



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Hearing Date: March 5, 2020

To: Humboldt County Planning Commission

From: John Ford, Director of Planning and Building

Subject: **Kamino, LLC Conditional Use Permits**
Record Number: PLN-2019-15835
Assessor's Parcel Number (APN): 201-311-016
604 St Hwy 36, Alton area

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Please contact Keenan Hilton, Planner at 707-445-7541 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 March 5, 2020	Subject Conditional Use Permits	Contact Keenan Hilton
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Project Description: A conditional use permit to expand upon the approved SP-16-503 project which consisted of 9,720 sf of commercial nursery and 9,720 sf of mixed light cultivation and a conditional use permit for an exception to the locational criterion requiring cannabis support facilities to occur on paved roads meeting a Category 4 standard. The applicant proposes to convert the approved mixed light cultivation to commercial nursery space and to add 3 nursery buildings to reach a total of 32,400 sf. All proposed activities would occur on less than 20% of the prime agricultural soils of the parcel. Water is sourced from a non-hydrologically connected well. Energy would be 100% renewable being sourced from RCEA Repower program with proposed installation of onsite solar. Staff would increase from 2 permanent employees and 10 temporary employees to 19 full-time employees. The private access lane would be improved to offer the functional capacity of a Category 4 road.

Project Location: The project is located in the Alton area, on the south side of State Highway 36, approximately 3,000 feet southeast from the intersection of State Highway 36 and Van Duzen Street, on the property known as 604 State Highway 36 Alton CA 95540

Present Plan Land Use Designations: Agricultural Exclusive (AE), Density: Range is 20 to 60 acres per unit; Airport Safety Review (AP), Density: Must comply with most recent Airport Land Use Compatibility Plan (ALUCP); Carlotta-Hydesville Community Plan (CHCP), 2017 General Plan, Slope Stability: Relatively Stable (0).

Present Zoning: Agricultural Exclusive (AE), Minimum building site area is 60 acres (B-5(60))

Record Number: PLN-2019-15835

Assessor Parcel Numbers: 201-311-016

Applicant

Kamino, LLC
Attn: Jonathan Monschke
PO Box 676
Fortuna, CA 95540

Owner

Randi & Ray Cacciola
PO Box 417
Hydesville, CA 95547

Agent

Stillwater Sciences
Attn: Nancy Stevens
850 G St, Suite K
Arcata, CA 95521

Environmental Review: An Addendum to a previously adopted Environmental Impact Report 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.

KAMINO, LLC

Record Number: PLN-2019-15835
Assessor's Parcel Number: 201-311-016

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 Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permits based on the evidence in the staff report and adopt the Resolution approving the proposed Kamino, LLC, project subject to the recommended conditions.

Executive Summary: Kamino, LLC, seeks approval of a conditional use permit to expand upon the approved SP-16-503 project which consisted of 9,720 sf of commercial nursery and 9,720 sf of mixed light cultivation. Commercial nurseries in AE Zone and AE General Plan designation would typically require a Zoning Clearance Certificate. However, the subject parcel falls within the Hydesville-Carlotta Community Planning Area. Pursuant to Section 55.4.5.1.4(a), the proposal shall require a Conditional Use Permit to allow a Hearing Officer to consider the potential impacts and cumulative impacts of the proposed cannabis activities upon the community, including impacts to residents within the CPA. In accordance with the requirements for additional public noticing in community plan areas, a Notice of Application was mailed to property owners and occupants within 1,000 feet of the site on January 16, 2020. As of the date of this staff report no comment have been received.

The project includes an additional Conditional Use Permit because Hillcrest Road and the private lane that provide access to the subject parcel are not paved roads meeting a Category 4 standard. The applicant submitted a Road Evaluation Report prepared by a Registered Professional Engineer. Included in the report were several recommendations to bring the roadways up to the functional capacity of category 4. These recommendations include widening the entire road to a minimum of 12', ensuring shoulders are generally between 3-5 feet, and the clearing of brush to make the turnouts on the road inter-visible. All recommendations are included in the conditions of project approval. Conditions of project approval also require that a licensed engineer confirm that the private lane extending from the Northwestern Pacific Railroad property to the project site occur entirely on APN 201-311-015 & 201-311-016 or that the applicant shall submit a revised Road Evaluation Report with a prescription to re-align the private lane to occur entirely on Assessor's Parcel 201-311-015 & 201-311-016 including any resulting changes to the recommendations related to functional capacity and biological concerns. Per the road evaluation report, the existing road poses no threat to water quality and biological resources. Caltrans responded to the request for comment stating that they are currently developing a safety project to widen shoulders on State Route 36 from postmile 0.10 to 1.60. This project includes improvements to Hillcrest Drive road connection, including a replacement of the existing culvert, widening to commercial standard, and paving. No further improvements to the encroachment are required of the applicant. The Department of Public Works recommended approval of the proposed project. The applicant proposes a parking area with 22 standard parking spaces and one van-accessible, ADA-compliant parking stall.

The applicant proposes to convert the mixed light cultivation to commercial nursery space and to add 3 nursery buildings to reach a total of 32,400 sf. The proposed commercial nursery buildings will make use of lights. Conditions of approval will require that no light escape the buildings

between sunset and sunrise. The project would require approximately 334,000 gallons per year. The site would be equipped with 20,000 gallons of storage in hard tanks. Energy would be 100% renewable being sourced from proposed installation of onsite solar. Conditions of approval require that unless and until the photovoltaic array provides sufficient energy to meet project demands that the applicant shall opt to purchase renewable energy from RCEA. Staff would increase from 2 permanent employees and 10 temporary employees to 19 full-time employees.

The site is located in a river valley near the confluence of the Van Duzen and Eel Rivers and is surrounded to the East West and South by actively cultivated and/or grazed agricultural land. The ecosystem of the site and surrounding area is largely controlled by human disturbance, with few trees present and un-cultivated areas dominated by ruderal or early-succession plant communities. The majority of the proposed expansion is currently a bare gravel lot, though some ruderal vegetation grows near the existing greenhouses and in the southernmost 5 ft of the proposed footprint. The California Natural Diversity Database shows the parcel to be in proximity to observations sites of Cascade Downingia and Longfin Smelt. However, during the site inspection associated with a biological resources assessment performed by Stillwater Sciences, no special status plant or animal species were observed. There are no watercourses and therefore no Streamside Management Areas (SMAs) on the subject parcel.

Containment of the project footprint to 20% of the subject parcel, the implementation of the invasive species management plan prepared for the site, implementation of the waste and hazardous materials management plan, compliance with the Site Management Plan prepared for the site will avoid significant effects on biological resources. Irrigation water is sourced from an onsite well. The parcel is within the Eel River Groundwater Basin, so there is potential for a deep well to divert underground flows of the proximate rivers. The applicant submitted an assessment of the well prepared by a licensed professional geologist. Considering the depth of the well, the stratigraphy of the site and the distance between the site and the river, the report concludes that withdrawal from the well will not likely individually affect shallow groundwater elevations, stream discharge or other characteristics of the Eel River Valley. No Lake or Streambed Alteration Agreement with CDFW was required for the site and CDFW responded to request for comment stating that the agency has no specific concerns relating to the proposed development on the site. The State Water Resource Control Board (SWRCB) – Division of Water Rights responded to request for comment on the project recommending approval with no conditions. The applicant has submitted a Site Management Plan pursuant to Order No. WQ 2017-0023-DWQ of the California Water Code Section 13260(a), and a Notice of Applicability demonstrating successful enrollment in the SWRCB program. Ongoing conditions of approval require compliance with SWRCB regulations for the life of the project.

The parcel occurs entirely on mapped prime agricultural soils. The project includes the continued use of four buildings, and the development of three additional buildings. As the proposed nurseries require a high standard of hygiene and as they do not require natural light, the nursery structures may most accurately be considered buildings rather than greenhouses. As such, the development of the floors of the buildings may be allowed precisely as proposed. The operation would consist of three different types of facilities. Vegetation Facilities with clear walls and ceilings would be used for vegetating genetic nursery stock. The facilities would be equipped with gravel floors sandwiched between two layers of permeable fabric and/or removable pavers. Floors would be installed over undisturbed soil and would be permeable to both air and water. Cloning Facilities would have opaque walls and ceilings and are used to germinate and store cloned plants. These facilities would be equipped with concrete floors with floor drains piped to dedicated bio swale areas. Auxiliary Facilities including equipment storage, shipping and administrative spaces would be equipped with concrete floors. The parking area and surface directly adjacent to project development are currently graveled. All proposed cannabis development of the site—including all development approved under SP-16-503—would occur on less than 20% of the prime agricultural soils of the parcel.

The project site is not located in a mapped Alquist-Priolo fault zone. The cultivation area occurs on slopes of 15% or less, that are seismically classified as relatively stable. The proposed development would occur approximately 0.5 miles from the Little Salmon Fault. The subject parcel also occurs within an area of potential liquefaction. Prior to construction of the buildings, the applicant must attain building permits and found to be consistent with State, Federal and local building standards. The subject parcel is entirely within the FEMA 100-year flood zone. All new structures are subject to building division requirements to ensure the project results in no significant increase in flood damage risk.

Currently staff use two ADA compliant portable toilets. The proposed project includes one ADA non-gender specific bathroom consisting of a shower, toilet and sink. The Department of Environmental Health was sent a referral on this project and recommended approval. Conditions of approval require the applicant to retain receipts and invoices for the rental and cleaning of the portable facilities and provide the records annually during the site inspection until those facilities are replaced by the permanent restroom facility.

The initial nursery and cultivation project (SP-16-503) was referred to the Northwest Information Center, The Wiyot Tribe and the Bear River Band of the Rohnerville Rancheria. The tribes recommended a cultural resource survey. A survey was performed, and a report prepared by DZC (report dated July 2017). Based on the findings in the report, there are no known cultural, tribal, or historic resources on the subject parcel. There would be no adverse effect or changes to any known resources from this project. The standard inadvertent discovery condition has been added to the conditions of approval to these permits. The cultural resource study was shared with the Tribal Historic Preservation Officers (THPO) of the Wiyot Tribe and the Bear River Band (BRB). Per the recommendation of the THPO of the BRB, standard inadvertent discovery protocol was included as an ongoing condition of approval of SP-16-503 and is included as a condition of approval for this project as well.

Environmental review for the proposed project was conducted, and based on the results of that analysis, staff believes that the proposed commercial nursery activities are consistent with the Environmental Impact Report (EIR) that was adopted for the Commercial Cannabis Land Use Ordinance (CCLUO). No additional development other than that which was contemplated under the previously adopted EIR is proposed. An addendum to the EIR has been prepared for this project.

Staff recommends that the Planning Commission describe the application as a part of the consent agenda, survey the audience to see if any person would like to discuss the application and, if no one requests discussion, make all the required findings based on the evidence in the record and approve the application subject to the recommended conditions.

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

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 20-**

**Record Number: PLN-2019-15835
Assessor Parcel Number: 201-311-016**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Kamino, LLC, Conditional Use Permits request.

WHEREAS, Kamino, LLC submitted an application and evidence in support of approving a conditional use permit to expand upon the approved SP-16-503 project which consisted of 9,720 sf of commercial nursery and 9,720 sf of mixed light cultivation. The applicant proposes to convert the mixed light cultivation to commercial nursery space and to add 3 nursery buildings to reach a total of 32,400 sf. All proposed activities would occur on less than 20% of the prime agricultural soils of the parcel. Water is sourced from a non-hydrologically connected well. The project would require approximately 334,000 gallons per year. The site would be equipped with 20,000 gallons of storage in hard tanks. Energy would be 100% renewable being sourced from proposed installation of onsite solar. Staff would increase from 2 permanent employees and 10 temporary employees to 19 full-time employees; and

WHEREAS, Kamino, LLC submitted an application and evidence in support of approving a conditional use permit for use of a road that is not developed to a category 4 standard.

WHEREAS, the County Planning Division has reviewed the submitted application and 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 Environmental Impact Report prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) adopted by the Humboldt County Board of Supervisors on May 8, 2018. The proposed project does not present substantial changes that would require major revisions to the 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 evidence in support of making all of the required findings for approving the proposed Conditional Use Permit (Record Number: PLN-2019-15835); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on March 5, 2020.

NOW, THEREFORE, be it resolved, determined, and ordered by the Humboldt County Planning Commission that:

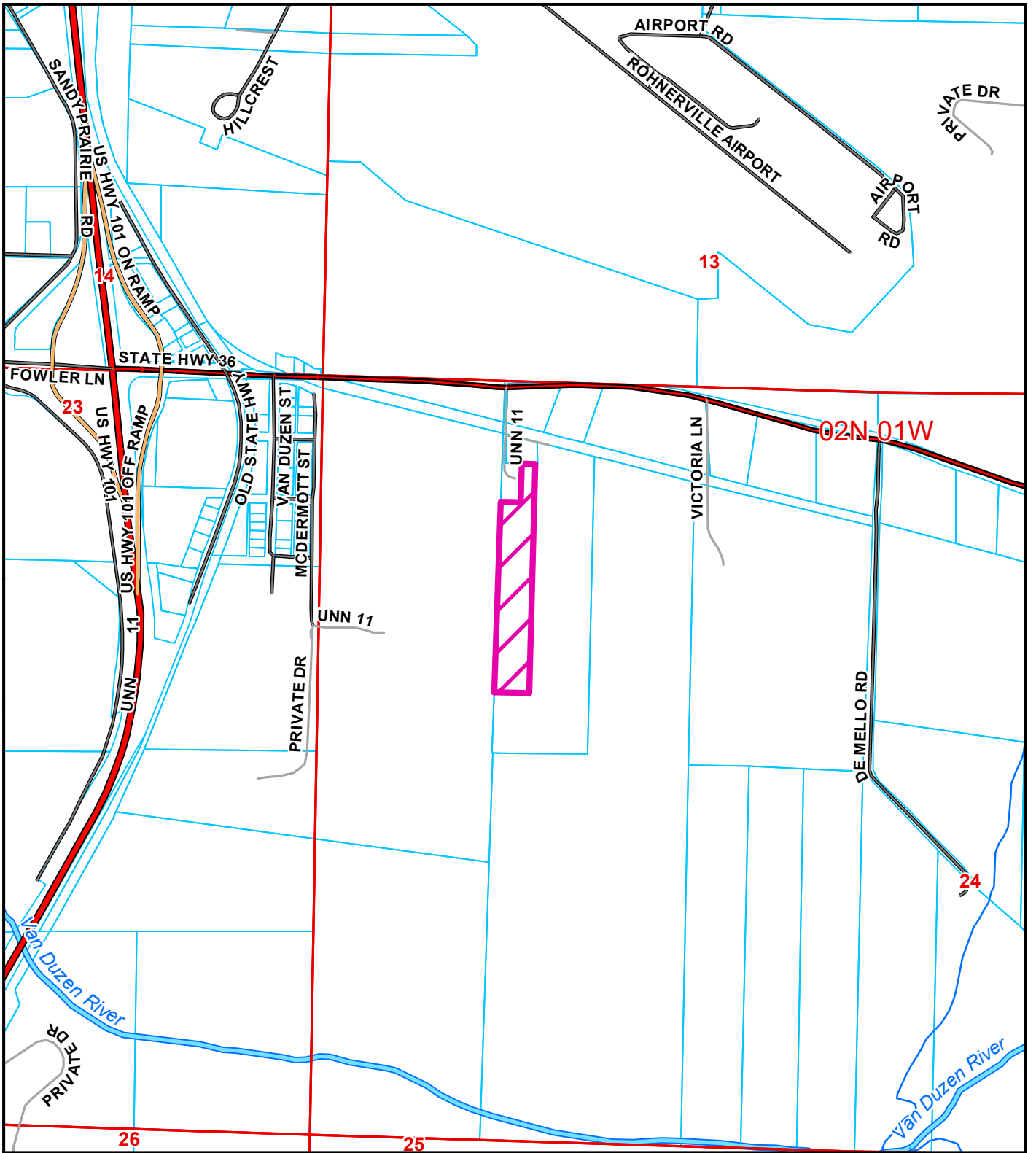
1. The Planning Commission considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance; and
2. The Planning Commission makes the required findings for approval in Attachment 2 of the Planning Commission staff report for Record Number: PLN-2019-15835 based on the submitted substantial evidence; and

3. Conditional Use Permit Record Number: PLN-2019-15835 is approved as recommended and conditioned in Attachment 1 for Case Number Record Number: PLN-2019-15835.

Adopted after review and consideration of all the evidence on March 5, 2020.

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 Planning Commission at a meeting held on the date noted above.

John Ford, Director
Planning and Building Department



TOPO MAP
PROPOSED KAMINO, LLC
ALTON AREA
PLN-2019-15835
APN: 201-311-016
T02N R01W S24 HB&M (FORTUNA)

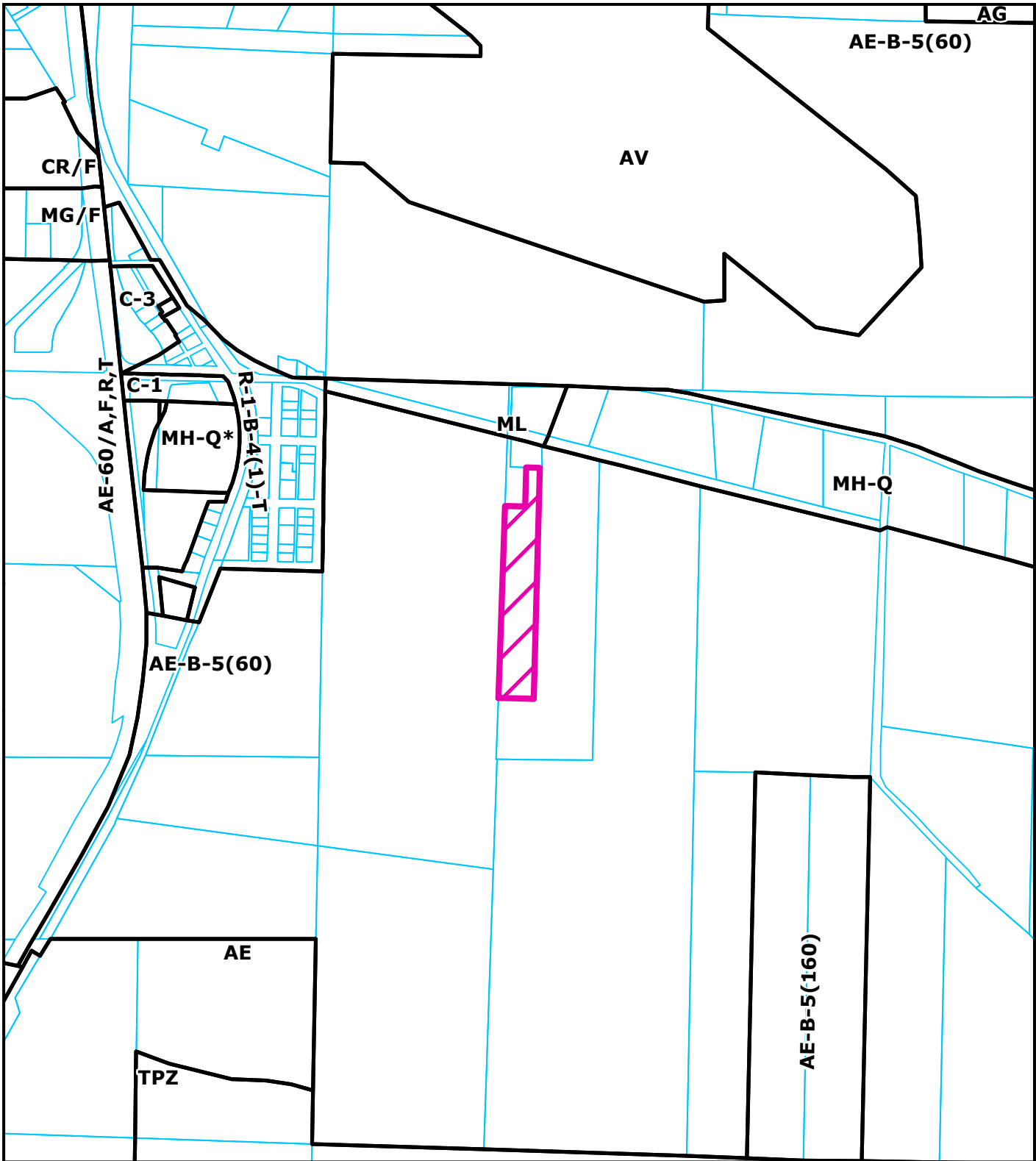
Project Area =

N

0 1,000 2,000

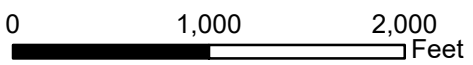
 Feet

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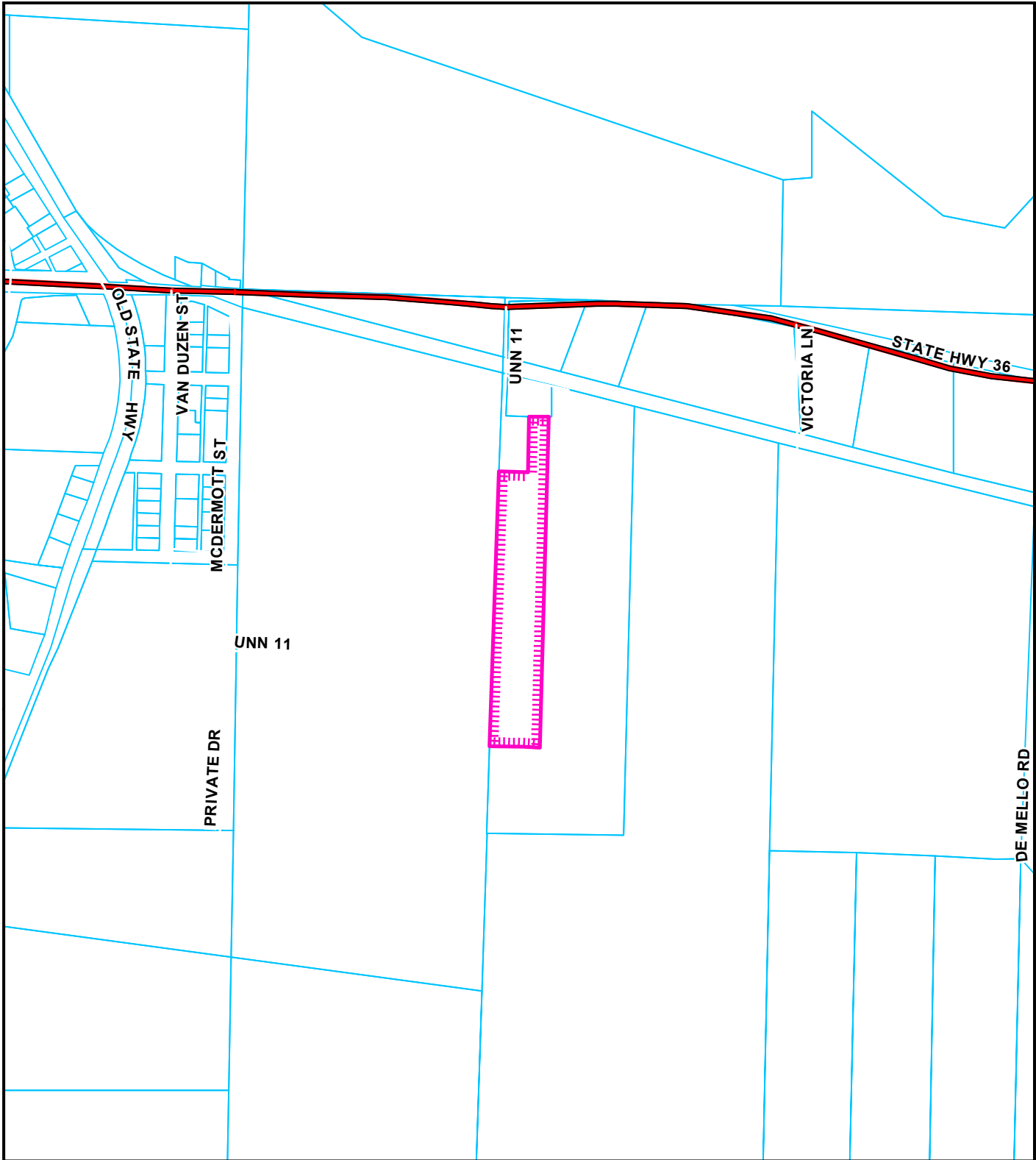


Project Area = 

**ZONING MAP
 PROPOSED KAMINO, LLC
 ALTON AREA
 PLN-2019-15835
 APN: 201-311-016
 T02N R01W S24 HB&M (FORTUNA)**



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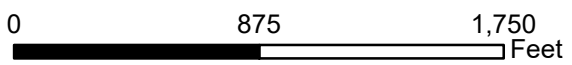


Project Area = 

AERIAL MAP
PROPOSED KAMINO, LLC
ALTON AREA
PLN-2019-15835
APN: 201-311-016
T02N R01W S24 HB&M (FORTUNA)

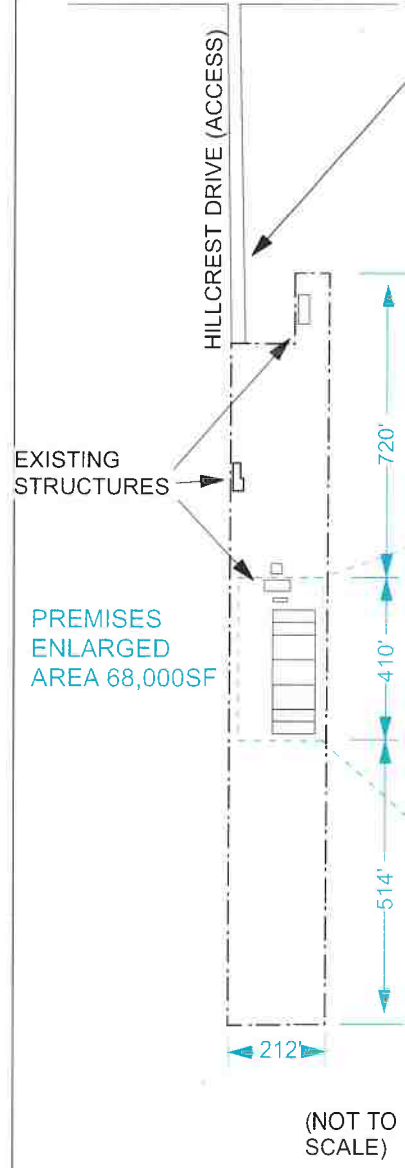


This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



PROPERTY LOCATION
APN: 201-311-016

HWY 36 - (HWY 101 .52 Miles East)



ENTRANCE & EXIT TO PROPERTY SECURITY GATE
MULTIPLE LOCKED ENTRANCES TO PREMISES BUILDINGS (SEE PREMISES DIAGRAM)

NURSERY OPERATION AREA 1.56 ACRES (68,000 SF) < 20% OF PRIME AGG SOILS

EXISTING ACCESS ROAD & EASEMENT 14' WIDE (With turnarounds & finished minimum 12' wide-72,000lbs capacity with 1' shoulder on either side.)

FIRE SUPPRESSION & WATER STORAGE 2.5" NH Male Connection 250g/min capacity 12,500 Gallon Water Tanks services entire property including cannabis operations

PAVED VAN ACCESSIBLE PARKING (CBC 11B-502)

PROPANE TANK (temporary)

EXISTING SHIPPING DOCK 30'x24'

KAMINO LLC TRANSPORT PREMISES 8'x8'

EXISTING WAREHOUSE 30'x24'

NEW WELL & PUMPHOUSE Completed 2018 services water to entire property including cannabis operations (40°32'39"N 124°08'06"W)

40'x8' CONTAINER (Temporary Building Contractor)

50'x250' PARKING AREA (gravel)

EXISTING 30'x36' STRUCTURE (NOT PART OF PREMISES)

ADMINISTRATIVE BUILDING W ADA BATHROOM UNDER CONSTRUCTION 28'x64' (1,792 SF)

40'x8' CONTAINER SECURE STORAGE (move to south end proposed expansion)

SEPTIC LEACH FIELD

ADA RAMP

FIRE LANE ACCESS

EXISTING CLONE PRE-SHIPING INVENTORY 30'x108' (3,240 SF)

EXISTING CLONING FACILITY IMMATURE PLANT AREA 30'x108' (3,240 SF)

EXISTING GREENHOUSE NURSERY 60'x108' (6,480 SF)

EXISTING GREENHOUSE NURSERY & SEASONAL CULTIVATION 60'x108' (6,480 SF)

PROPOSED GREENHOUSE NURSERY 60'x108' (6,480 SF)

PROPOSED GREENHOUSE NURSERY 30'x108' (3,240 SF)

PROPOSED GREENHOUSE NURSERY 30'x108' (3,240 SF)

PROPERTY LINE

(8) 2,500 GALLON WATER TANKS RAIN CATCHMENT IRRIGATION & FIRE SUPPRESSION (40°32'38"N 124°08'04"W)

PROPOSED COMPOST AREA (12'x12')

PROPOSED SOIL STORAGE AREA (12'x12')

Emergency Turnaround (Fire Dept.)

KAMINO, LLC
SITE DIAGRAM

APN: 201-311-016
HUMBOLDT COUNTY #SP16-503
CDFA NURSERY# CAL18-0000768
CDFA CULTIVATION# LCA19-0004751
BCC TRANSPORT# C13-0000026-LIC
Address: 604 HWY 36
Fortuna CA 95540
Approximate Parcel Size: 7.96 AC
Approximate Operation Area: 1.56 AC
Nursery Cultivation Area: 32,400 SF
Property Owner: Ray & Randy Cacciola
Contact: Jonathan Monschke
Phone: 208-720-2287
Email: timberstone@mac.com

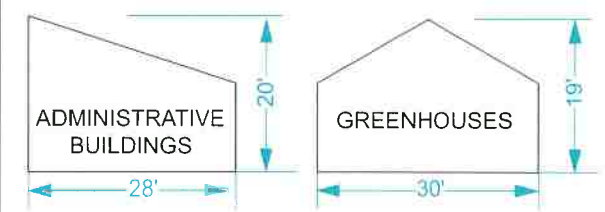
Erosion Control - Disturbed soils shall be landscaped and/or seeded and mulched prior to October 1st. Reference Grading Permit and Erosion Control Plan for additional erosion control specifications.

Water - No diversion or disturbance of natural ways.

Emergency & Fire - See Structural Drawing and Operations Plan for specified fire protection equipment and protocols.

Page 1 of 1
Drawn by: Jonathan Monschke
Scale 1"= 50'
Last Modified 9/05/19

PROPOSED STRUCTURE PROFILES



(NOT TO SCALE)

ENTIRE PARCEL SLOPE <2%



ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

Approval of the Conditional Use Permit is conditioned on the following terms and requirements which must be satisfied before release of the building permit or initiation of operations, whichever occurs first.

1. Within 60 days of the effective date of project approval, the property owner 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.
2. 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.
3. Within 60 days of the effective date of project approval, the applicant shall submit a revised site plan including the following elements:
 - a. Revised location of the well pump house and water tanks, at least 10 feet from the western property boundary
 - b. Include distance between all structures and nearest property line
 - c. Identify the nursery buildings as such
4. The applicant shall provide evidence prepared by a licensed engineer that the private lane extending from the Northwestern Pacific Railroad property to the project site occurs entirely on Assessor's Parcel 201-311-015 & 201-311-016 OR the applicant shall submit a revised Road Evaluation Report with a prescription to re-align the private lane to occur entirely on Assessor's Parcel 201-311-015 & 201-311-016 including any resulting changes to the recommendations related to functional capacity and biological concerns.
5. The applicant shall secure permits for the proposed nursery buildings. The plans submitted for building permit approval shall be consistent with the project description and approved project site plan. A copy of the finalized inspection record card(s) or equivalent shall satisfy this condition.
6. The applicant shall provide substantial evidence that all recommendations included in the Road Evaluation Technical Memorandum have been completed.
7. Until the applicant shall complete construction of the ADA accessible restroom facility, the applicant shall retain receipts and invoices for the rental and cleaning of the portable facilities and provide the records annually during the site inspection until those facilities are replaced by the permanent restroom facility.
8. Unless and until the photovoltaic array provides sufficient energy to meet project demands that the applicant shall opt to purchase renewable energy from RCEA

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

1. The applicant shall adhere to all conditions of approval associated with SP-16-503, excepting those amended herein.
2. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Nursery Operations Plan, the Road Evaluation Technical Memorandum, the Biological Resources Assessment Technical Memorandum, the Invasive Species Management Plan, the Waste & hazardous Materials Management Plan, the Stormwater Management Plan 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.
3. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CCLUO and MAUCRSA, as applicable to the permit type.
4. Possession of a current, valid required license, or licenses, issued by any agency of the State of California is required in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
5. Security Lighting for Commercial Cannabis Activities shall be shielded and angled in such a way as to prevent light from spilling outside of the boundaries of the Parcel(s) or Premises or directly focusing on any surrounding uses.
6. No light shall escape the nursery buildings between sunrise and sunset.
7. 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.
8. Confinement of the area of cannabis cultivation, processing, manufacture or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any School, School Bus Stop, Church or other Place of Religious Worship, or Tribal Cultural Resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d). The allowance for a setback reduction of 600 feet from a Public Park is approved as part of this project. The adjacent property owned by Six Rivers National Forest is managed for open space and/or wildlife habitat purposes, and no developed or designated recreational facilities are within 600 feet of the cultivation area.
9. Maintain enrollment in Tier 1, 2 or 3, certification with the North Coast Regional Water Quality Control Board (NCRWQCB) Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
10. 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.

11. For cultivation area(s) for which no enrollment pursuant to NCRWQB Order No. R1-2015-0023 is required by that Order, comply with the standard conditions applicable to all Tier 1 dischargers.
12. 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).
13. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
14. Pay all applicable application and annual inspection fees.
15. The noise produced by a generator used on an emergency-only basis shall not be audible by humans from neighboring residences. The decibel level for generators measured at the property line shall be no more than 3 decibels above ambient levels when measured at the nearest property line.
16. 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 SPA program, and in such a way that no spillage occurs.
17. The Master Logbooks to track production and sales shall be maintained for inspection by the County.
18. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).
19. The operation shall participate in any track and trace program mandated by state law.

Performance Standards for Cultivation and Processing Operations

20. Pursuant to the MAUCRSA, 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."
21. 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).
22. Cultivators engaged in processing shall comply with the following Processing Practices:
 - I. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
 - II. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
 - III. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
 - IV. Employees must wash hands sufficiently when handling cannabis or use gloves.

23. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
- i. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
 - 1) Emergency action response planning as necessary;
 - 2) Employee accident reporting and investigation policies;
 - 3) Fire prevention;
 - 4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - 5) Materials handling policies;
 - 6) Job hazard analyses; and
 - 7) Personal protective equipment policies, including respiratory protection.
 - ii. Cultivation and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
 - 8) Operation manager contacts;
 - 9) Emergency responder contacts;
 - 10) Poison control contacts.
 - iii. 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.
 - iv. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
24. All cultivators shall comply with the approved Processing Plan as to the following:
- i. Processing Practices.
 - ii. Location where processing will occur.
 - iii. Number of employees, if any.
 - iv. Employee Safety Practices.
 - v. Toilet and handwashing facilities.
 - vi. Plumbing and/or septic system and whether or not the system is capable of handling increased usage.
 - vii. Drinking water for employees.
 - viii. Plan to minimize impact from increased road use resulting from processing.
 - ix. On-site housing, if any.
25. Term of Commercial Cannabis Activity Conditional Use Permit. Any Commercial Cannabis Cultivation SP issued pursuant to the CCLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.

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 SP 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 Conditional

Use 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.

26. Permit Renewals to comply with Updated Laws and Regulations. Permit renewal per Ongoing Condition of Approval #25, 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.
27. 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.

Permittee further acknowledges and declares that:

- (1) All commercial cannabis activity that I, my agents, or employees conduct pursuant to a permit from the County of Humboldt shall be solely for medical purposes and all commercial cannabis products produced by me, my agents, or employees are intended to be consumed solely by qualified patients entitled to the protections of the Compassionate Use Act of 1996 (codified at Health and Safety Code section 11362.5); and
 - (2) 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
 - (3) 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 Medical and Adult Use Cannabis Regulation and Safety Act.
28. 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:
- (1) Identifying information for the new Owner(s) and management as required in an initial permit application;
 - (2) A written acknowledgment by the new Owner in accordance as required for the initial Permit application;
 - (3) The specific date on which the transfer is to occur; and
 - (4) Acknowledgement of full responsibility for complying with the existing Permit; and
 - (5) Execution of an Affidavit of Non-diversion of Medical Cannabis.
29. 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 314-55.4.6.5.7 of the CCLUO, 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 314-314-55.4.6.5.7 of the CCLUO.
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 COA #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 Condition of Approval #25 and 26 of the On-Going Requirements /Development Restrictions, above.
3. 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 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 NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

4. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
5. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will send a bill to the Applicant for all staff costs incurred for review of the project for conformance with the conditions of approval. All Planning fees for this service shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
6. 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 NOE and will charge this cost to the project.

7. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions prior to release of building permit or initiation of use and at time of annual inspection. In order to demonstrate that all conditions have been satisfied, applicant is required to pay the conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
8. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled *Cannabis Palm Card* and *Cannabis Rack Card*. This information shall also be provided to all employees as part of the employee orientation.
9. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all of the requirements as set forth by other regulatory agencies.

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) specify the findings that are required to grant a Conditional Use Permit:

1. The proposed development is in conformance with the County General Plan 2017, 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;
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; and
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. The proposed development must be consistent with the General Plan. The following table documents 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
<p>Land Use Chapter 4</p> <p>Land Use Designations Section 4.8</p>	<p>Agricultural Exclusive (AE): This plan designation applies to bottomland farms and lands that can be irrigated; also used in upland areas to retain agricultural character. Typical uses include dairy, row crops, orchards, specialty agriculture, and horticulture. Residential subdivision is not supported. Residential uses must support agricultural operation. Density range is 20-60 acres/unit.</p>	<p>The proposed project includes converting 9,720 sf of mixed light cultivation space to commercial nursery space and to construct an additional 12,960 sf of commercial nursery space. This is an agricultural development. Development of the parcel is limited to 20% of the Prime Agricultural soils on the parcel.</p>
<p>Circulation Chapter 7</p>	<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,C-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-G4, C-G5)</p> <p>Related policies: C-P3. Consideration of Transportation Impacts in Land Use Decision Making.</p>	<p>The project does not meet the location criterion of support facilities that the project take access off a paved roadway meeting a Category 4 standard. Access to the site is from Hillcrest Drive that intersects with State Highway 36 and an unnamed private lane leading to the subject parcel. The applicant submitted a road evaluation prepared by a licensed engineer. The engineer identified several improvements to bring the road a category 4 equivalency. These recommendations have been made conditions of project approval. The Department of Public Works recommended approval of the proposed project.</p> <p>Caltrans responded to the request for comment stating that they are currently developing a safety project to widen shoulders on State Route 36 from postmile 0.10 to 1.60. This project includes improvements to Hillcrest Drive road connection, including a replacement of the existing culvert, widening to commercial standard, and paving. No further improvements to the encroachment are required of the applicant.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
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 will not preclude any future residential development. The 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.</p>
Conservation and Open Space Chapter 10 Open Space Section 10.2	<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-P12, 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 parcel is located within the Open Space Land Plan because the parcel is designated Agricultural Exclusive. The project can be found consistent with the Open Space Plan because the proposed project is consistent with the allowable uses of the Land Use Designation. The proposed commercial cannabis nursery is proposed on land planned for agricultural purposes, consistent with the use of Open Space land for management production of resources. See Section 10.3 <i>Biological Resources</i> for additional information.</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>The site is located in a river valley near the confluence of the Van Duzen and Eel Rivers and is surrounded to the East West and South by actively cultivated and/or grazed agricultural land. The ecosystem of the site and surrounding area is largely controlled by human disturbance, with few trees present and un-cultivated areas dominated by ruderal or early-succession plant communities. The majority of the proposed expansion is currently a bare gravel lot, though some ruderal vegetation grows near the existing greenhouses and in the southernmost 5 ft of the proposed footprint. The California Natural Diversity Database shows the parcel to be in proximity to observations sites of Cascade Downingia and Longfin Smelt. However, during the site inspection associated with a biological resources assessment performed by Stillwater Sciences, no special status plant or animal species were observed. There are no watercourses on the subject parcel.</p> <p>Containment of the project footprint to 20% of the subject parcel, the implementation of the invasive species management plan prepared for the site, implementation of the waste and hazardous materials management plan, compliance with the Site Management Plan prepared for the site will avoid significant effects on biological resources.</p> <p>Irrigation water is sourced from an onsite well. Irrigation water is sourced from an onsite well. The parcel is within the Eel River Groundwater Basin, so there is potential for a deep well to divert underground flows of the proximate rivers. The applicant submitted an assessment of the well prepared by a licensed professional geologist. Considering the depth of the well, the stratigraphy of the site and the distance between the site and the river, the report concludes that withdrawal from the well will not likely individually affect shallow groundwater elevations, stream discharge or other characteristics of the Eel River Valley. No Lake or Streambed Alteration Agreement with CDFW was required for the site and</p>
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Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
		<p>CDFW responded to request for comment stating that the agency has no specific concerns relating to the proposed development on the site. The State Water Resource Control Board (SWRCB) – Division of Water Rights responded to request for comment on the project recommending approval with no conditions. The applicant has submitted a Site Management Plan pursuant to Order No. WQ 2017-0023-DWQ of the California Water Code Section 13260(a), and a Notice of Applicability demonstrating successful enrollment in the SWRCB program. Ongoing conditions of approval require compliance with SWRCB regulations for the life of the project.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Cultural Resources Section 10.6</p>	<p>Goals and policies contained in this Chapter relate to the protection and enhancement of significant cultural resources, 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>The initial project (SP-16-503) was referred to the Northwest Information Center, The Wiyot Tribe and the Bear River Band of the Rohnerville Rancheria. The tribes recommended a cultural resource survey which was conducted and a report prepared by DZC (report dated July 2017). Based on the findings in the report, there are no known cultural, tribal, or historic resources on the subject parcel. There would be no adverse effect or changes to any known resources from this project. The standard inadvertent discovery condition has been added to the conditions of approval to these permits. The cultural resource study was shared with the Tribal Historic Preservation Officers (THPO) of the Wiyot Tribe and the Bear River Band (BRB). Per the recommendation of the THPO of the BRB, standard inadvertent discovery protocol was included as an ongoing condition of approval of SP-16-503 and will be included as a condition of approval for this project as well.</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>Scenic Resources Section 10.6</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 proposed commercial nursery buildings will make use of lights. Conditions of approval will require that no light escape the buildings between sunset and sunrise. The performance standard for light pollution control in the CCLUO exceeds the requirements of Scenic Resources Standard SR-S4, Light and Glare.</p>
<p>Water Resources Chapter 11</p> <p>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-G, WR-G7, WR-G8, WR-G9)</p> <p>Related policies: WR-P10. Erosion and Sediment Discharge; WR-P42. Erosion and Sediment Control Measures.</p>	<p>The applicant was required to enroll in the State Cannabis Discharge program by July 2019. A Site Management Plan (SMP) pursuant to the State Cannabis Policy was prepared by Stillwater Sciences, dated September 2019, for the subject parcel. The operation was classified as Tier 1 (low risk) Discharger as cultivation is located on slopes less than 30% and all development meets required riparian setbacks. The SMP identifies the property as in compliance with the SWRCB Order and recommends best management practices for future operations. The applicant has submitted the Notice of Applicability from the SWRCB. Ongoing conditions of the project require the applicant to adhere to and implement the requirements contained in the SWRCB's Cannabis Cultivation Policy, the General Order, the Notice of Applicability and the Site Management Plan. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted annually to the Planning and Building Department concurrent with the submittal to the SWRCB.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Water Resources Chapter 11</p> <p>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)</p> <p>Related policies: WR-IM7. Basin Plan Septic Requirements; and IS-P17. On-Site Sewage Disposal Requirements.</p>	<p>Currently staff use two ADA compliant portable toilets. The proposed project includes one ADA non-gender specific bathroom consisting of a shower, toilet and sink. The Department of Environmental Health was sent a referral on this project and recommended approval. Conditions of approval require the applicant to retain receipts and invoices for the rental and cleaning of the portable facilities and provide the records annually during the site inspection until those facilities are replaced by the permanent restroom facility.</p>
<p>Noise Chapter 13</p>	<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 to the subject parcel is provided by PG&E. 100,000w of photovoltaic solar modules are to be installed on the roof to offset 100% of electrical power usage for the nursery expansion. There is a backup generator in the event of a power-outage.</p>
<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-P7. Structural Hazards.</p>	<p>The project site is not located in a mapped Alquist-Priolo fault zone. The cultivation area occurs on slopes of 15% or less, that are seismically classified as relatively stable. The proposed development would occur approximately 0.5 miles from the Little Salmon Fault. The subject parcel also occurs within an area of potential liquefaction. Prior to construction of the buildings, the applicant must attain building permits and found to be consistent with State, Federal and local building standards.</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>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-P12, Federal Flood Insurance Program; S-P13, Flood Plains; S-P15, Construction Within Special Flood Hazard Areas.</p>	<p>The subject parcel is entirely within the FEMA 100-year flood zone. All new structures are subject to building division requirements to ensure the project results in no significant increase in flood damage risk.</p> <p>The parcel is outside of the area likely to flood as a result of a tsunami or dam failure.</p>
<p>Safety Element Chapter 14</p> <p>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-P19, Conformance with State Responsibility Areas (SRA) Fire Safe Regulations.</p>	<p>The subject parcel is located within an area with low fire severity. The subject property is located within the local response area; it is within the response area of the Fortuna Fire Protection District.</p> <p>The Fortuna Fire Protection District provided comments for SP-16-503 which were included as conditions of approval for that permit. They provided no further comment on the proposed expansion.</p> <p>The operations plan includes a fire prevention plan that must be adhered to for the life of the project, pending modification.</p>
<p>Community Infrastructure and Services Element, Chapter 5</p> <p>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>The project is within the Fortuna Fire Protection District.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Air Quality Chapter 15	<p>Goals and policies contained in this Chapter relate 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>The North Coast Unified Air Quality Management District (NCUAQMD) was sent a project information but did not provide any comments. Any potential future grading and or building permits shall be referred to the NCUAQMD for review and consultation. Dust control practices during construction and grading shall achieve compliance with NCUAQMD fugitive dust emission standards.</p>
Hydesville- Carlotta Community Plan Appendix C	<p>Policies contained in Appendix C provide for greater compatibility between community centers and the surrounding land uses.</p>	<p>The proposed project is consistent with the zoning and general plan designation of the parcel. Pursuant to CCLUO section 55.4.1.4(a) the proposed activity is processed as a Conditional Use Permit to allow the public the opportunity to participate in the decision-making process and ensure the compatibility of the proposal with the interests of the proximate community.</p>

2. Zoning Compliance and 3. 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 That Supports the Zoning Finding
§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 201-311-016 is Parcel 2 of Parcel Map No. 557 recorded in Book 5 of Parcel Maps, Page 24, on February 28, 1975. The subject parcel was lawfully created. There is no evidence indicating there have been any subsequent acts to merge or divide this parcel. Therefore, the subject parcel was lawfully created in its current configuration and can be developed as proposed.
§314-8.1 AE-B-5(60)	<p>The Agricultural Exclusive is intended to be applied in fertile areas in which agriculture is and should be the desirable predominant use and in which the protection of this use from encroachment from incompatible uses is essential to the general welfare.</p> <p>The Special Building Site Combining Zoning modifies the building site area of the principal zone. The building site area for the B-5 Zone is as specified on the zoning maps designating any such zone, except that in no case shall these requirements be less than those required under the B-4 requirements.</p>	The applicant is seeking a Conditional Use Permit to convert the use of a 9,720 sf mixed light cultivation facility to commercial nursery and to expand the commercial nursery facility by 12,960 sf. The proposed use is specifically allowed with a Conditional Use Permit in the Hydesville-Carlotta Community Planning area in zoning district and under Section 314-55.4.7.1 of the CCLUO.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
Minimum Lot Size:	20 acres	7.96 acres or 346,737.6 square feet. HCC §314-107.2 allows for substandard lots to be developed when lawfully created and has not been merged with adjoining property. A review of the Department's records and documents of records do not indicate the subject parcel has been merged with an adjoining parcel.
Maximum Ground Coverage:	40%	< 40%
Minimum Lot Width:	100 feet	Approximately 243 feet wide
Maximum Lot Depth:	None specified	N/A
Minimum Parcel Setbacks:	Front: 20 feet Rear: 20 feet Interior Side: 30 feet Exterior Side: 10	Front: Approximately 60 feet Rear: Approximately 650 feet Interior Side: Approximately 30 feet Exterior Side: 10 feet
Max. Building Height:	None specified	20 feet
§314-43.1.3 Permitted Agricultural Accessory Uses	Greenhouses which do not result in lot coverage exceeding 5 acres on lots 20 acres or larger in size or 25% of the lot coverage for lots less than 20 acres in size, either individually or collectively. Greenhouses with an improved floor which will preclude the agricultural use of the underlying soil shall not be located on prime agricultural soils.	The proposed 32,400 sf of wholesale nursery and appurtenant structures would result in a lot coverage of approximately 10% at approximately 34,800 sf. This type of nursery operation requires high standards of hygiene and pathogen vector control; as such, the method of layering weed mat and gravel on the interior of the nursery structures is not prohibited. As nurseries do not require natural light and can be conducted in buildings with an opaque roof. The nursery operation takes place in a building rather than a greenhouse. A translucent roof is allowed on the proposed nursery structures because it provides energy efficiency and carbon footprint benefits.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§314-61.1 Streamside Management Area (SMA)	Purpose: to provide minimum standards pertaining to the use and development of land located within Streamside Management Areas (SMAs) and other wet areas (OWA) to implement the County's Open Space Element of the General Plan.	There are no SMAs on the subject parcel.
§314-109.1 Off-Street Parking	Off Street Parking for Agricultural use*: Parking space per employee at peak shift. A minimum of three parking spaces are required. <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>	There would be a total of twenty-two standard parking spaces and one van-accessible ADA compliant parking stall.

314-55.4 et seq. HCC: Commercial Cultivation, Processing, Manufacturing, Distribution, Testing and Sale of Cannabis for Medical or Adult Use Inland Land Use Regulation (CCLUO)		
§314-55.4.5.1.4	<p>A Conditional Use Permit shall be required for any Commercial Cannabis Activity within the Sphere of Influence (SOI) of any incorporated city or within any of the following mapped Community Planning Areas (CPAs): Blue Lake, Fieldbrook-Glendale, Fortuna, Hydesville-Carlotta, McKinleyville, Rio Dell-Scotia, Shelter Cove, Trinidad-Westhaven, and Willow Creek.</p> <p>Notice of the proposed project shall be provided to all property owners and occupants within one thousand feet of the perimeter of the parcel on which a permit is being requested.</p>	<p>The subject parcel is within the Hydesville-Carlotta Community Planning Area and requires a Conditional Use Permit.</p> <p>Notice of Application was sent to all property owners and residents with one thousand feet of the perimeter of the subject parcel.</p>
§314-55.4.5.4 Permit Limits and Permit Counting	<p>No more than eight acres of Commercial Cannabis permits may be issued to a single Person. No more than ten (10) Persons shall be granted permits authorizing three (3) or acres of cultivation pursuant to the provisions of 55.4.6.1.2(c).</p>	<p>According to records maintained by the Planning Department, the party who is the Kamino applicant, submitted four applications. Two applications have been approved (SP-16-503)—one for mixed light cultivation and one for wholesale nursery. The applicant has one permit application for receiving RRR cultivation. The applicant has the application considered in this staff report. As part of the proposal, the applicant would convert the mixed light cultivation entitlement to commercial nursery space and would abandon the application for receiving RRR cultivation area.</p>
§314-55.4.6.0 Conversion of Timberland	<p>Cultivation sites may only be located within an Non-Forested area that was in existence prior to January 1, 2016.</p>	<p>The subject parcel is prime agricultural land. No trees are proposed for removal.</p>

314-55.4 et seq. HCC: Commercial Cultivation, Processing, Manufacturing, Distribution, Testing and Sale of Cannabis for Medical or Adult Use Inland Land Use Regulation (CCLUO)

<p>§314-55.4.6.4.4 Standard Setbacks</p>	<p>The area of cannabis cultivation and on-site processing shall be setback at least 30 feet from any property line, 300 feet from any residence on an adjacent parcel or 270 feet from any undeveloped adjacent parcel, 600 feet from any school, school bus stop, church or other place of religious worship, public park, or tribal cultural resources (TCRs) and 1,000 feet from all Tribal Ceremonial Sites.</p>	<p>The cultivation area conforms to the 600-foot setback for schools, school bus stops, parks, or places of religious worship. The Cultural Resources Study performed by DZC Archaeology and Cultural Resource Management, and the Tribal Historic Preservation Officer who reviewed the study, have indicated that there are not any nearby Tribal Cultural Resources or Tribal Ceremonial Sites.</p> <p>The nursery structures are buildings, but they are not equipped with carbon filtration systems. They are more than 600 feet from any residences on adjacent parcels.</p>
<p>§ 314-55.4.7.1</p>	<p>Cannabis Support Facilities including nurseries are allowed within zones specified in Sections 55.4.6.1.1 (AE, AG, FR, and U) and 55.4.6.2.1 (c-3, ML, MH, and U), as well as C-2 and MB zones. Nurseries shall be principally permitted with a Zoning Clearance Certificate when meeting all applicable Performance Standards, as well as the Eligibility Criteria in Sections 55.4.6.4.1, 55.4.6.4.2 and 55.4.6.4.3.</p>	<p>The proposed project is 32,400 sf of commercial nursery space and appurtenant uses.</p> <p>The subject parcel occurs within the Hydesville-Carlotta Community Planning Area (CPA). Pursuant to Section 55.4.5.1.4(a), the proposal shall require a Conditional Use Permit to allow a Hearing Officer to consider the potential impacts and cumulative impacts of the proposed cannabis activities upon the community as a whole, including impacts to residents within the CPA.</p>
<p>§314-55.4.11 Application Requirements</p>	<p>Identifies the Information Required for All Applications</p>	<p>Attachment 4 identifies the information submitted with the application and shows all the required information was received.</p>
<p>§314-55.4.12 Performance Standards</p>	<p>Identifies the Performance Standards for Cannabis Cultivation Activities.</p>	<p>All the applicable performance standards are included as conditions of project approval. They are required to be met throughout the timeframe of the permit.</p>

314-55.4 et seq. HCC: Commercial Cultivation, Processing, Manufacturing, Distribution, Testing and Sale of Cannabis for Medical or Adult Use Inland Land Use Regulation (CCLUO)		
<p>§314-55.4.12.1.8 Performance Standards– Road System</p>	<p>Roads providing access to any parcel(s) or premises on which commercial cannabis activities occur must comply with standards regarding dead-end road length, functional capacity and private road systems protections for water quality and biological resources.</p>	<p>Access to the site is from a private driveway that intersects with State Highway 36. The subject parcel is at the dead end of the private drive, approximately 0.3 miles from the intersection with State Highway 36.</p> <p>The project includes a Special Permit because the road does not currently provide the functional capacity of a category 4 roadways. The applicant submitted a Road Evaluation Report prepared by a Registered Professional Engineer. Included in the report were several recommendations to bring the roadway up to the functional capacity of a category 4 roadway. These recommendations include widening the entire road to a minimum of 12', ensuring shoulders are generally between 3-5 feet, and the clearing of brush to make the turnouts on the road intervisible. All recommendations are included in the conditions of project approval.</p> <p>Per the road evaluation report, the existing road poses no threat to water quality and biological resources.</p>

<p>§314-55.4.12.1.10 Performance Standards– Biological Resource Protection</p>	<p>Projects proposing new development activities shall provide the necessary information to implement Mitigation Measures 3.4-1a – 3.4-1l, 3.4-3a, 3.4-4, 3.4-5 and 3.4-6 from the Final Environmental Impact Report.</p>	<p>The site is located in a river valley near the confluence of the Van Duzen and Eel Rivers and is surrounded to the East West and South by actively cultivated and/or grazed agricultural land. The ecosystem of the site and surrounding area is largely controlled by human disturbance, with few trees present and un-cultivated areas dominated by ruderal or early-succession plant communities. The majority of the proposed expansion is currently a bare gravel lot, though some ruderal vegetation grows near the existing greenhouses and in the southernmost 5 ft of the proposed footprint. The California Natural Diversity Database shows the parcel to be in proximity to observations sites of Cascade Downingia and Longfin Smelt. However, during the site inspection associated with a biological resources assessment performed by Stillwater Sciences, no special status plant or animal species were observed. There are no watercourses on the subject parcel.</p> <p>Containment of the project footprint to 20% of the subject parcel, the implementation of the invasive species management plan prepared for the site, implementation of the waste and hazardous materials management plan, compliance with the Site Management Plan prepared for the site will avoid significant effects on biological resources.</p> <p>Irrigation water is sourced from an onsite well. The parcel is within the Eel River Groundwater Basin, so there is potential for a deep well to divert underground flows of the proximate rivers. The applicant submitted an assessment of the well prepared by a licensed professional geologist. Considering the depth of the well, the stratigraphy of the site and the distance between the site and the river, the report concludes that withdrawal from the well will not likely individually affect shallow groundwater elevations, stream discharge or other characteristics of the Eel River Valley. No Lake or Streambed Alteration Agreement with CDFW was required for the site and CDFW responded to request for comment stating that the agency has no specific concerns relating to the proposed development on the site. The State Water Resource Control Board (SWRCB) – Division of Water Rights responded</p>
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314-55.4 et seq. HCC: Commercial Cultivation, Processing, Manufacturing, Distribution, Testing and Sale of Cannabis for Medical or Adult Use Inland Land Use Regulation (CCLUO)		
		to request for comment on the project recommending approval with no conditions. The applicant has submitted a Site Management Plan pursuant to Order No. WQ 2017-0023-DWQ of the California Water Code Section 13260(a), and a Notice of Applicability demonstrating successful enrollment in the SWRCB program. Ongoing conditions of approval require compliance with SWRCB regulations for the life of the project.
§314-55.4.12.2 Performance Standards– Commercial Cannabis Cultivation	Identifies the Performance Standards for Cannabis Cultivation Activities.	The project as proposed and conditioned meets all of the requirements stipulated in the cited section. In Attachment 1, these performance standards have been incorporated into the On-going Conditions of Approval that must be satisfied for the life of the project.
§314-55.4.12.4 Performance Standards– Light Pollution Control	a) Structures used for Mixed Light Cultivation and Nurseries shall be shielded so that no light escapes between sunset and sunrise. b) Where located on a Parcel abutting a residential Zoning District or proposed within Resource Production or Rural Residential areas, any Security Lighting for Commercial Cannabis Activities shall be shielded and angled in such a way as to prevent light from spilling outside of the boundaries of the Parcel(s) or Premises or directly focusing on any surrounding uses.	The proposed project is for 32,400 square feet of commercial nursery space. This operation requires the use of lights inside of the nursery buildings. The buildings are designed with translucent rooves so there exists potential for light to escape. However, all nursery buildings are equipped with automated blackout tarps to ensure the no light escapes between sunset and sunrise each night. Compliance with this performance standard is included as an ongoing condition of project approval. Parcel surrounding the subject parcel are zoned AE, AG, TPZ or U, which are considered Resource Production areas. Ongoing conditions of approval require any Security Lighting for Commercial Cannabis Activities to be shielded and angled in such a way as to prevent light from spilling outside of the boundaries of the Parcel(s) or Premises or directly focusing on any surrounding uses.

314-55.4 et seq. HCC: Commercial Cultivation, Processing, Manufacturing, Distribution, Testing and Sale of Cannabis for Medical or Adult Use Inland Land Use Regulation (CCLUO)		
<p>§314-55.4.12.5 Performance Standards– Energy Use</p>	<p>All electricity utilized by Commercial Cannabis Cultivation, Manufacturing or Processing activities shall conform to one or more of the following standards:</p> <ul style="list-style-type: none"> •Grid power supplied from 100% renewable source; and •On-site renewable energy system with twenty percent net non-renewable energy use <p>Grid power supplied by partial or wholly non-renewable source with purchase of carbon offset credits.</p>	<p>Power to the site is currently provided by PG&E. The applicant proposes to install photovoltaic solar modules on the roof to provide 100% of the electrical demand for the expansion of the nursery area.</p> <p>If the photovoltaic system does not meet the demand of the expansion area, conditions of approval require that the applicant opt to purchase renewable energy from PG&E.</p>
<p>§314-55.4.12.6 Performance Standards– Noise</p>	<p>Noise from cultivation and related activities shall not result in an increase of more than three decibels of continuous noise above existing ambient noise levels at any property line of the site. Existing ambient noise levels shall be determined by take twenty-four measurements on three or more property lines when all cannabis related activities are not in operation.</p>	<p>Power to the subject parcel is provided by PG&E. 100,000w of photovoltaic solar modules are to be installed on the roof to offset 100% of electrical power usage for the nursery expansion. There is a backup generator in the event of a power-outage.</p>

314-55.4 et seq. HCC: Commercial Cultivation, Processing, Manufacturing, Distribution, Testing and Sale of Cannabis for Medical or Adult Use Inland Land Use Regulation (CCLUO)

<p>§314-55.4.12.7 Performance Standards – Cannabis Irrigation</p>	<p>A Special Permit shall be required where Irrigation of Commercial Cannabis Cultivation Activities occurs wholly or in part using one or more Diversionary sources of water. All Cannabis Irrigation, regardless of cultivation area, shall be subject to documentation of water use, forbearance periods and storage requirements, metering and recordkeeping.</p>	<p>Irrigation water is sourced from an onsite well. The parcel is within the Eel River Groundwater Basin, so there is potential for a deep well to divert underground flows of the proximate rivers. The applicant submitted an assessment of the well prepared by a licensed professional geologist. Considering the depth of the well, the stratigraphy of the site and the distance between the site and the river, the report concludes that withdrawal from the well will not likely individually affect shallow groundwater elevations, stream discharge or other characteristics of the Eel River Valley.</p> <p>No Lake or Streambed Alteration Agreement with CDFW was required for the site and CDFW responded to request for comment stating that the agency has no specific concerns relating to the proposed development on the site.</p> <p>The State Water Resource Control Board (SWRCB) – Division of Water Rights responded to request for comment on the project recommending approval with no conditions.</p>
<p>314-55.4.12.10 Performance Standards – Soils Management</p>	<p>A soils management plan shall be provided detailing the use of imported and native soil on the Parcel(s) or Premises. The plan shall provide accounting for the annual and seasonal volume of soil that is imported and exported and documentation of the approved location of any Parcel(s) used for off-site disposal of spent soil if this occurs or is proposed.</p>	<p>The applicant proposes use of minimal organic amendments and slow release fertilizers to prevent soil toxicity and overuse of fertilizers. Upon expirations of plant stocks there would no longer be any fertilizer left in the soil media. Any left would be utilized and organically amended as needed for the outdoor permaculture gardens.</p>
<p>314-55.4.12.16 Performance Standards – Invasive Species Control</p>	<p>It is the responsibility of a certificate or permit holder to work to eradicate invasive species.</p>	<p>An Invasive Species Management Plan was prepared for the project. The plan assesses existing conditions on the site and outlines Best Management Practices for managing populations of invasive species. Ongoing conditions of approval require that the applicant follow this plan for the life of the project.</p>

4. Public Health, Safety and Welfare: The following table identifies the evidence which supports finding that the proposed development will not be detrimental to the public health, safety and

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 will 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 significant environmental damage.

5. 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
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 midpoint of the density range specified in the plan designation), except where: 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.	As discussed above, this parcel was not included in the 2014 Housing Inventory because of the land use designation and zoning. It is developed with a single-family residence which will remain. The project is in conformance with the standards in the Housing Element.

6. Environmental Impact: The following evidence supports finding that the proposed development will not adversely impact the environment.

As lead agency, the Department prepared an Addendum to the previously adopted Environmental Impact Report (EIR) (State Clearinghouse # 2017042022) prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) and adopted by the County Board of Supervisors May 8, 2018. The EIR prepared for the CCLUO established that the environmental effects of existing cultivation operations would be reduced from the baseline impacts through the regulations applied by the CCLUO. The EIR prepared for the CCLUO also established local land use regulations to allow for continued commercial cannabis operations in the unincorporated area of the County that ensure the health and safety of residents, employees, County visitors, neighboring property owners and end users of cannabis. The proposed project is consistent with all regulations within the CCLUO and all mitigation measures of the EIR. The project is for the approval of an existing cultivation and on-site processing activities. The environmental document on file include detailed discussions of all the relevant environmental issues.

ATTACHMENT 3
CEQA Addendum

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

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

APN 201-311-016, 604 St Hwy 36, Alton area, County of Humboldt

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

January 2020

Background

Project Description and Project History – The Commercial Cannabis Land Use Ordinance (CCLUO) updated the County's existing Commercial Medical Marijuana Land Use Ordinance (Section 313-55.4 and 314-55.4 of Chapter 3 of Division 1 of Title III of the County Code) as well as repeal of the Medical Cannabis Testing and Research Laboratories provisions and on-site consumption prohibition found in Sections 313-55.3.15, 314-55.3.15, 313-55.3.11.7, and 314-55.3.11.7 of Division 1 of Title III of the County Code, respectively. These regulations establish land use regulations for the commercial cultivation, processing, manufacturing, distribution, testing, and sale of cannabis within the County. These regulations were developed in concert with the Final Environmental Impact Report (EIR) that was adopted for the ordinance in order to implement the mitigation measures of the EIR. The EIR addressed the broad environmental impacts that could be expected to occur from the adoption and implementation of the ordinance. The EIR specified that the regulations established in the CCLUO would mitigate the impacts of existing 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 EIR prepared for the CCLUO also established local land use regulations to allow for continued commercial cannabis operations in the unincorporated area of the County that ensure the health and safety of residents, employees, County visitors, neighboring property owners and end users of cannabis. The proposed project is consistent with all regulations within the CCLUO and all mitigation measures of the EIR. Commercial cannabis cultivation in existence as of December 31, 2015, was included in the environmental baseline for the EIR. The current project was contemplated by the EIR and compliance with the provisions of the CCLUO will fully mitigate all environmental impacts of the project to a less than significant level.

The modified project involves A conditional use permit to expand upon the approved SP-16-503 project which consisted of 9,720 sf of commercial nursery and 9,720 sf of mixed light cultivation. The applicant proposes to convert the mixed light cultivation to commercial nursery space and to add 3 nursery buildings to reach a total of 32,400 sf. All proposed activities would occur on less than 20% of the prime agricultural soils of the parcel. Water is sourced from a non-hydrologically connected well. Water demand is estimated to be 334,000 gallons per year. There would be 20,000 gallons of storage onsite. Energy would be 100% renewable being sourced from proposed installation of onsite solar. Staff would increase from 2 permanent employees and 10 temporary employees to 19 full-time employees. The project would generate as many as 42 trips per day.

The site is located in a river valley near the confluence of the Van Duzen and Eel Rivers and is surrounded to the East West and South by actively cultivated and/or grazed agricultural land. The ecosystem of the site and surrounding area is largely controlled by human disturbance, with few trees present and un-cultivated areas dominated by ruderal or early-succession plant communities. The majority of the proposed expansion is currently a bare gravel lot, though some ruderal vegetation grows near the existing greenhouses and in the southernmost 5 ft of the proposed footprint. The California Natural Diversity Database shows the parcel to be in proximity to observations sites of Cascade Downingia and Longfin Smelt. However, during the site inspection associated with a biological resources assessment performed by Stillwater Sciences, no special status plant or animal species were observed. There are no watercourses on the subject parcel.

Containment of the project footprint to 20% of the subject parcel, the implementation of the invasive species management plan prepared for the site, implementation of the waste and hazardous materials management plan, compliance with the Site Management Plan prepared for the site will avoid significant effects on biological resources. Irrigation water is sourced from an onsite well. The parcel is within the Eel River Groundwater Basin, so there is potential for a deep well to divert underground flows of the proximate rivers. The applicant submitted an assessment of the well prepared by a licensed professional geologist. Considering the depth of the well, the stratigraphy of

the site and the distance between the site and the river, the report concludes that withdrawal from the well will not likely individually affect shallow groundwater elevations, stream discharge or other characteristics of the Eel River Valley. No Lake or Streambed Alteration Agreement with CDFW was required for the site and CDFW responded to request for comment stating that the agency has no specific concerns relating to the proposed development on the site. The State Water Resource Control Board (SWRCB) – Division of Water Rights responded to request for comment on the project recommending approval with no conditions. The applicant has submitted a Site Management Plan pursuant to Order No. WQ 2017-0023-DWQ of the California Water Code Section 13260(a), and a Notice of Applicability demonstrating successful enrollment in the SWRCB program. Ongoing conditions of approval require compliance with SWRCB regulations for the life of the project.

The modified project is consistent with the adopted EIR for the CCLUO because it complies with all standards of the CCLUO which were intended to mitigate for impacts of new and existing cannabis operations. These include complying with County Fire Safe regulations, noise and light attenuation measures to limit disturbance to wildlife, supplying irrigation water from a groundwater well and electricity from PG&E, and utilizing a Category 4 equivalent road system.

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

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

Summary of Significant Project Effects and Mitigation Recommended

No changes are proposed for the Final EIR recommended mitigations. The proposal to authorize a 32,400 square foot commercial nursery operation is fully consistent with the impacts identified and adequately mitigated in the Final EIR. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the Final EIR.

In reviewing the application for consistency with the adopted EIR, the County considered the following information and studies, among other documents (see Attachment 4 for a complete listing of supporting documentation):

- Nursery Operations Plan prepared by the applicant, received September 23, 2019.
- A Site Plan prepared by the applicant received September 23, 2019;
- Road Evaluation prepared by Stillwater Sciences, September 18, 2019;
- Invasive Species Control and Management Plan prepared the applicant, received September 23, 2019;
- Biological Assessment Report prepared by Stillwater Sciences, September 20, 2019 ; and
- Waste & hazardous Materials Management Plan prepared by the applicant, received September 23, 2019;
- Stormwater Management Plan prepared by the applicant, received September 23, 2019;
- Site Management Plan prepared by Stillwater Sciences September 2019;
- Well Assessment prepared by Stillwater Sciences September 13, 2019;
- Proof of written verification that a Lake or Streambed Alteration Agreement is not required, August 27, 2019.

Other CEQA Considerations

Staff suggests no changes for the revised project.

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

See Purpose statement above.

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

FINDINGS

1. The proposed project will modify an existing cannabis operation and allow for additional development that is entirely consistent with county and state requirements intended to adequately mitigate environmental impacts.
2. The circumstances under which the project was approved have not changed substantially. There are no new significant environmental effects and no substantial increases in the severity of previously identified effects.
3. For the current proposed project, there has been no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted as complete.

CONCLUSION

Based on these findings it is concluded that an Addendum to the previous Final EIR is appropriate to address the requirements under CEQA for the current project proposal. All of the findings, mitigation

requirements, and mitigation and monitoring program of the EIR, remain in full force and effect on the original project.

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. 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 ¼ 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. (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. (n/a)
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 North Coast Regional Water Quality Control Board demonstrating enrollment in Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (Attached – Site Management Plan; On file – Notice of Applicability dated February 15, 2019)
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. (Written verification that no LSAA is needed, on file)
9. If the source of water is a well, a copy of the County well permit, if available. (Attached)

10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (CAL-FIRE). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with CAL-FIRE. (Not applicable)
11. Consent for 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. DEH Worksheet. (On file)
16. Road Evaluation prepared by Stillwater Sciences, September 18, 2019 (Attached)
17. Invasive Species Control and Management Plan prepared the applicant, received September 23, 2019 (Attached)
18. Biological Assessment Report prepared by Stillwater Sciences, September 20, 2019 (Attached)
19. Waste & hazardous Materials Management Plan prepared by the applicant, received September 23, 2019 (Attached)
20. Stormwater Management Plan prepared by the applicant, received September 23, 2019 (Attached)
21. Site Management Plan prepared by Stillwater Sciences September 2019 (Attached)

22. Well Assessment prepared by Stillwater Sciences September 13, 2019 (Attached)



KAMINO, LLC
APN# 201-311-016

Nursery
Operations Plan

Existing Permit SP-16-503 Approved September 21, 2017
Amended September 03, 2019

Prepared by Authorized Agents:

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Description of Proposed Modifications to Project and Activities.....	1
Facilities Development (Nursery & Cultivation).....	1
Kamino proposes the following facilities nursery operations and propagation:.....	1
Location Prime Soils.....	1
Schedule of Activities During Each Month.....	3
Watershed and Nearby Habitat Protection	3
Site Drainage, Runoff, and Erosion Control	3
Site Drainage	3
Runoff and Erosion Control.....	3
Description of Water Source and Irrigation Plan	4
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Fifth Amendment Statement

The activities described herein will be undertaken legally in compliance with the California Medical Cannabis Regulation and Safety Act (MCRSA), Humboldt County Commercial Medical Cannabis Land Use Ordinance 2559, California Regional Water Quality Control Board North Coast Region Order No. 2015-0023, and other associated laws. At no time, does Kamino LLC, or its affiliates give up their Constitutional 5th Amendment Right against self-incrimination.

Description of Proposed Modifications to Project and Activities

Kamino LLC - Nursery (Kamino) proposes to modify its existing permits to operate under a single expanded nursery permit on a leased portion of Humboldt County Assessor's Parcel Number 201-311-016, located off Highway 36 approximately one-half mile East of Highway 101. The proposed activities for which we seek Humboldt County Commercial Cannabis related permits are:

1. First Proposed Permit Modification – to obtain a permit to operate a thirty-two thousand four hundred square foot (32,400'²), Nursery Operation that produces only clones, immature plants, seeds, and other agricultural products for bulk wholesale sale or to supply farms and retail nursery outlets, used specifically for the plant, propagation, and cultivation of cannabis.
2. Second Proposed Permit Modification – to abandon a permit to operate a nine thousand seven hundred and twenty square foot (9720'²), Mixed-Light Cultivation Operation.
3. Third Proposed Permit Modification – to abandon maximum allowable Zoning Clearance Permits to host Retirement, Remediation, and Relocation (RRR) cultivation areas.

Facilities Development

Kamino proposes the following facilities nursery operations and propagation:

1. Operations Facilities
 - a. 28'x64' (1,792'²) Administration Building (2019) – Administrative offices , Employee facilities and ADA Bathrooms.
 - b. 24'x30' (720'²) Covered Shipping Dock (existing) - Shipping & Receiving
 - c. 24'x30' (720'²) Warehouse (existing) – Materials Storage
 - d. 240'x12' (2,880'²) Covered Breezeway (2019) – Connection of Operations and Propagation Facilities
2. Propagation Facilities:
 - a. 30'x108' (3,240'²) Greenhouse (existing) - Nursery cloning operations enclosed.
 - b. 30'x108' (3,240'²) Greenhouse (existing) - Nursery cloning operations enclosed.
 - c. 60'x108' (6,480'²) Greenhouse (existing) - Nursery vegetation area open-air.
 - d. 60'x108' (6,480'²) Greenhouse (existing) - Nursery vegetation area open-air.
 - e. 60'x108' (6,480'²) Greenhouse (Proposed) - Nursery vegetation area open-air.
 - f. 30'x108' (3,240'²) Greenhouse (Proposed) - Nursery vegetation area open-air.
 - g. 30'x108' (3,240'²) Greenhouse (Proposed) - Nursery vegetation area open-air.

Location Prime Soils

Parcel number 201-311-016 consists of seven point nine six acres (7.96ac), of Prime Agricultural Soils as defined under Section 55.4.7 Definitions. The entire parcel qualifies for new cultivation under Section 55.4.8.2.1 Approvals for New Outdoor and Mixed-Light Cultivation Areas, as it is zoned Agricultural Exclusive (AE; AE-B-5), is

flat with slopes less than two percent (2%) slope, has no timber, and is not located next to public lands or other sensitive locations (see Figure 1). As such, twenty percent (20%) of the assessed acres, equal to one point five nine acres (1.59ac) or sixty-nine thousand two hundred and sixty square feet (69,260²) are available for cannabis related use under Section 55.4.8.2.1. Kamino proposes to use a maximum sixty-eight thousand square feet (68,000²) for nursery related activities.

Figure 1: Location Map - Prime Agricultural Soils



Schedule of Activities During Each Month

Proposed schedule of Nursery activities is based on existing activities under existing nursery permit see in Table 1.

Table 1: Schedule of Activities

Kamino Annual Schedule of Activities												
	January	February	March	April	May	June	July	August	September	October	November	December
GENERAL												
Management												
Facility Maintenance												
NURSERY												
Nursery Stock Maintained												
Clones Cultivated												
Water Utilized												
Lights Utilized												
Heat Utilized												
CULTIVATION												
Cultivation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Harvest	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Processing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Water Utilized	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lights Utilized	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Heat Utilized	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Watershed and Nearby Habitat Protection

Kamino will utilize best organic farm practices and implement a site-specific water resources plan developed to exceed standards set forth by North Coast Water Regional Water Quality Control Board’s Cannabis Cultivation Waste Discharge Program.

Site Drainage, Runoff, and Erosion Control

Site Drainage

Kamino is located on the Van Duzen River floodplain. It traditionally has been farm and pasture land and is practically flat (less than 2% grade). As such, runoff from the site is minimal, and the on-site soil has high infiltration rates.

Runoff and Erosion Control

Kamino will use best practices to minimize discharge to our watersheds and anadromous fisheries. The following erosion control measures are to be implemented:

1. Internal policies and training to employees that shall minimize discharge from farm related activities
2. Road surfaces shall be graveled.
3. Soil pots and beds within the enclosed greenhouses shall be contained and methods implemented to reduce soil loss to the outside.

Description of Water Source and Irrigation Plan

Water Source

Kamino utilizes water supplied by property owner and shares water facilities with entire parcel. Water is sourced from a new one hundred and sixty foot (160') well that was installed per Humboldt Department of Health request in 2018 and certified as not hydrologically connected to the Eel River Groundwater Basin in September 2019. Water shall connect from the well to the following:

1. Two thousand five hundred-gallon (2,500gal) water storage tank with a two and one half-inch (2½") connection for fire suppression purposes.
2. Nursery - Irrigation and climate control systems. Multiple standard water outlets and/or hose connections.
3. Filtered potable water supply stored in two five thousand-gallon (5,000g) tanks.

Water Storage

Water storage on site exclusive for nursery activities will be twenty thousand gallons (20,000g). Storage of water shall be for operational purposes only, no long-term water storage will be utilized.

Gutters are installed on greenhouses and rainwater collection and storage may be utilized in the future as deemed beneficial.

Irrigation Plan

Kamino will conserve water to the best of its abilities and best agricultural practices will be utilized to minimize water used for irrigation. Our cultivation practices will minimize water use via implementation of hand watering with automated drip irrigation when possible.

Table 2: Estimated Water Usage

Kamino Projected Annual Water Usage

Monthly Quantities in Gallons													8/29/19
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Annual Total
Nursery & Cultivation													
Nursery	22,000	22,000	22,000	22,000	36,000	36,000	36,000	36,000	36,000	22,000	22,000	22,000	334,000
Mixed Light Cultivation	0	0	0	0	0	0	0	0	0	0	0	0	0
Combined Total	22,000	22,000	22,000	22,000	36,000	36,000	36,000	36,000	36,000	22,000	22,000	22,000	334,000
20,000¹² RRR													
Mixed Light Cultivation	0	0	0	0	0	0	0	0	0	0	0	0	0

Soil Management and Permaculture Methods

Kamino will utilize best soil management and permaculture methods including:

1. Living Soil practices will be used in combination with slow release fertilizers.
2. All farming on-site will follow organic and agriculturally approved practices for

- cannabis farming in terms of fertilizing, pesticide control and worker safety.
3. Waste plant matter will be composted on-site, and no dumping off-site shall occur.
 4. All runoff collected from irrigation will be directed to our outdoor permaculture gardens and buffer strips where any by products within runoff can be further broken down in living soil and utilized to grow plants as a buffer for pollinators and beneficial insects.

Fertilizers Pesticides, and Amendments

Storage Protocols

Kamino will follow organic operation practices and use the following storage protocol for agricultural fertilizers, pesticides and amendments:

1. Temporary storage of all fertilizers or other organic products shall be in existing agricultural buildings on the property until the operations facility is constructed. Products shall be stored according to manufacturer requirements.
2. A permanent storage area shall be constructed within the operations facility with shelf and floor space for products to be stored according to manufacturer requirements.
3. Clean up and containment protocols shall be based on best industry practices.
4. Clean up and containment equipment shall be maintained in good operating condition on-site at all times.
5. Employees shall be trained in safe handling practices and protocols for using cleanup and containment equipment.

Fertilizers and Amendments Utilized

Kamino uses minimal organic amendments and slow release fertilizers to prevent soil toxicity and over use of fertilizers. Due to the zero runoff of the slow release fertilizer used and its bio viability to the plants, upon expiration of plant stock there is no longer fertilizer left in soil media to cause any toxic damage and any left will be utilized and organically amended as needed for the outdoor permaculture gardens.

Table B: Fertilizers and Amendments

Kamino	Fertilizers and Amendments		
			Last Modified: 9/4/19
	Description	Type	Application
1	Abundant Sea	Supplemental Nutrient	Spayed on Potted Plants
2	Terra Grow	Biofertilizer/ Biofungicide	Soil Media Potted Plants
3	Orca	Mycorrhizae/ Beneficial Bacteria	Soil Media Potted Plants
4	Pro-Silicate	Nutrient	Soil Media Potted Plants
5	Max Sea Grow33	Nutrient	Soil Media Potted Plants
6	Krushed Correction	Nutrient	Soil Media Potted Plants
7	Green Gro Granular Mycorrhizae	Beneficial Fungus/ Biofertilizer	Soil Media Potted Plants
8	Microbe Lift BMC	Nutrient	Applied to Clone Starts
9	Growth Science Nutrients	Nutrient	Applied to Clone Starts
10	Clone Clone Solution	Nutrient	Applied to Clone Starts
11	Pro-Silicate	Nutrient	Applied to Clone Starts
12	Enzymes Komplete	Nutrient	Applied to Clone Starts

Pesticides

Kamino cultivation practices will utilize holistic methods for pest management and minimize the direct use of pesticides when possible. In the event that pesticides are used, only substances that are included in the Legal Pest Management for Marijuana Growers by the State Water Boards will be utilized:

Table C: Pest Management Products

Kamino	Pesticides & Fungicides*		
			Last Modified: 9/4/19
	Description	Type	Application
1	Golden Micronized Sulphur	Preventative Pesticide/ Fungicide	Spayed on Potted Plants
2	Monterey BT	Pesticide	Spayed on Potted Plants
3	Zerotol	Systemic Fungicide	Spayed on Potted Plants
4	Azaguard	Pesticide	Spayed on Potted Plants
5	Pyganic	Pesticide	Spayed on Potted Plants
6	Plant Doctor	Systemic Fungicide	Spayed on Potted Plants
7	Terra Grow	Biofertilizer/ Biofungicide	Soil Media Potted Plants
8	Enzymes Komplete	Natural Cleaner	Soil Media Potted Plants
9	Microbe-Lift BMC	Pesticide/ Larvicide	Soil Media Potted Plants
10	PFR-97 20% WDG	Pesticide/ Bioinsecticide	Soil Media Potted Plants
*Pesticide and Fungicide application is updated on regular basis and reported to Humboldt County Agg Dept.			

Energy Usage

Kamino is utilizing power provided by Pacific Gas & Electric (PG&E) via agricultural drop specifically for the operations.

1. Nursery - Vegetation Greenhouses Two hundred eighty (144) HID lighting fixtures totaling one hundred forty-four thousand watts (144,000w) plus additional power for fans pumps and general operations.
2. Nursery - Cloning Operations mix of HID and LED light strips totaling eleven thousand two hundred watts (11,200w) plus additional power for fans pumps and general operations.

Electrical systems are designed to meet all current code standards and a licensed electrician shall install all electrical systems. One hundred thousand watts (100,000w) of photovoltaic solar modules are to be installed on the roof to offset 100% of electrical power usage for nursery expansion. As lighting and other energy utilizing components are updated low energy consuming technologies will be prioritized.

Natural gas provided by (PG&E) and sourced from existing line on the property using a dedicated meter. Gas will be utilized for seasonal heating of the facilities. Heating system to be installed by licensed contractors to meet all current code standards. Long-term plans include the installation of solar thermal system to reduce the operation's carbon footprint.

Description of Dark Sky Standards

Kamino is dedicated to minimizing light pollution from its facilities. Our dark sky operational standards stipulate that no light from the operation of nursery will be emitted prior to sunrise or after sunset

Dark Sky Policies

Kamino Dark Sky policies shall consist of the following:

1. When supplemental lighting is used in the greenhouses after dark for the nursery, automated motorized light inhibiting shades shall be activated eliminating any light transfer prior to sunrise and after sunset.
2. The light inhibiting shades shall begin automatically activated prior to sunrise and after sunset every day that supplemental lighting is in use.
3. A diurnal calendar shall be conspicuously posted on site.
4. Daily times for cover installation or removal shall be noted on the diurnal calendar.

Member/Employee Standards, Safety Practices, and Emergency Contacts

Employee Standards

Kamino is managed by members of Kamino, LLC. Kamino also has employees that are hired and paid based on State of California Standards. It is anticipated that the operations shall consist of approximately nineteen (19) full time employees.

For the purpose of this document the term “employee” will refer to both LLC members and employees. For all employees the following practices will be implemented:

1. Kamino will only employ persons for hire as allowable by law.
2. Kamino 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).

At all times, employees shall have access to safe drinking water, toilets and hand-washing facilities that comply with applicable federal, state, and local laws and regulations. A description of these facilities follows:

1. One (1) ADA non-gender specific bathroom consisting of a shower, toilet, and sink shall be provided within the general operations facility.
2. A permitted plumbing system meeting code requirement shall be newly installed by a registered plumber to the operations facility.
3. A permitted septic system meeting code requirement shall be newly installed by a registered contractor that exceeds the minimal requirements for a commercial facility consisting of one (1) bathroom and kitchen facility.
4. Potable water for employees shall be provided on-site.

Employee Safety Practices

Kamino operations shall implement safety protocols to protect the health and safety of its employees. All employees shall be provided with adequate safety training relevant to their specific job functions, which may include:

1. Emergency action response planning.
 - a. Employees shall be trained and certified in basic CPR & 1st Aid.
 - b. CPR & 1st Aid Kit Stations shall be provided, one (1) in each greenhouse and one (1) in the general operations facility.
 - c. Employees with known allergies that could be a health concern in an agricultural setting shall inform management, and if require an EpiPen, shall carry said provisions with them at all times while on-site.
 - d. Emergency phone shall be available in general operations facility.
2. Employee accident reporting and investigation policies.
 - a. All accidents shall be reported to management.
 - b. Management shall investigate and keep written reports of accidents.

- c. Reporting to authorities shall be done according to the law.
- 3. Fire Prevention Plan.
 - a. A fire monitoring system shall be installed in conjunction with the monitored security system. (Testing to be witnessed by Fire Dept.)
 - b. Each of the greenhouses shall have at minimum (1) dry chemical fire extinguisher (2A 10NBC) to be located at primary access and at secondary access if more than 75' travel distance from 1st extinguisher.
 - c. The general operations facility shall have at a minimum two (2) dry chemical fire extinguishers (2A 10NBC) located at access points.
 - d. Fire extinguisher locations to be approved by Fire Dept. and noted on building plans.
 - e. All employees shall be trained in fire safety methods and in the proper use of fire extinguishers.
 - f. Fire extinguishers shall be maintained and certified on an annual basis.
 - g. Adequate access and turnarounds for fire support apparatus to be approved by Fire Dept. and incorporated into Site Plans.
 - h. Fire suppression water supply with 250 gallon per minute capacity accessed by standpipe with 2 ½ " NH male connection. (Location to be approved by Fire Dept.)
- 4. Materials handling policies.
 - a. Employees shall be trained in handling cannabis and other related materials on an annual basis.
- 5. Personal protective equipment policies; including respiratory protection.
 - a. Provide personal safety equipment will be provided such as OSHA certified safety glasses (tinted and clear), hats, disposable and reusable gloves, disposable face masks, and filtered respiratory protection.
 - b. Employees shall be trained in the use, expected to make use, and shall have ample access to personal protective equipment.
 - c. Storage areas for personal safety equipment shall be provided.

Emergency Contacts

Kamino operations facilities shall visibly post and maintain an emergency contact list which includes at a minimum:

- 1. Operation manager contact(s):
 - a. Owner: Josh Monschke (707) 932-0033
 - b. Office Manager: Jennifer Morton (707) 599-1647
 - c. Property Owner: Ray Cacciolla (707) 407-8978
- 2. Emergency responder contact(s):
 - a. EMERGENCY CALL 911
 - b. Nonemergency Sheriff: (707) 445-7251
 - c. Fortuna Fire Department: (707) 725-5021
- 3. Poison control contact(s):
 - a. EMERGENCY CALL 911
 - b. Poison Control Centers 1-800-222-1222

Road Usage and Parking

By eliminating cultivation activities and increasing operational efficiencies, Kamino is proposing a minimal increase in traffic. The following steps shall be implemented to minimize traffic:

1. The access road shall be twelve feet (12') wide finished, with two-foot (2') shoulders, graveled, and have a pullout passing at the midway point. Capacity shall be seventy-two thousand (72,000) pounds.
2. Turnarounds will be built per Fire Department requirements near entrance and at end of drive.
3. There shall be a total of eleven (22) standard sized parking stalls and one (1) van accessible ADA compliant parking stall.
4. Kamino shall provide quality break facilities and encourage employees to stay on site from start to end of shift.
5. Employees shall be encouraged to carpool to the site when possible.

Security Plan

Proposed Abandoning of cultivation permits will mitigate some security risks. Kamino shall secure the nursery operation and associated activities using the following means:

1. Operations shall be discreet, respectful of neighbors and as nondescript as possible.
2. The nursery and cultivation site shall be secured behind a primary locked gate to the property. (Gate to be equipped with KNOX switch per Fire Dept. requirements)
3. The operations facility shall be a secure lockable structure.
4. The greenhouses will be permanent hard walled structures and shall be secured. Greenhouse shall also be nondescript on the outside and hidden as best as possible from public view.
5. Nursery site shall be monitored by and a security company and utilize a video surveillance system.
6. Employees will be trained in basic security protocols.



Kamino, LLC (Highline Nursery) Employee Parking Policy

Excerpted from Employee Handbook

Updated February 10, 2020

Hillcrest Drive provides access to Highline Nursery from Highway 36. All employees of Highline Nursery are strongly encouraged to take extra caution entering and exiting Highway 36. Employees are required to observe 5 mph speed limit and avoid excessive noise when driving from Highway 36 to Nursery parking.

Current Parking Plan:

1. Employees must park in designated parking areas near greenhouses. Dedicated ADA parking is marked. Note: Parking areas may shift due to construction.
2. Employees who carpool to work and currently being offered \$5 per day bonus if they carpool.
3. Employees are encouraged not to leave the premises during working hours and offered \$2.50 per day bonus for staying on site during lunch.

Post Construction Parking Plan (Mid 2020)

Agreements are in place with the Humboldt Fence Company to build a staff parking lot on their property, which is outside of the Highline Nursery entrance to the premises. There will be a total of twenty-two (22) standard sized parking stalls and one (1) van accessible ADA compliant parking stall in this new parking lot. Post construction of new parking lot the following practices will be implemented to minimize traffic:

1. Unless otherwise authorized all employees will park in new off-site carpool lot.
2. Employees who are mobility issues will be allowed to park near their work station.
3. A shuttle service will be used in the morning and evening to shuttle staff between the lot to the nursery.
4. Bikes will also be provided for employees to quickly access the staff parking lot or the nursery.
5. Employees will be strongly encouraged to not leave the premises during business hours except for emergencies.
6. Employees who carpool from off site will be offered \$5 per day bonus
7. Employees will be paid a \$2.50 per day bonus for staying on site during lunch.

SEPTEMBER 2019

Site Management Plan for APN 201-311-016

P R E P A R E D F O R

State Water Resources Control Board
1001 I Street, Sacramento CA 95814 &
Kamino, LLC
604 Highway 36
Fortuna CA 95540

P R E P A R E D B Y

Stillwater Sciences
850 G Street, Suite K
Arcata, CA 95521



Stillwater Sciences

Suggested citation:
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This document serves as the Site Management Plan on behalf of the discharger, Kamino, LLC, pursuant to Order No. WQ 2017-0023-DWQ (General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for discharges of Waste Associated with Cannabis Cultivation Activities) of the California Water Code Section 13260(a).

1 SEDIMENT DISCHARGE BEST PRACTICAL TREATMENT OR CONTROL (BPTC)

1.1 Site Characteristics

Stillwater Sciences was contracted to perform a site assessment for APN 201-311-016, which is located in the Alton area near Fortuna, California. Stillwater Sciences' staff performed a site assessment on 27 August 2019 to identify compliance with the SWRCB's order WQ 2017-0023-DWQ. There are no road crossings of surface waters and less than a half-mile of unpaved road on the parcel. Overall, the property was in excellent condition, though some small corrective actions are recommended to achieve full compliance. A site map is located in Section 1.1.1. Photos are provided in Appendix A.

The parcel is located on the Van Duzen River floodplain, proximal to the confluence with the Eel River. The site has traditionally been farm and pasture land and is practically flat (less than 2% grade). As such, runoff from the site is minimal, and the on-site soil has high infiltration rates.

CDFW determined in February 2019 that a LSAA was not required due to the project not resulting in "diversion or obstruction of water, disturbance to land or vegetation, or deposition of any material in or adjacent to any river, stream, or lake, including those that are periodically dry". This letter can be found in Appendix B.

1.1.1 APN 201-311-016 overview map



Site Overview Map APN 201-311-016

Parcel Boundary	Well	Fertilizer Storage
Roads	Water Tank	Barn
Permanent	Residence	Compost
Seasonal	Storage Shed	Portable toilet
Skid	Fuel Storage	
Nursery Area		

Stillwater Sciences

0 50 100 200 Feet

Contour Interval: 40ft
Imagery: ESRI World Imagery

McKinleyville Arcata Fortuna

1.1.2 Access road conditions

Hillcrest Drive provides access to the site from Highway 36. The existing gravel access road is in very good condition. The road is of very low grade, is well surfaced with river run rock, and has well vegetated shoulder. Additionally, the road exhibits no signs of erosion and neither has watercourse crossings nor has any hydrologic connectivity to surface waters.

1.1.2.1 Legacy waste discharge

The site was previously farm and pasture land, so legacy waste was likely limited to animal byproduct or fertilizers leaching into the soil.

1.2 Sediment Erosion Prevention and Sediment Capture

This is a low erosivity project. It traditionally has been farm and pasture land and is practically flat (less than 2% grade). As such, runoff from the site is minimal. A proposed expansion to the nursery facility is sited on an existing gravel lot and will require minimal earthwork. Upon completion of construction operations and/or before the onset of wet weather, any exposed soil will be stabilized by applying mulch and seed. The seeding may be covered by weed-free clean straw or similar biodegradable mulch or similar non-synthetic monofilament netting erosion control material.

1.2.1 Erosion Prevention Control BPTC Measures

The following erosion control measures are to be implemented year-round:

1. Regular monitoring for erosion will occur throughout the work period and the following rainy season, Oct. 15 through June 15.
2. Disturbed soils shall be landscaped and/or seeded and mulched prior to October 15th.
3. Removal of accumulated sediment and/or replacement of damaged sediment control barriers.
4. Road surfaces shall be graveled.

1.2.2 Road Surface Treatments

The access road is currently well armored with river run rock and requires no additional treatment. The road surface will be monitored by the enrollee and re-armored if any signs of erosion occur.

1.2.3 Sediment Control BPTC Measures (to be used at all sites where soil is disturbed)

- Erosion and sediment control best management practices (BMPs) shall be installed prior to the wet season (October 1 through April 30).
- Sensitive areas and areas where existing vegetation is being preserved shall be protected with construction fencing; fencing shall be maintained throughout construction activities.
- All areas disturbed during grading activities shall be seeded with native grass seed and mulched with rice straw.
- Prior to seeding and straw, disturbed areas should be roughened by track walking with a dozer.

- Straw shall be applied at a uniform rate of approximately 4,000 lbs per acre by hand.
- At the completion of the project, straw wattles shall be placed as directed by the engineer or geologist.
- All sediment control BMPs shall be maintained throughout the wet season until new vegetation has become established on all graded areas.

2 FERTILIZER, PESTICIDE, HERBICIDE, AND RODENTICIDE BPTC MEASURES

2.1 Fertilizer

Fertilizers, potting soils, compost, and other soils and soil amendments shall be stored in locations and in a manner in which they cannot enter or be transported into surface waters and such that nutrients or other pollutants cannot be leached into groundwater.

The landowner uses commercially available Pindstrup soils and “Quick Plugs” which are a peat moss- polymer blend that are specifically tailored to nursery operations. All currently used soils are contained within pots on raised tables which nearly eliminates irrigation runoff. All unused soils are stored in their original bags and do not pose a threat of sediment delivery. All soil is reused on site.

A table of fertilizers and amendments is below in Table 1. All amendments are applied per labelling instructions, kept in original containers, and provided secondary containment in a clean and dry building.

Table 1. Fertilizers and Amendments.

Kamino	Fertilizers and Amendments		
			Last Modified: 9/4/19
	Description	Type	Application
1	Abundant Sea	Supplemental Nutrient	Spayed on Potted Plants
2	Terra Grow	Biofertilizer/ Biofungicide	Soil Media Potted Plants
3	Orca	Mycorrhizae/ Beneficial Bacteria	Soil Media Potted Plants
4	Pro-Silicate	Nutrient	Soil Media Potted Plants
5	Max Sea Grow33	Nutrient	Soil Media Potted Plants
6	Krushed Correction	Nutrient	Soil Media Potted Plants
7	Green Gro Granular Mycorrhizae	Beneficial Fungus/ Biofertilizer	Soil Media Potted Plants
8	Microbe Lift BMC	Nutrient	Applied to Clone Starts
9	Growth Science Nutrients	Nutrient	Applied to Clone Starts
10	Clone Clone Solution	Nutrient	Applied to Clone Starts
11	Pro-Silicate	Nutrient	Applied to Clone Starts
12	Enzymes Complete	Nutrient	Applied to Clone Starts

2.2 Pesticide, Herbicide, and Rodenticide

Kamino LLC practices holistic methods for pest management and minimizes the direct use of pesticides when possible with the goal of being a pesticide-free operation.

The property is in compliance with the Orders conditions relevant to fertilizers, pesticides/herbicides, and petroleum products and other chemicals.

Table 2. Pest Management Products.

Kamino		Pesticides & Fungicides*	
			Last Modified: 9/4/19
	Description	Type	Application
1	Golden Micronized Sulphur	Preventative Pesticide/ Fungicide	Spayed on Potted Plants
2	Monterey BT	Pesticide	Spayed on Potted Plants
3	Zerotol	Systemic Fungicide	Spayed on Potted Plants
4	Azanguard	Pesticide	Spayed on Potted Plants
5	Pyganic	Pesticide	Spayed on Potted Plants
6	Plant Doctor	Systemic Fungicide	Spayed on Potted Plants
7	Terra Grow	Biofertilizer/ Biofungicide	Soil Media Potted Plants
8	Enzymes Komplete	Natural Cleaner	Soil Media Potted Plants
9	Microbe-Lift BMC	Pesticide/ Larvicide	Soil Media Potted Plants
10	PFR-97 20% WDG	Pesticide/ Bioinsecticide	Soil Media Potted Plants

*Pesticide and Fungicide application is updated on regular basis and reported to Humboldt County Agg Dept.

2.3 Irrigation Runoff

The property is in compliance with the irrigation runoff standard conditions. Plants are fertilized and watered at agronomic rates and most are contained within trays that eliminate runoff.

2.4 Spoils Management

All spoils generated by the operations are reused on site. All used soil is contained in the beds and amended on site and covered to prevent leaching. All new soil remains in the watertight manufacturer's bags until use. No soil is stored, discarded, or sidecast in locations that could enter waters.

3 PETROLEUM BPTC MEASURES

Electricity is supplied to the property by PG&E, so there are very few petroleum products onsite beyond gasoline and oil necessary to operate handheld machinery such as weed trimmers, chain saws, and a 6,500 kw emergency generator (this will be transferred to natural gas). All gasoline necessary to operate this equipment is stored in 5-gallon cans, in secondary containment, and locked in a storage shed.

The enrollee should obtain one or more spill prevention cleanup kits and keep them readily available to clean up small spills. Spill kits should be located where fuel is stored and refueling occurs.

4 TRASH/REFUSE AND DOMESTIC WASTEWATER BPTC MEASURES

4.1 Trash/Refuse

Refuse is continually managed by on-site personnel to maintain a clean working environment. All refuse and trash is managed by being placed into containers, which are then hauled to the local transfer station. Trash hauling takes place at least twice a month.

4.2 Human Waste

One (1) ADA non-gender specific bathroom consisting of a shower, toilet, and sink shall be provided within the general operations facility. Staff are currently using two ADA portable toilets. There is a residence on site that is not affiliated with the cannabis cultivation operations and which has a permitted septic system.

4.3 Cultivation Waste

All plant waste is added to the on-site compost after being processed through a wood chipper. All used soil is amended and reused on-site. The property is in compliance with the cultivation waste standard condition.

5 WINTERIZATION BPTC MEASURES & SCHEDULE

Most activities take place year-round under a covered roof thus making necessary winterization measures minimal. The applicant should conduct the following activities prior to the onset of measurable rainfall:

- 1) Make sure that all supplies and equipment are in a secure, covered location per Sections 2-4 above.
- 2) Perform yearly maintenance on drainage features as applicable to reduce runoff concentration (i.e. handwork or small equipment work to maintain water bars, ditches, sediment catchment areas, etc.)

Appendix A
Photos



Photo 1. Access road to connect the Nursery to Hillcrest Drive.



Photo 2. Entrance to the premises from Hillcrest Drive.



Photo 3. Photo of locked storage unit on left and the Nursery facility on the right.



Photo 4. Locked pesticide storage area.



Photo 5. Emergency water tank with fire hose fitting. water.

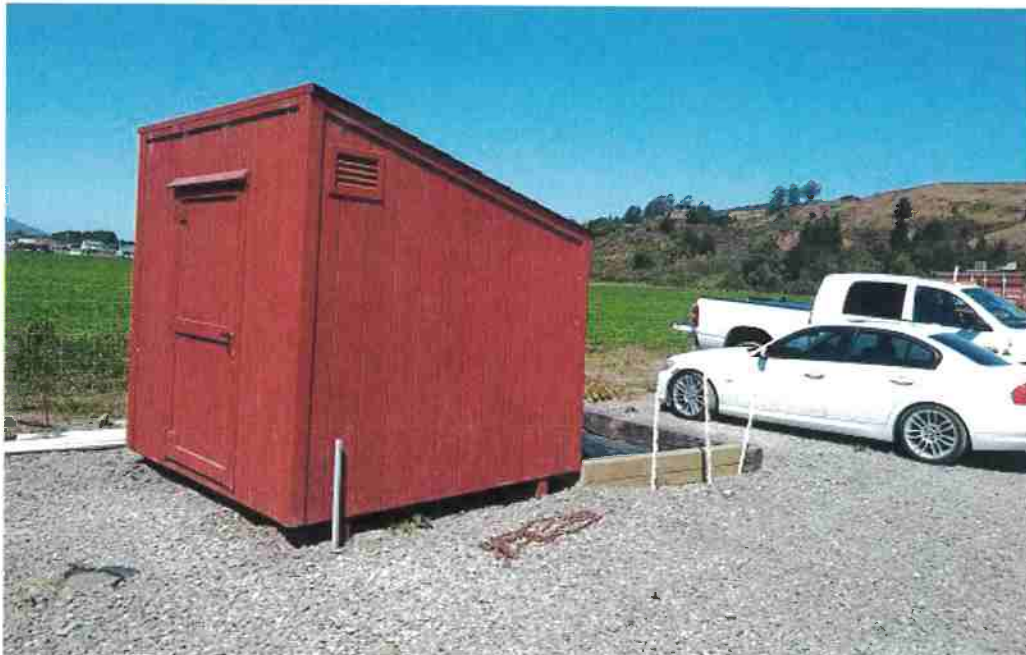


Photo 5. Well and pumphouse completed in 2018 to a depth of 160 vertical feet. Supplies water to entire property and Nursery.

Appendix B

CDFW verification that LSAA is not required

Nancy Stevens

From: Jonathan Monschke <timberstone@mac.com>
Sent: Tuesday, August 27, 2019 1:57 PM
To: Nancy Stevens
Cc: Alexis Huber
Subject: Fwd: EPIMS - Lake or Streambed Alteration Notification Not Required - EPIMS-01265-R1

JONATHAN MONSCHKE
TIMBERSTONE DEVELOPMENT, LLC
208-720-2287

Begin forwarded message:

From: epims.support@wildlife.ca.gov
Subject: EPIMS - Lake or Streambed Alteration Notification Not Required - EPIMS-01265-R1
Date: August 26, 2019 at 7:51:27 AM PDT
To: timberstone@mac.com

**** Do Not Respond to This Email ****

The following Cannabis Cultivation Self-Certification was received:
Notification Number: EPIMS-01265-R1
Name: Kamino Nursery
Program Area: Region 1

The California Department of Fish and Wildlife (CDFW) reviewed your Cannabis Cultivation Self-Certification (Self-Certification) that indicates the following:

1. Your project does not or will not result in **diversion or obstruction of water** from any river, stream, or lake; or use water from a source other than a municipal/public water supply.
- 2.
3. Your project does not or will not result in **disturbance to land or vegetation** in or adjacent to any river, stream, or lake, including those that are periodically dry.
- 4.
5. Your project does not or will not result in **deposition of any material** in or adjacent to any river, stream, or lake, including those that are periodically dry.

Based upon the information you provided in your Self-Certification, your project is not subject to the notification requirements pursuant to Fish and Game Code section 1602.

This letter and your submitted Self-Certification serve as **written verification that a Lake or Streambed Alteration Agreement is not required** for the activities described in your Self-Certification. A copy of this email, your submitted Self-Certification form, and all information and attachments submitted to CDFW must be available at all times at the project site. Please note that this written verification is not valid without this email and your submitted Self-Certification.

To print the required documents:

1. Print this email.
- 2.
3. Log into EPIMS at <https://EPIMS.wildlife.ca.gov>
- 4.
5. Click on "My Permit Applications".
- 6.
7. Click on "Archived Applications".
- 8.
9. Select the "Project Title" listed at the top of this email.
10.
 - o Verify the "ID" matches the "Notification Number" listed at the top of the email.
- 11.
12. The document will open in a separate browser tab/window.
- 13.
14. Use the steps normally used to print from the browser (i.e. Explorer, Chrome, Firefox, etc.).

If you change your project so that it differs materially from the project you described in your Self-Certification, you will need to submit a new Self-Certification.

Please note that you are responsible for complying with all applicable local, state, and federal laws in completing your work. This letter does not relieve you or any person acting on your behalf from complying with other applicable statutes in the Fish and Game Code including, but not limited to, sections 2050 et seq. (threatened and endangered species), section 3503 (bird nests and eggs), and section 3503.5 (birds of prey).

If you have questions, please contact the [CDFW Region Office](#) where the project is located. Please refer to the Notification number provided above.

You may log into EPIMS at <https://EPIMS.wildlife.ca.gov>



KAMINO, LLC
APN# 201-311-016

Stormwater Management Plan

Prepared by Authorized Agents:

Jonathan Monschke - Kamino, LLC, timberstone@mac.com, 208-720-2287,
PO Box 676, Fortuna CA, 95560

Nancy Stevens - Stillwater Sciences, Nstevens@stillwatersci.com, 707-822-9607 x235,
850 G Street, Suite K, Arcata CA 95521

Introduction:

This document has been prepared by staff at Stillwater Sciences to serve as the Stormwater Management Plan for the proposed expansion of a cannabis nursery (hereafter "Project") operated by Kamino, LLC, near Fortuna, CA, on Humboldt APN 201-311-016. As this expansion is being processed by the Humboldt County Planning and Building Department under "Ordinance 2.0", those components of the Project's development that increase the area of impermeable surface on the parcel must be addressed. The relevant section of county code is copied below.

55.4.12.1.12 Stormwater Management

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

While this parcel is outside of the city limits of Fortuna and therefore is exempt from the State Water Resources Control Board's (SWRCB) MS4 General Permit, the attendant Humboldt Low Impact Development Stormwater Manual will be used for guidance regarding design standards.

Existing Site Conditions:

The Project site is accessed from Hillcrest Dr. where it intersects the CA SR-36, 0.6 miles from the US-101. The parcel is located in a river valley near the confluence of the Van Duzen and Eel Rivers and is surrounded to the East, West, and South by actively cultivated and/or grazed agricultural land. There are no watercourses on the parcel. The site is nearly flat with the exception of one approximately 5 ft step in the river terrace proximal to the southern edge of the proposed development. The National Resource Conservation Service's (NRCS) Web Soil Survey application suggests the sites soils are of hydrologic group B or B/D.

The parcel currently hosts one residence and two older agricultural buildings that are unaffiliated with the nursery operations. There are 800 ft of gravel road on the parcel providing access to the nursery facilities. The gravel road has, on average, 2 ft vegetated shoulders along its length.

The existing nursery operation utilizes six interconnected greenhouse structures with two outlying shipping containers for storage and a small shed that houses a well. All of the current infrastructure sits on a graded gravel lot. A 12" diameter French drain runs from north to south along the lot, on the east side of the greenhouses, and empties into an existing vegetated swale to the south of the lot.

Due to the presence of ample vegetated buffer areas surrounding both the road and the nursery lot, it appears that all stormwater is able to be retained and infiltrated onsite under the existing configuration.

Proposed Development:

The nursery expansion Project proposes the construction of an additional greenhouse structures to be added in-line and interconnected with the existing facilities. These proposed structures will match the dimensions of those existing and be 30 ft in width and 120 ft in length. Combined, these new structures would occupy a footprint of 14,400 sq ft. Additionally, the access road will be widened 1 to 2 ft to ensure a minimum width of 12 ft. Assuming an average expansion of 1.5 ft along the 580 ft of road from the parcel boundary south to the nursery lot, an additional 870 sq ft of road footprint would be created. These increases to total parcel impervious area sum to 15,270 sq ft, though will be treated as separate drainage management areas (DMAs).

Nursery:

To detain and infiltrate stormwater runoff generated from the new greenhouse structures, a system will be put in place to direct runoff to the existing vegetated swale, falling under the DMA design described as an "Impervious Area draining to a Self-Retaining Area" in the LID manual. The applicant plans to combine this stormwater treatment system with a rainwater catchment system that will be used to provide irrigation to the nursery operation. Gutters will be installed on all new and existing greenhouses and plumbed to a series of eight 2,500 gallon HDPE tanks. Overflow from these tanks will be piped to the vegetated swale.

The area of the swale capable of detaining water before spillover onto adjacent properties occurs is estimated conservatively at 4,300 sq ft. Using the area of the new greenhouses stated above, an impervious to pervious ratio of 3.3:1 is calculated. The LID manual stipulates that when using a ratio of 3.5:1, the self-retaining area must have a depth of at least 3 inches. Adjusting based on the ratios, a necessary self-retaining area depth of 2.8 inches was calculated for this DMA. Along its north-south axis the swale has an estimated depth of 3-5 ft, and along its east-west axis it appears to have at least six inches of depth, though with natural variation. Based on these calculations, the existing swale should have more than sufficient capacity to contain the runoff generated by the proposed development during the 85th percentile 24-hour storm event. As the swale's

low point appears to be closer to the eastern property line, it is recommended that the runoff be directed towards the western edge of the feature to encourage more even infiltration.

Road:

The width of the access road will be increased by an average of 1.5 ft along its width. After widening, shoulder width will remain generally between 3-5 ft on each side. Assuming an average total permeable shoulder width of 8 ft, an impervious to pervious ratio of 0.19:1 is calculated. This translates to a required 0.16 inches of self-retaining area depth. As the shoulders are virtually flat but well vegetated with grass, shrubs, trees, and are underlain by un-compacted, well-drained soils, no detectable increase in runoff from the 85th percentile, 24 hour storm event will leave the property as a result of development.

Monitoring and Maintenance:

The road DMA should be self-maintaining and will require no set monitoring schedule unless further modifications are made. The performance of the nursery DMA system should be monitored during several initial storm events after installation to ensure proper functioning, and at least once annually thereafter.



Figure 1. Site map showing the proposed nursery development and stormwater management features.

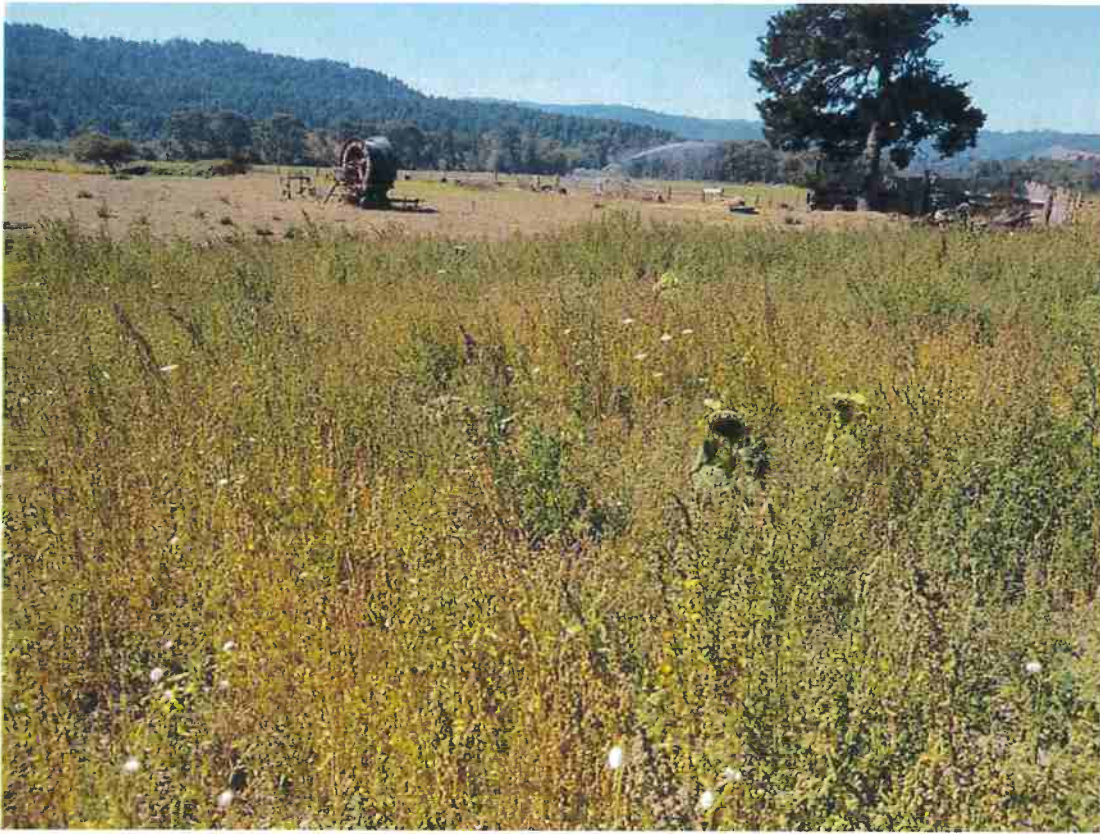


Figure 2. Nursery self-retaining area (vegetated swale) looking southwest

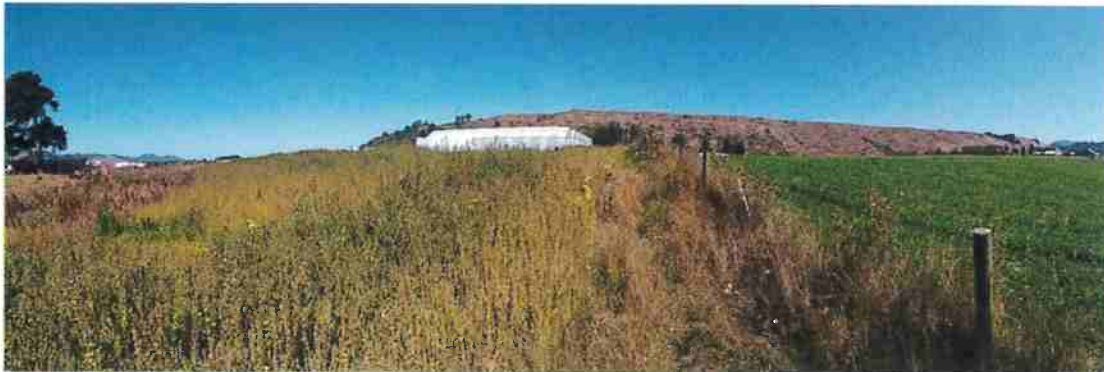


Figure 2. Nursery self-retaining area looking north towards existing nursery



Figure 3: A representative portion of access road on the parcel displaying flat, vegetated shoulders.



KAMINO, LLC
APN# 201-311-016

Waste & Hazardous Materials Management Plan

Prepared by Authorized Agents:

Jonathan Monschke - Kamino, LLC, timberstone@mac.com, 208-720-2287,
PO Box 676, Fortuna CA, 95560

Nancy Stevens - Stillwater Sciences, Nstevens@stillwatersci.com, 707-822-9607 x235,
850 G Street, Suite K, Arcata CA 95521

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Figure 1: Location Map



Watershed and Nearby Habitat Protection

Kamino will utilize best organic farm practices and exceed standards set forth by State Water Resources Control Board's Cannabis Cultivation Discharge Waiver Program.

The property has no water crossings and has been deemed by CDFW to not result in:

- any diversion or obstruction of water,
- disturbance to land or vegetation, or
- deposition of any material in or adjacent to any river, stream, or lake, including those that are periodically dry.

Fertilizers Pesticides, and Amendments

Storage Protocols

Kamino will follow organic operation practices and use the following storage protocol for agricultural fertilizers, pesticides and amendments:

1. Temporary storage of all fertilizers or other organic products shall be in existing agricultural buildings on the property until the operations facility is constructed. Products shall be stored according to manufacturer requirements.
2. A permanent storage area shall be constructed within the operations facility with shelf and floor space for products to be stored according to manufacturer requirements.
3. Clean up and containment protocols shall be based on best industry practices.
4. Clean up and containment equipment shall be maintained in good operating condition on-site at all times.
5. Employees shall be trained in safe handling practices and protocols for using cleanup and containment equipment.

Fertilizers and Amendments Utilized

Kamino uses minimal organic amendments and slow release fertilizers to prevent soil toxicity and over use of fertilizers. Due to the zero runoff of the slow release fertilizer used and its bio viability to the plants, upon expiration of plant stock there is no longer fertilizer left in soil media to cause any toxic damage and any left will be utilized and organically amended as needed for the outdoor permaculture gardens.

Kamino	Fertilizers and Amendments		Last Modified: 9/4/19
	Description	Type	Application
1	Abundant Sea	Supplemental Nutrient	Spayed on Potted Plants
2	Terra Grow	Biofertilizer/ Biofungicide	Soil Media Potted Plants
3	Orca	Mycorrhizae/ Beneficial Bacteria	Soil Media Potted Plants
4	Pro-Silicate	Nutrient	Soil Media Potted Plants
5	Max Sea Grow33	Nutrient	Soil Media Potted Plants
6	Krushed Correction	Nutrient	Soil Media Potted Plants
7	Green Gro Granular Mycorrhizae	Beneficial Fungus/ Biofertilizer	Soil Media Potted Plants
8	Microbe Lift BMC	Nutrient	Applied to Clone Starts
9	Growth Science Nutrients	Nutrient	Applied to Clone Starts
10	Clone Clone Solution	Nutrient	Applied to Clone Starts
11	Pro-Silicate	Nutrient	Applied to Clone Starts
12	Enzymes Komplete	Nutrient	Applied to Clone Starts

Pesticides

Kamino cultivation practices will utilize holistic methods for pest management and minimize the direct use of pesticides when possible. In the event that pesticides are used, only substances that are included in the Legal Pest Management for Marijuana Growers by the State Water Boards will be utilized:

Table C: Pest Management Products

Kamino	Pesticides & Fungicides*		Last Modified: 9/4/19
	Description	Type	Application
1	Golden Micronized Sulphur	Preventative Pesticide/ Fungicide	Spayed on Potted Plants
2	Monterey BT	Pesticide	Spayed on Potted Plants
3	Zerotol	Systemic Fungicide	Spayed on Potted Plants
4	Azanguard	Pesticide	Spayed on Potted Plants
5	Pyganic	Pesticide	Spayed on Potted Plants
6	Plant Doctor	Systemic Fungicide	Spayed on Potted Plants
7	Terra Grow	Biofertilizer/ Biofungicide	Soil Media Potted Plants
8	Enzymes Komplete	Natural Cleaner	Soil Media Potted Plants
9	Microbe-Lift BMC	Pesticide/ Larvicide	Soil Media Potted Plants
10	PFR-97 20% WDG	Pesticide/ Bioinsecticide	Soil Media Potted Plants
*Pesticide and Fungicide application is updated on regular basis and reported to Humboldt County Agg Dept			

Hazardous Spills

Any material, which could be hazardous or toxic to aquatic life which is spilled will result in an immediate call to the California Emergency Management Agency State Warning Center at 1-800-852-7550. CDFW shall also be notified and consulted on the clean-up procedures.

A shower will be built in the ADA bathroom. In the event of a hazardous spill, employees shall immediately remove clothing and proceed to shower. The clothing shall be disposed of or decontaminated before it is removed from the work zone.

Best Management Practices

The following BMPs will be followed:

- All materials for which no use or reuse is intended will be discarded.
- Any material that poses a threat to public health or the environment will be clearly labeled as “Hazardous Waste” and discarded appropriately.
- The storage location for hazardous materials will be inspected frequently to look for signs of:
 - Leaking or deteriorated containers.
 - Damaged or deteriorated labels.
 - Containers that are past their expiration date.
 - Unauthorized additions to the hazardous materials storage.
 - Safety gear is available and in good condition.
- All pesticides are to be stored within the locked case on site, with only authorized employees to be given access.



- Any other flammable or hazardous materials will be stored in the locked 40 x 8 container that only authorized staff will have access to.



Member/Employee Standards, Safety Practices, and Emergency Contacts

Employee Safety Practices

Kamino operations shall implement safety protocols to protect the health and safety of its employees. All employees shall be provided with adequate safety training relevant to their specific job functions, which may include:

1. Emergency action response planning.
 - a. Employees shall be trained and certified in basic CPR & 1st Aid.
 - b. CPR & 1st Aid Kit Stations shall be provided, one (1) in each greenhouse and one (1) in the general operations facility.
 - c. Employees with known allergies that could be a health concern in an agricultural setting shall inform management, and if require an EpiPen, shall carry said provisions with them at all times while on-site.
 - d. Emergency phone shall be available in general operations facility.
2. Employee accident reporting and investigation policies.
 - a. All accidents shall be reported to management.
 - b. Management shall investigate and keep written reports of accidents.
 - c. Reporting to authorities shall be done according to the requirements of law.
3. Fire Prevention Plan.
 - a. A fire monitoring system shall be installed in conjunction with the

- monitored security system. (Testing to be witnessed by Fire Dept.)
 - b. Each of the greenhouses shall have at minimum (1) dry chemical fire extinguisher (2A 10NBC) to be located at primary access and at secondary access if more than 75' travel distance from 1st extinguisher.
 - c. The general operations facility shall have at a minimum two (2) dry chemical fire extinguishers (2A 10NBC) located at access points.
 - d. Fire extinguisher locations to be approved by Fire Dept. and noted on building plans.
 - e. All employees shall be trained in fire safety methods and in the proper use of fire extinguishers.
 - f. Fire extinguishers shall be maintained and certified on an annual basis.
 - g. Adequate access and turnarounds for fire support apparatus to be approved by Fire Dept. and incorporated into Site Plans.
 - h. Fire suppression water supply with 250 gallon per minute capacity accessed by standpipe with 2 ½ " NH male connection. (Location to be approved by Fire Dept.)
4. Materials handling policies.
 - a. Employees shall be trained in handling cannabis and other related materials on an annual basis.
 5. Personal protective equipment policies; including respiratory protection.
 - a. Provide personal safety equipment will be provided such as OSHA certified safety glasses (tinted and clear), hats, disposable and reusable gloves, disposable face masks, and filtered respiratory protection.
 - b. Employees shall be trained in the use, expected to make use, and shall have ample access to personal protective equipment.
 - c. Storage areas for personal safety equipment shall be provided.

Emergency Contacts

Kamino operations facilities shall visibly post and maintain an emergency contact list which includes at a minimum:

1. Operation manager contact(s):
 - a. Owner: Josh Monschke (707) 932-0033
 - b. Office Manager: Jennifer Morton (707) 599-1647
 - c. Property Owner: Ray Cacciolla (707) 407-8978
2. Emergency responder contact(s):
 - a. EMERGENCY CALL 911
 - b. Nonemergency Sheriff: (707) 445-7251
 - c. Fortuna Fire Department: (707) 725-5021
3. Poison control contact(s):
 - a. EMERGENCY CALL 911
 - b. Poison Control Centers 1-800-222-1222



TECHNICAL MEMORANDUM

DATE: September 18, 2019
TO: Humboldt County Planning and Building Dept.
FROM: Joel Monschke, Stillwater Sciences
SUBJECT: Road Evaluation for Kamino LLC, APN 201-311-016

I hereby state that all work described in the attached Technical Memorandum follows accepted engineering practice and was completed under my direction. This Technical Memorandum summarizes results from an evaluation conducted on Hillcrest Drive and an unnamed road leading to APN 201-311-016 per guidance from the Humboldt County Department of Public Works.

Please don't hesitate to contact me with any questions.



Joel Monschke, P.E.
Civil Engineer
Stillwater Sciences

1 INTRODUCTION

Stillwater Sciences has been contracted to conduct a road evaluation for the cannabis support facilities (hereafter "Project") on APN 201-311-016. On 26 August, 2019, a field evaluation was conducted by Stillwater Sciences staff. Information in this Technical Memorandum pertains to Hillcrest Drive and an unnamed road. Hillcrest Drive begins at mile 0.6 of the California SR 36 and terminates 600' to the south at a residence. An unnamed road continues on 800' to the Project site for a total evaluated road length of approximately 1400'. These two sections will hereafter be collectively referenced as "the Road."

2 EXPECTED INCREASE IN USE DUE TO THE PROJECT

2.1 Cannabis Project on APN 201-311-016

The cannabis project proposed on APN 201-311-016 will cause an unavoidable increase in traffic along the Road. There are currently 4 residences and one unaffiliated business served by the road and it is likely that the operations of the cannabis project will lead to a roughly twofold increase in the very low pre-project ADT. The applicant strives to minimize Project related traffic on the Road by encouraging employees to carpool and remain onsite during breaks and lunch. Additionally, efforts will be made to consolidate deliveries to and from the site as much as possible. Road upgrades designed to mitigate traffic related impacts are discussed in section 4.2.

2.2 Other Cannabis Projects in the Vicinity

There are no other cannabis projects served by the Road.

2.3 Average Daily Traffic (ADT) Estimate

Stillwater Sciences' engineer estimated average daily trips based on the number of properties utilizing the access road, the number of employees working at the Project site, discussions with the applicant regarding daily Project operations, and engineering judgement.

There are 5 parcels that utilize the Road in addition to the Project's parcel. Four of these parcels are residential and generate an average estimated 4 trips per day for a total contribution of 16 ADT. The parcel closest to the SR-36 intersection is used by the business Humboldt Fence Co. It is estimated based on the six vehicles observed at the time of the visit and the assumption of five customer visits daily that this parcel contributes an ADT of 22. It is noteworthy that the Humboldt Fence Co. ADT contributions appear to occur exclusively on the first 200' of the Road, a portion which is paved. Non project, existing ADT totals to an estimated 38.

The Project will employ 19 full time employees and will likely have an average of one delivery to the project site and one from the site daily. If each employee drives their own car (a conservative assumption) it is estimated that the Project will generate an ADT of 42. When added to non-project values, a total ADT of 80 is anticipated. This equates to approximately 7 trips per hour during a typical 12-hour day (8 am to 8pm). While there are likely busier times of day, and busier periods of the year, we believe that this is a reasonably accurate estimate for this road evaluation.

3 FIELD OBSERVATIONS

3.1 General Observations

The first 200 ft of the access Road (from the SR 36 intersection) is paved and averages 16 ft in width, while the remainder of the road is gravel and generally has a traveled way width between 10 ft and 11 ft wide. Shoulder width is generally between 4 ft and 6 ft on each side of the roadbed. The gravel road's structural section appears to comprise well compacted native soils and is surfaced with 2" minus river run rock. The majority of the Road is nearly flat with the exception of a 100 ft section beginning at mile 0.08 that dips to the south at grades between 10 and 15%. An unnamed road intersects Hillcrest Drive at mile 0.063 that provides an alternate emergency egress to the SR 36.

3.2 Description of Specific Road Segments

The following measurements were taken along the Road at specified mileages, with mile 0 representing the intersection of Hillcrest Drive and the SR-36.

- Mile 0.025: Paved roadway of 16 ft width flanked by parking areas.
- Mile 0.063: Gravel roadway, 14 ft wide with 4 ft shoulders.
- Mile 0.10: 10.5 ft road width with 3.5 and 2.5 ft shoulders
- Mile 0.16: 10.5 ft road width with 6 ft shoulders
- Mile 0.195: 10.5 ft road width with 6 ft shoulders
- Mile 0.256: road transitions to a 50 ft wide gravel lot alongside the project facilities.

4 RECOMMENDATIONS

4.1 Protections for water quality and biological resources

Observations made during the site visit confirm that the existing road poses no threat to water quality and biological resources and no additional work is needed to satisfy those criteria. This assertion can be justified by the following:

- The road crosses no natural watercourses.
- One ditch culvert servicing the CA-SR 36 is crossed at the intersection between Hillcrest Drive and the SR 36. The ditch appears well vegetated, the crossing stable, and no evidence of sediment delivery to the ditch was observed from the paved road surface.
- The road is gently crowned and generally of very low grade. Its shoulders are well vegetated and appear capable of detaining and infiltrating all stormwater runoff from the road surface. The road is well armored with rock. No evidence of flow concentration or erosion was observed. No runoff from the road is capable of reaching a watercourse.

4.2 General Recommendations for the Road

Some modifications to the existing Road will enhance its ability to safely support expected average daily traffic (ADT) and fire safe road access. These modifications include widening of the road surface and construction of 3 turnouts.

The existing road surface will be widened to a minimum of 12' along its entire length. After this expansion, road shoulders will generally be between 3-5 ft in width. Turnouts (locations indicated on the map (Figure 1) should be at least 60 ft in length, the central 20 ft of which should be at

least 10 ft in width. Turnout entrance and exits should gradually taper to meet the local road width. With the clearing of some brush, these turnouts will be intervisible and will allow for the simultaneous ingress of emergency vehicles and egress of passenger cars to and from the Project site. These same modifications will allow for the safe support of the low anticipated ADT of 80. Currently, the open graveled lot to the south of the Project facilities has sufficient space for a “hammerhead T” firetruck turnaround. As that area is developed during Project expansion, it must be ensured that a turnaround meeting the minimum specifications described in the Humboldt County SRA Fire Safe Regulation Checklist are met. Road conditions will be monitored and maintained by the permittee to ensure the long term protection of public health and safety, habitat, and water quality.

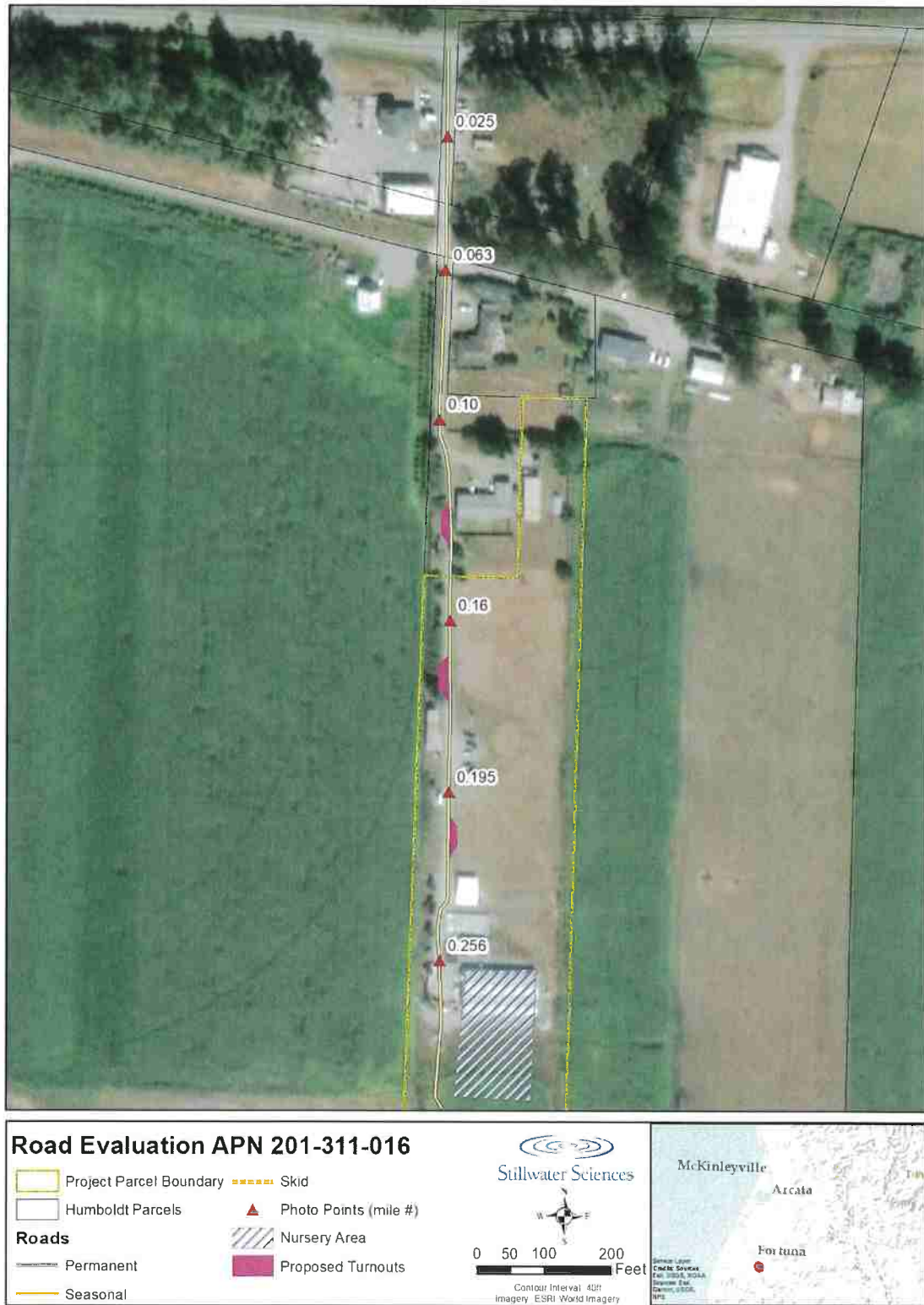


Figure 1: Overview map of the Road and Project APN.

Appendix A
Road Photographs



Photo 1. Mile 0.025 looking north to intersection with SR-36. Paved roadway is 16 ft wide.



Photo 2. Mile 0.063: Gravel roadway is 14 ft wide with 4 ft shoulders. Hillcrest Drive is intersected by an unnamed road that provides an alternate access to SR-36 to the west.



Photo 3. Mile 0.10 looking north: 10.5 ft road width with 3.5 and 2.5 ft shoulders



Photo 4. Mile 0.10 looking south. Gate is a pinchpoint at 16.5 ft wide. Hillcrest Drive ends at the residence. The first turnout is proposed to be constructed across from the residence. Turnout construction and brush removal will open a line of site to the remainder of the Road.



Photo 5. Mile 0.16 looking north: 10.5 ft road width with 6 ft shoulders.



Photo 6. Mile 0.195 looking northeast: road dimensions same as mile 0.16. Parking area visible. The second proposed turnout would be located to the far left of the photo, on the west side of the road and to the north of the barn.



Photo 7. Mile 0.256: panorama centered east. Road ends at a gravel surfaced lot containing the project facilities. The third proposed turnout would be to the far left of the photo, on the east side of the road and to the north of the metal roofed agricultural building.

State of California
Well Completion Report
 Form DWR 188 Submitted 10/5/2018
 WCR2018-008876

Owner's Well Number _____ Date Work Began 09/05/2018 Date Work Ended 09/20/2018
 Local Permit Agency Humboldt County Department of Health & Human Services - Land Use Program
 Secondary Permit Agency _____ Permit Number 16/17-1325 Permit Date 08/22/2017

Well Owner (must remain confidential pursuant to Water Code 13752)	Planned Use and Activity
Name <u>Ray Cacciola</u>	Activity <u>New Well</u>
Mailing Address <u>P.O. Box 417</u>	Planned Use <u>Water Supply Irrigation - Agriculture</u>
City <u>Hydesville</u> State <u>CA</u> Zip <u>95547</u>	

Well Location					
Address <u>602 Hwy 36</u>		APN <u>021-311-016</u>			
City <u>Fortuna</u>	Zip <u>95540</u>	County <u>Humboldt</u>	Township <u>02 N</u>		
Latitude _____ N	Longitude _____ W	Range <u>01 W</u>		Section <u>24</u>	
Deg. _____ Min. _____ Sec. _____	Deg. _____ Min. _____ Sec. _____	Baseline Meridian <u>Humboldt</u>		Ground Surface Elevation _____	
Dec. Lat. <u>40.5445520</u>	Dec. Long. <u>-124.1353780</u>	Vertical Datum _____		Horizontal Datum <u>WGS84</u>	
Location Accuracy _____		Location Determination Method _____		Elevation Accuracy _____	
				Elevation Determination Method _____	

Borehole Information	Water Level and Yield of Completed Well
Orientation <u>Vertical</u> Specify _____	Depth to first water <u>16</u> (Feet below surface)
Drilling Method <u>Other - Under-Ream Down-Hole Hammer</u> Drilling Fluid <u>Bentonite</u>	Depth to Static _____
Total Depth of Boring <u>160</u> Feet	Water Level <u>24</u> (Feet) Date Measured <u>09/20/2018</u>
Total Depth of Completed Well <u>160</u> Feet	Estimated Yield* <u>30</u> (GPM) Test Type <u>Air Lift</u>
	Test Length <u>4</u> (Hours) Total Drawdown <u>136</u> (feet)
	*May not be representative of a well's long term yield.

Geologic Log - Free Form		
Depth from Surface Feet to Feet		Description
0	3	top soil
3	8	brown silty clay
8	14	brown silt
14	47	brown gravel
47	62	blue rounded gravel
62	84	blue clay
84	103	shale & sandstone mixture
103	118	shale
118	124	sandstone & shale
124	160	fractured blue sandstone bedrock

Casings										
Casing #	Depth from Surface Feet to Feet		Casing Type	Material	Casings Specifications	Wall Thickness (inches)	Outside Diameter (inches)	Screen Type	Slot Size if any (inches)	Description
1	0	100	Blank	PVC	OD: 5.563 in. SDR: 21 Thickness: 0.265 in.	0.265	5.563			
1	100	160	Screen	PVC	OD: 5.563 in. SDR: 21 Thickness: 0.265 in.	0.265	5.563	Milled Slots	0.032	

Annular Material				
Depth from Surface Feet to Feet	Fill	Fill Type Details	Filter Pack Size	Description
0	20	Bentonite	Other Bentonite	Sanitary Seal
20	160	Filter Pack	Other Gravel Pack	3/8 Inch Pea Gravel

Other Observations:

Borehole Specifications		
Depth from Surface Feet to Feet	Borehole Diameter (inches)	
0	160	10

Certification Statement				
I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief				
Name	FISCH DRILLING			
	Person, Firm or Corporation			
3150 JOHNSON ROAD	HYDESVILLE	CA	95547	
Address	City	State	Zip	
Signed	<i>electronic signature received</i>	10/05/2018	683865	
	C-57 Licensed Water Well Contractor	Date Signed	C-57 License Number	

Attachments
scan.pdf - Location Map

DWR Use Only				
CSG #	State Well Number	Site Code	Local Well Number	
		N		W
Latitude Deg/Min/Sec			Longitude Deg/Min/Sec	
TRS:				
APN:				



September 13, 2019

Humboldt County Planning Department
Attention: Keenan Hilton, Cannabis Planner
3015 H Street
Eureka, CA 95501

Keenan,

In response to your request on May 29, 2019 regarding the connectivity of the Kamino, LLC well to surface waters, I have reviewed existing information, including well completion reports, available bedrock and surficial geologic mapping, and aerial imagery for the Kamino LLC Property (APN 201-311-016) located at 604 California State Route 36.

The well is 160 feet deep. The stratigraphy at the site is composed of alluvium underlain by sandstone and shale bedrock of the Lower Carlotta unit of the Wildcat formation at a depth of approximately 84 feet. These two geologic units are separated by a slowly permeable blue clay layer. The well is constructed with a blank casing to 100 feet and slotted screen from 100 to 160.

The well is drawing groundwater from the sandstone bedrock 84 feet or more below the surface rather than from surface water or shallow groundwater perched within the alluvium. There does not appear to be any hydraulic connection between the shallow perched water and the deeper bedrock aquifer.

The well is approximately 2,200 feet from the active meander zone of the Van Duzen River. There are no surface water bodies near the well that are interconnected to the Van Duzen River.

Considering these factors, it is unlikely that withdrawal from the well will individually affect shallow groundwater elevations in the area, stream discharge within the Van Duzen River, or other characteristics of the Eel River Valley Groundwater Basin.

Regards

Jay Stallman, PG #8911



Berkeley, CA
510.848.8098

Arcata, CA
707.822.9607

Davis, CA
530.756.7550

Portland, OR
503.267.9006

Morro Bay, CA
805.570.7499

Boulder, CO
720.656.2330

Los Angeles, CA
424.302.3910



KAMINO, LLC
APN# 201-311-016

Invasive Species Management Plan

Prepared by Authorized Agents:

Jonathan Monschke - Kamino, LLC, timberstone@mac.com, 208-720-2287,
PO Box 676, Fortuna CA, 95560

Nancy Stevens - Stillwater Sciences, Nstevens@stillwatersci.com, 707-822-9607 x235,
850 G Street, Suite K, Arcata CA 95521

Figure 1: Location Map



Definition of Invasive Plant Species

Federal Executive Order 13112 was established in 1999 by the National Invasive Species Council which defined an “invasive species” as a species that is 1) non-native (or alien) to the ecosystem under consideration and 2) whose introduction causes or is likely to cause economic or environmental harm or harm to human health. This definition covers all organisms, including vascular plants, animals (including invertebrates), fungi, bacteria and viruses.

Overview

Location

The Kamino Nursery is located on 604 Highway 36, Fortuna, California in the Alton area of Humboldt County. The property is zoned Agriculture Exclusive (AE; AE-B-5) and the surrounding landscape is dominated by agricultural land with flat to minimal slope. The

property consists of 7.96 acres and is primarily made up of disturbed land including buildings and roads. There is no timber or water bodies that pass through the property. The closest water body is the Eel River which is over 1,000 Feet from the Southern parcel line.

Goal

The goal or purpose of this plan is to raise awareness of invasive species amongst Kamino, LLC (Kamino) staff, to outline recommended actions if invasive species are discovered, and to prevent and control invasive species.

Potential species at risk

There are no other known rare, threatened, or endangered species of plants or animals on or near the property although species at risk are found within the larger Fortuna Quad. This table shows the following species which are threatened, endangered, or a species of concern which staff should be aware of. Fish species have been removed since there are no streams or water courses that pass through or near the property.

Element Type	Common Name	Scientific Name	Federal Status	State Status	CDFW Status
Amphibians	foothill yellow-legged frog	<i>Rana boylei</i> <i>Charadrius</i>	None	Candidate Threatened	SSC
Birds	western snowy plover	<i>alexandrinus nivosus</i>	Threatened	None	SSC
Birds	bank swallow	<i>Riparia riparia</i>	None	Threatened	-
Birds	tricolored blackbird	<i>Agelaius tricolor</i>	None	Threatened	SSC
Birds	willow flycatcher	<i>Empidonax traillii</i>	None	Endangered	-
Mammals	Sonoma tree vole	<i>Arborimus pomo</i>	None	None	SSC
Mammals	American badger	<i>Taxidea taxus</i>	None	None	SSC
Mammals	pallid bat	<i>Antrozous pallidus</i>	None	None	SSC
Reptiles	western pond turtle	<i>Emys marmorata</i>	None	None	SSC

The National Wildlife Federation states that “invasive species are among the leading threats to native wildlife. Approximately 42% of threatened or endangered species are at risk due to invasive species.”

Invasive Plant Species

Kamino will utilize best management practices to protect and diversify native plant and animal communities that are located on site. An annual survey will be conducted to identify invasive species and begin eradication measures.

If invasive species are discovered onsite, the management of Kamino, LLC will work with the environmental consultants at Stillwater Sciences to determine the best course of action.

Kamino intends to reduce the impact of invasive plants by removing invasive plant species such as yellow bush lupine, jubata and pampas grass, floxglove, and bull thistle.

A copy of the attached "Invasive Weeds of Humboldt County, 2nd edition" will be onsite for plant identification and recommended management actions (see Attachment A).

Best Management Practices

During the site inspection, the following species listed in the Invasive Weeds of Humboldt County guide pamphlet were identified:

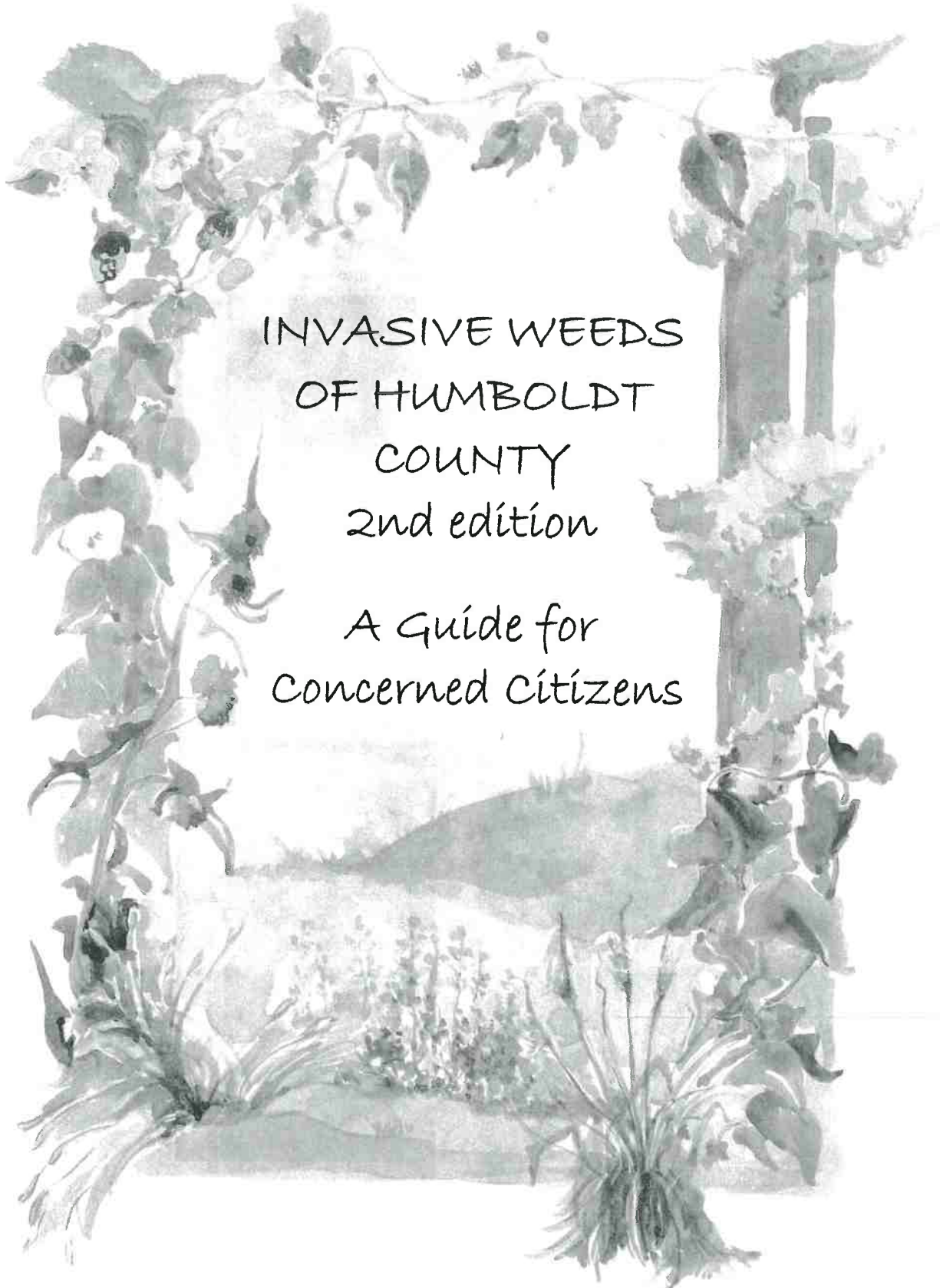
Himalayan Blackberry (*Rubus armeniacus*)

Poison Hemlock (*Conium maculatum*)

Both species were interspersed throughout the vegetated area to the south of the gravel lot onsite. Himalayan blackberry was also observed along the fenceline near the parking area. The following BMPs have been compiled from the California Invasive Plant Council's publication: Preventing the Spread of Invasive Plants: Best Management Practices for Land Managers, and should be followed by site employees to minimize the spread of the identified invasives onsite and to prevent the introduction of additional invasive plants.

- Use weed-free materials for erosion control and soil stabilization. When available, use weed-free straw certified by a county agriculture department, coconut fiber, rice straw and/or native grass straw. These types of erosion control material have limited quantities of invasive plants or contain wetland species that may not survive in dry upland conditions. See Cal-IPC (www.cal-ipc.org/ip/prevention) for a Weed-Free Forage & Straw Supplier List.
- Use weed-free sand and gravel. Any fill material brought on-site should be clean, debris-free, and devoid of invasive plant parts or seeds. Do not borrow fill from weed-infested stockpiles, road shoulders or ditch lines. Inspect aggregate material sources (including but not limited to surrounding ditches, topsoil piles, gravel/sand piles or pits). See Cal-IPC (www.cal-ipc.org/ip/prevention) for information about procuring weed-free sand and gravel.
- Use weed-free seed. Verify seed mix to ensure it does not contain invasive plants. Use local seeding guidelines for your county to determine procedures and appropriate seed mixes.
- Inspect project materials, sources, and storage areas for invasive plants annually and prior to each use to ensure that no invasive plants have invaded since the last inspection. Record inspection results. Continue to monitor worksites for three year after project completion.
- Avoid driving off-road whenever possible
- When driving off-road, avoid patches of invasive plants.
- Exclude areas infested with invasive plants from equipment travel corridors and staging areas.
- Do not dispose of viable invasive plant material that has the ability to resprout or spread at a facility that produces mulch or chipped products
- Locate debris burn piles in areas that minimize the possibility of invasive plant establishment

- Monitor stockpiles of topsoil and duff material regularly as they are highly susceptible to invasion by invasive plants. Determine management needs based on presence of invasive plants.



INVASIVE WEEDS
OF HUMBOLDT
COUNTY
2nd edition

A Guide for
Concerned Citizens



© 2003 Christopher L. Christie

European Beachgrass, pg 4



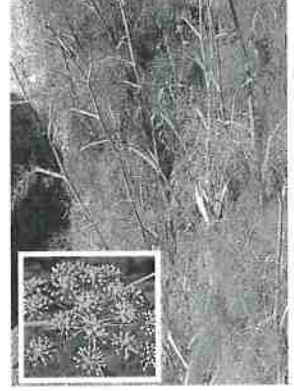
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Iceplant, pg. 4



Walter Knight © California Academy of Sciences

Yellow Bush Lupine, pg. 4



Inset: © 2008 Neal Kramer

Fennel, pg. 5



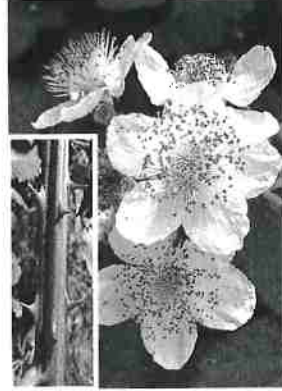
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Foxglove, pg. 5



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Gorse, pg. 5



© 2005 Bort Terra Consulting © 2009 Zoya Akiyeva

Himalayan Blackberry, pg. 5



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Jubata Grass, pg. 6



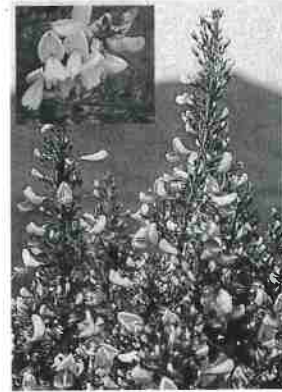
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Klamathweed, pg. 6



Gerard & Buff Corsi © California Academy of Sciences

Poison Hemlock, pg. 6



© 2005 Louis M. Landry, Inset: 2009 Zoya Akiyeva

Scotch Broom, pg. 7



© 2008 Gary McDonald

French Broom, pg. 7



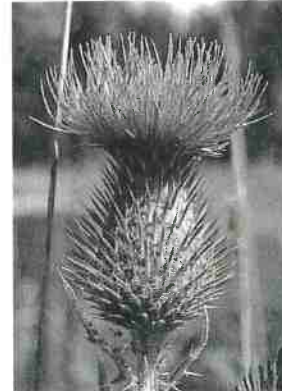
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Spanish Heath, pg. 7



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Teasel, pg. 7



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Bull Thistle, pg. 8



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Canada Thistle, pg. 8

More photos on inside of back cover

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Introduction

How to use this guide

This guide is intended to help you understand the problem of invasive weeds, identify them around your home and community, and take direct action to save our wildlands and protect our natural and agricultural resources from the threat of invasion.

We grouped the weeds by the primary habitat type that they invade. This does not mean, however, that you won't find them in other habitats as well. While some species are fairly specific—for example, European beachgrass is restricted to coastal sand dunes—other weedy species such as pampas grass can occur in a variety of habitats, from dunes to roadsides to your neighbor's backyard.

Color photos are provided on the inside front and back covers of this guide, arranged in the same order as they appear in the text. In addition to the weeds presented here, numerous other invasive weeds occur in Humboldt County. To learn more about them, visit our website at <http://www.cdfa.ca.gov/go/HumboldtWMA> or consult the other web resources and books listed on the back.

 **Report new sightings of red alert weed species.** While most weeds listed here are widespread in Humboldt County, some are relative newcomers or have a limited distribution. Finding new infestations of “red alert” species and responding quickly is the most cost-effective means of control. Look for the phone symbol throughout this guide to indicate which species to report. If you find them, please call the Humboldt County Department of Agriculture, (707)441-5260, agcommissioner@co.humboldt.ca.us.

What is an invasive weed?

Most people are familiar with the concept of weeds in the context of their yard or garden. Weeds are simply undesirable plant species. This same principle holds true for our natural areas, which are home to a diverse array of native plants. The number and variety of these native species is described by the term “biological diversity.” Over the past 150 years, many non-native plants have been introduced to our region, both accidentally and intentionally. Many do not pose an ecological threat, however, some are able to reproduce in the wild and proliferate rapidly and cause the decline or loss of our native plants. Others invade agricultural lands, becoming pests that compete with crops, reduce forage values, and may be poisonous to livestock. We call these invasive weeds.

Why worry about invasive weeds?

Invasive weeds:

- **Change the look and function of landscapes and ecosystems.** Invasive weeds are smothering diverse forest, wetland, dune, and grassland flora, cutting off the base of diverse food webs.
- **Cost us money.** \$82 million dollars is spent annually in California to fight invasive weeds, and the cost of impacts is estimated at over \$2.4 billion (Cal-IPC 2009). Invasive plants harm local agricultural economies by out-competing native forages and interfering with forest regeneration.
- **Increase the risk of fire.** Prolific growth of some weeds, especially flammable woody plants and annual grasses, increase the risk of wildland fires and/or fires in urban areas.
- **Reduce recreational opportunities.** Invasive weeds can form impenetrable thickets that make access to recreational areas difficult or directly degrade the aesthetic value of parklands.
- **Alter hydrology and/or impede water flows.** Aquatic invasive weeds can clog waterways, affect water quality, and/or interfere with complex aquatic food webs that affect numerous organisms.
- **Change native soils chemically and physically.** Some invasive weeds release chemicals into the soil that make it hard for other plants to grow. Weeds can also physically alter soil structure.
- **Disrupt wildlife corridors and bird migratory routes.** Weeds can restrict movements by wildlife.
- **Contribute to the decline of native species.** Invasive weeds are a major driver of plant and animal species decline, primarily due to habitat loss from ecosystem conversion. In some cases, the damages are irreversible, possibly leading to species extinction.

Introduction

What can you do?

Your individual actions to combat the threat of invasive weeds will make a difference! Your efforts will help protect the diversity of native plant communities in Humboldt County.

Don't plant invasive species.

Be selective when you choose plants for home landscaping. Some invasive plants are still sold in nurseries and garden shops, so beware! If you plant these in your yard, they may escape into nearby natural areas. There are many beautiful horticultural plants available for you to choose from that are not invasive. Consider planting native plant species in your home garden. Natives offer a good choice for home landscaping because they are well-adapted to local conditions and often thrive with less care and less water than required by many non-natives. Native plant gardening enhances the value of your yard for local wildlife including birds and butterflies. Check web resources on the back for suggestions.

Control invasive weeds at home and in your neighborhood.

You may have invasives already growing in your backyard. Wind, water, birds and other animals that eat the seeds of these plants can disperse them in nearby natural areas or rangelands. You can help stop these invasions by removing the source plants. Use the tips in this guide for control methods, and share what you've learned with friends and neighbors. Carefully dispose of the plants you remove so as not to inadvertently spread the plants. You will most likely need to follow-up initial efforts with additional treatments. Persistence is the key to any effective weed control program.

Help prevent the accidental spread of invasive weeds.

When you venture into natural areas, be aware that you could be introducing invasive weeds inadvertently. After driving, hiking, biking, or working in areas with invasive weeds, clean your shoes, socks, clothing, backpack, bicycle, pets, or anything else that might be a carrier of weed seeds. **Never** dump aquarium plants into natural water bodies or storm drains!

Participate in organized weed cleanup activities.

Watch for announcements and opportunities to participate in local community workdays aimed at controlling invasive weeds. Many land managers sponsor volunteer events to help pull invasive weeds on public lands. This is a good chance for you to learn to identify invasive species and to learn about the native plant communities that you will help save.

Educate yourself about integrated pest management.

Integrated pest management is a strategy based on using a combination of techniques to achieve the most cost-effective results with the least detrimental impacts to the environment, non-target species, and people. There are many factors to consider, including the unique characteristics of the target weed and of the infested site. For small infestations, manual or mechanical methods are often a good place to start. With some species, however, these methods may make matters worse by inadvertently spreading the plant. In large infestations, mechanical methods can cause soil erosion. Other methods to consider include repeated mowing, smothering, burning, chemical control, biological control, and/or revegetation with native species. Often, a combination of methods is the most effective.

Understanding how each weed reproduces is critical to learning how to control it. Herbs are plants that lack woody tissue. They can have an annual life cycle, meaning that they germinate, grow, reproduce, and die within a single growing season. Biennial herbs produce vegetative growth their first year, flower and produce seed their second year, then die. Perennial herbs are longer lived, typically flowering each year, and though their above-ground parts may die back over winter, the roots survive from one year to the next. Shrubs and trees are woody plants that can either be evergreen, meaning that they keep their leaves all year, or deciduous, meaning that they lose their leaves during part of the year, typically during winter months. Some plants reproduce primarily by seed and others by creeping roots (rhizomes) or creeping stems (stolons).

Plants that Invade Coastal Sand Dunes

European Beachgrass

Ammophila arenaria (Grass family)

Where you will find it: coastal sand dunes

Description: Perennial grass, 1-4 feet tall. European beachgrass is a coarse, clumped grass. It has stiff, narrow, rolled leaves that turn brown in the fall. Conversely, the native dune grass *Leymus mollis* has broad, flat, blue-green leaves.

What it does: This aggressive grass is responsible for nearly wiping out native dune plant communities along the west coast. It was introduced to stabilize dunes and prevent sand from blowing. It creates a steepened foredune and cuts off sand flow, starving native plants that need moving sand to thrive. At risk in local dunes are two federally endangered plants, the Humboldt Bay wallflower and beach layia.

How to get rid of it: Dig out the roots about 3 ft. deep, and use a rake to thoroughly remove rhizome fragments. Remove new resprouts every few weeks spring through fall. Land managers on the North Coast have used this method successfully to restore and protect native dune plant communities.



Iceplant

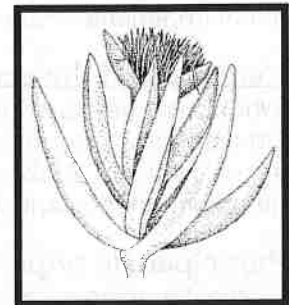
Carpobrotus edulis (Fig-Marigold family)

Where you will find it: sand dunes, sandy roadsides, coastal bluffs, coastal prairies

Description: Perennial groundcover. Iceplant has succulent leaves and bright purple or yellow flowers, with a fig-like fruit. Also called "Hottentot fig" or "highway iceplant," the species has been planted to stabilize sandy areas adjacent to roadways and as a hardy ornamental groundcover.

What it does: Iceplant forms dense mats that smother native plants. Iceplant can reduce soil pH and cause an increase in organic matter that is detrimental to native dune plant species. Iceplant fruits are eaten by rabbits, who then disperse the seed.

How to get rid of it: If you have a dense patch, "roll it up" like a carpet as you sever the roots underneath. Sparser patches need to be dug up. Use a rake to thoroughly remove all root fragments and follow up by removing re-sprouts. If possible, dispose of the material off-site.



Yellow Bush Lupine

Lupinus arboreus (Legume family)

Where you will find it: sandy areas, mostly near the coast

Description: Evergreen shrub, 4-6 feet tall. It is easily identified as the shrub in the dunes with many spikes of bright yellow pea-shaped flowers. Yellow bush lupine is native to the central and southern coastal regions of California, introduced here as an ornamental plant and to stabilize dunes along the railroad.

What it does: Yellow bush lupine adds nitrogen to nutrient poor dune soils in which native dune plants are well-adapted. Increased soil fertility allows non-native plant species to invade, out-competing native species.

How to get rid of it: Before they go to seed, cut mature plants at the base and split the trunk to discourage re-sprouting. Small seedlings can be pulled up. The seedbank lasts for years so you'll need to continue to pull seedlings in subsequent years.



Plants that Invade Grasslands, Fields, and Roadsides

Fennel

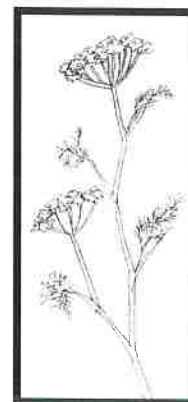
Foeniculum vulgare (Carrot family)

Where you will find it: widely distributed in disturbed areas, especially moist sites

Description: Perennial herb, 2-10 ft. tall. Fennel has upright stems, a stout taproot, feathery leaves with a licorice scent, and flowering stalks with umbrella-like clusters of small yellow flowers. Do not confuse fennel with poison hemlock, which has purple spots on the stem.

What it does: Fennel aggressively competes with native plants for available light, water, and nutrients. It has prolific seed production and a long-lived seed bank.

How to get rid of it: If seeds are present, carefully bag the seed head, cut it off and dispose of it. Dig out individual plants. For large infestations, repeated cutting or mowing can control fennel. Fall burning followed by chemical control in the spring is also effective.



Foxglove

Digitalis purpurea (Figwort family)

Where you will find it: disturbed sites in full sun to part shade, on well-drained acid soils

Description: Perennial herb, 1-5 ft. tall. It's hard to miss this beautiful plant, with one-sided stalks of nodding, bell-shaped, pinkish purple to white flowers. It is cultivated both ornamentally and as a medically important heart stimulant.

What it does: This popular garden plant has escaped into the wild where it may grow so densely that it crowds out native plants. It is toxic to humans, pets, and livestock.

How to get rid of it: Foxglove reproduces only by seed. Pull it up before it goes to seed. Wear gloves, as it can cause numbness of the hands.



Gorse

Ulex europaeus (Legume family)



[Call 441-5260 to report new sightings](tel:441-5260)

Where you will find it: disturbed sites, sand dunes, gravel bars, pastures, logged areas

Description: Prickly evergreen shrub, 6-10 ft. tall. Similar to Scotch broom, gorse has yellow pea-shaped flowers. Unlike broom species, gorse has linear leaves that develop into long, sharp spines.

What it does: Gorse aggressively displaces native plants, acidifies soils, and creates a fire hazard. While relatively uncommon in Humboldt County, it is a major pest in neighboring counties.

How to get rid of it: Like Scotch broom, this plant is best removed by its roots with a tool like a Weed Wrench™, or it will resprout. Remove it before it goes to seed, as the seed bank can persist for decades.



Himalayan Blackberry

Rubus armeniacus (Rose family)

Where you will find it: widely distributed in disturbed sites, roadsides, and streambanks

Description: Evergreen, sprawling shrub, forming dense mounds. Himalayan blackberry can be distinguished from native blackberries by its stout arching stems, broad-based spines, and larger black berries.

What it does: Despite its tasty berries, Himalayan blackberry poses a threat by creating dense thickets that shade out native plants and reduce the forage value of pastures.

How to get rid of it: Grub out the roots. Himalayan blackberry will resprout from any remaining roots and it will also regenerate from seed, so infested sites need persistent treatment. Repeated mowing can be an effective control method. Grazing by goats has been used with some success.



Plants that Invade Grasslands, Fields, and Roadsides

Jubata Grass and Pampas Grass

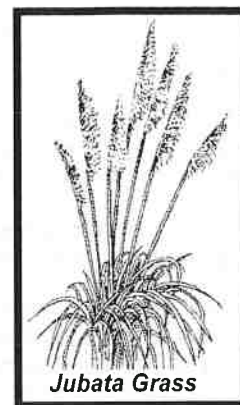
Cortaderia jubata and *C. selloana* (Grass family)

Where you will find them: disturbed sites near the coast, post-logging forest lands

Description: Perennial grass, 6-15 ft. tall. Jubata grass is often confused with and called pampas grass. Jubata grass has flowering stems twice as long as the leaves with pink to violet plumes. Pampas grass has stems about the same length as the leaves, with light violet to white plumes.

What it does: All jubata grass are female plants, however, each plant can produce prolific viable seed without pollination, making this species highly invasive. True pampas grass needs to have both male and female plants present to successfully reproduce.

How to get rid of it: Remove and place any seed plumes in a sealed plastic bag for disposal. Stems can be chopped down with a pulaski or an axe, while the root ball must be dug out using a combination of chopping and digging, or you can cover the root ball with black plastic until it dies. Seeds do not persist long in the soil.

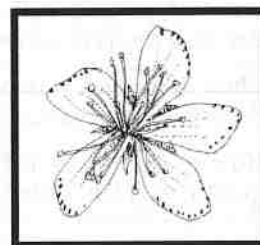


Klamathweed

Hypericum perforatum (St. John's wort family)

Where you will find it: roadsides and pastures

Description: Annual herb, 1-3 ft. tall. Klamathweed has bright yellow, five-petaled flowers with numerous showy, purple-tipped stamens. The leaves are opposite. Both leaves and flowers have purplish spots.



What it does: Klamathweed is an aggressive competitor that crowds out native plants. Over-grazing promotes this weed, which is poisonous to livestock.

How to get rid of it: A beetle has been successfully introduced as a biological control for this plant in Northern California, and consequently Klamathweed is not nearly as prevalent as it once was. However, the beetle does not tolerate dust well, so Klamathweed populations tend to grow more densely on the edges of dusty gravel and dirt roads.

Poison Hemlock

Conium maculatum (Carrot family)

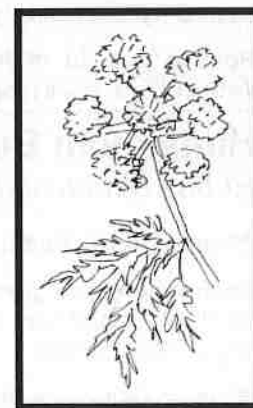
ALL PARTS OF THIS PLANT ARE HIGHLY POISONOUS AND FATAL IF INGESTED

Where you will find it: disturbed sites, especially where moist or shady; streambanks

Description: Biennial herb, 2-10 ft. tall. A member of the carrot family, poison hemlock has characteristic umbrella-shaped clusters of small white flowers. Purple blotches on the stem are a diagnostic feature.

What it does: Poison hemlock crowds out native plants. It is fatally toxic to humans, pets, livestock, and wildlife. This is the plant that was reputedly used to poison Socrates.

How to get rid of it: Be extremely careful when weeding out this plant as it can poison humans via oral contact with a small amount of seed, leaves, or roots. Additionally, direct contact with the skin can cause dermatitis. Using gloves, pull up plants before they go to seed. Repeated mowing close to the ground will also work.



Plants that Invade Grasslands, Fields, and Roadsides

Scotch Broom and French Broom

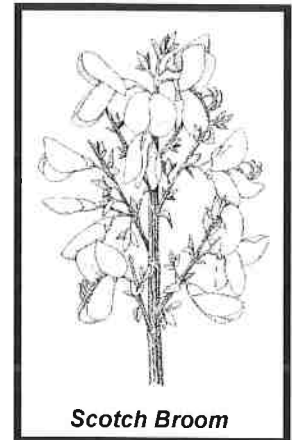
Cytisus scoparius and *Genista monspessulana* (Legume family)

Where you will find them: disturbed sites, streambanks, logged forests; acid soils

Description: Evergreen shrubs, 6-10 ft. tall. Brooms can be identified by their yellow pea-shaped flowers, small leaves, and spineless stems. Scotch broom can have yellow or yellow-red flowers, and it has very small or no leaves. French broom has small but distinct, oval-shaped leaves. A third broom, Spanish broom (*Spartium junceum*) is present but less common in Humboldt County. It has slender stems with linear leaves that are deciduous.

What it does: Invasive brooms aggressively compete with native plants for available light and water. Brooms add nitrogen to the soil, a change that can be detrimental to native plants. Brooms are unpalatable for livestock and wildlife. Brooms invade forest openings and timber lands after logging, and they increase the risk of wildland fires.

How to get rid of it: Use a Weed Wrench™ or other tool to remove large plants when soils are damp in winter and spring. If you cut down established plants you will need to dig out their roots or they will resprout. You will need to continue to treat invaded areas because new plants will grow from the seed bank, which can persist for decades.



Spanish Heath

Erica lusitanica (Heath family)

Where you will find it: disturbed open sites near the coast, especially on sandy soils

Description: Evergreen shrub, 3-6 ft. tall. This shrub, erroneously called "heather," is popular in floral bouquets. It has beautiful tiny, white, bell-shaped flowers and soft, needle-like, bright green foliage.

What it does: Spanish heath alters soil pH, making it difficult for native plants to survive. It can totally dominate the shrub layer.

How to get rid of it: Chop down the shrub and dig out the roots, as they will resprout. Re-generation from the seed bank will also require follow-up treatment.



Teasel

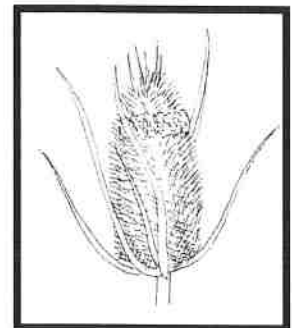
Dipsacus fullonum (Teasel family)

Where you will find it: disturbed sites, especially where moist; streambanks

Description: Biennial herb, 4-6 ft. tall. Teasel resembles a thistle, but it is not one! Teasel has a spiny flower head with tiny purple flowers composed in circular rings. The stems are prickly, with opposite leaves. Teasel is used in dried flower arrangements.

What it does: Teasel out-competes native plants and reduces the forage value of pastures.

How to get rid of it: Before it sets seed, remove teasel by pulling it up, using gloves to protect your hands from prickles. Alternatively, repeated cutting will exhaust root reserves, eventually killing the plants.



Plants that Invade Grasslands, Fields, and Roadsides

Bull Thistle and Canada Thistle

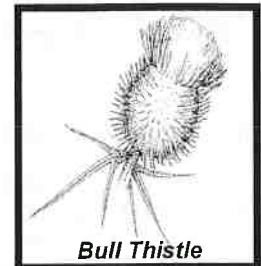
Cirsium vulgare and *C. arvense* (Sunflower family)

Where you will find them: open disturbed sites

Description: Herbs, 1-4 ft. tall. Bull thistle is a biennial plant that forms a basal rosette of leaves the first year, produces a flower stalk the second year, and then dies. It has cobwebby stems, spined leaves, and purple flower heads 1-2 inches wide. Canada thistle is a multi-stemmed perennial with pink to purplish flower heads 0.5-1 inch wide.

What it does: Bull and Canada thistles are serious agricultural pests, lowering the forage value of pasture and rangelands and competing with crops for nutrients and water. Dense thistles can also limit access to recreational areas and invade wildlands.

How to get rid of it: To control bull thistle, cut flowering stalks before they go to seed or hoe out the leafy rosettes. Canada thistle is especially problematic because it can reproduce from tiny root fragments. For this reason, cultivation should be minimized in dense infestations. Repeated mowing during the growing season can drain the plants' reserves and eventually kill the plants.



Bull Thistle



Canada Thistle

Spotted Knapweed, Diffuse Knapweed, and Meadow Knapweed

Centaurea maculosa, *C. diffusa*, and *C. debeauxii* (Sunflower family)



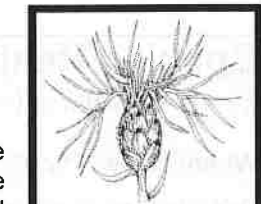
Call 441-5260 to report new sightings

Where you will find them: open disturbed sites

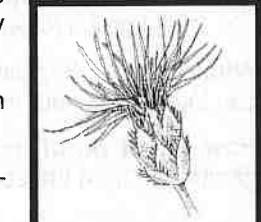
Description: Herbs, 3-4 ft. tall. Spotted knapweed has divided leaves and pink to purple flowers. Black tips on the bud bracts, which lack a vertical spine, are a diagnostic feature of spotted knapweed. Diffuse knapweed produces a many-branched stem with lobed leaves and white to purple flowers. Flower bracts have 4 to 5 pairs of horizontal spines and one long vertical spine. Meadow knapweed is bushy, with simple leaves and slightly larger, bright pink to purple flowers with fringed bracts that lack a vertical spine.

What it does: Among the greatest threats to grazing lands and grasslands in the Western U.S., knapweeds severely decrease forage quality for livestock and wildlife.

How to get rid of it: Knapweeds are known from only a few isolated locations in Humboldt County. You can help by reporting new infestations.



Spotted Knapweed



Diffuse Knapweed

Yellow Star Thistle

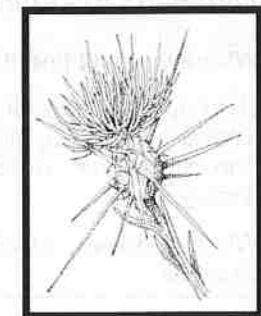
Centaurea solstitialis (Sunflower family)

Where you will find it: open disturbed sites, more prevalent inland on dry soils

Description: Annual herb, 1-3 ft. tall. Yellow star thistle is a very prickly plant with a deep taproot. Yellow star thistle has deeply-lobed, white-woolly leaves. Solitary yellow flowers are located at the end of the branches and have stiff, lateral inch-long spines.

What it does: Yellow star thistle has devastated many acres of land in interior regions of California. The thistle reduces the forage value of rangeland, and it is poisonous to horses. Yellow star thistle negatively impacts recreation and degrades wildlife habitat.

How to get rid of it: Yellow star thistle reproduces only by seed, however, seed production is prolific and seeds can persist in the soil up to ten years. It is best to treat new infestations early. Established populations are problematic to control, and generally a combination of methods is most effective, including burning, chemical control, and manual or mechanical removal.



Plants that Invade Forest Habitats

Butterfly Bush

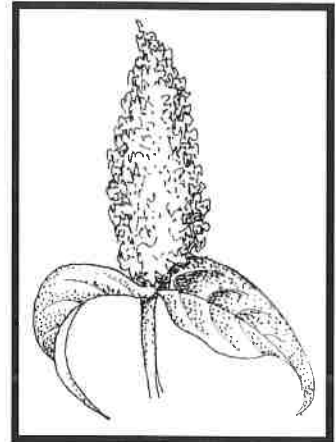
Buddleja davidii (Buddleja family)

Where you will find them: open disturbed sites, woodlands, streambanks

Description: Deciduous or semi-evergreen shrub/tree, 5-15 ft. tall. Butterfly bush has cylindrical heads of purple flowers that resemble lilac, and narrow, pointed leaves. Butterfly bush is planted as an attractive ornamental plant, but it can become a pest in your own garden, your neighbors' gardens, and in nearby wildlands.

What it does: Butterfly bush outcompetes native plants for nutrients and water. It is pollinated by butterflies, and it produces prolific seeds which are dispersed by wind, water, animals, clothing, and vehicles.

How to get rid of it: You'll need to be persistent as this shrub readily resprouts from the base. You can dig out entire plants, including the roots. Alternatively, cut the plants at ground level and treat the stumps chemically or cover with black plastic until they die.



Cotoneaster (Orange Cotoneaster and Silverleaf Cotoneaster)

Cotoneaster franchetii and *C. pannosus* (Rose family)

Where you will find them: forests, shrublands, and grasslands near the coast

Description: Evergreen shrubs 4-10 ft. tall. Orange cotoneaster has green leaves, pink flowers and orange fruits. Silverleaf cotoneaster has deep green leaves with silver undersides, white flowers, and clusters of red fruit. Both species are planted as ornamentals. Birds consume the fruits and contribute to spreading the seed.

What it does: These cotoneaster species have become naturalized in local coastal forests. They are spreading rapidly and are expected to become a major problem as they displace native shrubs.

How to get rid of it: Remove cotoneaster by cutting near the base and pulling up or digging out the roots. Cotoneaster resprouts from the base so grub out as much of the roots as possible. Removing this plant before berries form will limit the spread of new seeds.



English Holly

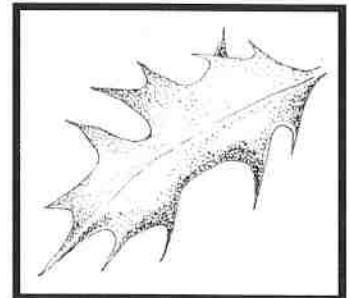
Ilex aquifolium (Holly family)

Where you will find it: moist forested areas

Description: Evergreen shrub or tree, up to 40 ft. tall. English holly is another popular yard tree that is spreading into our local forests. Holly has dark green lobed leaves with a shiny appearance and spiny tips. Holly trees have separate male and female plants. The females produce red berries used in Christmas floral arrangements and wreaths.

What it does: English holly competes with native tree and shrub species. Birds consume the berries and subsequently spread holly seeds.

How to get rid of it: English holly is slow-growing and may be controlled by removing plants before they start producing seed, 5-12 years after germination. Cut near the base and dig out roots or treat the stumps chemically to prevent resprouting.



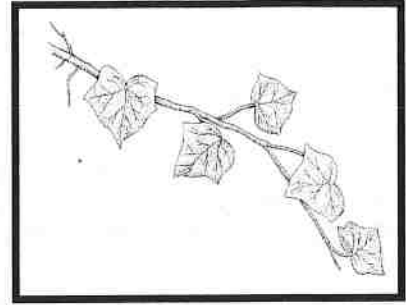
Plants that Invade Forest Habitats

English Ivy

Hedera helix (Ginseng family)

Where you will find it: open forests, streambanks

Description: Perennial woody vine. Most people recognize this common vine with deep green, waxy leaves from its use as an ornamental plant climbing on walls and in other landscaping. English ivy has two growth forms. Vegetative forms have triangular leaves with 3-5 distinct lobes. Reproductive forms have rounder leaves and they produce clusters of small white flowers and dark blue fruits.



What it does: English ivy can form a dense ground cover, smothering other plants. It also climbs trees and can choke the tree by severing the layer of tissue below the bark that transports nutrients. Dense infestations add weight to trees and can make them topple. It may take time, but this popular ivy will kill your spruce and redwoods, so don't delay in removing the vine.

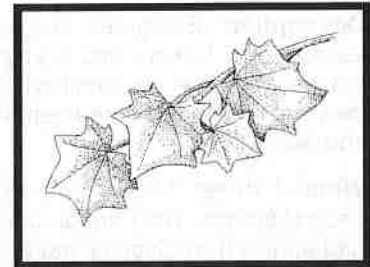
How to get rid of it: Where growing on the ground, you can pull out the vines, making sure to grub out the roots. For tree infestations, cut about a one-foot section out of the ivy stems near the base, taking care not to harm the trunk of the infested tree. The remaining aerial portions of ivy will die and are easier to pull out later.

Cape (German) Ivy

Delairea odorata (Sunflower family)

Where you will find it: coastal forests, streambanks, disturbed shady sites

Description: Perennial vine. Although it's not a true ivy, Cape ivy, also known as "German ivy," is named for its ivy-like, waxy leaves, which are yellow-green and have sharper points than English ivy. Like English ivy, Cape ivy creeps over the ground and climbs trees. It may die back to roots in dry summers. Cape ivy has tiny yellow flowers. Don't confuse it with wild cucumber, a native with somewhat similar leaves but cup-shaped white flowers.



What it does: Cape ivy smothers native plants. It has creeping stems that root at the nodes.

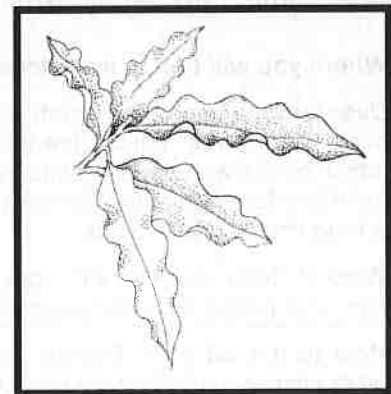
How to get rid of it: Cape ivy is especially problematic because the vines break easily when pulled, and the plants can reproduce from stem fragments containing root nodes. Cover dense infestations with black plastic.

Pittosporum (Victorian Box)

Pittosporum undulatum (Pittosporum family)

Where you will find it: forests, shrublands, streambanks

Description: Evergreen tree up to 45 ft. tall. Pittosporum, also called "Victorian box," is a popular landscaping tree. It has long pale green evergreen leaves with wavy margins and produces fragrant, cream-colored flowers and marble-sized, orange fruit.



What it does: This tree has escaped from home gardens into local forests where it is spreading rapidly, displacing native plant species.

How to get rid of it: Simply cutting down this tree will eliminate it, as it isn't known to resprout from roots. Regeneration from seeds may need attention in following years.

Plants that Invade Streambanks

Japanese Knotweed, Himalayan Knotweed, and Giant Knotweed

Fallopia japonica, *Persicaria wallichii*, and *Fallopia sachalinensis*
(Buckwheat family)



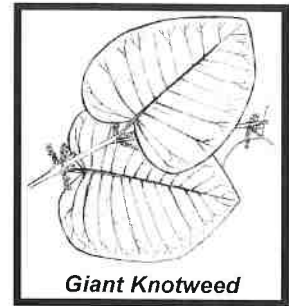
[Call 441-5260 to report new sightings](tel:441-5260)

Where you will find them: streambanks, freshwater wetlands, moist roadside areas

Description: Perennial herbs. These invasive plants have large, alternate leaves set on hollow, zig-zagging stems, with long creeping roots. Japanese knotweed grows to 9 ft. tall, with stalks of tiny white flowers and oval leaves 1-4 inches long, 2/3 as wide. Himalayan knotweed grows to 6 ft. tall with stalks of small, fragrant, white to pink flowers and lance-shaped leaves up to 8 inches long, less than 1/2 as wide. Giant knotweed grows to 12 ft. tall with stalks of small, greenish white flowers and broad leaves 8 to 16 inches long, 2/3 as wide, with a heart-shaped base.

What it does: Knotweeds suppress native plants with their thick uniform growth.

How to get rid of it: Young infestations of knotweed can be controlled manually with care to remove ALL portions of the plants, especially the roots. Knotweeds are particularly worrisome because they can re-establish from very small amounts of stem or root material. In dense infestations, chemical control has been effective.



Giant Knotweed

Periwinkle

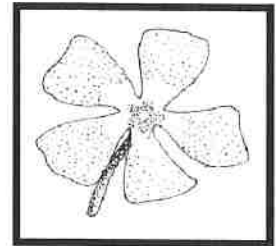
Vinca major (Dogbane family)

Where you will find it: streambanks, coastal forests, and woodlands

Description: Spreading, perennial vine. The bluish-purple, windmill-shaped flowers of this low-growing perennial ornamental are very distinctive. The shiny, dark green leaves are arranged in pairs on the stem.

What it does: The same attributes that make this desirable as a groundcover horticulturally (vigorous spreader that outcompetes garden weeds) make it disastrous where it has escaped from garden plantings into natural areas. It rapidly forms dense mats that smother native plants. Periwinkle can reproduce from fragments of the sprawling stems that root at the nodes. Periwinkle has become a pest especially along streambanks locally, where stem fragments are transported by stream flows.

How to get rid of it: For small infestations, cover with black plastic for one to two growing seasons. You can also pull it up, but be careful to get all fragments, and remember to go back and check for resprouts.



Tree of Heaven

Ailanthus altissima (Simarouba family)



[Call 441-5260 to report new sightings](tel:441-5260)

Where you will find it: disturbed streambanks and woodlands

Description: Deciduous tree, 30-65 ft. tall. This tree has large, compound leaves 1-3 feet long. Mature trees resemble few other species in our region, however, young plants can be confused with the native species Oregon grape. When crushed, tree of heaven foliage has an unpleasant odor. The tree produces clusters of small greenish flowers.

What it does: Tree of heaven spreads prolifically, forming dense thickets that displace native plants.

How to get rid of it: It is best to catch infestations early, when whole plants can be removed. Once mature, cutting promotes extensive suckering, so to be effective, it must be repeated regularly and/or used in combination with chemical control.



Plants that Invade Wetland Habitats

Parrotfeather

Myriophyllum aquaticum (Water-Milfoil family)

Where you will find it: freshwater ponds, ditches, and slow-moving streams

Description: Perennial aquatic herb. Parrotfeather, also known as “water-milfoil,” is used in aquaria. It has feathery leaves that form whorls around the stem. Parrotfeather grows in water, but stems can extend up to a foot above the water surface.

What it does: Parrotfeather spreads aggressively via vegetative propagation, forming dense mats that can clog waterways and impede water flows, making it difficult to boat, swim, or fish. It alters aquatic food webs while creating ideal habitat for mosquito larvae.

How to get rid of it: If you have this in your garden pond, remove it, but be sure you don't dispose of it in any way that it can get into a natural water body.



Purple Loosestrife

Lythrum salicaria (Loosestrife family)



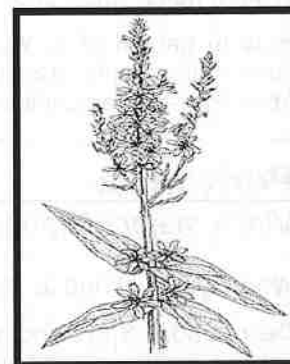
Call 441-5260 to report new sightings

Where you will find it: freshwater wetlands, streambanks

Description: Perennial herb, 1-6 ft. tall. Purple loosestrife has dense spikes of beautiful rose or purple flowers. The whorled 4-inch long leaves are lance-shaped.

What it does: This plant has choked freshwater wetlands across the United States, earning it the nickname “the purple plague.” Seeds mostly sink, but after germination, seedlings float to the water surface and can disperse to new sites.

How to get rid of it: In Humboldt County, purple loosestrife is known to occur on the banks of the Eel River, and it is expected to spread. Report new infestations.



Spartina

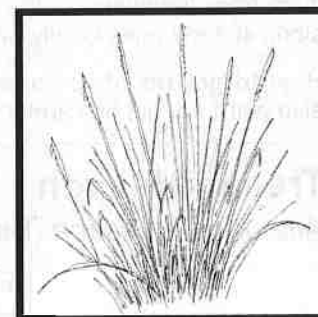
Spartina densiflora (Grass family)

Where you will find it: coastal salt marsh

Description: Perennial grass, 1-5 ft. tall, clumped. Also known as “cordgrass,” there are four species of *Spartina* that are invasive pests in tidal marshes on the coasts of California, Oregon and Washington. A fifth species, *S. foliosa*, is native to salt marshes from Bodega Bay, CA, south. The only species of *Spartina* present in Humboldt County, *S. densiflora*, was introduced from Chile inadvertently in the mid 1800s, and has since become a dominant species. It has displaced the native marsh community that once existed. *S. densiflora* has stiff leaves with flower stalks taller than the leaves.

What it does: *S. densiflora* alters both the physical structure and biological composition of tidal marshes. It is difficult to restore native salt marsh communities locally without intrusion by *S. densiflora*.

How to get rid of it: Recent coast-wide efforts to eradicate all invasive *Spartina* species has drawn attention to the need for a regional eradication plan for *S. densiflora* in Humboldt County. Locally, researchers at the Humboldt Bay National Wildlife Refuge have developed an effective method of eradication that involves repeated cutting using brush-cutters, cutting at the soil surface and slicing into the root of the plant. *S. densiflora* seedlings commonly re-invade treated areas, and they can be controlled by burning with hand-held flamers or by cutting.





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Spotted Knapweed, pg. 8



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Diffuse Knapweed, pg. 8



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Yellow Star Thistle, pg. 8



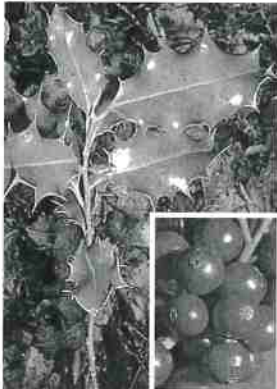
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Butterfly Bush, pg. 9



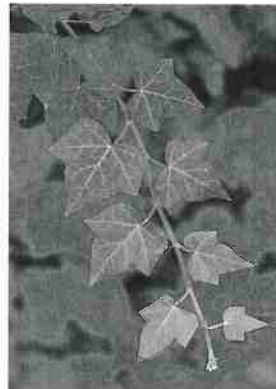
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English Holly, pg. 9



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English Ivy, pg. 10



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Cape Ivy, pg. 10



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Pittosporum, pg. 10



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Periwinkle, pg. 11



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Tree of Heaven, pg. 11



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Parrotfeather, pg. 12



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Purple Loosestrife, pg. 12



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Spartina, pg. 12

More photos on inside of front cover

Web Resources

BugwoodWiki Invasipedia -

<http://wiki.bugwood.org/invasipedia>

Bureau of Land Management (BLM) -

<http://www.blm.gov/weeds>

CalFlora - <http://www.calflora.org>

California Department of Agriculture (CDFA)

Encycloweedia - http://www.cdca.ca.gov/phpps/ipc/encycloweedia/encycloweedia_hp.htm

California Invasive Plant Council (CAL-IPC) -

<http://www.cal-ipc.org>

California Native Plant Society (CNPS),

Northcoast Chapter - <http://northcoastcnps.org>

Humboldt County Department of Agriculture -

<http://co.humboldt.ca.us/ag/>

Humboldt County Weed Management Area -

<http://www.cdca.ca.gov/go/HumboldtWMA>

Redwood National and State Parks -

<http://www.nps.gov/redw/naturescience/exotic-vegetation.htm>

U.S. Fish and Wildlife Service's Plant Guide for Humboldt Bay's Dunes and Wetlands -

<http://www.fws.gov/HumboldtBay/plants.html>

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DiTomaso, J. 2013. **Weed Control in Natural Areas in the Western United States**. U.C. Weed Research & Info. Center

Whitson, T. 2006. **Weeds of the West (9th Edition)**. Diane Pub. Co.



Photo credit: James Sowerwine

HWMA's FREE Lend-A- Wrench Program

The Humboldt County Weed Management Area (HWMA) has Weed Wrenches™ available for free check-out by community members and organizations wishing to control invasive brooms and other woody shrubs.

Eliminate invasive shrubs in three easy steps:

1. Check out a Weed Wrench™ from the HWMA.
2. Pull out your mature shrubs in winter or spring, when the ground is wet, before seed set.
3. Monitor the site and remove seedlings as they occur.

Seeds of some shrub species, such as Scotch broom, can persist in the soil for many years, so diligent follow-up treatment is important to successfully eradicate an infestation. New seedlings are much easier to pull than mature plants.

Weed Wrenches™ are available at:

Bureau of Land Management Arcata Field Office
1695 Heindon Road (off Janes Road) in Arcata.
Call (707) 825-2300 for more information.

Humboldt Weed Management Area



Humboldt County Weed Management Area

Humboldt County Weed Management Area is a consortium of public agencies, non-profit organizations and private citizens dedicated to the goal of reducing the impacts of invasive plants to natural and agricultural lands in Humboldt County.

- ◆ Cover art: Margaret McGee. Sketches: Giant knotweed by Monica Scholey. All others by Andrea Pickart.
- ◆ Scientific nomenclature follows the Jepson Interchange 09/02/09. <http://ucjeps.berkeley.edu/interchange.html>
- ◆ Printed on recycled paper (reprint 2016)
- ◆ Suggested citation: Humboldt County Weed Management Area. 2010. **Invasive Weeds of Humboldt County: A Guide for Concerned Citizens (2nd Edition)**. Arcata, California.
- ◆ An online version of this guide is available at the HWMA's website: <http://www.cdca.ca.gov/go/HumboldtWMA>

ATTACHMENT 5

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

Referral Agency	Response	Recommendation	Location
Building Inspection Division	✓	Conditional approval	Attached and on file in Accela
Department of Public Works - Land Use Division	✓	Approval	On file in Accela
Division Environmental Health	✓	Approval	On file in Accela
CAL FIRE	✓	No Comments	
Fortuna Fire Protection District		No Response	
Department of Fish & Wildlife	✓	No Comments	
RWQCB		No Response	
Humboldt County Sheriff	✓	Approval	On file in Accela
Caltrans	✓	Comments	Attached and on file in Accela
District Attorney		No Response	
PG&E		No Response	
Fortuna Union School District		No Response	
County Counsel		No Response	
NCUAQMD		No Response	
SWRCB – Division of Water Rights		No Response	
SWRCB – Division of Water Resources		No Response	



**COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245**

10/25/2019

Project Referred To The Following Agencies:

County Counsel, District Attorney, Environmental Health, Sheriff, PW Land Use, **Building Inspections**, FPD: Fortuna, RWQCB, NCUAQMD, School District: Fortuna Union, Cal Fish & Wildlife, Division of Water Resources, CalFire, CalTrans Dist 1, CA Division of Water Rights, PGE

Applicant Name Kamino, LLC **Key Parcel Number** 201-311-016-000

Application (APPS#) **PLN-2019-15835** **Assigned Planner** Keenan Hilton 707-268-3722

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: 11/9/2019

Planning Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
Email: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268 - 3792

We have reviewed the above application and recommend the following (please check one):

- Recommend Approval. The department has no comment at this time.
- Recommend Conditional Approval. Suggested conditions attached.
- Applicant needs to submit additional information. List of items attached.
- Recommend Denial. Attach reasons for recommended denial.

Other Comments: See comments under Applic. No. in Acela.

DATE: 11/27/19 PRINT NAME: Todd Sobolik

DEPARTMENT OF TRANSPORTATION

DISTRICT 1, P. O. BOX 3700
 EUREKA, CA 95502-3700
 PHONE (707) 441-4693
 FAX (707) 441-6314
 TTY 711
 www.dot.ca.gov



Making Conservation
 a California Way of Life.

February 21, 2020

1-HUM-36-PM 0.50
 PLN-2019-15835
 APN: 201-311-016

Keenan Hilton
 Planning & Building Department
 County of Humboldt
 3015 H Street
 Eureka Ca, 95501

Dear Mr. Hilton:

Thank you for giving Caltrans the opportunity to review and comment on the Conditional Use Permit application to expand the existing 9,720 cannabis nursery to a 32,400 square foot cannabis nursery. The project is located south of State Route 36 in the Alton area approximately 0.50 miles east from the State Route 36 junction with US Route 101. We offer the following comments:

Caltrans issued an encroachment permit to construct Hillcrest Drive to commercial road approach standards in 2014 (see attached encroachment permit #0114-6-RM-0193), which doesn't appear to have been constructed.

Caltrans is currently developing a safety project to widen shoulders on State Route 36 from postmile 0.10 to 1.60. This project includes improvements to the Hillcrest Drive road connection, including a replacement of the existing culvert, widening to commercial standards, and paving. No further road improvements are required of the applicant.

Please contact me with questions or for further assistance regarding the above comments at (707) 441-4693 or by email at: <jesse.robertson@dot.ca.gov>.

Sincerely,

JESSE G. ROBERTSON
 Transportation Planning
 District 1 Caltrans

Enclosures: Caltrans Encroachment Permit #0114-6-RM-0193