fog
2=Mist
3=Light Rain
4=Heavy Rain
5=Snow

Wind
0=Calm (0 mph, No wind)
1=Light Air (1-3 mph, light wind, can not feel wind on face)
2=Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
3=Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
4=Moderate Breeze (11-16 mph, wind raises dust, small branches move)

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Northern Spotted Owl Survey Sheet

Visit # 5

Date: 05-17-17 Location: Seeley Creek (Rebay) Harvest Plan: North Coast Land Management (T. Anderson) Surveyor: Aaron Spurgeon

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
7	930	940	0				0	0	53°F new gate to get in
4	950	1000	0				0	1	(code: 1980)
3	1005	1015	0				0	1	
2	1035	1045	0				0	0	
1	1050	1100	0				0	1	gun shots nearby (ish) (5 or so)
5	1105	1115	0				1	1	
8	1130	1140	0				0	1	2 gun shots
10	1155	1205	0				0	0	
9	1210	1220	0				0	0	
6	1225	1235	0				0	0	
11	1245	1255	0				0	0	
12	100	110	0				0	1	51°F calm night / clear skies

Response Index
0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4=Aggitation Call

Precipitation
0=None
1=Fog
2=Mist
3=Light Rain
4=Heavy Rain
5=Snow

Wind:
0=Calm (0 mph, No wind)
1=Light Air (1-3 mph, light wind, can not feel wind on face)
2=Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
3=Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
4=Moderate Breeze (11-16 mph, wind raises dust, small branches move)

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Northern Spotted Owl Survey Sheet

Visit # 6

Date: 05-26-17 Location: Seeley Creek Harvest Plan: North Coast Land Management Surveyor: Aaron Spurgeon
(Cheryl Anderson)

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
7	857	907	0				0	1	~55°F
4	911	921	0				0	0	light owl working on No 4 whacker (red)
3	924	934	0				0	0	
2	941	951	0				0	0	
1	956	1006	0				0	1	
5	1011	1021	0				0	1	
6	1028	1038	0				0	0	
8	1044	1054	0				0	0	
10	1101	1111	0				0	0	
9	1115	1125	0				0	1	
11	1141	1151	0				0	1	
12	1155	1205	0				0	1	53°F calm night

Response Index
0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4=Aggitation Call

Precipitation
0=None
1=Fog
2=Mist
3=Light Rain
4=Heavy Rain
5=Snow

Wind:
0=Calm (0 mph, No wind)
1=Light Air (1-3 mph, light wind, can not feel wind on face)
2=Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
3=Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
4=Moderate Breeze (11-16 mph, wind raises dust, small branches move)

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Northern Spotted Owl Survey Sheet

Visit # Follow-up

Date: 3/12/18

Location: Miranda

Harvest Plan: Walsh Branch THP & Seely Creek THP

Surveyor: Kelsey McDonald

Station #	Start Time	End Time	Response	Sex	Distance(ft)	Degrees	Precipitation	Wind	Notes
B	10:53	11:38	0	—	—	—	0	1	Walked up and down creek lower drainages of Seely Creek THP near station B. Still no signs, overcast morning.
17-18	11:50	1:42	0	—	—	—	0	1	Minor traffic & creek noise. Ravens, shrikes, blue jays, distant redstart, call & up & down road network of Walsh. Then walked around northern Walsh, called from viewpoint. Called from wildlife viewing area between stations 17 & 18. Sharp-shinned hawk response.
Wildlife Viewing Area	1:47	1:57	0	—	—	—	0	1	

Response Index
0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4=Aggitation Call

Precipitation
0=None
1=Fog
2=Mist
3=Light Rain
4=Heavy Rain
5=Snow

Wind:
0=Calm (0 mph, No wind)
1=Light Air (1-3 mph, light wind, can not feel wind on face)
2=Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
3=Gentle Breeze (7-10 mph, leaves and twigs in constant motion)
4=Moderate Breeze (11-16 mph, wind raises dust, small branches move)

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Northern Spotted Owl Survey Sheet

Visit # 2

Date: 4/23/18

Locations: Brist and

Harvest Plan: 10.5.18

Surveyor: CK

Station #	Start Time	End Time	Response	Sex	Distance (ft)	Degrees	Precipitation	Wind	Notes
12	8:30	8:42	0				0	L	1 Turkey 2 miles dogs 2 miles dog 1/2 mile away
18	8:58	9:09	0				0	0	
17	9:12	9:23	0				0	0	
19	9:32	9:43	0				0	0	
8	9:45	9:56	0				0	0	
10	9:58	10:09	0				0	0	
9	10:12	10:22	0				0	0	dog 1.5 miles away 8 dogs 1/2 mile
6	10:25	10:35	0				0	0	
3	10:43	10:54	0				0	0	
4	10:57	11:07	0				0	0	dog 1/2 mile away
7	11:10	11:20	0				0	0	dog 1/2 mile away
5	11:28	11:38	0				0	0	dog 1/4 mile
1	11:42	11:52	0				0	0	
2	11:55	12:05	0				0	0	
11	12:17	12:28	0				0	0	

Response Index
0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4=Agitation Call

Precipitation
0=None
1=Fog
2=Mist
3=Light Rain
4=Heavy Rain
5=Snow

Wind:
0=Calm (0 mph, No wind)
1=Light Air (1-3 mph, light wind, can not feel wind on face)
2=Light Breeze (4-6 mph, leaves rustle, can feel wind on face)
3=Gentle Breeze (7-10 mph, leaves and twigs (constant motion))
4=Moderate Breeze (11-16 mph, wind raises dust, small branches move)

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MAY - 7 2018

COAST AREA OFFICE
RESOURCE MANAGEMENT

Hobman & Associates
FORESTRY CONSULTANTS

P.O. Box 723, Hydeville, CA 95547 (707) 768-3743 (707) 768-3747 Fax

Northern Spotted Owl Survey Sheet

Visit # 3

Date: 5/1/18

Location: Brice Land

Harvest Plan:

Woods Brice Land TWP
Sandy Creek TWP

Surveyor: GK

Station #	Start Time	End Time	Response	Sex	Distance (ft)	Distance (mi)	Precipitation	Wind	Notes
12	8:25	8:36	0				0	3	Tucks 3/4 mile
18	8:46	8:56	0				0	3	
17	8:58	9:08	0				0	3	
19	9:16	9:26	0				0	3	
2	9:29	9:39	0				0	1	
10	9:42	9:52	0				0	2	dogs 1/4 mile away
9	9:53	10:08	0				0	2	prob call
6	10:10	10:20	0				0	2	
3	10:28	10:38	0				0	3	dog 1/4 mile
4	10:41	10:51	0				0	4	
7	10:59	11:09	0				0	3	
5	11:11	11:21	0				0	2	dogs 1 mile away
2	11:26	11:36	0				0	3	
1	11:39	11:49	0				0	2	
11	11:59	12:09	0				0	2	dog 3/4 mile

Response Index
0=No Response
1=Four Note Call
2=Monkey Call
3=Whistle Call
4=Agitation Call

Precipitation
0=None
1=Fog
2=Mist
3=Light Rain
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RECEIVED

MAY - 7 2018
COAST AREA OFFICE
RESOURCE MANAGEMENT

WATER RESOURCE PROTECTION PLAN

This document serves as the water resource protection plan for site Skyline Farms Inc, located 209 Seely Creek Road (APN 220-312-011) pursuant to Order No. R1-2015-0023.

On August 13, 2015, the North Coast Regional Water Quality Control Board (Regional Water Board) adopted a General Waiver of Waste Discharge requirements and General Water Quality Certification for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects in the North Coast Region, Order No. R1-2015-0023. One of the requirements of the order is to prepare a water resource protection plan (WRPP) for all sites that are enrolled under Tier 2 of the order, including all of the elements listed below. Applicant has used the sample water resource protection plan provided on the NCRWQCB website. Applicant is working with Green Roads Consulting who have conducted a site visit to help identify and recommend corrective action for this WRPP. Applicant is requesting a Tier 2 status.*

1. Legible map(s) of the property identifying the following items where applicable – Applicant used Humboldt Web GIS portal to acquire parcel maps and added following items. Both an aerial photo and topographic map are provided.

- a. Site topography*
- b. Perimeter of land owned*
- c. Perimeter of land leased*
- d. Buildings with use identified*
- e. Storage locations of chemicals used, if any (i.e. fertilizer, pesticide, petroleum)*
- f. Production area(s) perimeter (e.g. Cultivation areas, greenhouse(s))*
- g. Cleared and developed areas*
- h. Surface watercourses and water conveyances (e.g. ditches, piping)*
- i. Drainage patterns & flow path directions*
- j. Roads, including specific markings for all stream crossings*
- k. Features scheduled for upgrade, cleanup, remediation, and restoration*
- l. Points of diversion of water sources*
- m. Locations of water pumps and associated facilities*
- n. Water storage type and location (storage tanks, ponds, bladders)*

o. Unstable features

p. Human waste facilities (e.g. septic tanks and leach fields, privy, composting toilet)

q. Map legend

Insert map here – See attachment for maps

2. Applicant has assessed the current conditions of the site (as applicable to the standard conditions of the order) and has included the features, as indicated on the map, needing improvements in the table below. Also included is a detailed list of specific management practices designed to meet standard conditions, incorporating applicable standard BMPs, and any improvement work needed to bring site features into compliance with the standard conditions. Future site improvements are included in Table 1 with a prioritization and implementation schedule for corrective action based on potential impacts to the beneficial uses of water. Applicant is requesting a Tier 2* status.

Management practices include the following:

Controllable sediment delivery sites: There are two points of controllable sediment delivery sites located on the main Seely Creek Road (shared access), see Road Construction and Maintenance below. More rock and increased ditch relief will reduce sediment load to Seely Creek.

Riparian protection: no existing disturbance, meets standard conditions. Main Homestead and garden is located 300 feet from stream course. Yurt homestead and garden is 330 feet from stream course.

Road construction and maintenance: All roads on property are pre-existing gravel surfaced roads, Driveways are out sloped and with no in board ditches. The main Seely Creek road, which serves as the community easement extends approximately ½ mile through the property, has inboard ditches with 2 culverts (stream crossings), one 16" and one 18". The berms have been removed from sides of main Seely Creek Road. There is a plan for this section of road to increase relief with two critical dips over existing culverts as recommended in the PWA "Handbook for Forest, Ranch & Rural Roads". There is one more existing ditch relief culvert located on the Yurt driveway that meets standard conditions. Roads are routinely inspected and maintained with surface gravel, water bars and ditch/culvert clearing.

Spoils storage and disposal – not applicable

Chemical handling and management – there are two propane tanks on the property that service the two homesteads. Homes are solar powered with batteries located in dry storage on concrete pads. Gasoline to power back-up generators are stored in 5 gallon gas cans in dry storage. No chemicals are used in the organic farming operation. Fertilizer use is detailed in Item 4 below.

Waste handling and disposal – all refuse is stored in cans with locking lids, and removed weekly and/or as needed. All recycling is separated and refuse is taken to the Redway Transfer station.

Irrigation runoff – no runoff, meets standard conditions. Gardens are heavily mulched with drip irrigation on timers, a low water consumption strategy is implemented.

Water storage and use is detailed in Item 6 below.

Applicant is working with Greenroads Consulting to ensure full compliance with all necessary permits and requirements. A site visit was conducted in March 2017 and will continue consultation for future improvements to meet standard conditions and ensure BMP's are being met.

Any proposed work in streams and wetlands that require site-specific review to determine if the work requires a permit by the Army Corps of Engineers and a Water Quality Certification by the Water Board will be acquired. Additionally, any future proposed work in streams and wetlands shall be designed by a qualified registered professional and shall incorporate applicable standard BMPs. All relevant permit information for coverage of proposed work in or near streams or wetlands will be submitted with reporting documentation.

Table 1: Features that need improvement

Unique Map Point(s)	Map Point Description	Associated Standard Condition	Temporary BMP	Permanent BMP	Priority for action	Time Schedule for completion of Permanent BMP	Completion Date
R1	Insufficient Road Surface	I.A.1.a	N/A	Increase ditch relief and surface rock to improve road surface	3	April, 2017	
C1	Culvert Past 2 nd Driveway	I.A.2.d	Existing Old 18" Culvert	New Larger 24" Culvert	1	Oct, 2018	
C2	Culvert Past 1 st Driveway	I.A.2. d	Existing Shotgun 18" Culvert	Upgrade to 24" Culvert and armor spillway	2	Oct, 2018	
P2	Secondary Pond	5.f	Unlined, Ephemeral	Reduce level, Increase freeboard and armor spillway	4	Oct, 2020	

3. *Applicable design drawings and schematics for watercourse structures, fish passages, roads, septic tanks, fill prisms, pads, ponds, or any other constructed feature that has been designed or engineered.*

The septic and ponds were all pre-existing and meet standard conditions. There are no new designed or engineered features proposed at this time.

See Appendix F for a schematic and map of Secondary Pond. Pond was in existence prior to 2002 when applicant purchased property. It is an unlined ephemeral pond that goes dry by mid June. This in-stream pond has approximately 12 feet of watercourse above that flows only during heavy precipitation. This is not used as a water source by applicant, however the Seely Creek Road Association has permission to use it for dust control and emergency fire water. Green Road Consulting recommended lowering the spillway (an 18" culvert) by 2 feet and armoring the outflow with rock.

See Appendix G for a schematic of Primary Ag Pond located at the lower Yurt homestead. This is a lined pond, filled exclusively by rainwater and used solely for ag water.

See Appendix H for schematic of Septic Systems. Both the House and Yurt have existing septic systems. Installed in 2003, the House is equipped with a 1,200 gallon septic tank with 3, 60 ft long runs of bio-diffuser. Installed in 2005, the Yurt is equipped with a 1,000 gallon septic tank with a single 100 ft run of bio-diffuser.

4. *List of chemicals stored onsite, and information about use (e.g., quantities used and frequency applied).*

All fertilizer is organic, is purchased and used as needed, no long term storage on site. All chemicals and fertilizer will be securely stored in a shed or garage.

Liquid organic fertilizer applied weekly per manufactures directions. All soil amendments are purchased and applied immediately in the spring.

Fertilizer use per year				
	<i>Manufactures Directions</i>			<i>Actual</i>
Type	lbs/100sq. ft	10,000ft sq	# bags	Farm Use
Worm Castings	10	1,000	20	20
Fish/Bone Meal	1.1	113	2	2
Chicken Manure	12.5	1,250	42	40
Bat Guano	3	300	10	10
Green Sand	10	1,000	20	3
Trace Minerals	10	1,000	20	3
Rock Phosphate	4	400	8	3
Dr. Earth	1.8	180	3.6	3
Kelp Meal	2	200	4	3

5. *Monitoring element to ensure that BMPs are being implemented and to evaluate their effectiveness. Include a plan to inspect the site to evaluate the effectiveness of corrective action and identify where additional work may be needed.*

Property owner will inspect site quarterly and during heavy storms to ensure standard conditions are maintained. This includes inspection of all drainages, roads, pond, tanks and gardens to ensure no erosion, slides or problems occur. Immediate action of mulch, rock, ditch or culvert clearing will be implemented if any problems are found.

6. *Water Use: Plan shall record water source, relevant water right documentation, and amount used monthly.*

Water Source: All ag water is rainwater catchment stored into tanks and a pond. Water tanks have a combined capacity totaling 107,500 gallons. Lined rainwater catchment exclusive Ag pond has a 60,000 gallon capacity.

Water Right Documentation: The fresh water for the homestead is supplied by a pump in Seely Creek, named "Creek Pump". A Domestic Use Water and a Streambed Alteration Agreement (Notification No. 1600-2015-0026-RI) was obtained on March 27, 2015 for "Creek Pump" - one existing stream diversion on Unnamed Tributary to Seely Creek for domestic use and irrigation. Additionally, a Small Domestic Use Registration (tracking # D032342) to appropriate Water filed February 4, 2015. Water Resource Control Board Statement of Water Diversion and Use, Statement Number: S024816. Supplemental Statement of Use filed online on June 29, 2016. Pump from Creek from Oct – May.

A secondary water source on the property named "Shallow Well", of which a Small Domestic Use Registration to Appropriate Water was filed February 4, 2015. Water Resource Control Board Statement of Water Diversion and Use, Statement Number: S024815. Supplemental Statement of Use filed online on June 29, 2016. Gravity fills tank from Oct – May.

Applicants obtained a California Department of Fish & Wildlife Streambed Alteration Agreement dated May 18, 2015 (Notification No. 1600-2015-0026-R1) for the creek pump.

Amount Used Monthly:

Jan – 13,500	Feb – 13,500	Mar – 13,500	Apr – 13,500	May – 29,500	June – 29,500
Jul – 29,500	Aug – 29,500	Sep – 29,500	Oct – 29,500	Nov – 13,500	Dec – 13,500

Water Conservation Measures: include low flow faucets, storage for low flow months (May – Oct), drip irrigation and timers, heavy mulching. Weekly inspection for leaks, and weekly monitoring water levels in tanks and pond.

- No surface water diversions from May 15-Oct 31.
- Water diversion pursuant to a local plan that is protective of in-stream beneficial uses.

Name of legally responsible person (LRP): Shanon Talliaferro

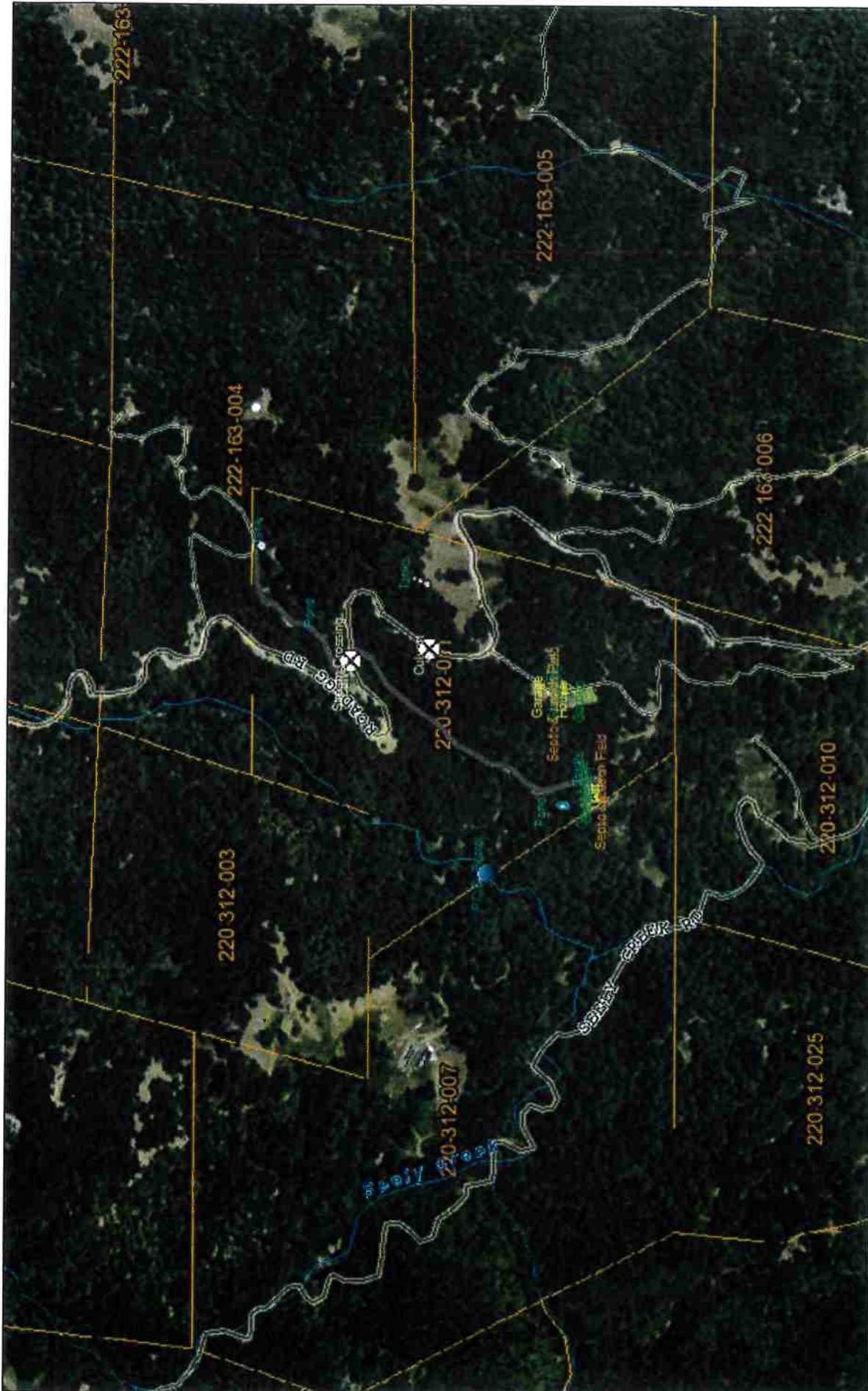
Title (owner, lessee, operator, etc.): Skyline Farms, Inc

Signature: _____ Date: _____

WRPP prepared by (if different from LRP): _____

WRPP prepared on (Date): January 23, 2017

Signature: _____ Date: _____



SkyLine Farms, Inc (209 Sycamore Creek Road)

Humboldt County Planning and Building Department
 Printed: January 23, 2017 Web AppBuilder 2.0 for ArcGIS

Map Disclaimer:
 While every effort has been made to assure the accuracy of this information, it should be understood that it does not have the force & effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.

Points
 X Oil Well

Lines
 Override 1
 Override 2

Areas
 Override 2
 Override 3
 Override 4
 Override 5
 Override 6

Highways and Roads
 Principal Arterials
 Minor Arterials
 Major Collectors
 Minor Collectors
 Local Roads

Blue Line Streams
 Perennial 1-3
 Perennial >4
 Intermittent

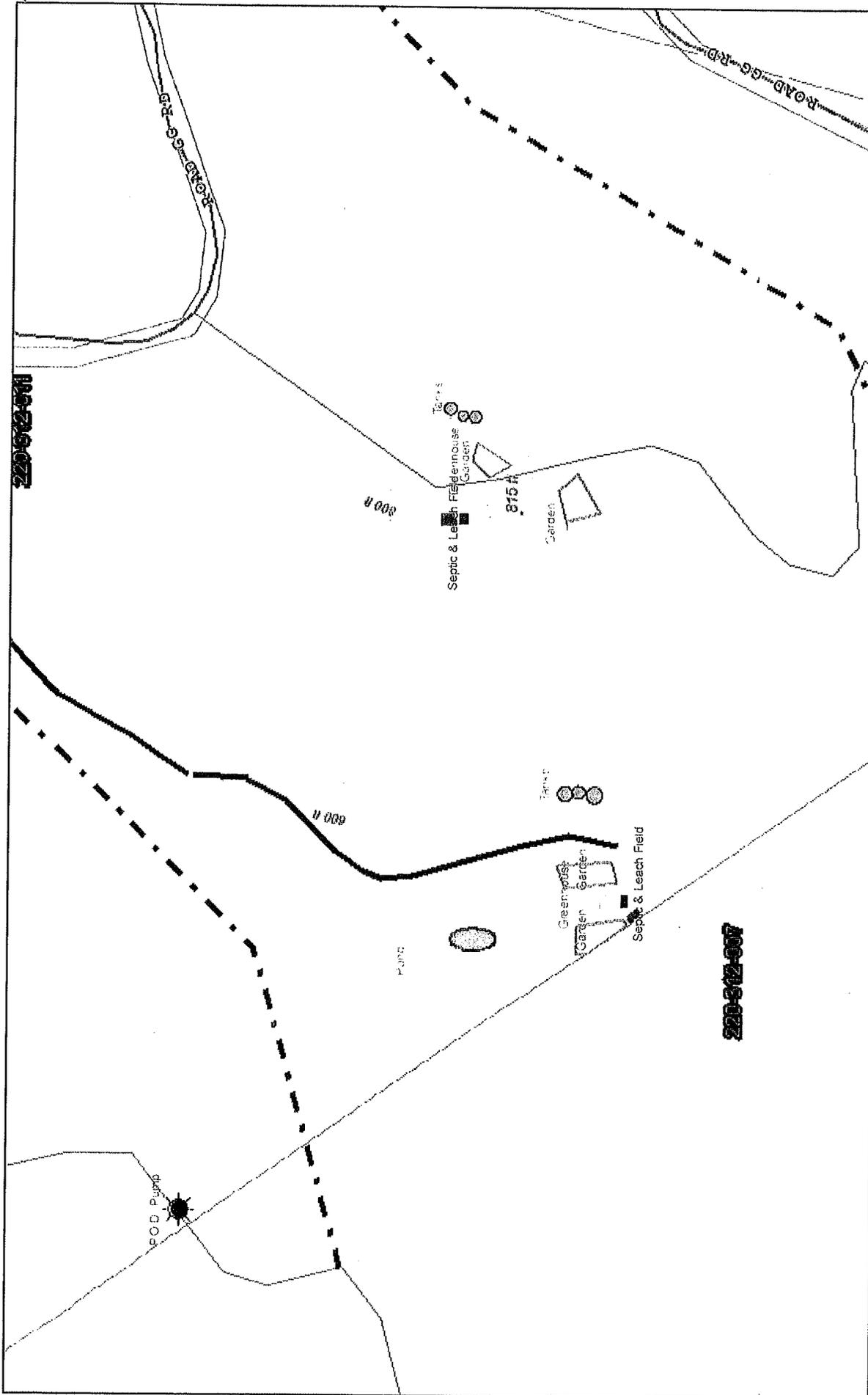
Private or Unclassified Major River or Stream

Subsurface City Boundary

Counties Parcels

Scale: 1 in = 752 ft
 0 350 700 1,400 Feet
 0 0.05 0.1 0.2 Miles

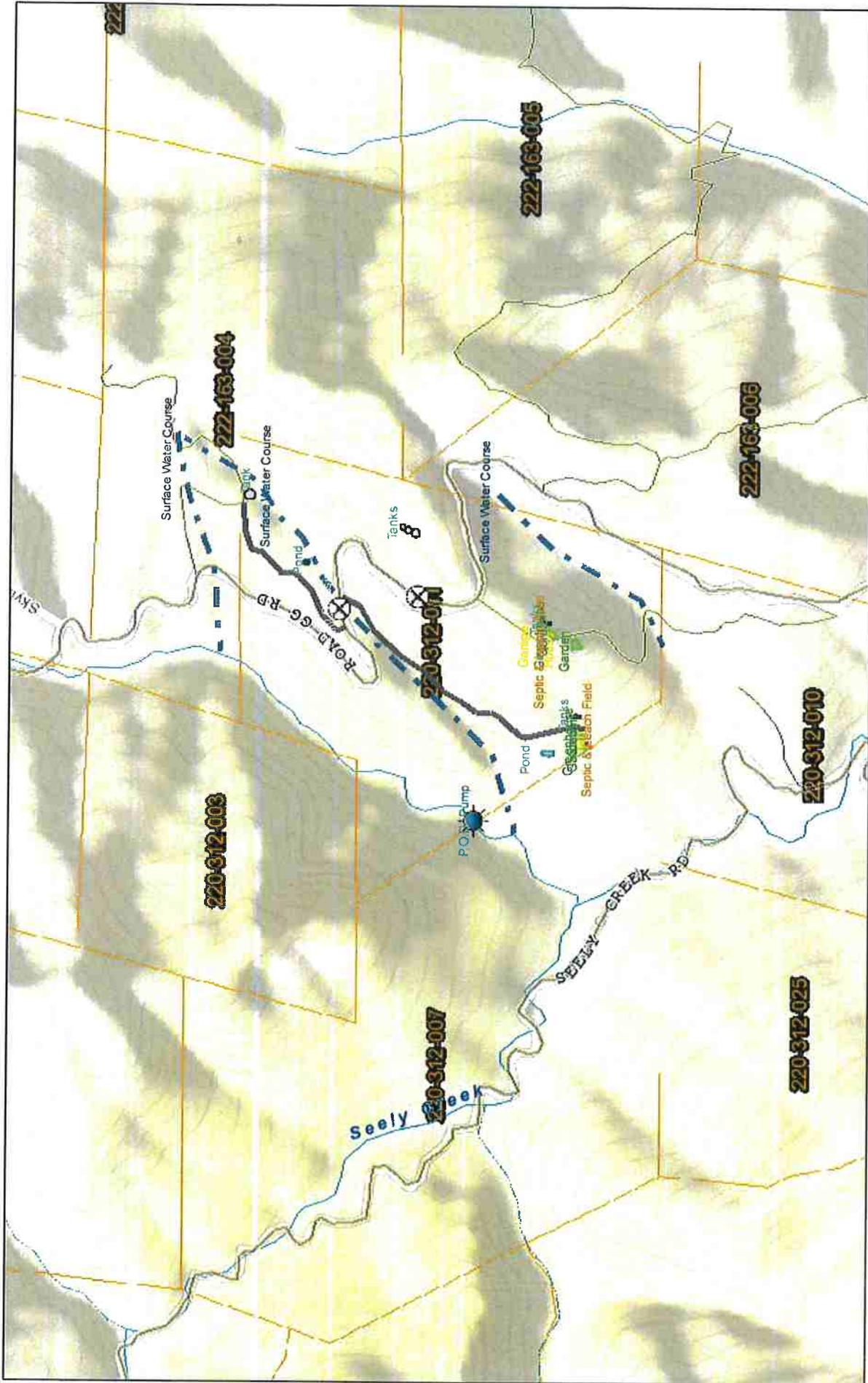
Sources: NRCS, Humboldt County GIS, Healthy Rural Roads, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
 FRAP, FEMA, USGS




 350 Feet
 0 87.5 175 350
 0 0.015 0.03 0.06 Miles
 1 in = 188 ft
 RF = 1:2,257
 Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
 Humboldt County GIS
 Healthy Rural Roads
 FRAP, FEMA, USGS

Points
 **Seely Creek Road**
 **Override 1**
Lines
 **Override 1**
 **Override 2**
 **Override 3**


Skyline Farms, Inc (209 Seely Creek Road)
 Humboldt County Planning and Building Department
 Printed: January 24, 2017 Web AppBuilder 2.0 for ArcGIS
 Map Disclaimer:
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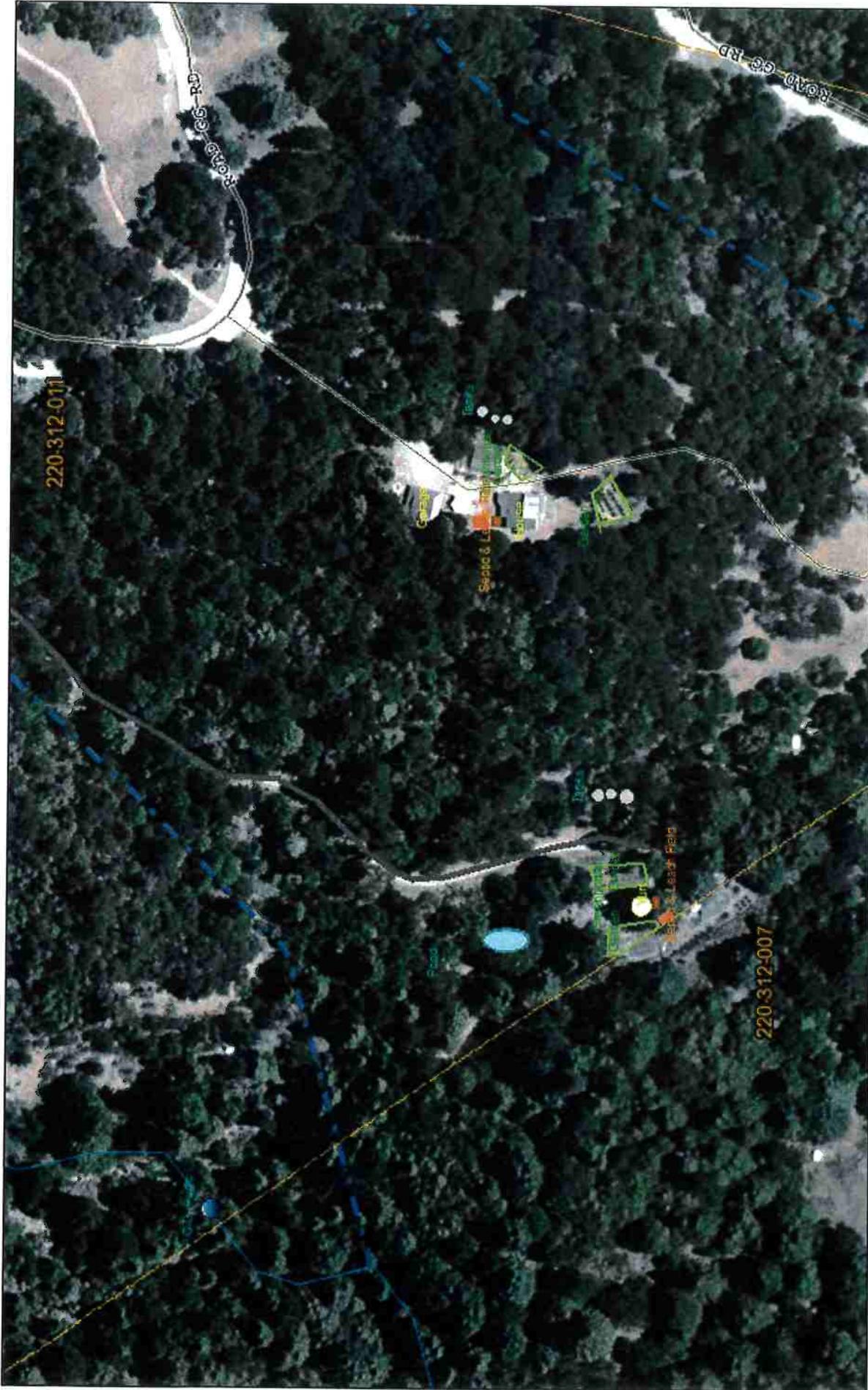



 0 350 700 1,400 Feet
 0 0.05 0.1 0.2 Miles
 RF= 1:9,028 1 in = 752 ft
 Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapboxIndia, © OpenStreetMap contributors, and the GIS User Community
 Humboldt County GIS
 Healthy Rural Roads
 FRAP, FEMA, USGS

Points
 Skyline Farms, Inc (209 Seely Creek Road)
 Override 1

Lines
 Override 2
 Override 1


Skyline Farms, Inc (209 Seely Creek Road)
 Humboldt County Planning and Building Department
 Printed: January 24, 2017 Web AppBuilder 2.0 for ArcGIS
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Points
SkyLine Farms, Inc (209 Seely Creek Road)
 Override 1

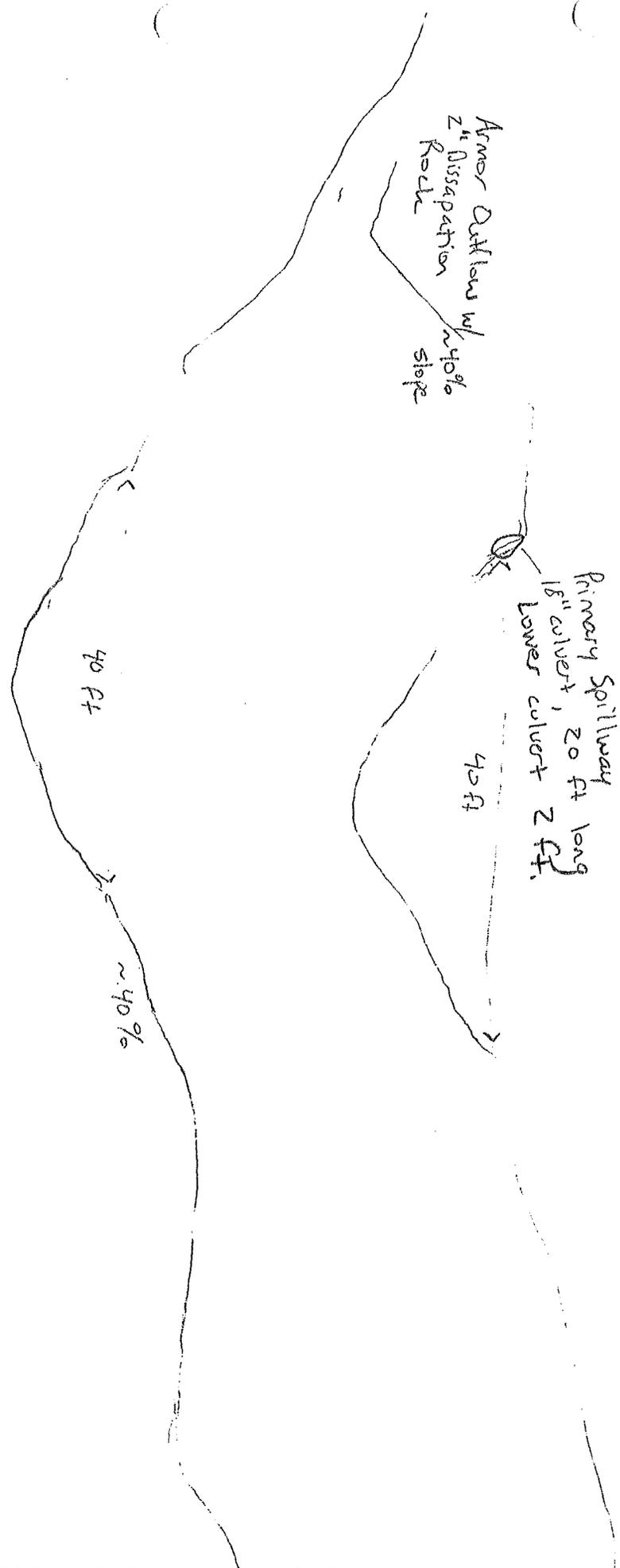
- Lines**
- Override 1
 - Override 2
 - Override 3

Sources: NRCS
 Humboldt County GIS
 Healthy Rural Roads
 Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the
 GIS user community
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus
 DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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Appendix F

Pond Capacity 50,000 gal
10ft Max Water Depth

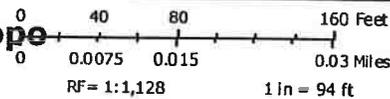


Skyline Farms 209 Seely Creek Rd
220-312-0111
Ephemeral Pond Cross Section
Instream, unlined
Existing prior to 2002



Pond - Ephemeral 209 Seely Creek Road, Topo

Humboldt County Planning and Building Department



- | | | | |
|---------------------------|---------------------------|-----------------|---------------|
| Highways and Roads | — Private or Unclassified | — Intermittent | Green: Band_2 |
| Principal Arterials | — Major River or Stream | — Subsurface | Blue: Band_3 |
| Minor Arterials | Blue Line Streams | — City Boundary | Counties |
| Major Collectors | — Perennial 1-3 | — Parcels | Red: Band_1 |
| Minor Collectors | — Perennial >4 | | |
| Local Roads | | | |

Printed: March 26, 2017

Web AppBuilder 2.0 for ArcGIS

Map Disclaimer:

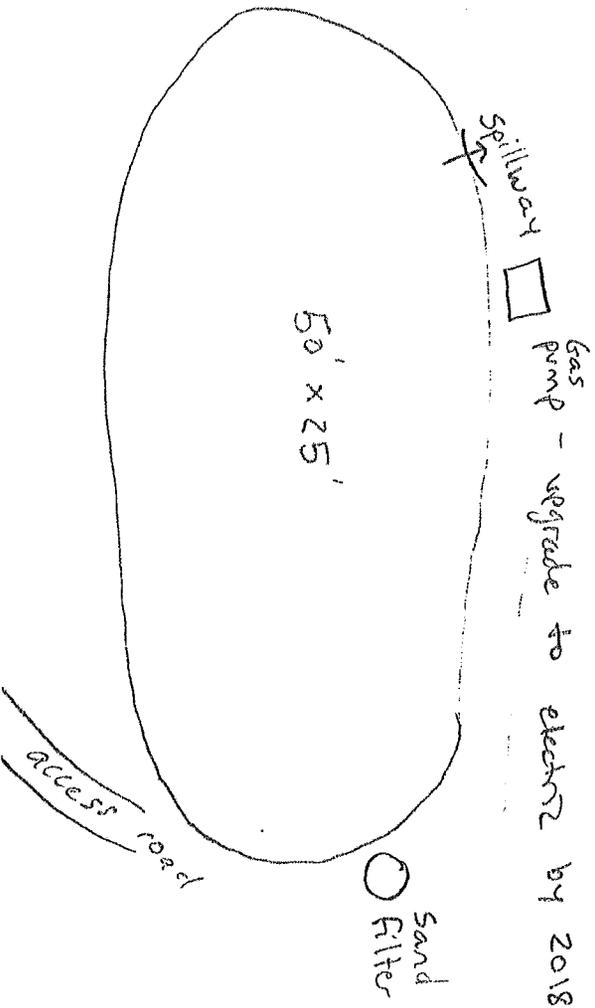
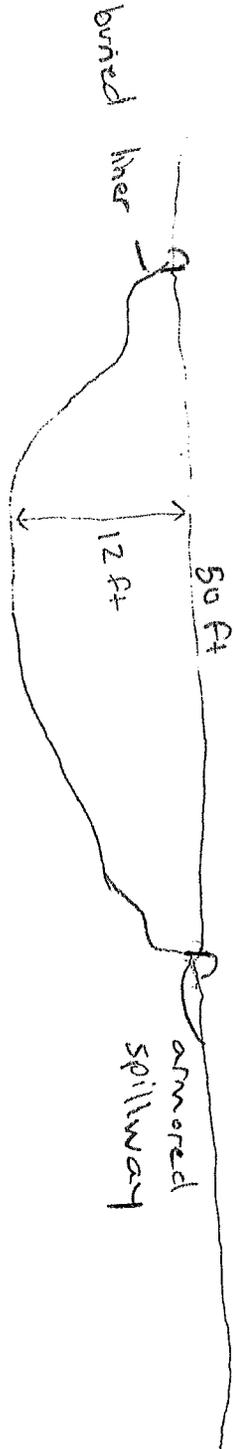
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Source: NRCS, Humboldt County GIS, Healthy Rural Roads, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, FRAP, FEMA, USGS

Pond Capacity 100,000 gal
12 ft Max Water Depth

Pond, Cross Section
Lined, rainwater exclusive
Existing since 2002

35%

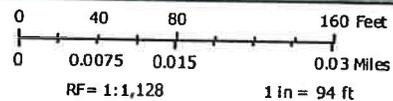




Ag Pond - 209 Seely Creek Road

Humboldt County Planning and Building Department

Highways and Roads	— Private or Unclassified	— Intermittent	Green: Band_2
Principal Arterials	— Major River or Stream	— Subsurface	Blue: Band_3
Minor Arterials	Blue Line Streams	— City Boundary	
Major Collectors	— Perennial 1-3	— Counties	
Minor Collectors	— Perennial >4	— Parcels	
Local Roads			



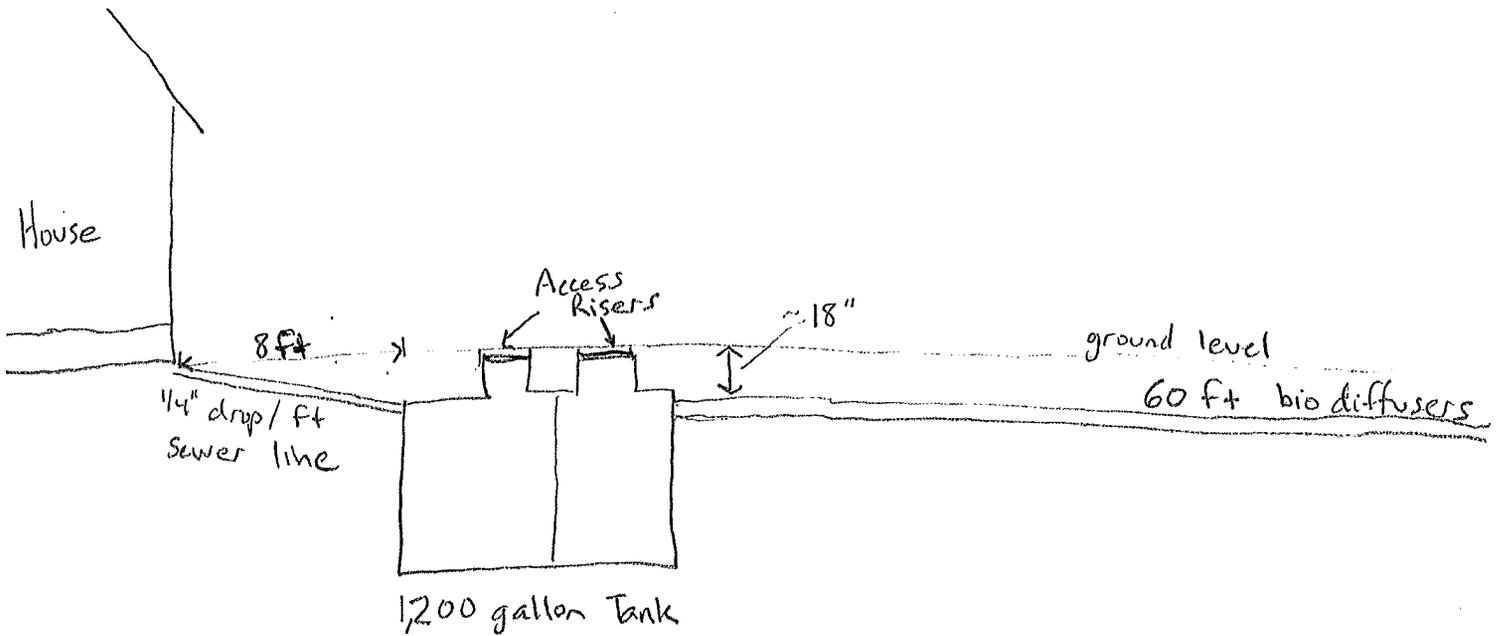
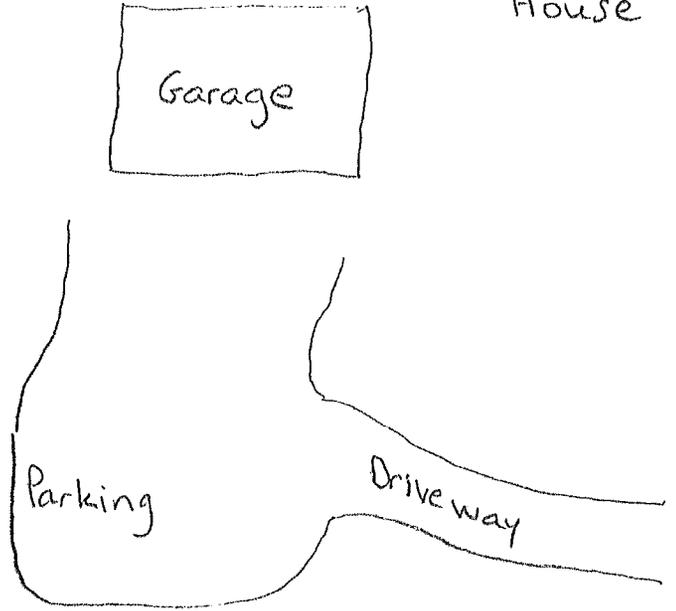
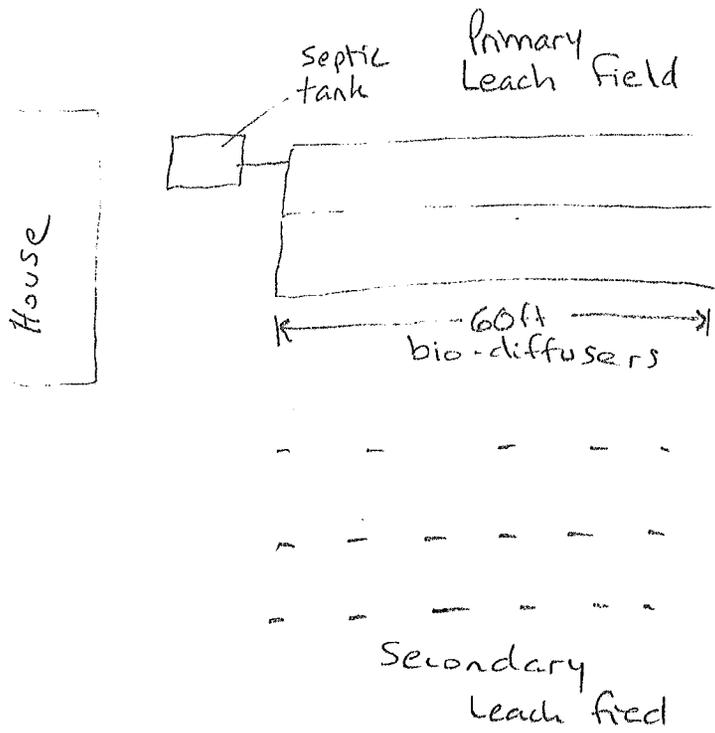
Printed: March 26, 2017

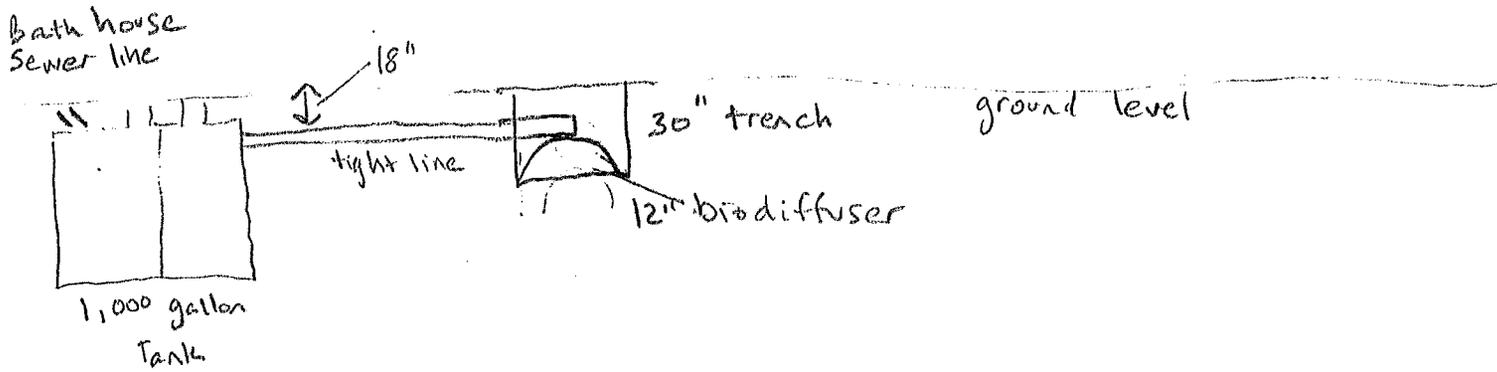
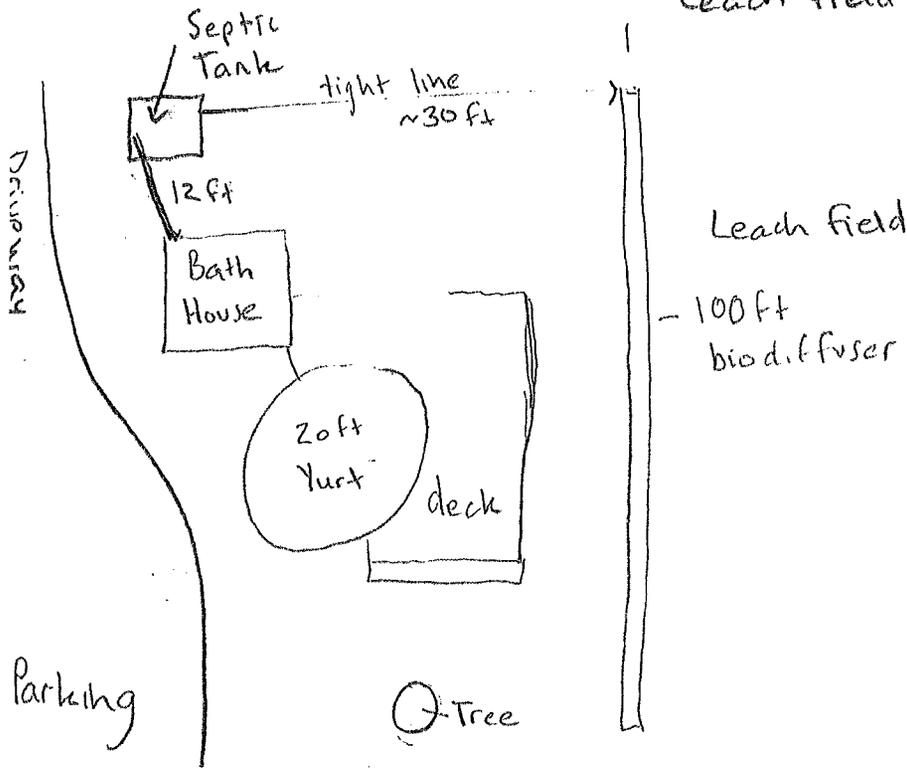
Web AppBuilder 2.0 for ArcGIS

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SP 16-319



STATE OF CALIFORNIA
CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
STATE WATER RESOURCES CONTROL BOARD

DIVISION OF WATER RIGHTS

RIGHT TO DIVERT AND USE WATER

REGISTRATION H500701

CERTIFICATE H100030

Right Holder: *Shanon Taliaferro*
PO Box 991
Redway, CA 95560

The State Water Resources Control Board (State Water Board) authorizes the diversion and use of water by the right holder in accordance with the limitations and conditions herein SUBJECT TO PRIOR RIGHTS. The priority of this right dates from 03/29/2018. This right is issued in accordance with the State Water Board delegation of authority to the Deputy Director for Water Rights (Resolution 2012-0029) and the Deputy Director for Water Rights redelegation of authority dated October 19, 2017.

The Deputy Director for Water Rights finds that this registration meets the requirements for registration of small irrigation use appropriation. (Wat. Code, § 1228 et seq.)

Right holder is hereby granted a right to divert and use water as follows:

- 1. Location of point(s) of diversion (**Coordinates in WGS 84**)

Name of Diversion	Source	Tributary To:	Thence	Latitude	Longitude	County	Assessor's Parcel Numbers (APN)
Creek Pump	Seely Creek	Redwood Creek	Eel River	40.1422	-123.8680	Humboldt	220-312-011
Shallow Well	Seely Creek	Redwood Creek	Eel River			Humboldt	220-312-011

- 2. Purpose of Use and 3. Place of Use

2. Purpose of Use	3. Place of Use		
	County	Assessor's Parcel Numbers (APN)	Acres
Irrigation, Fire Protection	Humboldt	220-312-011	0.22

Note: Assessor's Parcel Numbers provided are based on the user's entries in this portal on 04/20/2018. The place of use is shown on the map filed on 04/20/2018 with the State Water Board.

- 4. Quantity and Season:

The water appropriated shall be limited to the quantity which can be beneficially used and shall not exceed 0.54 **acre-feet per year** to be collected from 01/01 to 12/31 and as permitted in the diversion season specified in the current version of the State Water Board's Cannabis Policy. The total storage capacity shall not exceed 0.629 acre-feet. The rate of diversion to storage shall not exceed **42,000 gallons per day (gpd) or the diversion rate specified in the current version of the State Water Board's Cannabis Policy, whichever is more restrictive.**

- 5. No water shall be diverted or used under this right unless the water right holder is in compliance with all applicable conditions, including the numeric and narrative instream flow requirements, of the current version of the State Water Board's Cannabis Policy, which is available online at: http://www.waterboards.ca.gov/water_issues/programs/cannabis/docs/policy.pdf

- 6. PLN 1819-SB & PLN 2018-15087 Skidline Forms H.C. October 17, 2018. No water shall be diverted or used under this right, and no construction related to such diversion shall commence, unless right holder has obtained and is in compliance with all necessary permits or other approvals required by other agencies

7. Diversion works shall be constructed and water applied to beneficial use with due diligence.
8. No water shall be diverted under this right unless right holder complies with all lawful conditions required by the California Department of Fish and Wildlife. (Wat. Code, § 1228.6, subd. (a)(2).)
9. No water shall be diverted under this right unless it is diverted in accordance with the information set forth in the completed registration form as to source, location of point of diversion, purpose of use, place of use, quantity, and season of diversion. This information is reproduced as conditions 1 through 4 of this certificate.
10. No water shall be diverted under this right unless right holder complies with all applicable state, city, county, and local laws, regulations, ordinances, permits, and license requirements including, but not limited to those for cannabis cultivation, grading, construction, and building.
11. Pursuant to Water Code sections 100 and 275 and the common law public trust doctrine, all rights and privileges under this right, including method of diversion, method of use, and quantity of water diverted, are subject to the continuing authority of the State Water Board in accordance with law and in the interest of the public welfare to protect public trust uses and to prevent waste, unreasonable use, unreasonable method of use, or unreasonable method of diversion of said water.
12. The State Water Board reserves jurisdiction over this registration to change the season of diversion and rate of diversion based on later findings of the State Water Board concerning availability of water and the protection of beneficial uses. Any action to change the authorized season of diversion and rate of diversion will be taken only after notice to interested parties and opportunity for hearing.
13. Right holder shall grant, or secure authorization through right holder's right of access to property owned by another party, the staff of the State Water Board, and any other authorized representatives of the State Water Board the following:
 - a. Entry upon property where water is being diverted, stored, or used under a right issued by the State Water Board or where monitoring, samples and/or records must be collected under the conditions of this right;
 - b. Access to copy any records at reasonable times that are kept under the terms and conditions of a right or other order issued by the State Water Board;
 - c. Access to inspect at reasonable times any project covered by a right issued by the State Water Board, equipment (including monitoring and control equipment), practices, or operations regulated by or required under this right; and,
 - d. Access to photograph, sample, measure, and monitor at reasonable times for the purpose of ensuring compliance with a right or other order issued by the State Water Board, or as otherwise authorized by the Water Code.
14. Diversion of water under this right is subject to prior rights. Right holder may be required to curtail diversion or release water stored during the most recent collection season should diversion under this right result in injury to holders of legal downstream senior rights. If a reservoir is involved, right holder may be required to bypass or release water through, over, or around the dam. If release of stored water would not effectively satisfy downstream prior storage rights, right holder may be required to otherwise compensate the holders of such rights for injury caused.
15. This right shall not be construed as conferring right of access to any lands or facilities not owned by right holder.
16. All rights are issued subject to available flows. Inasmuch as the source contains treated wastewater, imported water from another stream system, or return flow from other projects, there is no guarantee that such supply will continue.
17. If storage or diversion of water under this right is by means of a dam, right holder shall allow sufficient water at all times to pass through a fishway or, in the absence of a fishway, allow sufficient water to pass over, around, or through the dam to keep in good condition any fish that may be planted or exist below the dam; provided that, during a period of low flow in the stream, upon approval of the California Department of Fish and Wildlife, this requirement will be satisfied if sufficient water is passed through a culvert, waste gate, or over or around the dam to keep in good condition any fish that may be planted or exist below the dam if it is impracticable or detrimental to pass the water through a fishway. In the case of a reservoir, this provision shall not require the passage or release of water at a greater rate than the unimpaired natural inflow into the reservoir. (Fish & G. Code, § 5937.)
18. The facilities for diversion under this right shall include satisfactory means of measuring and bypassing sufficient water to satisfy downstream prior rights and any requirements of the California Department of Fish and Wildlife Policy and the State Water Boards Cannabis Cultivation Policy.

and Game Code section 2050 et seq.) or the federal Endangered Species Act (16 U.S.C.A. section 1531 et seq.). If a "take" will result from any act authorized under this water right, the right holder shall obtain authorization for an incidental take prior to construction or operation of the project. Right holder shall be responsible for meeting all requirements of the state and Federal Endangered Species Acts for the project authorized under this right.

20. This right is subject to the submittal of an annual report of water use and satisfactory renewal, on forms to be furnished by the State Water Board, including payment of the then-current annual renewal fees. (Wat. Code, § 1228.5.)
21. This right shall be totally or partially forfeited for nonuse if the diversion is abandoned or if all or any part of the diversion is not beneficially used for a continuous period of five years.
22. This right is subject to enforcement, including but not limited to revocation, by the State Water Board if 1) the State Water Board finds that the right holder knowingly made any false statement, or knowingly concealed any material fact, in the right; 2) the right is not renewed as required by the conditions of this certificate; or 3) the State Water Board finds that the right holder is in violation of the conditions of this right. (Wat. Code, § 1228.4 et seq.)
23. The State Water Board intends to develop and implement a basin-wide program for real-time electronic monitoring and reporting of diversions, withdrawals, releases, and streamflow in a standardized format if and when resources become available. Such real-time reporting will be required upon a showing by the State Water Board that the program and the infrastructure are in place to accept real-time electronic reports. Implementation of the reporting requirements shall not necessitate amendment to this right.

STATE WATER RESOURCES CONTROL BOARD
DIVISION OF WATER RIGHTS

This certificate was issued automatically as a result of the registrant self-certifying submittal of a water right registration filing in substantial compliance with Water Code §1228.3.

Dated: 04/20/2018 15:17:00

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DEPARTMENT OF PUBLIC WORKS
C O U N T Y O F H U M B O L D T

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
FAX 445-7409

CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388

AVIATION 839-5401

ADMINISTRATION 445-7491
BUSINESS 445-7652
ENGINEERING 445-7377
FACILITY MAINTENANCE 445-7493

NATURAL RESOURCES 445-7741
NATURAL RESOURCES PLANNING 267-9540
PARKS 445-7651
ROADS & EQUIPMENT MAINTENANCE 445-7421

LAND USE 445-7205

ROAD EVALUATION REPORT INSTRUCTIONS

PURPOSE: The *Road Evaluation Report* is intended as a way for an applicant to document the condition of the access road(s) serving the subject property for cannabis projects that require a Conditional Use Permit (CUP), Special Permit (SP), or Zoning Clearance Certificate (ZCC). This report is not intended to be used for any other type of Planning & Building Department permit application. This will enable Public Works staff to determine if the existing roadway network [excluding on-site driveway(s)] is suitable to accommodate the proposed use on the subject property.

In rural areas, a category 4 road is usually adequate for most uses. If the road is paved and has a centerline stripe it is considered by the Department to be a category 4 road. In urban and suburban areas, the road may also need to accommodate other road users (pedestrians, bicycles, equestrians, etc.). When roads meet or exceed this standard, the roadways can typically accommodate increased traffic. This evaluation is accomplished by the applicant completing Part A of the *Road Evaluation Report*.

When the roadways do not meet a category 4 standard, there is a question that road may not be able to accommodate traffic from the proposed use. The goal is to evaluate roads that do not meet road category 4 standards in order to determine if the roads can accommodate increased traffic. This evaluation is accomplished by the applicants engineer completing Part B of the *Road Evaluation Report*.

In lieu of constructing road improvements to meet a category 4 road standard, the Department may approve a *Neighborhood Traffic Management Plan*. A neighborhood traffic management plan may include (but is not limited) the following elements: restricting the times that project traffic will use the road to off-peak hours; combining trips to reduce the volume of project traffic; carpooling to reduce the volume of project traffic; the use of signs and CB radios to coordinate traffic using the road(s); etc. The Department's criteria for approving a *Neighborhood Traffic Management Plan* is based upon site specific conditions; sound engineering judgment; the proposed ADT and DHV of the roads; the need to accommodate other road users (pedestrians, bicycles, equestrians, and other cannabis projects using the road, etc.); and the frequency and quantity of traffic associated with the proposed use. The applicant's Civil Engineer can address this in Part B of the *Road Evaluation Report*.

There may be other cannabis projects that use the same access road(s) as your project. Part B of the *Road Evaluation Report* needs to address the cumulative impacts from your project and all other cannabis projects that will also use the same road(s). There may be benefits of applicants collectively working together with one engineer to complete the *Road Evaluation Reports* for all of the projects.

(continued on next page)

HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT

PART A: Part A may be completed by the applicant

Applicant Name: Skyline Farms, LLC APN: 220-312-011-000

Planning & Building Department Case/File No.: 11812

Road Name: Seely Creek Road (complete a separate form for each road)

From Road (Cross street): Briceland Road

To Road (Cross street): 209 Seely Creek Road driveway

Length of road segment: 1.2 miles miles Date Inspected: 10-16-17

Road is maintained by: County Other Seely Creek Road Association
(State, Forest Service, National Park, State Park, BLM, Private, Tribal, etc)

Check one of the following:

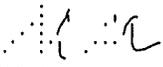
Box 1 The entire road segment is developed to Category 4 road standards (20 feet wide) or better. If checked, then the road is adequate for the proposed use without further review by the applicant.

Box 2 The entire road segment is developed to the equivalent of a road category 4 standard. If checked, then the road is adequate for the proposed use without further review by the applicant.

An equivalent road category 4 standard is defined as a roadway that is generally 20 feet in width, but has pinch points which narrow the road. Pinch points include, but are not limited to, one-lane bridges, trees, large rock outcroppings, culverts, etc. Pinch points must provide visibility where a driver can see oncoming vehicles through the pinch point which allows the oncoming vehicle to stop and wait in a 20 foot wide section of the road for the other vehicle to pass.

Box 3 The entire road segment is not developed to the equivalent of road category 4 or better. The road may or may not be able to accommodate the proposed use and further evaluation is necessary. Part B is to be completed by a Civil Engineer licensed by the State of California.

The statements in PART A are true and correct and have been made by me after personally inspecting and measuring the road.

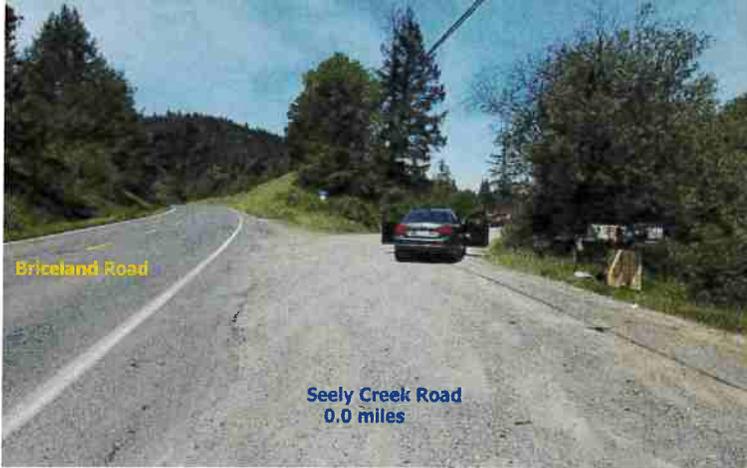

Signature

10-16-17
Date

Shannon Taliaferro
Name Printed

Important: Read the instructions before using this form. If you have questions, please call the Dept. of Public Works Land Use Division at 707.445.7205.

Skyline Farms LLC
Road Evaluation Report
Photo 1



Briceland Road

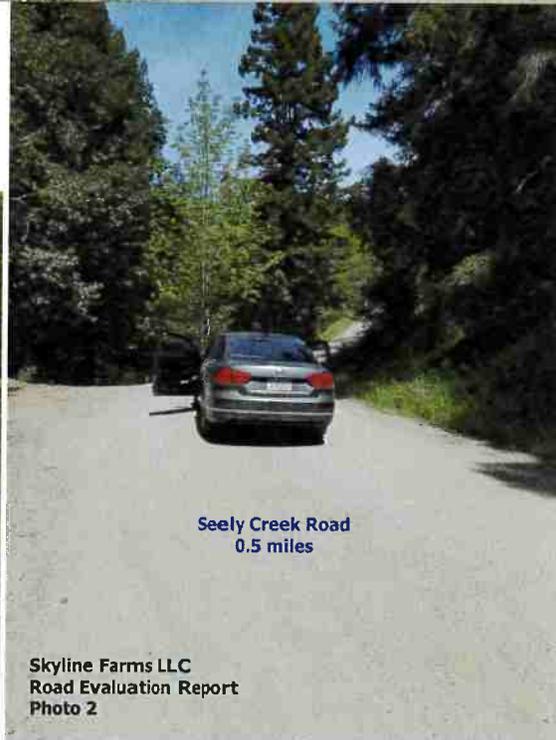
Seely Creek Road
0.0 miles



Seely Creek Road
Bridge - 0.1 miles

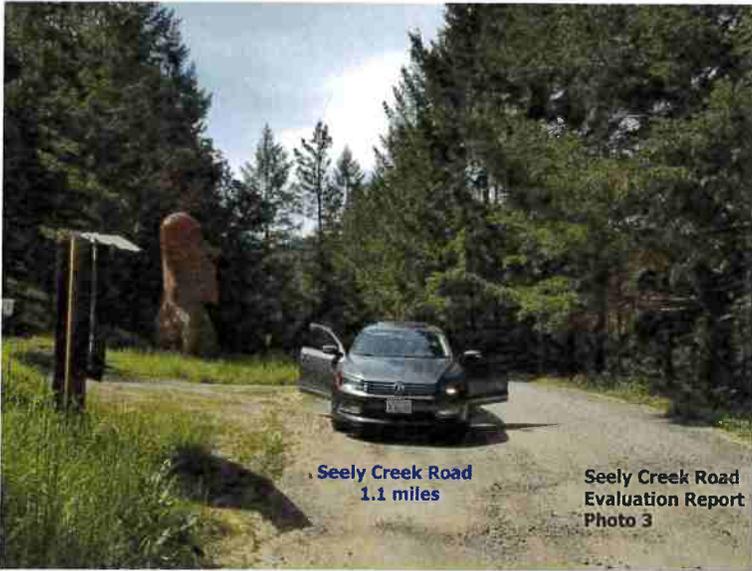


Seely Creek Road
0.2 m
Bridge 2



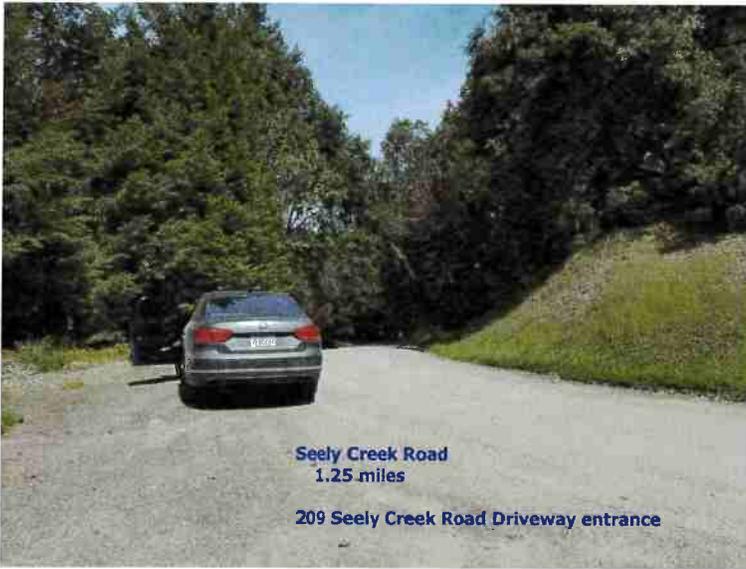
Seely Creek Road
0.5 miles

Skyline Farms LLC
Road Evaluation Report
Photo 2



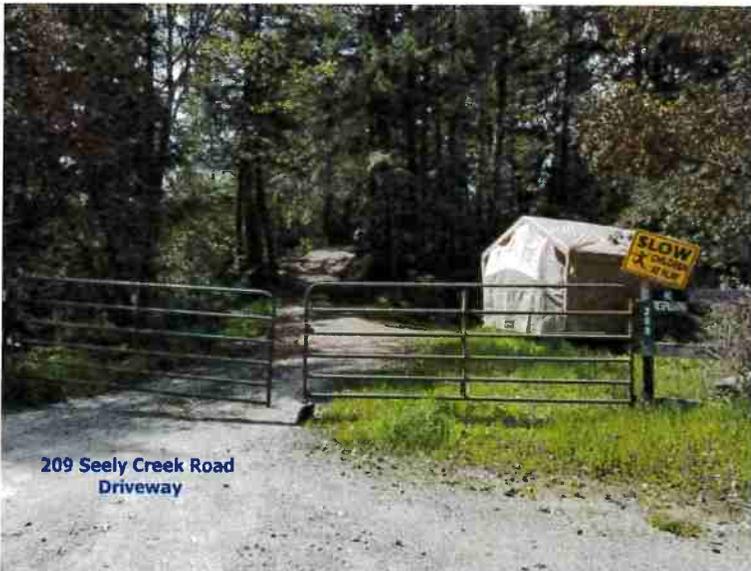
**Seely Creek Road
1.1 miles**

**Seely Creek Road
Evaluation Report
Photo 3**



**Seely Creek Road
1.25 miles**

209 Seely Creek Road Driveway entrance



**209 Seely Creek Road
Driveway**

Humboldt Land Title

A division of Fidelity National Title Company of California
Sue Bosch, President
1034 6th Street, Eureka, CA 95501
Phone (707) 443-0837 • Fax (707) 445-5952



Issuing Policies of Chicago Title Insurance Company

ORDER NO.: 00168012-002-TE2-FVB

Your Ref.: Taliaferro

Escrow Officer: **Title Only**
Email:

Title Officer: **Felicity V Barstow**
Email: **fbarstow@hltco.com**

PROPERTY: 209 SEELY CREEK ROAD, REDWAY, CA

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, **Humboldt Land Title, a division of Fidelity National Title Company of California** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Humboldt Land Title, a division of Fidelity National Title Company of California

By: 
Authorized Signature



By: 
ATTEST 
President Secretary

Humboldt Land Title

A division of Fidelity National Title Company of California
Sue Bosch, President
1034 6th Street, Eureka, CA 95501
Phone (707) 443-0837 • Fax (707) 445-5952

PRELIMINARY REPORT

EFFECTIVE DATE: July 17, 2019 at 7:30 a.m.

ORDER NO.: 00168012-002-TE2-FVB

The form of policy or policies of title insurance contemplated by this report is:

ALTA Standard Owner's Policy of Title Insurance (6/17/06)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

**A FEE AS TO PARCEL ONE
AN EASEMENT AS TO PARCELS TWO AND THREE**

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

SHANON TALIAFERRO and CASANDRA TALIAFERRO, husband and wife as joint tenants

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

See Exhibit A attached hereto and made a part hereof.

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF REDWAY, IN THE COUNTY OF HUMBOLDT, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE

Parcel 1 of Parcel Map No. 2013 recorded in Book 17, Pages 133 and 134, of Parcel Maps, Humboldt County Records.

PARCEL TWO

A non-exclusive easement for ingress, egress, and public utility purposes over a strip of land 60 feet in width, lying within Parcel 4 of said Parcel Map No. 2013, the centerline of which is designated as "Sky Lane" on said Parcel Map No. 2013.

Together with a slope maintenance easement to extend beyond the right of way limits to a point 10 feet beyond the top of cuts and toe of fills.

PARCEL THREE

A non-exclusive easement for ingress, egress and public utility purposes over a strip of land 60 feet in width the centerline of which being the Southerly extension of "Sky Lane" above mentioned; beginning at the South line of said Parcel 4 and running Southerly to the County Road and designated on said Parcel Map as "C/L of 60' R/W described in vesting deed to Koppala Enterprises recorded in Book 1641 Official Records 473. Access to Public Road."

APN: 220-312-011

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.
Code Area: 156-001 Parcel No.: 220-312-011

2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

3. Any adverse claim based upon the assertion that:
 - a) Said Land or any part thereof is now or at any time has been below the highest of the high watermarks of Seely Creek in the event the boundary of said Seely Creek has been artificially raised or is now or at any time has been below the high watermark, if said Seely Creek is in its natural state.
 - b) Some portion of said Land has been created by artificial means or has accreted to such portion so created.
 - c) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Seely Creek, or has been formed by accretion to any such portion.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Lynn Ellen Combs
Purpose: ingress, egress, and public utilities
Recording Date: June 21, 1979
Recording No: in Book 1547 of Official Records, Page 505, Humboldt County Records
Affects: Reference is made to said document for full particulars.

The exact location and extent of said easement is not disclosed of record.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Jack Walsh
Purpose: ingress, egress, and public utilities
Recording Date: April 15, 1981
Recording No: in Book 1640 of Official Records, Page 734, Humboldt County Records
Affects: Reference is made to said document for full particulars.

The exact location and extent of said easement is not disclosed of record.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Robert C. McKee and wife
Purpose: ingress and egress for all purposes and for public and private utilities, in gross
Recording Date: April 24, 1981
Recording No: in Book 1641 of Official Records, Page 473, Humboldt County Records
Affects: Reference is made to said document for full particulars.

The exact location and extent of said easement is not disclosed of record.

EXCEPTIONS (Continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Jack Walsh and wife
Purpose: ingress, egress, and public utilities
Recording Date: January 5, 1982
Recording No: in Book 1661 of Official Records, Page 560, Humboldt County Records
Affects: Reference is made to said document for full particulars

The exact location and extent of said easement is not disclosed of record.

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Robert C. McKee and wife
Purpose: ingress and egress for all purposes and for public and private utilities
Recording Date: January 5, 1982
Recording No: in Book 1661 of Official Records, Page 563, Humboldt County Records
Affects: Reference is made to said document for full particulars.

The exact location and extent of said easement is not disclosed of record.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: ingress, egress, public utilities, and slope maintenance
Affects: Strip of land designated "Sky Lane". Reference is made to said document for full particulars.
Recording No: on Parcel Map 2013, in Book 17 of Parcel Maps, Pages 133 and 134, Humboldt County Records

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Burt Smith and wife
Purpose: ingress, egress, public utilities, and slope maintenance
Recording Date: December 31, 1982
Recording No: in Book 1689 of Official Records, Page 996, Humboldt County Records
Affects: Reference is made to said document for full particulars.

The exact location and extent of said easement is not disclosed of record.

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Koppala Enterprises
Purpose: ingress, egress, public utilities, and slope maintenance
Recording Date: January 27, 1983
Recording No: in Book 1692 of Official Records, Page 131, Humboldt County Records
Affects: Reference is made to said document for full particulars.

The exact location and extent of said easement is not disclosed of record.

**EXCEPTIONS
(Continued)**

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Timothy A. Metz
Purpose: ingress, egress, and public utilities
Recording Date: December 22, 2010
Recording No: as instrument number 2010-28647-3, Humboldt County Records

Granted to: Richard L. Parker
Recording Date: December 22, 2010
Recording No: as instrument number 2010-28649-3, Humboldt County Records

13. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$350,000.00
Dated: August 27, 2018
Trustor/Grantor: Shanon Taliaferro and Casandra Taliaferro, husband and wife as joint tenants
Trustee: Fidelity National Title Company
Beneficiary: The Community Credit Union
Recording Date: August 28, 2018
Recording No: as instrument number 2018-015774, Humboldt County Records

**PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH
FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.**

END OF EXCEPTIONS

REQUIREMENTS SECTION

END OF REQUIREMENTS

INFORMATIONAL NOTES SECTION

1. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.: 220-312-011
Fiscal Year: 2018-2019
1st Installment: \$1,637.97
2nd Installment: \$1,637.97
Exemption: \$0.00
Land: \$215,652.00
Improvements: \$65,369.00
Personal Property: \$0.00
Code Area: 156-001
2. None of the items shown in this report will cause the Company to decline to attach ALTA Endorsement Form 9 to an Extended Coverage Loan Policy, when issued.
3. The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land 1-4 Family Residential properties, known as 209 Seely Creek Road, located within the city of Redway, California, , to an Extended Coverage Loan Policy.
4. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
7. Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

END OF INFORMATIONAL NOTES

Felicity V Barstow/mgx

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the field rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for each discount. These discounts only apply to transaction involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

FNF Underwritten Title Company

CTC - Humboldt Land Title, a division of Fidelity National Title Company of California

FNF Underwriter

CTIC - Chicago Title Insurance Company

Available Discounts

CREDIT FOR PRELIMINARY REPORTS AND/OR COMMITMENTS ON SUBSEQUENT POLICIES (CTIC)

Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within 12 months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge within the following time period from the date of the report.

DISASTER LOANS (CTIC)

The charge for a lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within 24 months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be 50% of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be 50% to 70% of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be 40% to 50% of the appropriate title insurance rate, depending on the type of coverage selected.

EMPLOYEE RATE (CTC and CTIC)

No charge shall be made to employees (including employees on approved retirement) of the Company or its underwritten, subsidiary title companies for policies or escrow services in connection with financing, refinancing, sale or purchase of the employees' bona fide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g., Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g., loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website

How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;

- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see "**Choices With Your Information**" to learn the disclosures you can restrict.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or

(2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ATTACHMENT ONE (Revised 05-06-16)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and

- b. in streets, alleys, or waterways that touch the Land.
This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
- 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
- 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
- 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

{Except as provided in Schedule B - Part II, { (or T)his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

{PART I

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:}

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of: {The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Humboldt Land Title

A division of Fidelity National Title Company of California
Sue Bosch, President
1034 6th Street, Eureka, CA 95501
Phone (707) 443-0837 • Fax (707) 445-5952



Issuing Policies of Chicago Title Insurance Company

ORDER NO.: 00168015-002-TE2-FVB

Your Ref.: North Coast Land Management LLC

Escrow Officer: Title Only
Email:

Title Officer: Felicity V Barstow
Email: fbarstow@hltco.com

PROPERTY: APN: 220-312-007 HUMBOLDT COUNTY, CA

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, **Humboldt Land Title, a division of Fidelity National Title Company of California** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Humboldt Land Title, a division of Fidelity National Title Company of California

By: 
Authorized Signature



By:  President
ATTEST  Secretary

Humboldt Land Title

A division of Fidelity National Title Company of California
Sue Bosch, President
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PRELIMINARY REPORT

EFFECTIVE DATE: July 17, 2019 at 7:30 a.m.

ORDER NO.: 00168015-002-TE2-FVB

The form of policy or policies of title insurance contemplated by this report is:

ALTA Standard Owner's Policy of Title Insurance (6/17/06)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE AS TO PARCEL ONE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

**NORTH COAST LAND MANAGEMENT LLC,
a California corporation**

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

See Exhibit A attached hereto and made a part hereof.

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF, IN THE COUNTY OF HUMBOLDT, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

The South Half of the Southeast Quarter of the Northwest Quarter, the West Half of the Northwest Quarter of the Southeast Quarter, the Southeast Quarter of the Northwest Quarter of the Southeast Quarter, the Southwest Half of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter, the Southwest Half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter, and the Northeast Half of the Northeast Quarter of the Southwest Quarter all in Section 5, Township 4 South, Range 3 East, Humboldt Meridian.

PARCEL TWO:

A non-exclusive easement for ingress and egress and public utility purposes over a strip of land 60 feet in width, the center line of which is described as follows:

BEGINNING on the North line of the County Road at a point located 447.51 feet North and 490.01 feet West from the Quarter Section corner in the center of Section 9, Township 4 South, Range 3 East, Humboldt Meridian;

thence along said center line North 39 degrees 30 minutes 15 seconds West 89.27 feet;

North 71 degrees 32 minutes 30 seconds West 156.10 feet,

North 57 degrees 00 minutes 30 seconds West 93.81 feet,

North 80 degrees 14 minutes West 270.54 feet,

North 54 degrees 38 minutes 30 seconds West 137.60 feet,

North 21 degrees 16 minutes 30 seconds West 387.36 feet, and

North 33 degrees 56 minutes West 495.51 feet;

thence Northwesterly, along the center line of the existing road, across the Northwest Quarter of the Northwest Quarter of Section 9 and across the Northeast Quarter of the Northeast Quarter of Section 8 and the South Half of the Southeast Quarter of Section 5 to the South line of the Northwest Quarter of the Southeast Quarter of said Section 5, all in Township 4 South, Range 3 East, Humboldt Meridian.

TOGETHER with the right to convey said easement to others.

The Southerly terminus of said easement being the Northerly line of the County Road.

APN: 220-312-007

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.
Code Area: 156-001 Parcel No.: 220-312-007
2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
3. Any adverse claim based upon the assertion that:
 - a) Said Land or any part thereof is now or at any time has been below the highest of the high watermarks of Seely Creek in the event the boundary of said Seely Creek has been artificially raised or is now or at any time has been below the high watermark, if said Seely Creek is in its natural state.
 - b) Some portion of said Land has been created by artificial means or has accreted to such portion so created.
 - c) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Seely Creek, or has been formed by accretion to any such portion.
4. A right of way, the width and location of which is not disclosed or defined of record, together with the free, uninterrupted and unrestricted right at all times of passage over any roads constructed on said property, as reserved in Deed from F. B. Barnum, Inc., to N. P. Burgess and wife, dated March 4, 1944 and recorded March 14, 1944 in Book 265 of Deeds, Page 412.
5. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, citizenship, immigration status, primary language, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 3, 1970
Recording No: in Book 1052 of Official Records, Page 29, under Recorder's Serial No. 10983,
Humboldt County Records

6. A judgment for installment payments of spousal and/or child support, to be made by:

Debtor: John Douglas Hale
Creditor: The County of Humboldt
Date entered: July 8, 1999
County: Humboldt
Court: Superior Court of California, County of Humboldt
Case No.: 96FL0659
Recording Date: July 9, 1999
Recording No: as Instrument No. 1999-19709-1, Humboldt County Records

**EXCEPTIONS
(Continued)**

7. The effect, if any, of the deed of trust to secure an indebtedness in the amount shown below,
- | | |
|-----------------|--|
| Amount: | \$2,300,000 |
| Dated: | August 5, 2015 |
| Trustor/Grantor | John Douglas Hale, an unmarried man |
| Trustee: | Nancy Ann Chenoweth, an unmarried woman |
| Beneficiary: | North Coast Land Management, LLC, a California corporation |
| Recording Date: | August 17, 2015 |
| Recording No: | as Instrument No. 2015-016026-17, Humboldt County Records |
- The Trustor of said Deed of Trust had no record interest at the time of execution.
- Affects: The herein described Land and other land.
- Reference is hereby made to said document for full particulars.
8. The effect of the formation of the Briceland Fire Protection District recorded September 25, 2012 as Instrument No. 2012-023978-12, Humboldt County Records.
9. A Certificate of Subdivision Compliance recorded May 14, 2019, as Instrument No. 2019-008358, Humboldt County Records.
10. The effect of a variation in the bearings and distances shown on the following Surveys and Parcel Map, with those shown in/on the Official Plat of said land:
- Record of Survey in Book 40 of Surveys, Page 6;
Record of Survey in Book 42 of Surveys, Page 124;
Parcel Map 2013 in Book 17 of Parcel Maps, Page 134
11. No assurance is hereby furnished as to Parcel Two which is included herein for information and conveyancing purposes only and will not be included or insured in a policy of title insurance.

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

REQUIREMENTS SECTION

1. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: North Coast Land Management LLC, a California corporation

- a) A copy of its operating agreement, if any, and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member.
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity is currently domiciled.
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
- g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form.

END OF REQUIREMENTS

INFORMATIONAL NOTES SECTION

1. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.: 220-312-007
Fiscal Year: 2018-2019
1st Installment: \$2,257.27
2nd Installment: \$2,257.27
Exemption: \$0.00
Land: \$389,348.00
Improvements: \$5,202.00
Personal Property: \$0.00
Code Area: 156-001
2. None of the items shown in this report will cause the Company to decline to attach ALTA Endorsement Form 9 to an Extended Coverage Loan Policy, when issued.
3. NA.
4. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
7. Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

END OF INFORMATIONAL NOTES

Felicity V Barstow/dk

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the field rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for each discount. These discounts only apply to transaction involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

FNF Underwritten Title Company

CTC - Humboldt Land Title, a division of Fidelity National Title Company of California

FNF Underwriter

CTIC - Chicago Title Insurance Company

Available Discounts

CREDIT FOR PRELIMINARY REPORTS AND/OR COMMITMENTS ON SUBSEQUENT POLICIES (CTIC)

Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within 12 months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge within the following time period from the date of the report.

DISASTER LOANS (CTIC)

The charge for a lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within 24 months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be 50% of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be 50% to 70% of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be 40% to 50% of the appropriate title insurance rate, depending on the type of coverage selected.

EMPLOYEE RATE (CTC and CTIC)

No charge shall be made to employees (including employees on approved retirement) of the Company or its underwritten, subsidiary title companies for policies or escrow services in connection with financing, refinancing, sale or purchase of the employees' bona fide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.



Inquire before you wire!

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g., Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g., loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website

How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;

- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see "**Choices With Your Information**" to learn the disclosures you can restrict.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or

(2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ATTACHMENT ONE (Revised 05-06-16)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and

- b. in streets, alleys, or waterways that touch the Land.
This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

{Except as provided in Schedule B - Part II, { t(or T)his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

{PART I

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.}

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:}

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

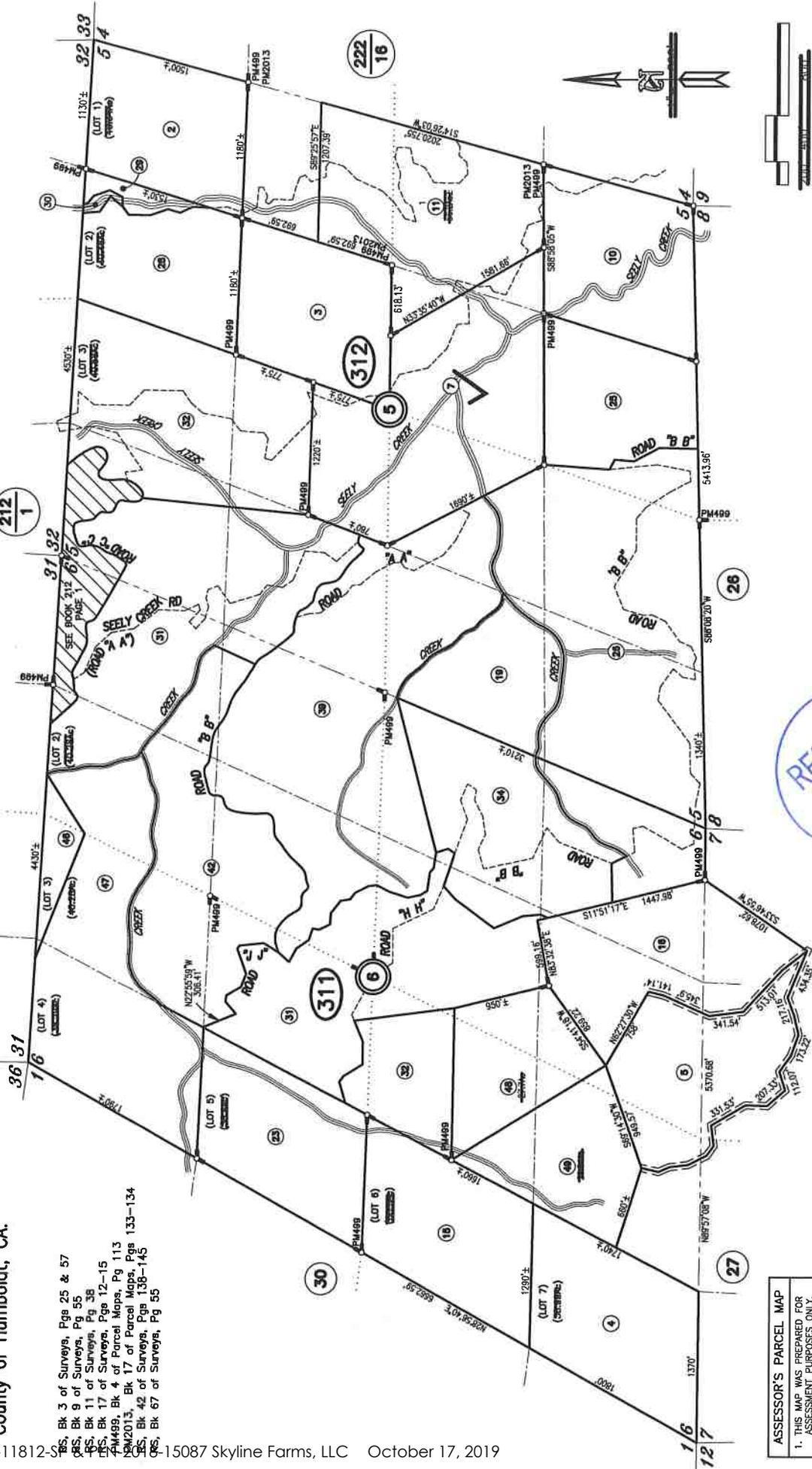
1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Assessor's Map Bk.220, Pg.31
County of Humboldt, CA.

SECS 5, 6 & PTN 7 T4S R3E H.B.& M.

220-31



74-11812-3
 Bk. 3 of Surveys, Pgs 25 & 57
 Bk. 9 of Surveys, Pg 55
 Bk. 11 of Surveys, Pg 38
 Bk. 17 of Surveys, Pgs 12-15
 PM499, Bk 4 of Parcel Maps, Pg 113
 PM2013, Bk 17 of Parcel Maps, Pgs 133-134
 Bk. 42 of Surveys, Pgs 138-145
 Bk. 67 of Surveys, Pg 55

15087 Skyline Farms, LLC October 17, 2019

ASSESSOR'S PARCEL MAP
 1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
 2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION SHOWN.
 3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Small Circles

Sept 19, 2013

ATTACHMENT 5

Referral Agency Comments and Recommendations

The project was referred to the following referral agencies for review and comment. Recommendations received are summarized, and the locations of the recommendations are noted.

Referral Agency	Response PLN-11812-SP	Response PLN-2018-15087	Recommendation	Location
Building Inspection Division	✓		Conditional approval	Attached
Public Works Land Use Division	✓	✓	Conditional approval	Attached
Environmental Health Division	✓	✓	Conditional approval	Attached
CAL-FIRE	✓		Comments	Attached
California Department of Fish and Wildlife	✓		Comments	Attached
Northwest Information Center	✓		Comments	On file with Planning
Bear River Band Rohnerville Rancheria	✓		Conditional approval	On file with Planning
Regional Water Quality Control Board			No response	
CalTrans			No response	
District Attorney			No response	
State Water Resource Control Board – Division of Water Rights			No response	
Sheriff			No response	
Briceland Fire Protection District			No response	
Southern Humboldt Joint Unified School District			No response	
Intertribal Sinkyone Wilderness Council			No response	



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
BUILDING DIVISION

3015 H STREET EUREKA CA 95501
PHONE: (707) 445-7245 FAX: (707) 445-7446

Building Division's Referral Comments for Cannabis Operations:

Application No.: 11812 / 44645
Parcel No.: 220-312-011
Case No.: SP16-319



The following comments apply to the proposed project, (check all that apply).

- Site/plot plan appears to be accurate.
- Submit revised site/plot plan showing all of the following items: all grading including ponds and roads, location of any water course including springs, all structure including size and use and all setbacks from the above stated to each other and property lines.
- Existing operation appears to have expanded, see comments: _____

- Existing structures used in the cannabis operation shall not to be used/occupied until all required permits have been obtained.
- Proposed new operation has already started.
- Recommend approval based on the condition that all required grading, building, plumbing electrical and mechanical permits and or Agricultural Exemption are obtained.
- Other Comments: SEE PHOTOS ATTACHED TO APP# IN
SP16-319

Name: MARC PHIPPEN

Date: 11/22/17

Note: Remember to take photographs and then save them to the Planning's case number. File location J, Current Planning, Projects,(CUP, SP, ZCC) Case number.



ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596

AVIATION 839-5401

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707



PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
FAX 445-7409

ADMINISTRATION 445-7491 NATURAL RESOURCES 445-7741
BUSINESS 445-7652 NATURAL RESOURCES PLANNING 267-9540
ENGINEERING 445-7377 PARKS 445-7651
FACILITY MAINTENANCE 445-7493 ROADS & EQUIPMENT MAINTENANCE 445-7421

CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Michelle Nielsen, Senior Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer *KMF*

DATE: 1-22-2018

RE:	Applicant Name	SKYLINE FARMS, LLC
	APN	220-312-011
	APPS#	11812

The Department has reviewed the above project and has the following comments:

- The Department's recommended conditions of approval are attached as **Exhibit "A"**.
- Additional information identified on **Exhibit "B"** is required before the Department can review the project. **Please re-refer the project to the Department when all of the requested information has been provided.**
- Additional review is required by Planning & Building staff for the items on **Exhibit "C"**. **No re-refer is required.**
- Road Evaluation Reports(s)** are required; See **Exhibit "D"**. **No re-refer is required.**

*Note: Exhibits are attached as necessary.

Additional comments/notes:

Review Item #4 on Exhibit "C"

// END //

Exhibit "A"

Public Works Recommended Conditions of Approval

(All checked boxes apply)

APPS # 11812

COUNTY ROADS- FENCES & ENCROACHMENTS:

All fences and gates shall be relocated out of the County right of way. All gates shall be setback sufficiently from the County road so that vehicles will not block traffic when staging to open/close the gate. In addition, no materials shall be stored or placed in the County right of way.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- DRIVEWAY (PART 1):

The submitted site plan is unclear and/or shows improvements that are inconsistent with County Code and/or Department of Public Works policies. The applicant is advised that these discrepancies will be addressed at the time that the applicant applies to the Department of Public Works for an Encroachment Permit. If the applicant wishes to resolve these issues prior to approval of the Planning & Building permit for this project, the applicant should contact the Department to discuss how to modify the site plan for conformance with County Code and or Department of Public Works policies. Notes:

COUNTY ROADS- DRIVEWAY (PART 2):

Any existing or proposed driveways that will serve as access for the proposed project that connect to a county maintained road shall be improved to current standards for a commercial driveway. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way. This also includes installing or replacing driveway culverts; minimum size is typically 18 inches.

- If the County road has a paved surface at the location of the driveway, the driveway apron shall be paved for a minimum width of 18 feet and a length of 50 feet.
- If the County road has a gravel surface at the location of the driveway, the driveway apron shall be rocked for a minimum width of 18 feet and a length of 50 feet.
- If the County road is an urban road, frontage improvements (curb, gutter, and sidewalk) shall also be constructed to the satisfaction of the Department. Any existing curb, gutter or sidewalk that is damaged shall be replaced.

The exact location and quantity of driveways shall be approved by the Department at the time the applicant applies to the Department of Public Works for an Encroachment Permit.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- DRIVEWAY (PART 3):

The existing driveway will require substantial modification in order to comply with County Code. The applicant may wish to consider relocating the driveway apron if a more suitable location is available.

COUNTY ROADS-PARKING LOT- STORM WATER RUNOFF:

Surfaced parking lots shall have an oil-water filtration system prior to discharge into any County maintained facility.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- DRIVEWAY & PRIVATE ROAD INTERSECTION VISIBILITY:

All driveways and private road intersections onto the County Road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance).

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- PRIVATE ROAD INTERSECTION:

Any existing or proposed non-county maintained access roads that will serve as access for the proposed project that connect to a county maintained road shall be improved to current standards for a commercial driveway. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way.

If the County road has a paved surface at the location of the access road, the access road shall be paved for a minimum width of 20 feet and a length of 50 feet where it intersects the County road.

- If the County road has a gravel surface at the location of the access road, the access road shall be rocked for a minimum width of 20 feet and a length of 50 feet where it intersects the County road.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- ROAD EVALUATION REPORT(S):

All recommendations in the Road Evaluation Report(s) for County maintained road(s) shall be constructed/implemented to the satisfaction of the Public Works Department prior to commencing operations, final sign-off for a building permit, or approval for a business license. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way.

// END //

Exhibit "C"

Additional Review is Required by Planning & Building Staff

APPS # 11812

All of the following questions are to be answered by Planning and Building Department staff. No further involvement with the Department of Public Works is required for these items; however Public Works staff is available to answer any questions that may arise.

1. **ROADS – PART 1.** Does the project takes access from a series of non-county maintained roads that connect directly to a State Highway (36, 96, 101, 255, 299, etc...)?
 YES NO

If YES, the project does not need to be referred to the Department. Include the following requirement:

All recommendations in the Road Evaluation Report(s) for non-county maintained road(s) shall be constructed/implemented to the satisfaction of the Planning & Building Department prior to commencing operations, final sign-off for a building permit, or approval for a business license. A grading permit may be required; check with the Building Division of the Planning and Building Department for any permit requirements.

2. **ROADS – PART 2.** Does the project takes access from a series of non-county maintained roads that connect directly to a Caltrans State Highway, US Forest Service Road, BLM Road, or a City road?
 YES NO

If YES, the Department recommends that prior to the project presented to the Planning Commission or Zoning Administrator, that the project should be referred to the affected road agency(ies).

3. **ROADS – PART 3.** Does the project take access or use a county maintained road that does not have a centerline stripe or is not on the "approved list" of known category 4 roads? YES NO

If YES, a *Road Evaluation Report* must be done for the County road(s) that do not have a centerline stripe or are not on the "approved" list. The project along with the road evaluation report(s) for the County maintained road(s) must be referred to Public Works for review to ensure that the Department supports the findings in the report. If the road is on the "not approved" list, then Part B of the *Road Evaluation Report* form must be completed.

4. **Deferred Subdivision Improvements.** Does the project have deferred subdivision improvements? YES NO

How to check: **Method 1:** Planning and Building Department staff review the legal description for the subject property in the deed. If the deed reads similar to "Parcel ___ of Parcel Map No. ___" then there may be deferred subdivision improvements; further research will be needed. **Method 2:** Planning and Building Department staff need to review the title report(s) for the subject property(ies) to see if a "Notice of Construction Requirements" document is listed. If the document is listed, then there are deferred subdivision improvements.

If YES then the subject property has deferred subdivision improvements. The project cannot be presented to the Zoning Administrator or the Planning Commission until the deferred subdivision improvements are completed. The applicant should be directed to the Department of Public Works regarding the deferred subdivision improvements.

5. **AIRPORT- PART 1 (ALUCP).** Is the project located within Airport Land Use Compatibility Plan (ALUCP) Zone A, B, B1, B2, or B3 as shown on the ALUCP GIS layer? YES NO

If YES, include the following requirement:

The applicant shall cause to be dedicated to the County of Humboldt an Avigation Easement. The avigation easement shall be on the form prescribed by the Department of Public Works. This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

Exhibit "C"

Additional Review is Required by Planning & Building Staff

The applicant shall conduct all operations consistent with the ALUCP and in a manner that does not attract flocks of birds. Open ponds shall not be permitted.

6. **AIRPORT – PART 2 (County Code Section 333).** Is the project is located within the County Code Section 333 GIS layer **AND** is the project proposing to construct (or permit) a fence, building or other structure? YES NO

If **YES**, the applicant shall submit a completed *Airspace Certification Form* prior to the project being presented to the Zoning Administrator or the Planning Commission for approval.

7. **AIRPORT – PART 3 (Height Restrictions).** Planning & Building Staff shall review the completed *Airspace Certification Form* as follows:
- If Box 1 is checked **NO**, the applicant shall either modify the project to comply with County Code Section 333-4 or the applicant shall request a variance pursuant to County Code Section 333-8. The project shall not be presented to the Zoning Administrator or the Planning Commission for approval until the variance is approved by the Board of Supervisors, or the project was modified to comply with County Code Section 333-4.
 - If Box 2 is checked **YES**, the applicant shall submit form FAA 7460-1 to the FAA for review and comment. The project shall not be presented to the Zoning Administrator or the Planning Commission for approval until the FAA supports the project.
 - If Box 3 is checked **YES**, then the project cannot be permitted and must be modified to conform to the easement. As an alternative, the applicant may wish to seek approval from both the County and the FAA to quitclaim a portion of the easement to allow the project to be permitted.
 - If Box 1 is checked **YES** and Box 2 is checked **NO** and Box 3 checked **NO** or **NA**, then Planning & Building staff shall signoff on the project in the "county use only" section of the form. In the "pre-construction" right of way (or "post construction" right of way if the building exists), check the approval box; date and initial your work.

Note that if the proposed structure is close to the imaginary surface (within 5 feet), then require a post construction certificate to be filed. By including the following requirement:

Applicant shall file a post construction *Airspace Certification Form* to ensure that the proposed structures are in compliance with County Code 333-3. This shall be completed within 90 days of completion of construction or prior to building final, whichever occurs first.

Submit a copy of all processed *Airspace Certification Forms* to the Land Use Division.

8. **MS4/ASBS Areas.** Is the project located within MS4 Permit Area as shown on the GIS layer? YES NO

If **YES**, include the following requirement:

The applicant shall demonstrate to the satisfaction of the Planning & Building Department that the project is in compliance with MS4/ASBS requirements.

// END //

Exhibit "D"

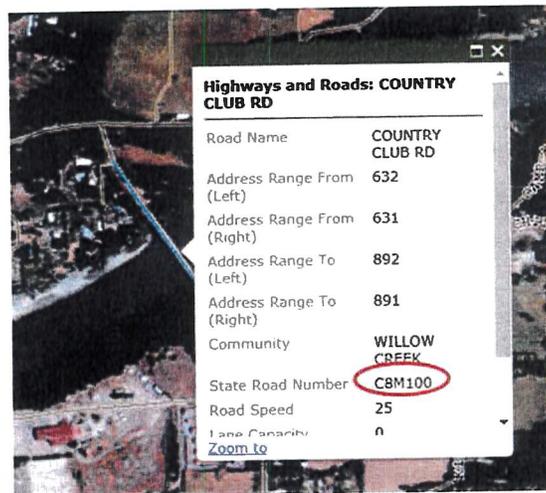
Road Evaluation Reports

1. **ROADS – Road Evaluation Reports.** **Planning and Building Department staff shall request that the applicant provide Road Evaluation Reports for the project.** The particular roads that require a *Road Evaluation Report* is to be determined by following the guidance shown below.

The Department has developed a *Road Evaluation Report* form so that an applicant can address the adequacy of the various roads used by their project. Most projects will require that a *Road Evaluation Report* form be completed.

When viewing the project site on google earth, if the County maintained road (or other publicly maintained road) has a centerline stripe, the road is adequate. If there is no centerline stripe, then the roads leading from the nearest publicly maintained road with a paved centerline stripe (or a known category 4 road) must be evaluated. A separate *Road Evaluation Report* form is needed for each road. This applies to all roads regardless if they are publicly or privately maintained. The Department has prepared a "approved list" of known County maintained roads that are category 4 (or are equivalent to category 4) standards for cannabis projects. The Department has also prepared a list of roads that are known to not meet road category 4 of equivalent. Both of these lists will be updated as the County information regarding the County maintained roads becomes available.

The *Road Evaluation Report* form needs to be provided to applicants to complete. It is important that Planning and Building Department staff provide the applicant with a map that has the roads to be evaluated highlighted. This will most likely include a combination of County maintained roads and non-County maintained roads. This will give the applicant clear direction on which roads need to be evaluated.



Above: screenshot from the WebGIS showing County Road Number circled in **RED**.

A County maintained road will have a 5 or 6 character identifier. The general format is **ABCDDD** where:

- A** is an optional identifier for the functionality of the road (A=Arterial, C=Collector, F=Federal Aid)
- B** is a grid identifier number for the X-axis of a "battleship" style grid that was drawn on a county map to divide the county into a series of squares.
- C** is a grid identifier letter for the Y-axis for the grid.
- DDD** is a three digit road identification number within a particular grid. Each grid can have up to 999 roads in them

Examples:

ABCDDD
A 3 M 0 2 0 Murray Road
F 6 B 1 6 5 Alderpoint Road
6 C 0 4 0 Thomas Road

Exhibit "D"

Road Evaluation Reports

The Department is working towards identifying which County maintained roads meet (or are equivalent to) Road Category 4 standards for cannabis projects. Two lists are being prepared: the first list with the green heading shows which roads (or portions thereof) meet or are equivalent to Road Category 4 standard (AKA "Approved List"); and the second list with the red heading shows which roads (or portions thereof) that do not meet or are not equivalent to Road Category 4 standards. These lists will be updated as information becomes available. **This list will be updated frequently. Make sure you are using the most up to date list.**

On occasion there may be more than one road that has the same name; in these instances check the road number to ensure that you are referencing the correct road. Until such time as the GIS roads layer has been proofed by the Department, the GIS is not to be used for this task. Use the paper road maps to check road numbers.

If the subject property takes direct access from a road on the "approved list", no further road evaluation needs to be done.

"APPROVED LIST"		
List of County Maintained Roads that meet (or are equivalent to) Road Category 4 standards for Cannabis Projects		
Road Name	Road Number	Range meeting (or equivalent to) Road Category 4 standard
Alderpoint Road	F6B165	All
Benbow Drive	6B180	Oakcrest Dr to State Hwy 101
Blue Slide Road	F2G100	All [Grizzley Bluff Rd to City limits of Rio Dell]
Brannon Mountain Road	7M100	State Hwy 96 to Creekside Lane
Briceland Thorne Road	F5A010	All
Cathy Road	6D050	State Park to P.M. 0.87 [End of County maintained]
Fickle Hill Road	C5J040	Arcata city limits at PM [] to PM [] [end of centerline stripe]
Fieldbrook Road	C4L760	All
Freshwater Road	F6F060	All
Friday Ridge Road	8L100	State Hwy 299 to PM 3.37[End of County maintained] then becomes USFS Road
Greenwood Heights Drive	C4K160	All
Grizzley Bluff Road	F2G100	All [City limits of Ferndale to Blue Slide Rd]
Jacoby Creek Road	C4K230	Old Arcata Road to P.M. 2.50
Jacoby Creek Road	4K230	From P.M. 2.5 to P.M. 2.69
Kneeland Road	F6F060	Freshwater Road to Mountain View Road
Maple Creek Road	5L100	All
Mattole Road	F3D010	All
Mattole Road	F3C010	All
McCann Road	6D090	Dyerville Loop Road to P.M. 1.0
McCellan Mtn Road	7F010	State Hwy 36 to P.M. 3.57[End of County maintained]
Murray Road	C3M020	All
Old Three Creeks	6L250	State Hwy 299 to P.M. 2.8 [End of County maintained]
Panther Gap Road	4D010	Mattole Road to P.M. 1.83[End of County maintained] continues as a non- County maintained road
Patterson Road	C3M130	All
Salmon Creek Road	6C030	Hwy 101 to P.M. 5.39 [End of County maintained]
Shelter Cove Road	C4A010	All
Sprowel Creek Road	C6B095	PM 0.0 to PM 2.11
Sprowel Creek Road	6B095	PM 2.11 to PM 4.00
Thomas Road	6C040	Salmon Creek Road to P.M. 4.03 [End of County maintained] continues as a non- County maintained rd
Titlow Hill Road	7K100	Hwy 299 to PM 4.7[End of County maintained] then becomes USFS Road
West End Road	5L010	PM 0.0 at Arcata City Limits to Warren Creek Road
Wilder Ridge Road	C5B010	All



HUMBOLDT COUNTY
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541



DEH received
8-23-17

17/18-0412

PROJECT REFERRAL TO: Health and Human Services Environmental Health Division

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, California Department of Transportation District #1, Regional Water Quality Control Board, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, California Division of Water Resources, Intertribal Sinkyone Wilderness Council, Sheriff's Department, Briceland Fire Protection District, Southern Humboldt Joint Unified School District

Applicant Name Skyline Farms, LLC **Key Parcel Number** 220-312-011-000

Application (APPS#) 11812 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** SP16-319

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

If this box is checked, please return large format maps with your response.

Return Response No Later Than Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

We have reviewed the above application and recommend the following:

Conditional Approval

Comments:

Existing Cultivation/Processing Operation- No testing on record

DEH recommends approval with the following conditions:

(1) ~~No processing can be approved until an acceptable site suitability report can establish potential for onsite waste treatment system.~~

(2) Prior to renewal of permit the operator is required to submit to DEH receipts, or copy of contract confirming sufficient use of portable toilets to serve cultivation staff for duration of first year or provide written assessment from a qualified septic consultant confirming a Tier 0 status for the unpermitted existing onsite waste treatment system serving the dwelling.

*This review and recommendation is for the Land Use aspects of the planning project and does not include or imply compliance with all DEH programs. Although DEH recommends the approval of the Planning project, Solid Waste and HazMat Program requirements need to be addressed directly with staff from those programs.

DISTRIBUTED
11-9-17



Response Date: 11/8/2017 **Recommendation By:** Mario Kalsou

DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Humboldt – Del Norte Unit
118 Fortuna Blvd.
Fortuna, CA 95540
Website: www.fire.ca.gov
(707) 726-1272



Ref: 7100 Planning
Date: August 29, 2017

John Ford, Director
Humboldt County Planning and Building Department – Planning Division
3015 H Street
Eureka, CA 95501

Attention: Cannabis Planner (CPOD)
Applicant: Skyline Farms, LLC
APN: 220-312-011-000
Area: Briceland
Case Numbers: SP16-319

Humboldt County Application #: 11812
Type of Application: Special Permit
Date Received: 8/24/2017
Due Date: 9/6/2017

Project Description: A Special Permit for an existing 10,000 square foot medical cannabis cultivation operation, of which 8,900 square feet is outdoor and 1,100 square feet is mixed-light cultivation. The water source for irrigation is a well for which an Initial Statement and Water Diversion and Use has been applied for. Additionally, there is a rainwater catchment pond of 60,000 gallons and a pond for domestic uses of 80,000 gallons. Water is pumped into 105,000 gallon hard tanks, providing a total of 165,000 gallons of water storage for cultivation-related activities. The Applicant estimates using approximately 258,000 gallons of water between April and November. Two (2) generators are used for power and are housed in the garage. Plants will be dried and cured in the Dry Shed and Garage, the Applicant and collective members will machine trim outside. No employees will be used.

Mr. Ford,

The California Department of Forestry and Fire Protection (CALFIRE) provides these standard project review comments on the above noted project for the following subject matter:

- Fire Safe
- Resource Management
- Cannabis

The following pages address these concerns directly.

If CALFIRE staff develops additional comment on this project, it will be forwarded in an additional response letter.

By: Planning Battalion
CALFIRE Humboldt – Del Norte Unit

For **Hugh Scanlon**, Unit Chief

FIRE SAFE

General:

CALFIRE has responsibility for enforcement of Fire Safe Standards as required by Public Resources Code (PRC) 4290 and 4291. However CALFIRE is not the lead agency in planning development and project permitting. CALFIRE provides input as a contributing agency, generally limited to plan review, and is not the approving agency for these projects.

Local Responsibility Areas:

Should this project include Local Responsibility Area (LRA) lands, CALFIRE has no direct fire safe input on those parcels. However, in those areas with LRA parcels adjacent to State Responsibility Area (SRA) land, CALFIRE recommends that local standards be applied that are consistent with those CALFIRE makes for SRA lands.

State Responsibility Areas:

Should this project include State Responsibility Area (SRA) lands, the following are CALFIRE's Fire Safe minimum input and recommendation for any and all development.

1. In Humboldt County, developments must meet minimum fire safe standards by constructing the project in conformance with County Fire Safe Ordinance 1952, which the California Board of Forestry and Fire Protection has accepted as functionally equivalent to PRC 4290. The County Fire Safe Ordinance provides specific standards for roads providing ingress and egress, signing of streets and buildings, minimum water supply requirements, and setback distances for maintaining defensible space.
2. New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas shall comply with the 2007 California Building Code (CBC) Section 701A.3.2. This requires roofing assemblies, attic and eave ventilation, exterior siding, decking and deck enclosure, windows and exterior doors, and exposed under floor areas that are approved "ignition resistive" in design.
3. All development, especially commercial or industrial development, should be designed to comply with the most current versions of the following standards:
 - a) California Fire Code (CFC) — for overall design standards
 - b) Public Utilities Commission (PUC) General Order 103 — for design of water systems
 - c) National Fire Protection Association Standards (NFPA) for fire flow minimums and other design questions not specifically covered by CFC and PUC
 - d) Housing and Community Development Codes and Standards —for mobile home parks and recreational camps
4. For Department of Real Estate reporting purposes, fire protection coverage in SRA is generally described as follows:

During the declared fire season (usually June through October) CALFIRE responds to all types of fires and emergencies in SRA.

During the remainder of the year (winter period), CALFIRE responds to emergency requests with the closest available fire engine, if a response can reasonably be expected to arrive in time to be effective. A fire engine is usually available somewhere in the Unit, but may have an extended response time.

There are many hazards confronting fire protection agencies in most subdivisions on SRA lands. Steep terrain and heavy wildland fuels contribute to fire intensity and spread. The distances from fire stations and road grades encountered usually create an excessive response time for effective structure fire suppression purposes.

Subdivisions increase fire risks from additional people and increase probable dollar losses in the event of fire due to added structures and improvements.
5. If the project expects to produce densities consistent with a major subdivision, the impacts on all infrastructures should be mitigated. Local government more appropriately provides the responsibility for high-density area protection and services. Annexation or inclusion into Local Responsibility Area should be studied as well.

6. CALFIRE does not support development in areas where there is no local agency fire service for structure fires and emergency medical response. Fire services should be extended into service gap areas as a condition of development. New development can adversely impact existing fire services. Careful consideration must be given where development may overload the local fire service's ability to respond.

RESOURCE MANAGEMENT

CALFIRE has enforcement responsibility for requirements of the Z'berg—Nejedly Forest Practice Act of 1973. CALFIRE is also the lead agency for those parts of projects involving the scope of the Forest Practice Act. The following basic input will cover the majority of projects. Each project will be reviewed with additional input sent at a later date, if needed.

The following comments reflect the basic Resource Management policies of the Board of Forestry and Fire Protection and CALFIRE on CEQA review requests. These policies apply to both Local and State Responsibility Areas.

1. If this project reduces the amount of timberland, by policy, the Board of Forestry and CALFIRE cannot support any project that will reduce the timberland base of California. "Timberland" means land which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees regardless of current zoning (PRC 4526). However, if the zoning and intended use are consistent with the county's general plan; and if no land other than timberland can be identified to site the project; then CALFIRE may choose not to oppose the project.
2. If **any** commercial timber operations are involved with a project, the timber operations cannot be conducted without a CAL FIRE permit. Commercial timber operations include the cutting or removal of trees offered for sale, barter, exchange, or trade or the conversion of timberlands to land uses other than the growing of timber (PRC 4527). Contact your nearest CAL FIRE Resource Management office for guidance on obtaining the necessary permits.
3. If **any** timberlands are being converted to a non-timber growing use by this project, the conversion operations cannot be conducted without a CAL FIRE permit (PRC 4621). Conversion of timberland takes place when trees are removed and the land use changes, even without the sale, barter, exchange, or trade of the trees. Contact your nearest CAL FIRE Resource Management office for guidance on obtaining the necessary permits.
4. If timberland is in the viewshed of a project, the current and future owners should be overtly notified that changes will occur to their views due to timber management activities. Further, no project should be allowed to negatively affect access to timberland for timber management purposes; neither on the project parcel(s) nor any other timberland parcels.
5. If timber harvesting has occurred and post-harvest restocking and prescribed erosion control maintenance obligations have not been met on a parcel, future owners should be overtly notified (14 CCR 1042). The current owner of a parcel is responsible for restocking requirements and maintenance of roads whether or not they were involved in the actual harvest plan.
6. If the project involves the development of parcels zoned as Timber Production Zone (TPZ), CALFIRE cannot support the project. Dividing TPZ land into parcels of less than 160 acres requires a Joint Timber Management plan prepared by a Registered Professional Forester (RPF), recorded as a deed restriction for a minimum of 10-years on all affected parcels, and approved by a four – fifths vote of the full board (Govt. Code 51119.5). TPZ may be rezoned using a "Ten Year Phase Out," which precludes the need for a Timberland Conversion Permit. CALFIRE opposes immediate rezoning of TPZ land.

Cannabis

General:

CALFIRE has responsibility for enforcement of Fire Safe Standards as required by Public Resources Code (PRC) 4290 and 4291. CALFIRE is not the lead agency in planning development and project permitting. However, CALFIRE provides comment as an emergency response expert agency, generally limited to plan review, and is not the approving agency for these projects.

Local Responsibility Areas:

Should this project include Local Responsibility Area (LRA) lands, CALFIRE has no direct fire safe input on those parcels. However, in those areas with LRA parcels adjacent to State Responsibility Area (SRA) land, CALFIRE recommends that local standards be applied that are consistent with those CALFIRE makes for SRA lands. Also CAL FIRE is the primary command and control dispatch, for most local agency fire districts and departments.

State Responsibility Areas:

Should this project include State Responsibility Area (SRA) lands, the following are CALFIRE's minimum input.

1. Agricultural cannabis growing operations medicinal or commercial shall have an easily accessible material safety data sheet (MSDS) or safety data sheet (SDS) for all chemicals and hazardous materials on site. Posted (NFPA 704) Placard clearly visible to emergency responders
2. California code of regulations Health and Safety (CCR 11362.769.) Indoor and outdoor medical marijuana cultivation shall be conducted in accordance with state and local laws related to land conversion, grading, electricity usage, water usage, water quality, woodland and riparian habitat protection, agricultural discharges, and similar matters. State agencies, including, but not limited to, the State Board of Forestry and Fire Protection, the Department of fish and Wildlife, the State Water Resources Control Board, the California regional water quality control boards, and traditional state law enforcement agencies shall address environmental impacts of medical marijuana cultivation and shall coordinate, when appropriate, with cities and counties and their law enforcement agencies in enforcement efforts.
3. International Fire Code (N101.1 Scope) Marijuana growing and extraction shall be in accordance with this chapter, of the International Building Code, and the International Mechanical Code. Cryogenic fluids shall comply with Chapter 55. Compressed gases shall comply with Chapter 53. Flammable and combustible liquids shall comply with Chapter 57. Hazardous materials shall comply with Chapter 50. LP-gas shall comply with Chapter 61 and the International Fuel Gas Code. All applicable California State Fire Marshal standards and regulations for the designated occupancy must be met.
4. Growing marijuana and the extracting of oils
Extraction of marijuana oils; All materials hazardous and non-hazardous associated with the extraction process shall be utilized in conformance of the law and fire safe codes.

We have reviewed the above application and recommend the following (please check one):

The Department has no comment at this time.

Suggested conditions attached.

Applicant needs to submit additional information. List of Items attached.

Recommend denial.

Other comments.

Date:

Name:

Forester Comments:

Date:

Name:

Battalion Chief Comments:

Summary:



**California Department of Fish and Wildlife
CEQA Referral Checklist**

Applicant: Skyline Farms LLC		
Co APPS: 11812	APN: 220-312-011	CDFW CEQA: 2017-0565 <input type="checkbox"/> ZCC <input checked="" type="checkbox"/> SP <input type="checkbox"/> CUP
<input type="checkbox"/> New Size (SF):	<input checked="" type="checkbox"/> Existing Size (SF): 10,000	<input checked="" type="checkbox"/> Mixed-light <input checked="" type="checkbox"/> Outdoor <input type="checkbox"/> Indoor <input type="checkbox"/> RRR

Thank you for referring this application to the California Department of Fish and Wildlife (CDFW) for review and comment.

CDFW offers the following comments on the Project in our role as a Trustee and Responsible Agency pursuant to the California Environmental Quality Act (CEQA; California Public Resource Code Section 21000 *et seq.*). These comments are intended to assist the Lead Agency in making informed decisions early in the planning process.

- A Final Lake or Streambed Alteration Agreement (1600-2015-0026-R1) was issued to the applicant on. As of September 2017, the reporting requirements in the Agreement have not been met. CDFW recommends as a condition of project approval, that the applicant provide all requested reporting information, pursuant to the Agreement, to the Department.
- Due to increased flow impairment of the Redwood Creek watershed, CDFW requests, as a condition of project approval, that the applicant amend the existing LSA Agreement to include a retrofit to the existing water diversion facility. For further information and guidance, the applicant may contact Senior Environmental Scientist Specialist David Manthorne at david.manthorne@wildlife.ca.gov.
- The referral materials state that there is a constructed pond onsite. CDFW requests, as a condition of Project approval, that the applicant comply with the attached CDFW Bullfrog Management Plan (Exhibit A). Reporting requirements shall be submitted to CDFW at 619 Second Street, Eureka, CA 95501, no later than December 31 of each year.
- The project location contains habitat for Northern Spotted Owl (*Strix occidentalis caurina*, a State- and Federally-Threatened species). Human induced noise and light pollution may adversely affect wildlife species, such as NSO, in several ways including abandonment of territory, loss of reproduction, interference to predation, auditory masking (inability to hear important cues and signals in the environment), hindrance to navigation, and physiological impacts such as stress, increased blood pressure, and respiration. CDFW recommends, as a condition of project approval, protocol level surveys (two-year) by an experienced wildlife biologist, to determine whether the area has NSO presence; OR assume presence and modify the project to avoid disturbance of habitat. To avoid disturbance, noise containment structures shall be constructed for all generators and fans and lights on the parcel. In addition, all mixed-light cultivation shall be located on stable surfaces with a minimum 200ft buffer (measured horizontally from the outer edge of the riparian zone) from surface waters of the State. In addition, use of generators/fans for cultivation shall be prohibited during the NSO breeding season from February 1 to July 9.

Thank you for the opportunity to comment on this Project. Please send all inquiries regarding these comments to kalyn.bocast@wildlife.ca.gov.

Please confirm that you have received this email.

Sincerely,

California Department of Fish and Wildlife
619 2nd Street
Eureka, CA 95501

EXHIBIT A.

BULLFROG MONITORING AND MANAGEMENT PLAN FOR CEQA-2017-0565-R1

GENERAL BULLFROG INFORMATION

The American bullfrog (*Lithobates catesbeianus* = *Rana catesbeiana*); hereafter bullfrog, is an invasive non-native species in California that poses a significant threat to California's native fish and wildlife resources. Bullfrogs were introduced in California over 100 years ago from eastern parts of the United States as a food supply, but have since caused substantial ecological consequences. Bullfrogs are considered highly invasive and are well documented to prey upon a variety of fish and wildlife species, including some that are rare, threatened, and endangered. Human modifications to the environment provide favorable condition to bullfrogs such as artificially created agricultural ponds, canals and ditches where warm still water occurs. As a result, bullfrogs have spread throughout California.

Efforts to control bullfrogs have been met with varying degrees of success because: 1) bullfrogs can be difficult to detect and go dormant from fall through winter, 2) bullfrogs often take cover in difficult areas to manage (e.g. dense vegetation), 3) they can travel long distances to colonize and re-colonize areas, 4) they have high reproductive output, 5) they are weary and readily flee perceived threats, and 6) they can survive physical trauma remarkably well. CDFW scientific staff recognizes there is an urgent and immediate need to develop improved bullfrog management strategies to protect California's diverse fish, wildlife, and plant resources, and the habitats upon which they depend, for their ecological values and for their use and enjoyment by the public. Public support and implementation of bullfrog control in California is an important conservation strategy that will help protect natural resources for future generations.

MONITORING

The Project reservoir(s) shall be monitored for bullfrog presence on an annual basis with a minimum of two total surveys, no less than two weeks apart, throughout the months of May-July

- All pond survey efforts must be made by a person knowledgeable in bullfrog identification (see Appendix A for reference photos);
- Survey efforts shall include listening for bullfrog calls and slowly walking the complete perimeter of the pond at night* (dusk or later) while shining a flashlight to detect movement and eye-shine

If bullfrogs are not detected upon completion of two total surveys, or at any other time of the year incidentally, removal efforts are not required that year.

*Day time monitoring can also be conducted to aid detection but is not required under this plan.

SUCCESS CRITERIA

The level of effort needed to successfully manage bullfrog populations varies with infestation levels. This plan shall be considered successful if sufficient effort is provided to prevent adult bullfrogs from reproducing in the reservoir(s) each year, and no bullfrog life-stages can be detected. Bullfrogs are capable of traveling long distances over-land, and on-going efforts will be required to ensure dispersing bullfrogs do not colonize the reservoir(s) at a future time.

OPTIONS FOR MANAGEMENT

Two removal methods may be employed for controlling bullfrogs under this plan and include:

- Manual direct removal
- Reservoir de-watering (Hydro-modification)

Implementing both reservoir de-watering and manual direct removal is currently believed to be the most effective method of managing bullfrog infestations. For reservoirs that are heavily infested with juvenile bullfrogs and/or tadpoles, reservoir dewatering may be necessary to break the bullfrog's life cycle and prevent on-going reproduction. Prior to conducting reservoir dewatering activities, please coordinate with CDFW Environmental Scientist Kalyn Bocast by phone at (707) 441-2077 or via email at kalyn.bocast@wildlife.ca.gov.

Direct Removal

All direct removal efforts must be made by a person knowledgeable in bullfrog identification.

- Removal efforts must occur during, but are not be limited to the active/breeding season, occurring May – July;
- A minimum of **two** efforts throughout the season are considered necessary;
- Direct removal efforts are typically most effective when conducted at night with use of lights but can also be conducted during the day;
- Direct removal must include working the entire perimeter of the reservoir;
- A rubber raft or small boat may be necessary to successfully remove some individuals;
- A team of two individuals or more is often helpful, one person for shining lights and/or operating a boat and the other person to perform removal efforts;
- Bullfrog tadpoles must be removed and dispatched and must not be relocated or kept as pets.

Management Authorization

Take of bullfrogs is specifically allowed in the California Code of Regulations (CCR), Title 14 (T-14) section 5.05(a)(28), under the authority of a sport fishing license. There is no daily bag limit, possession limit or hour restriction, but bullfrogs can only be taken by hand, hand-held dip net, hook and line, lights, spears, gigs, grabs, paddles, bow and arrow or fish tackle.

Alternatively, FGC Section 5501 allows CDFW, as limited by the commission, to issue a permit to destroy fish that are harmful to other wildlife. The regulations have addressed this under Section CCR T-14 226.5 Issuance of Permits to Destroy Harmful Species of Fish in Private Waters for Management Purposes. This allows the CDFW to issue free permits to destroy harmful aquatic species by seining and draining.

Pond Dewatering

Pond dewatering may be appropriate if the reservoir can be successfully dewatered without adversely affecting stream resources. Careful planning and coordination with CDFW, is necessary to ensure potential impacts to stream resources can be addressed, prior to commencing with pond draining. Discharge of polluted water to waters of the state may require permitting from other agencies with permitting authority, such as the Regional Water Quality Control Board.

In general, bullfrog tadpoles require two years to develop into frogs, whereas native amphibians only require one year. Therefore, draining a reservoir every year is intended to interrupt bullfrog tadpole development, dramatically decrease bullfrog populations and allow for reduced efforts as a measure of adaptive management. Typically in Northern California, reservoir draining should occur in September through October to avoid impacts to sensitive native amphibian and fishery resources. While draining occurs, direct removal efforts should be employed as described above if possible.

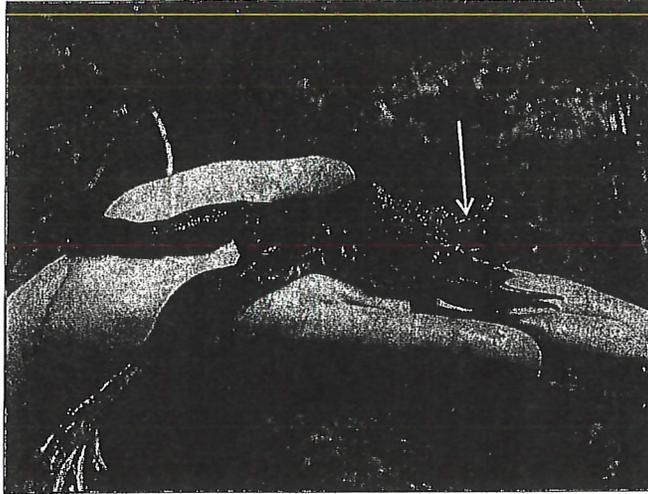
REPORTING

A written log shall be kept of monitoring and management efforts and shall be provided to CDFW **each year** by December 31. The written log shall include: 1) date and time of each monitoring and management effort, 2) approximate number of each bullfrog life stage detected and/or removed per effort, and 3) amount of time spent for each monitoring and management effort.

APPENDIX A. BULLFROG REFERENCE PHOTOS



This is a photo of a Bullfrog tadpole. (Photo taken by Mike van Hatten).



The photos shown in this Appendix demonstrate a medium sized adult bullfrog that was removed from Ten Mile Creek, Mendocino County. Note the bullfrog has a large tympanum, (circular ear drum shown with an arrow) and **does not** have distinct ridges along its back (dorsolateral folds). Photo taken by Wes Stokes.



The bullfrog has somewhat distinct mottling and **the underside of the bullfrogs hind legs are not shaded pink or red.**



DEPARTMENT OF PUBLIC WORKS
C O U N T Y O F H U M B O L D T
 MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
 AREA CODE 707

ON-LINE

WEB: CO.HUMBOLDT.CA.US

PUBLIC WORKS BUILDING
 SECOND & L ST., EUREKA
 FAX 445-7409

CLARK COMPLEX
 HARRIS & H ST., EUREKA
 FAX 445-7388

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MANAGEMENT	445-7493	ROADS	445-7421

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Keenan Hilton, Planner, Planning & Building Department

FROM: Ken Freed, Assistant Engineer *KF*

DATE: 08/29/2019

RE: **TALIAFERRO, APN 220-312-007, APPS#2018-15087- LLA**

Lot Line Adjustment: The proposed lot line adjustment does not affect any facilities maintained by the Department.

Record of Survey: A Record of Survey is required to be filed in conjunction with the Lot Line Adjustment. The County Surveyor may allow for an exception to filing of a Record of Survey map pursuant to County Code Section 325.5-9(c).

Informational Notes:

1. Lot frontage improvements to the roadway (such as paved driveway aprons, parking lanes, lane widening, shoulder widening, road paving, etc.) are typically not required as part of a lot line adjustment project. Lot frontage improvements are typically required when building permits (or other development permits) are requested.
2. The subject property is located in the State Responsibility Area and is subject to the County's Fire Safe Regulations (FSR) as set forth in County Code. Development of the subject property must comply with the FSR. The Department is involved with ensuring that roads meet minimum FSR. The most common issues with roads not conforming to the FSR are: the maximum length of dead-end road is exceeded; the width of road is not wide enough; the grade of the road is too steep; and curve radii are too small. Development of the subject property may require extensive on-site and off-site road improvements in order to meet minimum standards.

The applicant should be advised that approval of the Lot Line Adjustment does not imply that the FSR have been met or can be met.

// END //

PLN-2018-15087 - Taliaferro - Lot Line Adjustment in Redway

Summary

Project Description

Workflow

1 Referral Assignments

2 Planning Information

3 GP / Zoning Information

4 CEQA

5 Cannabis

Project Tracking

6 Referral Task Log (2)

Fee (4)

Payment

Workflow History (11)

Comments (1)

Documents (17)



A notice was added to this record on 2019-05-09.
 Condition: Parcel Status : LEGAL PARCEL Severity: Notice
 Total conditions: 1 (Notice: 1)

View notice

Cancel

Help

Task	Due Date	Assigned Date
Environmental Health	09/14/2019	08/30/2019
Assigned to Department	Assigned to	Status
Environmental Health	Ben Dolf	Approved
Action by Department	Action By	Status Date
Environmental Health	Ben Dolf	09/04/2019
Start Time	End Time	Hours Spent
		0.0
Billable	Overtime	Comments
No	No	
Time Tracking Start Date	Est. Completion Date	In Possession Time (hrs)
Display E-mail Address in ACA	<input checked="" type="checkbox"/> Display Comment in ACA	Comment Display in ACA
No		<input checked="" type="checkbox"/> All ACA Users
		<input checked="" type="checkbox"/> Record Creator
		<input checked="" type="checkbox"/> Licensed Professional
		<input checked="" type="checkbox"/> Contact
		<input checked="" type="checkbox"/> Owner
Estimated Hours	Action	Workflow Calendar
0.0	Updated	