



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

3015 H Street, Eureka CA 95501
Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: May 5, 2022

To: Humboldt County Planning Commission

From: Cliff Johnson, Supervising Planner

Subject: **Humboldt IQ LLC Conditional Use Permits**
Record Number PLN-2021-17254
Assessor's Parcel Numbers 201-322-011
Fortuna Area

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

AGENDA ITEM TRANSMITTAL

Hearing Date May 5, 2022	Subject Conditional Use Permits	Contact Steven A. Santos
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Project Description: Conditional Use Permits for commercial cannabis distribution and off-site processing in the Fortuna Community Planning Area. The annual water budget of 72,000 gallons is provided exclusively by rainwater catchment supported by 35,000 gallons of storage. Power is sourced from PGE through an eligible renewable energy program. There will be 10 employees at peak operations. The Conditional Use Permits include allowing the proposed uses in the Qualified (Q) zone.

Project Location: The project is in Humboldt County, in the Fortuna area, on the South side of State Highway 36, approximately 50 feet from the intersection of Victoria Lane and State Highway 36, on the property known as 988 State Highway 36.

Present Plan Land Use Designations: Industrial, General (IG), Airport Land Use Compatibility Zone Overlay (AP). Fortuna Area Community Plan, 2017 General Plan. Density: NA, Slope Stability: Relatively Stable (0).

Present Zoning: Heavy Industrial (MH) - Qualified (Q)

Record Number: PLN-2021-17254

Assessor's Parcel Numbers: 201-322-011

Applicant

Humboldt IQ, LLC
Manual Meras
PO Box 543
Hydesville, CA 95547

Owner

Humboldt IQ, LLC
PO Box 543
Hydesville, CA 95547

Agents

Adram Darwish
PO Box 7
Fortuna CA 95540

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

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

Major Issues: Hazardous Materials; Qualified (Q) Zone

Recommended Planning Commission Action

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

Find that the Planning Commission has considered the Addendum to the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section 15164 of the State CEQA Guidelines, make all required findings for approval of the Conditional Use Permits, and adopt the Resolution approving the Humboldt IQ, LLC Conditional Use Permits as recommended by staff subject to the recommended conditions.

Executive Summary

Conditional Use Permits for commercial cannabis distribution and off-site processing in the Fortuna Community Planning Area. The annual water budget of 72,000 gallons is provided exclusively by rainwater catchment supported by 35,000 gallons of storage. Power is sourced from PGE through an eligible renewable energy program. There will be 10 employees at peak operations. The Conditional Use Permits include allowing the proposed uses in the Qualified (Q) zone.

The project will occur within an existing commercial structure. No new structures or ground disturbance is proposed. As analyzed in detail below, the requirements of the Q zone are met in accordance with Humboldt County Code through the issuance of a Conditional Use Permit because the proposed cannabis uses are compatible with principally permitted uses and the surrounding area. Access for the project location comes off Highway 36 and driveway improvements will be required as recommended by Caltrans. Tribal consultation resulted in the recommendation for inadvertent discovery protocol.

Water Source

Water usage is projected to be 72,000 gallons annually for the processing and distribution operation. Water is sourced exclusively from rainwater catchment and support by 35,000 gallons of storage. Estimated water usage would not exceed 300 gallons per day. Monthly water usage is projected to be 6,000 gallons.

The Operations Plan provides a rainwater catchment analysis using a credible online resource. The applicant will utilize 6,740 square feet of surface area for collection from the roofs of the commercial building and the agricultural building as depicted on the plot plan. The Operation Plan notes that rainwater data from Eureka was used because that is what was available for the online calculator but also notes that this represents a more conservative estimate as Fortuna historically receives slightly more rainfall on average than Eureka. The analysis concludes that if only 80% of projected rainfall occurs, the collection system should still be able to collect approximately 141,000 gallons annually, which is more than the project annual water budget of 72,000 gallons for the distribution and processing operation. The applicant will be required to demonstrate that adequate water has been stored prior to commencing operations as well as demonstrate that there is no interconnectivity of water infrastructure serving the distribution and processing operation and the onsite well. **(Condition of Approval A1)**.

The site has a Non-Standard Sewage Disposal System. Referral to the Division of Environmental Health has verified that the implemented septic design can accommodate up to 10 full time employees. The project is also conditioned to implement measures that prevent processing waste tailings from entering the septic system **(Condition of Approval A2)**.

Adaptive Reuse of Developed Industrial Sites

The proposed project meets all performance standards described in HCC 314-55.4.12.12. The proposed project will occur in an existing commercial building. Any interior changes to the building will not prevent future re-occupancy by new uses compatible with the MH zone and there are no new facilities proposed for construction.

The applicant provided copies of due diligence investigations of soil and groundwater testing dated May 15 and July 21, 2009, respectively. The investigations detected some presence of chemicals of concern, particularly petroleum hydrocarbons. The reports noted that the installation of the septic system likely abated some of the source contamination and further estimated that natural attenuation through the introduction of the leech field would have ongoing remedial effect over time. Because the current cannabis operation proposal does not include any ground disturbance in the areas identified in the reports, no conditions or follow up is recommended by staff at this time. However, because this investigation was done in 2009 and an RV repair business has operated continuously since the report was published, additional testing would be recommended if the operation were to ever be modified or expanded to include new ground disturbance. Additionally, the investigation notes that the leach field system precludes the beneficial use of the shallow groundwater as a drinking water supply in this area.

Consistency with the Qualified Combining Zone (Q)

Subject Parcel Zoning History

On May 28, 1985, the Board of Supervisors adopted Ordinance 1689 that reclassified the subject property from U to MH-Q (Qualified Heavy Industrial). The project parcel is in Area 6 as described in the ordinance. The Zone Amendment Ordinance (ZAO) states that the purpose of the special restrictions imposed on the parcel for Area 6 is:

1. Protect and reserve the property primarily, but not exclusively, for timber products processing plants; and
2. Protect the surrounding lands from other types of industrial developments on the subject property which may be inappropriate for the area; and
3. Provide an opportunity for public review and comment on industrial development planned for the property.

The ZAO further defines the uses that may be allowed on the parcel:

"Principal and conditionally permitted uses otherwise allowed under the R-4, C-2, CH, ML and MH zone regulations of Humboldt County Code Sections 314-31, 314-37, 314-40, 314-43 and 314-46 shall not be allowed on the property designated as Areas 1 through 8 on Exhibits A through H with the following exceptions:

Area 6 Principal Permitted Uses:

1. Timber products processing plants (buildings) for commercial processing of wood and wood products, including but not limited to sawmills, lumber and plywood mills, but not including pulp mills.
2. General agriculture, nurseries and greenhouses and roadside stands.

Area 6 Uses permitted with a Use Permit

1. Manufacture of furniture.
2. Manufacture of electrical and electronic equipment, of household effects such as lamps, rugs and fabric and research and development laboratories.
3. Industrial and manufacturing uses.
4. Dwellings and mobilehomes [sic]¹"

Applicability of a Conditional Use Permit to Expand Uses of Property

Although the ZAO listed uses that may be permissible with a use permit, the ZAO also contemplated the need to expand the enumerated uses allowed on the property. The ZAO further states, "A conditional use permit required for expansion of such existing general uses may be granted in accordance with the general rules and procedures of the Humboldt County Code applicable to

¹ County of Humboldt, Ordinance 1689, May 28, 1985, Page 7

use permits.²" The lack of indentation immediately after a series of indented paragraphs representing the subsections to Section 3 of the Ordinance indicates the provision is intended to apply to all of the areas listed in Section 3, including the subject property in Area 6.

The general rules referenced in Section 3 of the ZAO is Humboldt County Code section 312-3.1.2 which states, "A Use Permit must be secured, pursuant to all requirements of this Code, prior to the initiation, modification or expansion of a use or development that is:

3.1.2.1 permitted only as a conditionally permitted use, or

3.1.2.2 *for any use not specifically enumerated in these regulations, if it is similar to and compatible with the same uses permitted in the zone in which the subject property is situated.*" (Emphasis added)

The uses listed in the ZAO do not include cannabis cultivation and associated cannabis uses. Those uses would not have been contemplated in 1985 as they were not legal at that time. In enacting the CCLUO, the County considered indoor cannabis cultivation, manufacturing, dispensary, processing and distribution to be compatible uses in industrial zones, thereby authorizing the activity in the MH zone. The additional factor here is the existence of the qualifying zone and the uses specifically enumerated in Ordinance 1689. By including the catchall provision in Section 3 of the ZAO, the Board provided flexibility for this type of situation, a new legal use that is compatible with existing permissible uses.

A cannabis distribution and offsite processing facility is compatible with other activities allowed on the parcel both as principally permitted and conditionally permitted uses per the ZAO. Timber products processing and industrial manufacturing uses are similar but more intensive uses of the land than the proposed project. The CCLUO's adaptive reuse performance standards ensure that future eligible industrial uses will be possible if the cannabis operation is discontinued.

Staff analysis concludes that the cannabis activities requested in this application can be allowed subject to a Use Permit, provided that the activities are consistent with the intent of the Q Zone. In this case the Q zone is to protect and preserve the parcel for resource and industrial development which will not have an adverse effect on the area. The cannabis activities are being proposed within an existing commercial building that can be used for other industrial purposes if the cannabis activities are no longer conducted on this site. The cannabis activities will be contained in an enclosed structure so there will not be an adverse impact upon the surrounding area. Based upon these factors it is appropriate to find that the proposed cannabis activities are consistent with the Q Zone and approve the Conditional Use Permit.

Natural Resources

The proposed distribution and offsite processing operation will occur within an existing commercial building. No new ground disturbance is proposed therefore any potential impact to biological resources from the operation will be less than significant. Per the Operations Plan, the applicant will conduct seasonal monitoring for invasive plants and will remove them manually or with hand tools (**Condition of Approval C3**).

Energy

Electricity is provided by PGE and shall be sourced from an eligible renewable energy program, such as the RCEA PowerPlus plan (**Condition of Approval B1**). No generator use is associated with the project.

Noise

The applicant provided a noise assessment dated February 2022 as part of the operations plan. The noise assessment establishes the following average baselines: 66.2 dB for the northern legal parcel property line (Site A), 61.4dB for the western (Site B), and 55.2 dB for the southern (Site C) legal parcel property line. These baselines have been incorporated into the noise standards described in the conditions of approval (**Condition of Approval C1**).

² Ibid, Page 9

Access

Access to the site is taken directly from Highway 36. The project was referred to Caltrans which recommended that only the west driveway be used for daily access and reserve the use of the east driveway for emergency access only. The eastern driveway should be gated and locked except in an emergency. The project is conditioned as such (**Condition of Approval A4**). Additionally, Caltrans stated that both driveways require improvements to meet standards for commercial road approaches including a minimum 20 foot width and minimum paved approach of 20 feet from the shoulder stripe or Caltrans right of way line, whichever is less (**Condition of Approval A4**). The driveway encroachments will require permits from Caltrans.

The project was referred to the Fortuna Fire Protection District which recommended that a minimum of 10,000 gallons of dedicated fire suppression water consisting of 3" piping to 2.5" national hose fitting and accessible to fire apparatus (**Condition of Approval A3**). The applicant must also post addressing at a location and size acceptable to the fire protection district as well as provide for gate access during an emergency response (**Condition of Approval A3**).

There will be 10 employees maximum during peak operations. The plot plan depicts 9 regular parking spaces and 1 ADA parking space. Once the cannabis operation commences, the existing RV repair business will vacate the property. The RV repair business is associated with customer traffic, suppliers and employees. It is therefore estimated that net vehicle traffic will decrease once the cannabis operation replaces the RV business (**Condition of Approval A5**).

Tribal Consultation

The project is in the Bear River Band of Rohnerville Rancheria and the Wiyot Tribe aboriginal territory. The project was referred to the tribes and the Northwest Information Center. A December 2020 Cultural Resources Investigation Report prepared by Decho and Nick Angeloff was provided by the applicant. The Report was reviewed by the Bear River Tribal Historic Preservation Officer who recommended an inadvertent discovery protocol which is included as a condition of approval. (**Condition of Approval C2**).

Resolution 18-43 Consistency

Approval of this project is consistent with Humboldt County Board of Supervisors Resolution No. 18-43, which established a limit on the number of permits and acres which may be approved in each of the County's Planning Watersheds. The project site is in the Van Duzen Planning Watershed, which under Resolution 18-43 is limited to 425 permits and 146 acres of cultivation. Since this project does not include cultivation, the number of permits and acres in cultivation will not change.

Environmental Review and Staff Recommendation

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

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

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

The Planning Commission could also decide the project may have environmental impacts that would require further environmental review pursuant to CEQA. Staff did not identify any potential impacts. As the lead agency, the Department has determined that the project is consistent with the EIR for the CCLUO as stated above. However, the Commission may reach a different conclusion. In that case, the Commission should continue the item to a future date at least two months later to give staff the time to complete further environmental review.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number 22-

Record Number PLN-2021-17254

Assessor's Parcel Numbers: 201-322-011

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Humboldt IQ, LLC, Conditional Use Permits

WHEREAS, Humboldt IQ, LLC, provided an application and evidence in support of approving Conditional Use Permits for commercial cannabis distribution and offsite processing in the Fortuna Community Planning Area.

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

WHEREAS, the Humboldt County Planning Commission held a duly noticed public hearing on May 5, 2022, and reviewed, considered, and discussed the application for Conditional Use Permits and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

- 1. FINDING:** **Project Description:** Conditional Use Permits for commercial cannabis distribution and off-site processing in the Fortuna Community Planning Area. The annual water budget of 72,000 gallons is provided exclusively by rainwater catchment supported by 35,000 gallons of storage. Power is sourced from PGE through an eligible renewable energy program. There will be 10 employees at peak operations. The Conditional Use Permits include allowing the proposed uses in the Qualified (Q) zone.

EVIDENCE: a) Project File: PLN-2021-17254

CEQA

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

EVIDENCE: a) Addendum Prepared for the proposed project.

b) The proposed project does not present substantial changes that would require major revisions to the previous EIR. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines

c) The applicant provided copies of due diligence investigations of soil and groundwater testing dated May 15 and July 21, 2009, respectively. The investigations detected some presence of chemicals of concern, particularly petroleum hydrocarbons. The reports noted that the installation

of the septic system likely abated some of the source contamination and further estimated that natural attenuation through the introduction of the leech field would have ongoing remedial effect over time. Because the current cannabis operation proposal does not include any ground disturbance in the areas identified in the reports, no conditions or follow up is recommended by staff at this time.

- d) A December 2020 Cultural Resources Investigation Report prepared by Decho and Nick Angeloff was provided by the applicant. The Report was reviewed by the Bear River Tribal Historic Preservation Officer who recommended an inadvertent discovery protocol which is included as a condition of approval.
- e) The project site takes access off Highway 36 and recommendations from Caltrans for commercial driveway improvements have been incorporated into the project conditions.
- f) The applicant provided a Noise Assessment conducted in February of 2022. The project is conditioned so noise sources associated with the cannabis operation do not exceed three decibels of continuous noise above existing ambient noise levels at the legal parcel boundary.

FINDINGS FOR CONDITIONAL USE PERMITS

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

EVIDENCE a) The legal parcel has a designation of Industrial, General (IG). Agricultural products processing is a use type permitted in the IG land use designation. The proposed cannabis processing and distribution of an agricultural product is within land planned and zoned for industrial purposes, consistent with the use of Open Space land for managed production of resources. The proposed project is not located within an Open Space Action Program because the project site is not planned or zoned as open space, does not have a combining zone that would be considered open space, and there are no other open space general plan or zoning code overlays affecting this project.

4. FINDING The proposed development is consistent with the purposes of the existing Heavy Industrial (MH) - Qualified (Q) zone in which the site is located.

EVIDENCE a) Distribution and offsite processing uses are principally permitted in the MH zone. Uses not enumerated are allowed with a conditional use permit in the Q zone.
 b) The location of all project elements meets the setback requirements for the MH Zone.

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

EVIDENCE a) The CCLUO (HCC 314-55.4.7 and 55.4.5.1.4.1) allows distribution and offsite processing to be permitted in areas zoned Heavy Industrial (MH) within a community planning area with a conditional use permit.
 b) The parcel was created in compliance with all applicable state and local subdivision regulations because it qualifies for a Certificate of Compliance pursuant to section 66499.35 of the Subdivision Map Act through approval of building permit 80-0078 B4.

- c) The project will obtain irrigation water from rainwater catchment, a non-diversionary water source.
- d) Access is taken directly from Highway 36, a paved road with a center stripe.
- e) The slope of the land is less than 15%
- f) The operation will not result in the net conversion of timberland.
- g) The location of the operation complies with all setbacks required in Section 314-55.4.7
- h) The project will not emit light pollution as the operation will take place within an enclosed commercial building.
- i) Power will be provided by PGE through an eligible renewable energy program.

6. FINDING

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

EVIDENCE

- a) The site is located on road that has been evaluated to safely accommodate the amount of traffic generated by the proposed cannabis cultivation.
- b) The site is in a rural part of the County where the typical parcel size varies. The proposed project will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park, or other use which may be sensitive to cannabis cultivation. Approving distribution and offsite processing on this site and the other sites which have been approved or are in the application process will not change the character of the area due to the large parcel sized in the area.
- c) The location of the proposed cannabis cultivation sites are more than 300 feet from the nearest off-site residence and 600 feet from sensitive receptors.
- d) Irrigation water will come from rain catchment in accordance with necessary permits and standards.
- e) Provisions have been made in the applicant's proposal to protect water quality and thus runoff to adjacent property and infiltration of water to groundwater resources will not be affected.

7. FINDING

The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE

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

8. FINDING

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

EVIDENCE

The project site is in the Van Duzen Planning Watershed. Since this project does not include cultivation, the number of permits and acres in cultivation will not change.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Humboldt IQ, LLC Conditional Use Permits based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

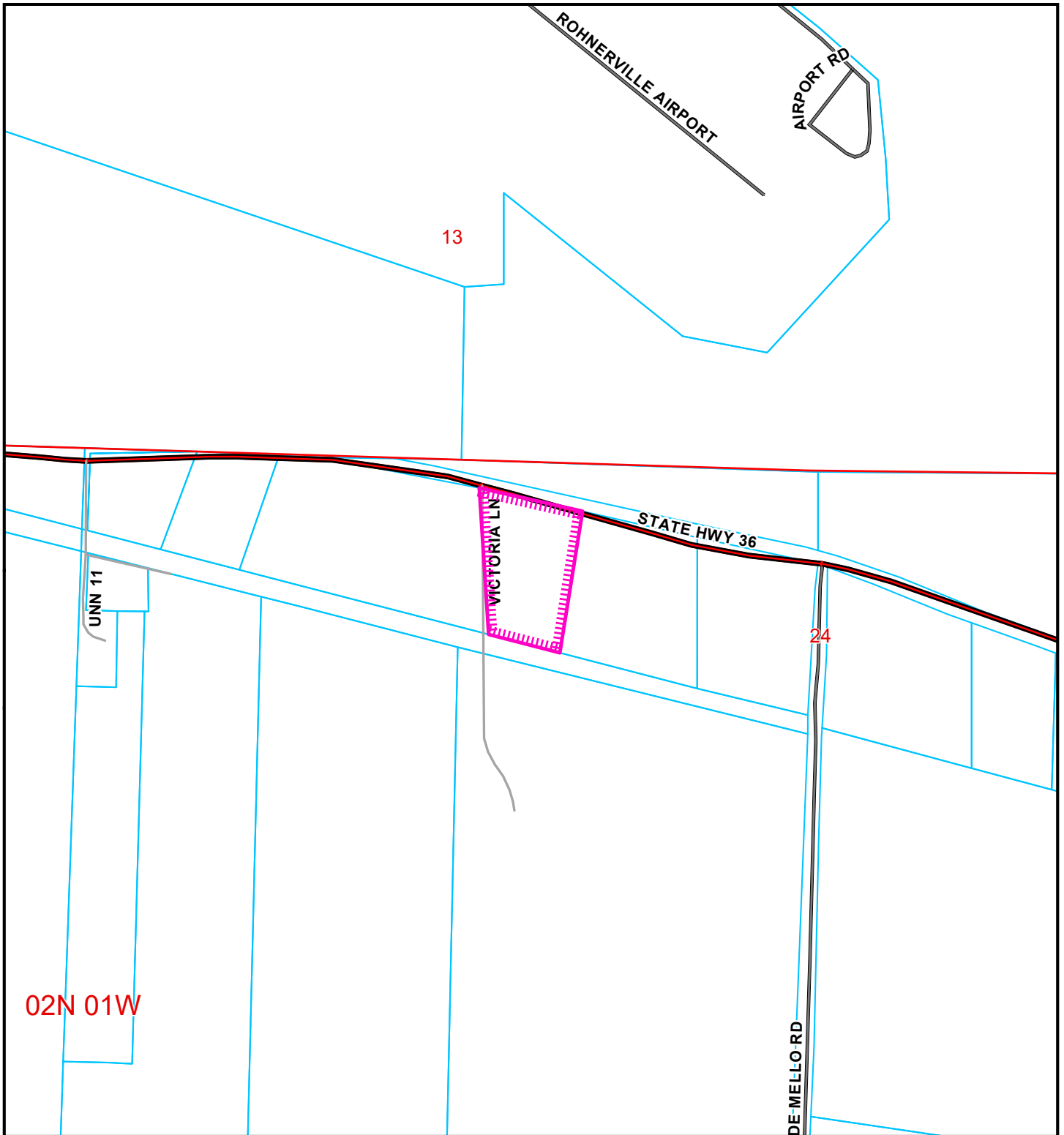
Adopted after review and consideration of all the evidence on May 5, 2022.

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____ and the following ROLL CALL vote:

AYES: COMMISSIONERS:
 NOES: COMMISSIONERS:
 ABSENT: COMMISSIONERS:
 ABSTAIN: COMMISSIONERS:
 DECISION:

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

 John Ford, Director
 Planning and Building Department



LOCATION MAP

**PROPOSED HUMBOLDT IQ LLC
CONDITIONAL USE PERMIT**

FORTUNA AREA

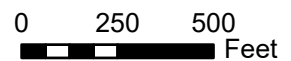
PLN-2021-17254

APN: 201-322-011

T02N R01W S24 HB&M (Hydesville)

Project Area = 

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



LOT DESCRIPTION
 APN# 201-322-011
 APPROX. 3.62± ACRES
 SQUARE FOOTAGE

(E) OUT BUILDING = 6,140 SQFT
 (F) COVERAGE = 47,260 SQFT
 (±30.9 OF LOT)

PROJECT INFORMATION

APPLICANT
 HUMBOLDT IQ, LLC

PROPERTY OWNER
 HUMBOLDT IQ, LLC

OWNERS AGENT
 DARNISH BUILDING & CONSULTING
 PO BOX 007
 FORTUNA CA, 95540

SITE ADDRESS

ABN: 201-322-011
 988 STATE HWY 36
 ALTON, CA 95562

TREES TO BE REMOVED = 0

APN: 201-322-011

SLOPES LESS THAN 15% = YES

EARTHWORK QUANTITIES = NO SOIL DISTURBANCE

WATER = ALL CANNABIS RELATED WATER PROVIDED BY RAINWATER CATCHMENT

SEWER = PRIVATE

PARCEL SIZE = ±3.62 ACRES

ZONING: = MH-G = HEAVY INDUSTRIAL QUALIFIED

NOTE: LAND USE AND BUILDINGS ON ALL ADJ. PROPERTIES
 NO RESIDENCES ARE LOCATED WITHIN 300' OF THE PROJECT
 PROJECT AREAS ARE AT LEAST 270' FROM ANY UNDEVELOPED PARCEL

BUILDING SETBACKS

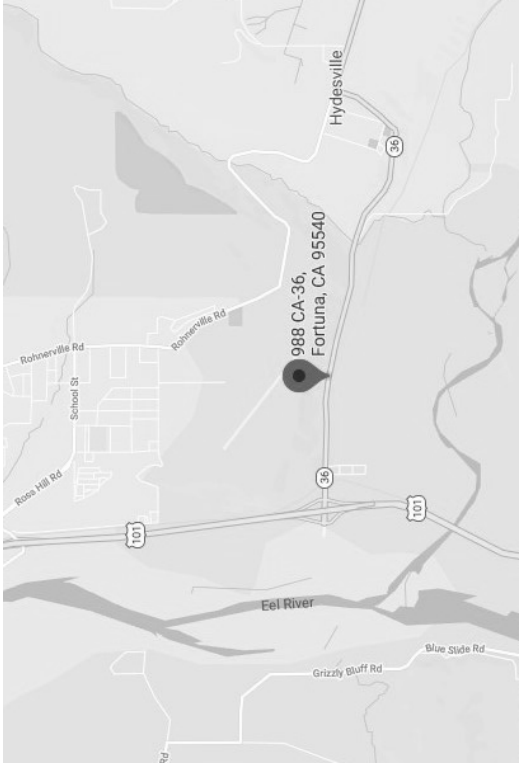
HEAVY INDUSTRIAL
 FRONT 30'
 SIDE 30'
 REAR 30'

NOTE: NO EASEMENTS EXIST ON PROPERTY

MAX BUILD HEIGHT = 75'

SRA AREA = NO
 IN COASTAL ZONE = NO
 IN 100 YR FLOOD ZONE = NO

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PLOT PLAN	1

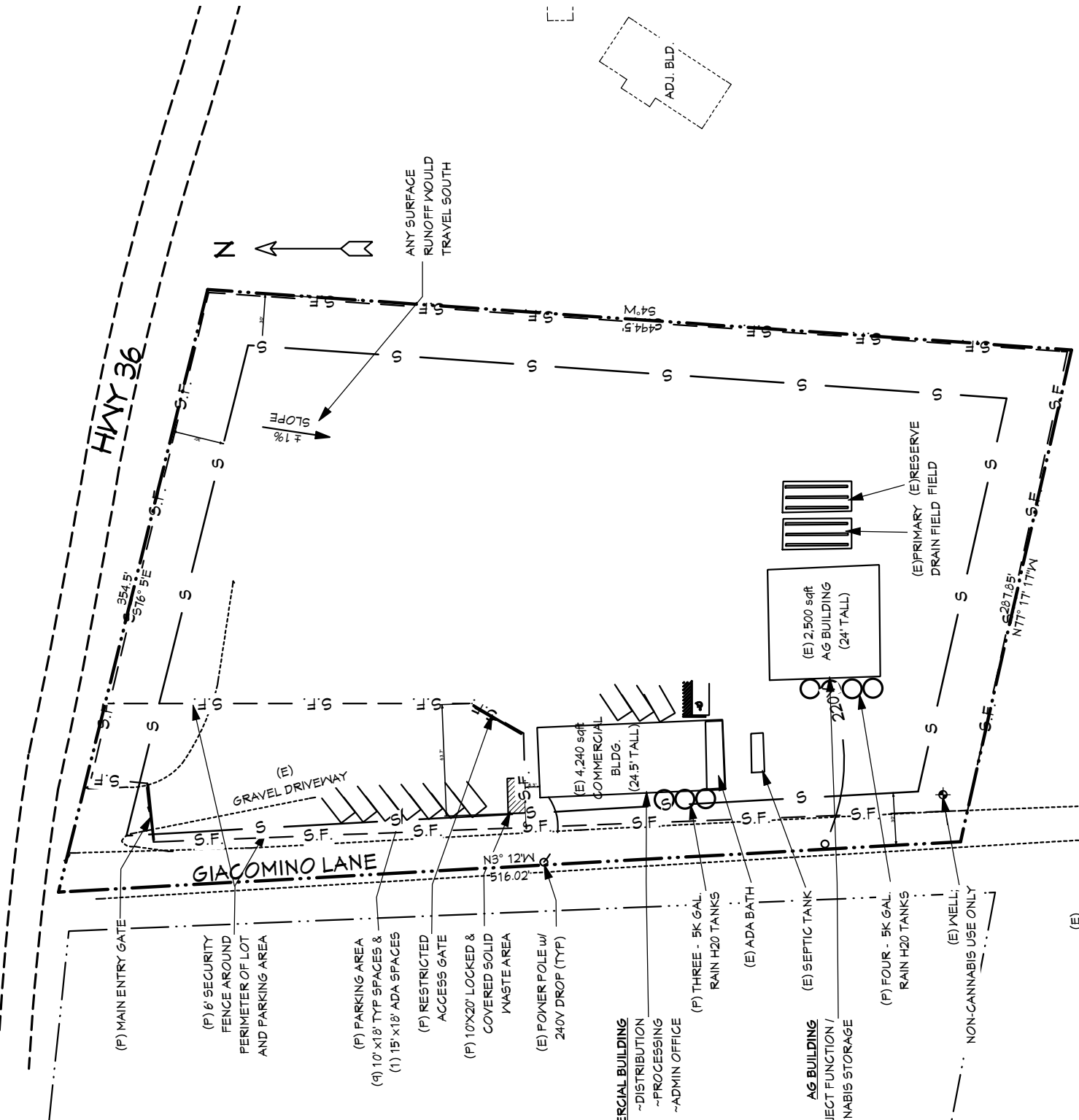


VICINITY MAP

NOT TO SCALE

DIRECTIONS TO SITE

- FROM EUREKA
- ~TAKE US-101 SOUTHBOUND
- ~TAKE EXIT 685 FOR CA-36
- ~TURN LEFT ON CA-36
- ~SITE IS ON RIGHT IN APPROX. 1.15 MILES



PLOT PLAN
 SCALE 1"=80'



PLOT PLAN	PROJECT: 12.09.20	DATE: 4/11/2022
	FL Drafting and Design 1647 Rosj Turn Eugene, Oregon fldrafting@gmail.com ph # (541)729-3713	
PLOT PLAN		1 of 1

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE CONDITIONAL USE PERMITS ARE CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS:

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

1. Prior to initiating operation, the permittee must demonstrate that adequate rainwater has been stored to support the operation. The permittee must also demonstrate that there is no interconnectivity between the water infrastructure serving the distribution and processing operation and the onsite well.
2. Prior to initiating operations, the permittee will provide an addendum to their processing plan describing what measures will be taken to prevent processing waste tailings from entering the septic system.
3. Prior to initiating operations, the permittee will provide documentation from the Fortuna Fire Protection District (FPD) demonstrating:
 - a. Sizing and location of addressing signage satisfies the FPD's requirements; and
 - b. Gate access for emergency access has been provided to FPD's satisfaction; and
 - c. 10,000 gallons of dedicated fire suppression water consisting of 4" supply piping to 2.5" National Hose fitting is provided to FPD's satisfaction.

Once the three items above are completed (3a through 3c), they must be maintained as ongoing permit conditions.

4. Prior to initiating operations, the permittee will provide documentation that the recommendations of Caltrans have been satisfied. Specifically:
 - a. Only the west driveway will be used for daily access; and
 - b. Use of the east driveway is reserved for emergency access only; and
 - c. The eastern driveway will be gated and locked except in an emergency; and
 - d. Both driveways require improvements to meet standards for commercial road approaches including a minimum 20 foot width and minimum paved approach of 20 feet from the shoulder stripe or Caltrans right of way line, whichever is less. The driveway encroachments will require permits from Caltrans.

Once the four items above are completed (4a through 4d), they must be maintained as ongoing permit conditions.

5. Prior to initiating operations, to meet the finding of reduced vehicle traffic as described in the staff report and the operations plan, the RV Repair business must vacate the property.
6. If completion of any of the items above (A1 through A5) result in changes to the plot plan, the permittee will provide a plot plan update to the department within 30 days or according to a schedule mutually agreed upon by the permittee and the Planning and Building Department.

B. General Conditions

1. Upon request, the applicant shall provide documentation verifying that energy obtained from PGE is sourced from an eligible renewable program.
2. Applicant is responsible for obtaining all necessary County and State permits and licenses and for meeting all requirements set forth by other regulatory agencies.

3. The applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. A Notice of Determination will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. Within three days of the effective date of permit approval, the Department will file the Notice of Determination and will charge this cost to the project.
5. The applicant shall install monitoring device(s) on each water source. Applicant shall maintain water usage logs from each source for the life of the project and make logs available for inspection upon request.
6. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. Ongoing proof of compliance with this condition shall be required at each annual inspection to keep the permit valid.
7. The onsite well may not be used or connected to the cannabis operation.

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

1. The combination of background or other operational equipment created noise must not exceed more than three decibels above ambient noise as measured in the February 2022 noise assessment. Specifically, noise may not exceed 69.2 dB for the northern legal parcel property line (Site A), 64.4dB for the western (Site B), and 58.2 dB for both the western and southern (Site C) legal parcel property line.
2. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

3. The applicant shall adhere to the Invasive Species Plan for the life of the project. The invasive species control plan can be found in the Operations Plan.
4. All artificial lighting shall be fully contained within structures such that no light escapes (i.e., through the use of blackout curtains). Structures shall be enclosed between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program (refer to <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>). Standards include but are not limited to: Light shall 1) be shielded and downward facing, 2) consist of Low Pressure Sodium (LPS) light or low spectrum Light Emitting Diodes (LED) with a color temperature of 3000 kelvins or less, and 3) only placed where needed.

5. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
6. No generator will be used in association with this project.
7. The use of monofilament netting for all uses, including but not limited for erosion control, shall be prohibited. Geotextiles, fiber rolls, and other erosion control measure materials shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves to minimize the risk of ensnaring and strangling wildlife.
8. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
9. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
10. The use of anticoagulant rodenticide is prohibited. Per the recommendation in the biological assessment, only manual traps may be used.
11. 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.
12. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan. If offsite processing is chosen to be the preferred method of processing, this permit shall be modified to identify the offsite licensed facility.
13. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CCLUO as applicable to the permit type.
14. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning and Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort toward compliance can be shown within the two years following the issuance of the provisional clearance or permit, the Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow additional time to meet the outstanding requirements.
15. 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.
16. 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).

17. Maintain enrollment in Tier 1 or 2 certification with State Water Resources Control Board Order WQ 2019-0001-DWQ, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
18. Comply with the terms of any applicable Lake and Stream Alteration (1600 or 1602) Permit obtained from the California Department of Fish and Wildlife (CDFW).
19. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire), if applicable.
20. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).
21. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
22. Pay all applicable application, review for conformance with conditions and annual inspection fees.
23. The master logbooks maintained by the applicant to track production and sales shall be maintained for inspection by the County.
24. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

Performance Standards for Cultivation and Processing Operations

25. Pursuant to Business and Professions Code section 26051.5(a)(8), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
26. Operators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include federal and state wage and hour laws, Cal/OSHA, OSHA, the California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
27. While engaged in processing, operators shall comply with the following Processing Practices:
 - a. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
 - b. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
 - c. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
 - d. Employees must wash hands sufficiently when handling cannabis or use gloves.
28. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:

- a. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
 - (1) Emergency action response planning as necessary;
 - (2) Employee accident reporting and investigation policies;
 - (3) Fire prevention;
 - (4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - (5) Materials handling policies;
 - (6) Job hazard analyses; and
 - (7) Personal protective equipment policies, including respiratory protection.
 - b. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
 - (1) Operation manager contacts;
 - (2) Emergency responder contacts; and
 - (3) Poison control contacts.
 - c. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
 - d. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
29. All operators shall comply with the approved processing plan as to the following:
- a. Processing practices
 - b. Location where processing will occur
 - c. Number of employees, if any
 - d. Employee Safety Practices
 - e. Toilet and handwashing facilities
 - f. Plumbing and/or septic system and whether or not the system is capable of handling increased usage
 - g. Drinking water for employees
 - h. Plan to minimize impact from increased road use resulting from processing
 - i. On-site housing, if any
30. Term of Commercial Cannabis Activity Permit. Any Commercial Cannabis Cultivation permit issued pursuant to the CMMLUO or CCLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.
31. Inspections. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed.
32. Permit Renewals to Comply with Updated Laws and Regulations. Permit renewal is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.

33. 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.
34. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
- a. Identifying information for the new owner(s) and management as required in an initial permit application;
 - b. A written acknowledgment by the new owner in accordance as required for the initial permit application;
 - c. The specific date on which the transfer is to occur;
 - d. Acknowledgement of full responsibility for complying with the existing permit; and
 - e. Execution of an Affidavit of Non-diversion of Medical Cannabis.
35. 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.

ATTACHMENT 2

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

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

APNs 201-322-011; Fortuna area, County of Humboldt

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

May 2022

Background

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

Conditional Use Permits for commercial cannabis distribution and off-site processing in the Fortuna Community Planning Area. The annual water budget of 72,000 gallons is provided exclusively by rainwater catchment supported by 35,000 gallons of storage. Power is sourced from PGE through an eligible renewable energy program. There will be 10 employees at peak operations. The Conditional Use Permits include allowing the proposed uses in the Qualified (Q) zone.

The applicant provided due diligence investigations of soil and groundwater testing dated May 15 and July 21, 2009. Staff review of the investigations concluded that very low risk is presented by conducting the proposed project within an existing commercial structure. The applicant also provided a December 2020 Cultural Resources Investigation Report prepared by Decho and Nick Angeloff. The Cultural Resources Investigation Report was reviewed by the Bear River Tribal Historic Preservation Officer who recommended an inadvertent discovery protocol. A March 2009 Septic Design prepared by Alan Baird was reviewed by the Division of Environmental Health which verified that it has capacity to support 10 employees.

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

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

1. Substantial changes are proposed in the project which require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant

environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Final EIR was certified as complete, shows any of the following: A) the project will have one or more significant effects not discussed in the previous Final EIR; B) significant effects previously examined will be substantially more severe than shown in the Final EIR; C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or D) mitigation measures or alternatives which are considerably different from those analyzed in the Final EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Summary of Significant Project Effects and Mitigation Recommended

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

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

- Operations Plan and Plot Plan for Humboldt IQ, LLC
- County GIS
- Due diligence investigations of soil and groundwater testing dated May 15 and July 21, 2009
- A December 2020 Cultural Resources Investigation Report prepared by Decho and Nick Angeloff
- A March 2009 Septic Design prepared by Alan Baird

Other CEQA Considerations

Staff suggests no changes for the revised project.

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

See **Purpose** statement above.

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

FINDINGS

1. The proposed project will permit a new cannabis operation and bring the operation into compliance with county and state requirements intended to adequately mitigate environmental impacts.
2. The circumstances under which the project was approved have not changed substantially. There are no new significant environmental effects and no substantial increases in the severity of previously identified effects.

3. For the current proposed project, there has been no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted as complete.

CONCLUSION

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

There are no new significant environmental effects and no substantial increases in the severity of previously identified effects. For the current proposed project, there has been no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted as complete.

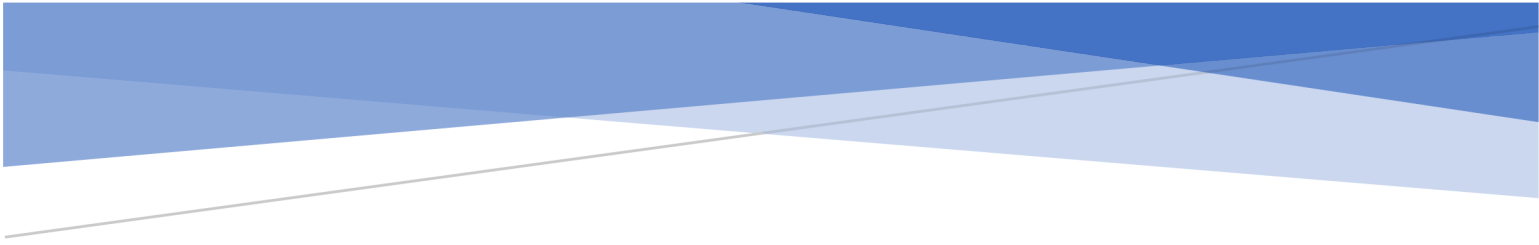
ATTACHMENT 3

Applicant's Evidence in Support of the Required Findings

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

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

11. Consent for on-site inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On File)
12. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed, will not support diversions for irrigation. (On File)
13. Acknowledge that the County reserves the right to engage with local tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize, or mitigate impacts to tribal cultural resources, as defined herein. Examples include, but are not limited to, conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The County shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On File)
14. A December 2020 Cultural Resources Investigation Report prepared by Decho and Nick Angeloff. (On File and Confidential)
15. Due diligence investigations of soil and groundwater testing dated May 15 and July 21, 2009. **(Attached without Appendices)**
16. A March 2009 Septic Design prepared by Alan Baird, and correspondence from Division of Environmental Health. **(Attached without Appendices)**
17. A February 2022 Noise Study prepared by the project agent, Adram Darwish. **(Attached in Cultivation Operations Plan)**



OPERATIONS PLAN
APN: 201-322-011
988 HWY 36, ALTON CA

Applicant: Humboldt IQ, LLC

Prepared by:

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1.0 ELIGIBILITY: PROJECT SCOPE OF ACTIVITIES AND PERMITS REQUESTED

The applicants are seeking Zoning Clearance Certificates for the following Cannabis Activities.

1. Wholesale Distribution. No public sales; delivery, or licensed pick-up only. Proposed activities include processing, packaging, short-term storage, wholesale resale, wholesale transport vehicle base of operations.
2. Offsite Processing. Applicant will preform processing services for licensed local farms. Packaging and labeling of finished product will be included.

1.1 Project Location and Property Description/ Zoning

Project is located at 988 HWY 36, Alton CA. The property is approximately 3.62 acres and is zoned as MH-Q.

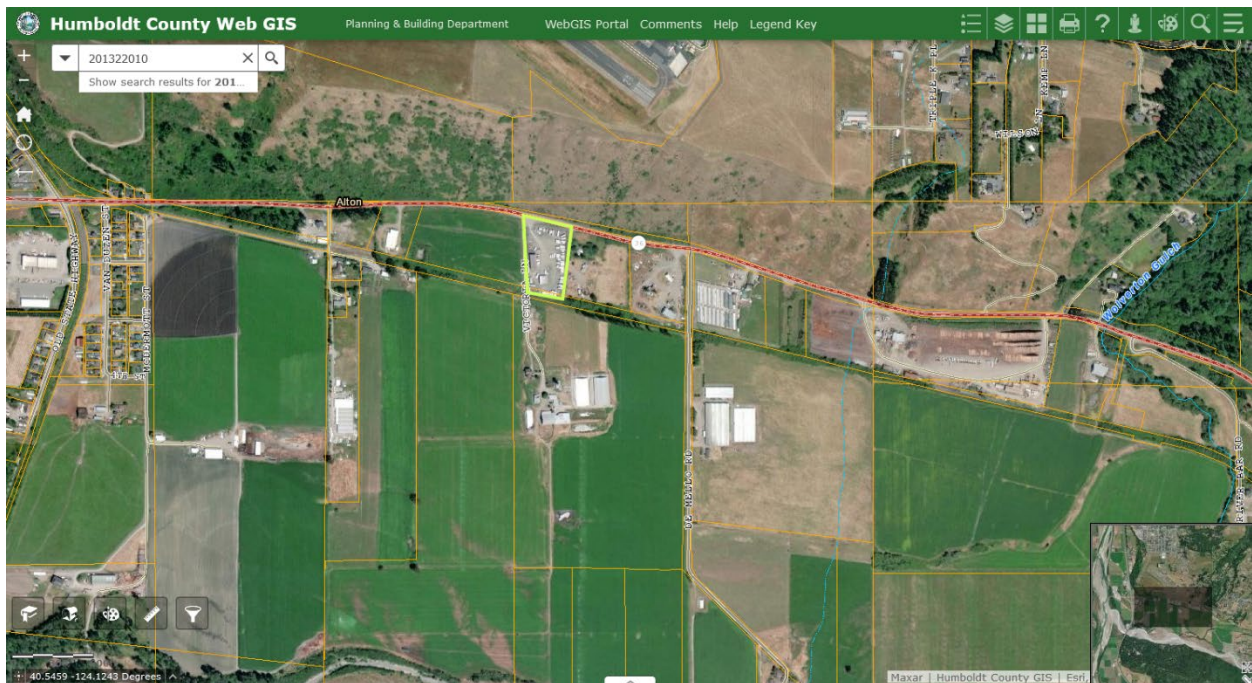


Figure 1: Aerial image of project vicinity. Source: Humboldt County WebGIS (2016).

1.2 Setbacks of Cultivation Area

There is no cannabis cultivation proposed for this site.



Figure 2: Nearest Residence over 600 feet from project. Source Humboldt County WebGIS (2016)

1.3 Project Access and Sensitive Receptors

The property has a single access point, as illustrated on the plot plan. There is a paved driveway access from Hwy 36.

There are no schools, school bus stops, state parks, places of worship or impacted Tribal Cultural Resources within 600 feet of the project site.

1.4 Property Slope and Grading

The subject property is situated within an area of relatively flat terrain. Onsite surface averages approximately 80 feet above sea-level. There are no slopes that exceed 15% located on the property.

There is no proposed grading for this project.

1.5 Existing Structures

There are two existing structures on the property described as follows. One structure is 4,240 sq-ft and was permitted as a commercial building in 2015 (apps 39024). This structure is equipped as follows, 2ea – ADA bathrooms, handicapped-parking, and ADA access, 200A electric service.

The second structure is zoned as an Ag-exempt structure (2,500 sq-ft). The Ag- building is equipped with PG&E electric service with 200A 1-ph power.

1.6 Plan for Adaptive Reuse of Site

The proposed activities will fully incorporate the footprint of the existing structures. No substantial changes are proposed for the existing onsite structures. There are no substantial proposed changes proposed to the existing structures that would prevent them from being used for another type of use or business after the proposed project. All proposed activities will occur in the Commercial building, the second Ag-exempt structure will not be used for this project and will likely be used for non-cannabis and non-commercial storage.

1.7 Parking Plan and Traffic Plan

In addition to the ADA parking spaces associated with the commercial structure, the property will have designated parking for approximately 9 vehicles, plus one (1) ADA parking space. Current use of the site is an RV repair and storage business. Upon approval for the proposed activity the RV repair business will be relocated to a nearby location. All trailers and related uses will be removed from the site prior to the commencement of the proposed project. The current business is open to the public, has a public showroom, and has multiple employees and frequent visits by suppliers and customers. Net vehicle traffic for the new proposed use will REDUCE net traffic to and from the site.

1.8 Energy Plan

Electrical power is provided by PG&E. Applicants will utilize a renewable energy plan for 100% of power utilized. Each existing building is equipped with 200A of electric service.

1.9 Security Plan

Access to the property will be restricted by placement of locking gates at the driveway. These gates will remain open during normal business hours and be locked otherwise. The perimeter of the property will be fenced with 8' security cyclone style fencing. Access to all structures will be restricted by locking doors, only accessible with keys provided to authorized personnel. Motion activated cameras will monitor activities in all secured areas and entry and exit of vehicles and persons. In addition to cameras there will be always a responsible party or security guard onsite. Within the Commercial Building there will be an adequately sized secure storage room (400 sq-ft.) that will accommodate all dried cannabis material, both pre and post processing. Protocols will be implemented to ensure that processed cannabis is removed from the facility by a licensed party (transporter/ distributor) in a timely manner.

1.10 Wastewater Disposal Plan

Sewage will be stored and processed in the existing septic system. The property has a current permit for the Non-Standard onsite wastewater treatment system. The engineering details for the wastewater

treatment system is included in the appendices of this document. According to the engineering for the system, 300 gallons per day can be discharged. Per DEH approval the accommodations of the building and type of use, 30 gallons per day per employee is considered acceptable wastewater load. Such use would accommodate for toilet, handwashing, and breakroom kitchen. The attached non-standard wastewater design document indicates a five (5) person maximum and is based on residential use. Because there are no bathing, dishwasher, laundry, or other uses typically found in residential use we can have a loading capacity of ten (10) people. In accordance with HumCo Department of Environmental Health requirements, applicants will maintain inspections and renewals for the wastewater treatment system.

1.11 Solid Waste Management Plan

Solid waste will be sorted into waste, cannabis waste, and recycling. Cannabis waste materials will be stored in a secured area and hauled by an authorized Cannabis Waste Hauler. Solid waste and recycling will be stored in labeled and rodent resistant plastic or steel dumpsters and be picked up by local waste management service. The project site plan illustrates the location of the 10'x20' fenced and lockable solid waste storage area.

1.12 SWRCB Compliance Measures

According to the document titled, "Principles and Guidelines for Cannabis Cultivation", 2019 released by the SWRCB, the proposed project is considered low risk for causing water quality degradation. Upon approval for the proposed activities applicant will enroll with SWRCB as required under the General Order and will likely qualify for exempt status due to the permanent roof system and that there is no planned grading for the site.

1.13 Noise Mitigation Plan

Noise emanating from proposed activities will be equal to or less than pre cannabis related use. There is no proposed generator use or other substantial noise generating activities proposed. All activities will take



Figure 3: Location of pre-activity ambient sound measurements.

place with the insulated buildings and are not expected to produce significant noises that will exceed the ambient noise levels of the highway, airport, or farming projects that are in located direct proximity of the property. Applicants expect that the proposed activities will produce a net REDUCTION of site produced noise when compared to the existing and active business that occupies the site prior to this proposed project.

Sound measurements taken between February 1-3, 2022 and taken over 24-hour time intervals (location of measurements illustrated by Figure 3, above) are indicative of “pre-cultivation related activities”.



Figure 4: Sound level measurement. Pre-cannabis related activity.

Pre ‘cultivation related activities’ noise levels were compiled, and the outlier events were removed from the calculations for average ambient noise levels at the site. These results are as follows; site A average =66.2db, site B average = 61.38db, and finally site C average = 55.2db. Outlier events were defined as follows. The data set was first arranged in quartiles. The outliers were identified as values 1.5 times smaller than 1st quartile events, or 1.5 times larger than 3rd quartile events. Once the quartiles were removed the values were averaged. Raw data and formulas were provided to the planner assigned to the project.

1.14 Stormwater Management

The subject property has an average slope of <1% and is entirely graveled and well-draining. There are no proposed new non-permeable surfaces that would add to stormwater runoff.

1.15 Facility Water Source

The proposed operations would make use of 100% rainwater catchment for toilet and domestic uses. Estimated maximum usage would not exceed 300 gallons per day. Monthly maximum estimated usage is projected to be 6000 gallons, or 72,000 gallons per annum. The proposed added rainwater storage capacity for the existing roof surfaces is 35,000 gallons. Stored rainwater will be used for all project purposes.

Required rainwater storage volume is calculated using a rainwater storage calculator that can be found at, <http://www.rainharvestcalculator.com/>. Calculation inputs and monthly storage volumes are illustrated by the following table and graphs.

Location*

Rainfall % of Normal

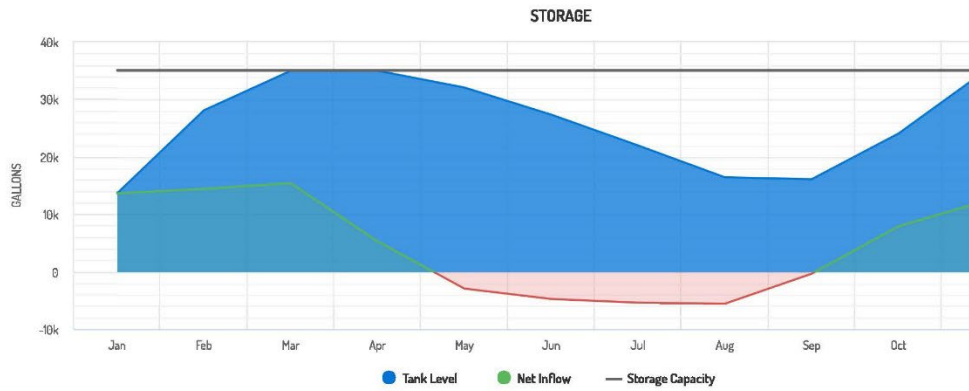
Collection Area (sqft)

Collection Efficiency

Tank Capacity (gallons)

Starting Amount (gallons)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Rainfall (inches)	5.23	5.44	5.7	3.01	0.82	0.34	0.17	0.12	1.51	3.71	4.88	6.82
Supplement (gallons)	0	0	0	0	0	0	0	0	0	0	0	0
Usage (gallons)	6000	6000	6000	6000	6000	6000	6000	6000	6000	6000	6000	6000



Rain Harvest Calculator - © 2018 Acrotec, Inc. | Rainfall data used on this site is provided by [National Centers for Environmental Information \(NCEI\)](#) | Logo designed by Ben Stone

Figure 5: Rainwater captured and used annually.

MONTHLY VOLUMES

38k

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Normal Rainfall	5.23	5.44	5.70	3.01	0.82	0.34	0.17	0.12	1.51	3.71	4.88	6.82	37.75
Adjusted Rainfall	5.23	5.44	5.70	3.01	0.82	0.34	0.17	0.12	1.51	3.71	4.88	6.82	37.75
Captured Amount	19,670	20,459	21,437	11,320	3,084	1,279	639	451	5,679	13,953	18,353	25,649	141,973
Supplemented Amount	0	0	0	0	0	0	0	0	0	0	0	0	0
Usage Amount	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	72,000
Inflow/Outflow Amount	13,670	14,459	15,437	5,320	-2,916	-4,721	-5,361	-5,549	-321	7,953	12,353	19,649	69,973
Tank Level	13,670	28,129	35,000	35,000	32,084	27,363	22,002	16,453	16,132	24,085	35,000	35,000	-
Overflow Amount	0	0	8,566	5,320	0	0	0	0	0	0	1,439	19,649	34,974
Shortage Amount	0	0	0	0	0	0	0	0	0	0	0	0	0

NOTE: US Gallons (3,785 litres) are used when calculating volume.

* The NCEI 30yr Normal Monthly Rainfall (1981-2010) dataset is the source of the location specific rainfall data

Figure 6: Rainwater captured and used annually.

As illustrated in Figure 6, 35,000 gallons of storage will allow for up to over two months of excess backup water storage.

Note that the rainwater storage calculator resource used refers to historical data from Eureka CA. According to historical precipitation data found on, www.worldwideweather.com, annual precipitation averages in/near Fortuna, CA are more than those occurring in Eureka.

Rainwater will be collected from the rooftops of the two existing buildings located onsite. The first is the commercial building (4,240 sq-ft) and the second building, described as the Agricultural building (2,500 sq-ft). Combined the two buildings provide 6,740sq-ft of rooftop that can be utilized for rainwater capture.

1.6 Invasive Species Control Plan

The surface of the site is composed of approximately two (2) feet of gravel base in entirety. Refer to test drilling logs that can be found on the accompanying Environmental Report. There are minimal to no plants located on the site. Invasive or otherwise.

Applicants will monitor the site seasonally for the appearance of invasive weeds or other invasive plants and remove them either by physical removal by pulling them or use of hand tools. Invasive plant species will be identified by use of the handout that is attached to this document, authored by the Humboldt County Weed Management Area.

What is an invasive plant?

An invasive plant is any non-native plant that aggressively displaces native plants, impacts wildlife or otherwise alters ecological function to the disadvantage of native species.

Why is it important to be informed about invasive plants?

Invasive plants:

- Are introduced and spread by human actions.
- Alter our environment. In Humboldt County, invasive plants smother diverse wetland, forest, dune and grassland flora, cutting off the base of diverse food webs. They interfere with forest regeneration.
- Have economic impacts. Invasives impact local agricultural producers, timber lands and local recreational resources.
- Can be removed if caught early, but once established, may be difficult to control.

What are other invasive plants in Humboldt County?

There are numerous other high priority invasive species in Humboldt County, including cotoneaster, fennel, holly and others. For a more comprehensive list, please check out our website at: www.cdfa.gov/go/HumboldtWMA

What can you do to help stop the spread of invasive plants in Humboldt County?

Learn more about the invasives in your backyard and neighborhood.

Control plants on your own land to help you and your neighbors, and consider participating in weed control days on local public lands.

After driving, hiking, biking, or working among an invasive plant, clean your clothing, tools, and vehicles of seeds and hitch-hiking plant parts.



The HWMA FREE Lend-a-Wrench Program

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

Eliminate your broom in three easy steps:

1. Check out a Weed Wrench™ from HWMA.
2. Pull out your mature broom in spring, when the ground is still wet.
3. Commit to pulling the new seedlings each spring thereafter.

Although seeds can persist in the soil for many years, new seedlings are much easier to pull than the mature plants, especially in winter/spring, when the ground is wet. Once the flowering shrubs are removed, hand pulling is all that is required in subsequent years.

Weed Wrenches™ are available at:

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

The Humboldt County Weed Management Area: Working collaboratively to reduce the extent and threat of invasive weeds.



Contact us at:

HWMA
(707) 441-5271
wmacoordinator@co.humboldt.ca.us
www.cdfa.ca.gov/go/HumboldtWMA

All plant photos used herein were obtained with permission from www.calflora.org. Weed wrench photo by James Sowerwine. Pamphlet layout by James Sowerwine, intern botanist with BLM Arcata Field Office.

Invasive Plants in Humboldt County

Cytisus scoparius / Scotch broom



The plants pictured within, while beautiful, are invasive species that threaten to displace the native plants and wildlife of Humboldt County.

Figure 7: Invasive Plants handout. Used to identify plants for regular inspection and removal.

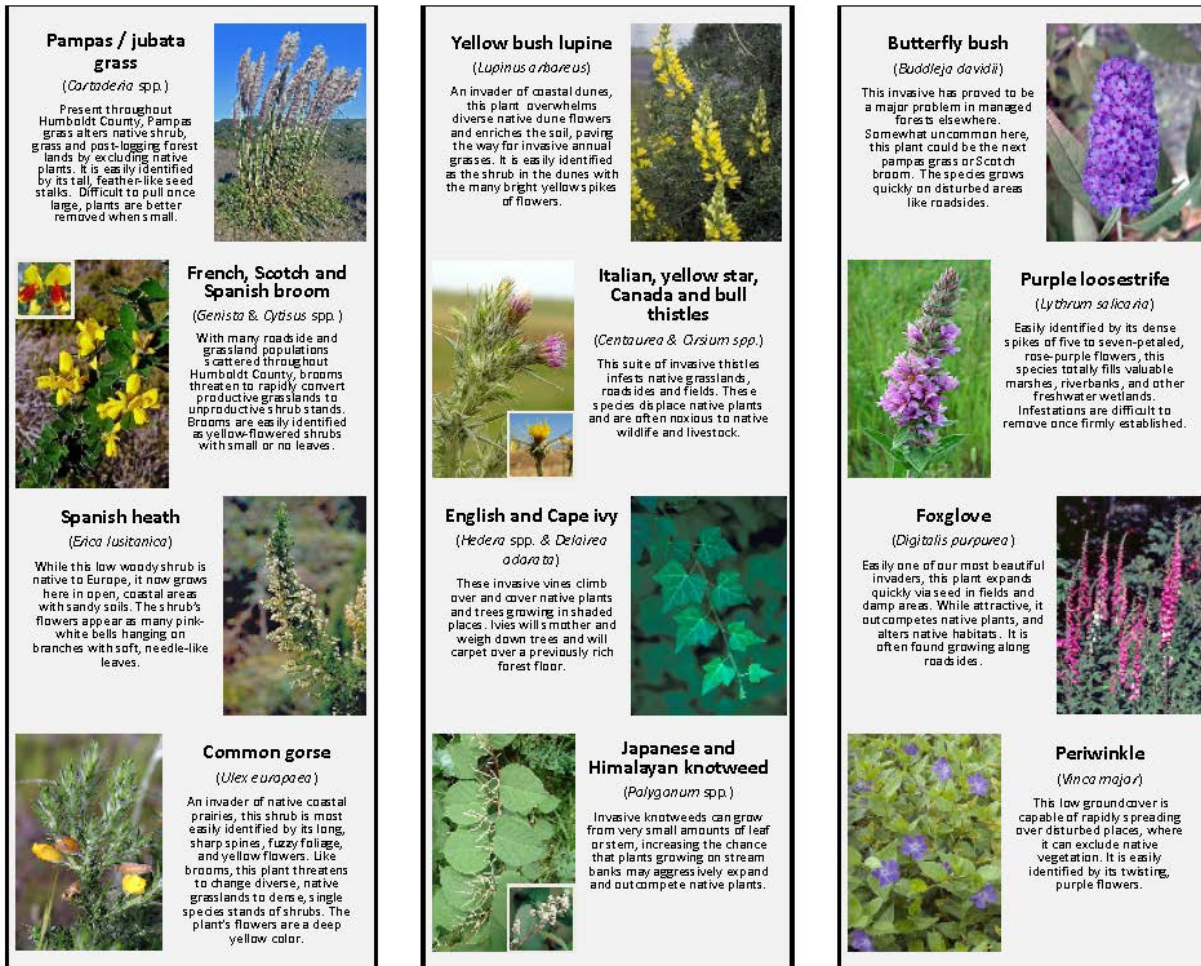


Figure 8: Invasive Plants that will be removed if found on the project site.

1.17 Hazardous Waste Statement/ Site Assessment

Garbage will be collected daily and removed from the site weekly by garbage service. Cannabis refuse will be securely stored and removed by an authorized service, as required by State Cannabis Regulations. Recyclables will be separated from non-recyclables and disposed of appropriately. All refuse will be stored in covered water and pest resistant containers located and inside a fenced in area shown on the proposed site plan.

1.18 Materials Management

Any potentially hazardous substances will be labeled and stored as required by OSHA regulations. Hazard Communication and all SDS (Safety Data Sheets) will be maintained and kept onsite. HumCo Department of Health and Human Services worksheet is attached to the application packet.

1.19 Employee Plan

All employees will be required to read the Operations Manual and the Facility Standard Operating Procedures. All employees will be trained for proper safety procedures and will be informed of the Emergency Procedures Plan. Contact information for: 911, Fortuna FIRE, CAL FIRE, Humboldt County Sheriff, and Poison Control will be posted in a conspicuous place. Additionally, phone numbers for facility management will be posted for emergency contact.

Personnel will have access to two (2) ADA bathrooms, break room with kitchen and handwashing areas.

Fresh drinking water will be delivered by a local service and be made available to employees from kiosks located in working area and in the break room.

Distribution and Processing

The distribution and processing portion of the operation will utilize up to (2) managers and up to eight (8) processing employees, a MAXIMUM of 10 employees at any one time. Managers will do administrative tasks including METRIC entries, coordinate sales and deliveries, perform monitoring and quality control, and verify test results. Processing workers will trim dried cannabis and weigh and package bulk trimmed cannabis for distribution.

1.20 Schedule of Operations

The proposed activities will operate as a perpetual system. There will be continuous activity of proportional intensity throughout the year.

Table 1: Schedule of Operations

Schedule of Operations												
Activities	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
Processing	x	x	x	x	x	x	x	x	x	x	x	x
Distribution	x	x	x	x	x	x	x	x	x	x	x	x

2.0 WHOLESALE DISTRIBUTION, OFF-SITE PROCESSING

Applicants seek a CUP to operate wholesale distribution and offsite processing activities. All associated activities will take place in the 4,240 sq-ft commercially permitted building.

2.1 Transport, Shipping and Receiving

Under the distribution license the applicants will operate up to two (2) dedicated transport vehicles. Those vehicles will be garaged onsite overnight and off business hours. Each vehicle will carry applicable motor carrier permits and will be registered with the State of California as required by applicable regulations. The vehicles will transport both immature wholesale plant orders and dried cannabis products. The building will feature garage bays with secured doors so that vehicles will be loaded and unloaded out of public line of sight. Each loading area will be monitored by security cameras and will feature a metric entry station with certified scale so that orders received and shipped can be verified, registered by METRIC and shipping manifests generated. No vehicle maintenance or fueling will take place onsite.

2.2 Wholesale Distribution

Applicants will distribute wholesale cannabis to other licensed distributors and licensed dispensaries. All cannabis stored onsite will be secured within a dedicated caged and secured storage room. All distribution activities will be in accordance with BCC regulations and licensing credentials.

2.3 Off-Site Processing Plan

Applicants seek to offer offsite processing services to licensed cultivators. Offsite grown cannabis will be tested for quality and safety compliance prior to intake. Cannabis that passes initial testing will be transported with licensed transporters and will be transferred between licenses as required by METRIC protocols. Intake bulk untrimmed cannabis will be moved into the processing area to be trimmed, weighed, and packaged for wholesale distribution. All persons engaged processing will be equipped with all necessary PPE as required by OSHA 29 CFR 1910.132-Personal Protective Equipment. ADA bathrooms and handwashing stations will be located immediately adjacent to the processing area. Processing area will be well-vented, well-lit, and ergonomically designed. All work surfaces and tools will be non-permeable and will be frequently cleaned and sterilized.

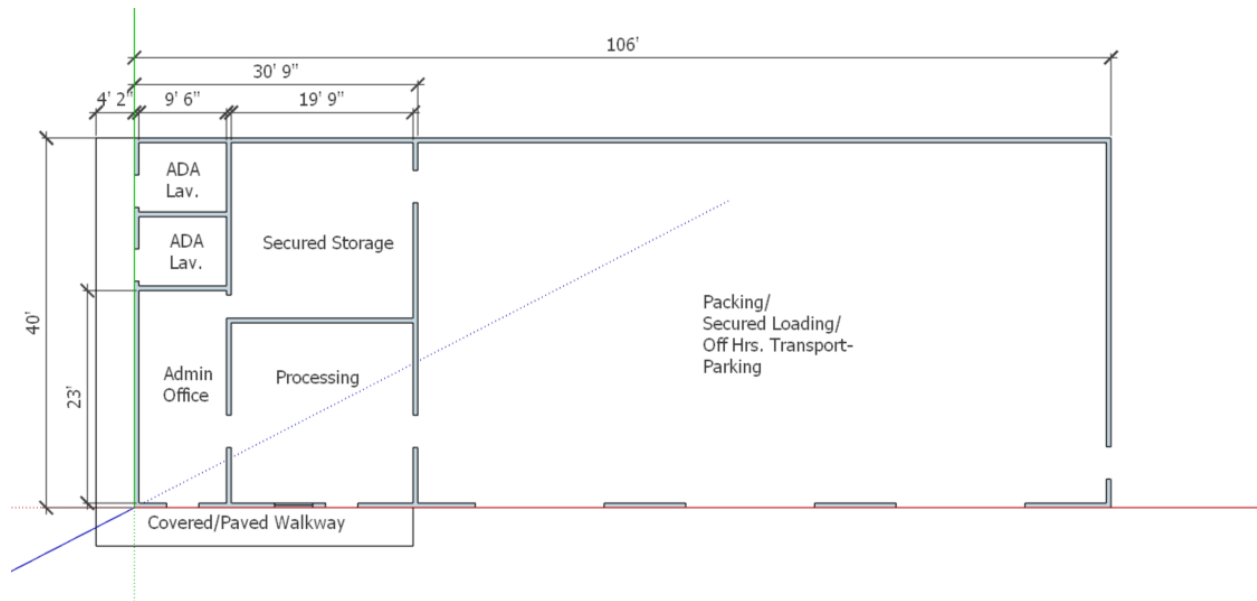
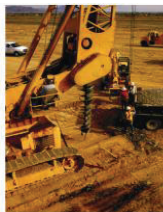


Figure 9: Commercial Building Floor Plan and Proposed Uses (No proposed construction).

(end of document)



Report of Due Diligence Investigation

Reynolds RV Repair
988 Highway 36
Fortuna, California

Presented to:

Reynolds RV Repair
988 Highway 36
Fortuna, California 95540

Presented by:

SCS ENGINEERS
3843 Brickway Boulevard, Suite 208
Santa Rosa, California 95403

May 15, 2009
File No. 01209014.00

Offices Nationwide
www.scsengineers.com

Report of Due Diligence Investigation

Prepared for:

Mr. John Reynolds
2525 Kenmar Road
Fortuna, California 95540

Prepared by:

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May 15, 2009
File No. 01209014.00

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LIST OF ATTACHMENTS

Figure No.

- 1 Site Location Map
- 2 Site Plan with Boring Locations

Table No.

- 1 Soil Analytical Results
- 2 Water Analytical Results

Appendices

- A Unified Soil Classification System Chart and Boring Log Legend
Boring Logs for B-01 through B-06
- B Kiff Analytical LLC Report 68175, dated 5/15/2009

LIST OF ACRONYMS AND ABBREVIATIONS

APN	Assessor's Parcel Number
AST	Above ground storage tanks
bgs	below ground surface
COCs	chemicals of concern
EPA	Environmental Protection Agency
mg/kg	milligrams per kilograms
MRL	method reporting limit
pg/g	picograms per gram
RV	recreational vehicle
SCS	SCS Engineers
TPH-d	total petroleum hydrocarbons in the diesel range
TPH-g	total petroleum hydrocarbons in the gasoline range
TPH-mo	total petroleum hydrocarbons in the motor oil range
µg/L	micrograms per liter
VOCs	volatile organic compounds

1 INTRODUCTION

SCS Engineers (SCS) is pleased to present this report of a due diligence environmental investigation at the property (Site) located at 988 Highway 36 (Assessor's Parcel Number [APN] 201-322-011) in Fortuna, California (Figure 1). This report has been completed on behalf of the Site occupant, Reynolds RV Repair.

2 BACKGROUND

The following background information was obtained from the Phase I Environmental Site Assessment published by Anton Geological of Elk, California (Anton, 2009). The subject property is located at 988 Highway 36, Fortuna, California. The subject property is approximately 3 acres and is developed with two warehouse-type structures of wood and corrugated metal construction over concrete slab-on-grade foundations. The buildings are used for woodworking and recreational vehicle (RV) repair activities. The northern structure, which is the main building, includes a small store area with an office located above. The building improvements total approximately 7,000 square feet. The remainder of the Site generally consists of gravel-surfaced areas that are primarily used for RV and trailer storage. Access to the Site is from a driveway approach at the northwestern corner of the site off of Highway 36.

Historical information provided in the Phase I Report (Anton, 2009) indicates that the Site was formerly occupied by a lumber mill which was operated in 1954. On-site mill features included a pond (that encompassed the northern half of the subject property), as well as two mill buildings and a teepee burner.

3 SITE GEOLOGY

The site lies in the Eel River Valley Groundwater Basin which is one of the principal groundwater basins in the Eureka area of Humboldt County. The area includes the lower 8 miles of the Van Duzen River Valley and the Eel River Valley. The basin is bordered on the north by the Little Salmon Fault, on the south by the Plio-Pleistocene Carlotta Formation, and to the east by the Wildcat series; however, the actual extents of the eastern boundary is uncertain (Strand 1963, Clark 1990). The Wildcat series is a group of five formations ranging in age from Miocene to Pleistocene consisting of sandstone, marine siltstone, and claystone (Evenson 1959). The Carlotta Formation forms the uppermost formation of the Wildcat series. Surficial deposits of the Carlotta Formation are observed north and south of the Van Duzen River valley, located in the southeastern portion of the basin, and is an important water-bearing formation.

The basin includes the Eel River delta and channel gravels, floodplain clays and silts, and older terrace gravels of the Eel River and Van Duzen River. The basin also includes outcrops of the Hookton and Carlotta Formations in the northern and southern portions of the valley. Shallow groundwater within the Site vicinity is approximately 2 to 4 feet below ground surface (bgs) and generally flows in a westerly to southwesterly direction gradient.

4 SUBSURFACE INVESTIGATION

SCS drilled six soil borings at the locations shown on Figure 2 to evaluate potential soil and groundwater impacts from the former above-ground storage tanks (ASTs) and other historical Site uses. The boring locations identified in Figure 2 are:

- Boring – 01, the former location of a teepee (chip) burner;
- Boring – 02, a location adjacent to, and east of, the former fuel dispenser island;
- Boring – 03, a down gradient location adjacent to, and west of, to the former fuel dispenser island;
- Boring – 04, a location adjacent to the oil/water separator;
- Boring – 05, a location in the eastern portion of the former log pond used for storage and conveyance of logs to the de-barker (this was not a wastewater pond);
- Boring – 06, a location in the central portion of the former log pond used for storage and conveyance of logs to the de-barker.

5 LABORATORY ANALYSES

Soil and groundwater was selectively analyzed for the following constituents:

- Total petroleum hydrocarbons in the gasoline range (TPH-g), in the diesel range, (TPH-d), and in the motor oil range (TPH-mo) by Environmental Protection Agency (EPA) method 8015M/8260B¹
- Lead, cadmium, chromium, nickel, and zinc, by EPA method 6010 (or equivalent)
- Dioxins by EPA Method 8290
- Volatile organic compounds (VOCs) by EPA method 8260B
- Pentachlorophenol and other Phenols by the Canadian Pulp Method

¹ A silica gel cleanup was used for the TPH-d and TPH-mo analyses on one sample to assess the naturally occurring organic compounds in the samples.

6 ANALYTICAL RESULTS

Analytical results are presented in Tables 1 & 2; the laboratory analytical report is attached as Appendix A. Sample locations are presented in Figure 2.

Analytical results from the water supply well indicated no chemicals of concern (COCs) above the laboratory method reporting limit (MRL).

Analytical results from Boring B-01 in the former location of a teepee (chip) burner indicated no COCs above the laboratory MRL. A minor detection of TPH in the diesel range (B-01 @ 1.5'; 1.5 milligrams per kilograms [mg/kg]) was indicated in the soil sample; however, the laboratory indicated that this occurrence was not characteristic of diesel fuels.

Analytical results from the three borings in the area of the former fuel dispensing and oil/water separator area (B-02, adjacent to and east of the former fuel dispenser island; B-03, northwest of the former fuel dispenser island; and B-04, adjacent to the oil/water separator) indicated a minor detection of TPH in the diesel range (63 mg/kg) in the soil sample at 5.5 feet in boring B-02. Other minor detections of TPH in the diesel range were indicated in the other soil samples (B-02 and B-03; 4.9 to 16 mg/kg); however, the laboratory indicated that these occurrences were not characteristic of diesel fuels. Detections of TPH in the gasoline (64 micrograms per liter [$\mu\text{g/L}$]), diesel (5000 $\mu\text{g/L}$), and motor oil (310 $\mu\text{g/L}$) ranges were indicated in the water sample from B-02 and a detection of TPH in diesel range (63 $\mu\text{g/L}$) was also indicated in the water sample from B-03. Results from Boring B-04, drilled in the presumed downgradient groundwater flow direction, were non detect for all COCs

Analytical results from the two borings in the former log pond area (B-05, in the eastern portion of the former log pond used for storage and conveyance of logs to the de-barker; and B-06, in the central portion of the former log pond) were at or below background concentrations for metals in soil samples. No significant presence of total petroleum hydrocarbons as gasoline was detected in either the soil or water samples. Detections of TPH in the motor oil range were noted in the soil samples from the log pond (B-06 @ 3.5'; 120 mg/kg to B-05 @ 3.0'; 360 mg/kg); however the one sample with the highest concentration was reanalyzed using a silica gel cleanup method (B-05 @ 3.0'; 140 mg/kg) which indicated that a significant portion of this result (220 mg/kg) was due to naturally occurring hydrocarbon compounds. This interpretation of the TPH results primarily occurring from natural sources is supported by field observations which showed abundant decaying wood waste in the soil samples. The soil samples were also below the laboratory MRL for chloropenol compounds.

7 SUMMARY

The results of this due diligence investigation at the site indicated only a limited area of concern near the former fuel dispensing area (B-02 and B-03). These results indicated an impact by TPH primarily in the diesel range in both soil and groundwater. However, based on the non-detect concentrations of TPH-g, TPH-d, TPH-mo, and volatile organic constituents in water from the boring adjacent to the oil/water separator that was drilled in the presumed downgradient

groundwater flow direction, and the shallow depth of groundwater (2 to 3 feet bgs), this impact appears limited in nature. Additionally, prior to and subsequent to this investigation, new septic tanks were installed immediately north of boring B-03 along with drain lines that run in an east-west direction just north of B-02 which run to the leach field east of this impact area. As such, it is likely that much of the residual impacted soils were removed during this installation and the TPH impacts to groundwater will degrade naturally with the addition of the increased biologic material from the septic tanks and leach field. This leach field system would also preclude the beneficial use of the shallow groundwater as a drinking water supply in this area. As such, SCS recommends no additional environmental assessment at this time.

8 REFERENCES

- Anton, 2009. Phase I Environmental Site Assessment, 988 Highway 36, Fortuna, California, 95540, January 20.
- Clark, S H. Jr. 1990. Map Showing Geologic Structures of the Northern California Continental Margin. United States Geological Survey.
- Evenson, R.E. 1959. Geology and Ground Water Features of Eureka Area, Humboldt County, California. USGS Water Supply Paper 1470.
- Strand. 1963. Geologic Map of California, [Redding Sheet]. Scale 1:250,000. California Division of Mines and Geology.

9 DISTRIBUTION LIST

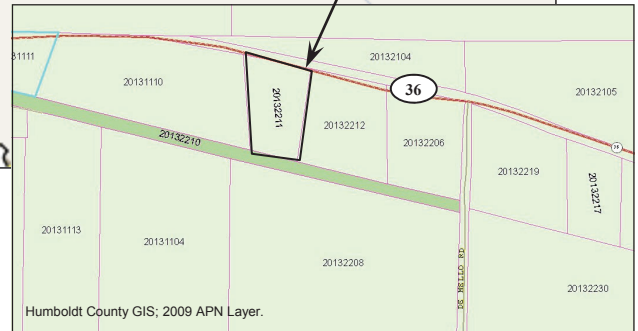
Mr. Norm Crawford
Humboldt County Department of Health and Human Services
Division of Environmental Health
100 H Street, Suite 100
Eureka, California 95501

Mr. Stanwood A. Murphy, Jr.
Humboldt Bay Forest Products, Inc.
P.O. Box 266
Fields Landing, CA 95537

Figures



Source of Base Map: GOOGLE PROFESSIONAL 2008®



Humboldt County GIS; 2009 APN Layer.

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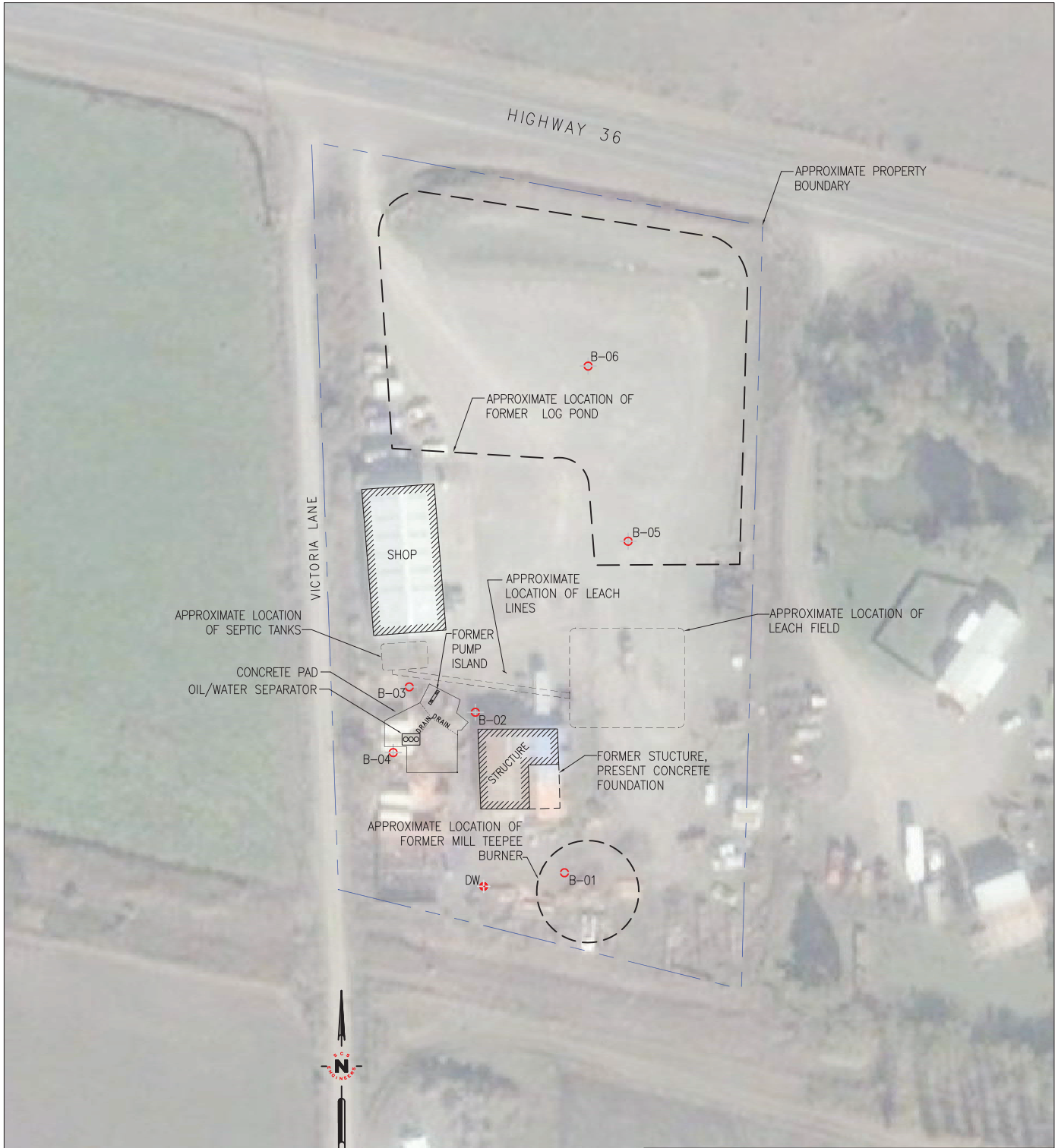
PROJ. NO: 01209014.00	SOURCE: GooglePro 2008	FILE: 9014.00 SiteLoc
DATE: 4/10/09	CREATED BY: JJM	APP. BY: TLG

SITE LOCATION MAP

REYNOLDS RV REPAIR
 988 HIGHWAY 36
 FORTUNA, CALIFORNIA

APPROX. SCALE
 (MILES)

FIGURE:
1



APPROXIMATE LOCATION OF SEPTIC TANKS

CONCRETE PAD

OIL/WATER SEPARATOR

SHOP

APPROXIMATE LOCATION OF FORMER LOG POND

APPROXIMATE LOCATION OF LEACH LINES

APPROXIMATE LOCATION OF LEACH FIELD

FORMER PUMP ISLAND

STRUCTURE

FORMER STRUCTURE, PRESENT CONCRETE FOUNDATION

APPROXIMATE LOCATION OF FORMER MILL TEEPEE BURNER

DW



APPROXIMATE SCALE IN FEET



SOURCE OF BASE MAP: GOOGLE EARTH PROFESSIONAL AERIAL PHOTOGRAPH
LOCATIONS ARE APPROXIMATE; NOT A PRODUCT OF SURVEY.

LEGEND

- BORING LOCATION
- DOMESTIC WELL LOCATION

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PROJ. NO. 1209014.00	DWN. BY: JUM	ACAD FILE: 9014.00 SP_(FIGURE 2)_5-09
DATE 5/6/09	CHK. BY: JG	APP. BY: SK

SHEET TITLE: SITE PLAN WITH BORING LOCATIONS	SCALE: (AS SHOWN)
PROJECT TITLE: REYNOLDS RV REPAIR 988 HIGHWAY 36 FORTUNA, CALIFORNIA	FIGURE NO. 2

Tables

Table 1: Soil Analytical Results
Reynolds RV Repair

Sample ID	TPH-g	B	T	E	X	TPH-d	TPH*	TPH* silica gel	TPH-mo	TPH-mo silica gel	Cd	Cr	Pb	Ni	Zn	Dioxin	
	mg/kg															pg/g	
B-01 @ 1.5'	NA	NA	NA	NA	NA	<1.0	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0252
B-02 @ 3.5'	NA	NA	NA	NA	NA	<1.0	4.9	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
B-02 @ 5.5'	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	63	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
B-03 @ 3.5'	NA	NA	NA	NA	NA	<1.0	16	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
B-03 @ 7.5'	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<1.0	3.2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
B-05 @ 3.0'	NA	NA	NA	NA	NA	<1.0	180	110	360	140	<0.50	56	7.7	59	60	NA	
B-05 @ 5.0'	NA	NA	NA	NA	NA	<1.0	3.4	NA	<10	NA	NA	NA	NA	NA	NA	NA	
B-06 @ 3.5'	NA	NA	NA	NA	NA	<1.0	32	NA	120	NA	<0.50	64	10	61	63	NA	
B-06 @ 5.5'	NA	NA	NA	NA	NA	<1.0	170	NA	310	NA	NA	NA	NA	NA	NA	NA	

TPH* - Hydrocarbon compounds in the diesel range with are not characteristic of diesel fuels.

NA - Not analyzed

**Table 2: Water Analytical Results
Reynolds RV Repair**

Sample ID	TPH-g	B	T	E	X	Sum of other VOCs	TPH-d	TPH-mo	Penta-chlorophenol	Tetra-chlorophenol
	µg/L									
B-02 @ W	64	<0.50	<0.50	<0.50	<1.0	3.5	5000	310	NA	NA
B-03 @ W	<50	<0.50	<0.50	<0.50	<1.0	<1.0	63	<100	NA	NA
B-04 @ W	<50	<0.50	<0.50	<0.50	<1.0	<1.0	<50	<100	NA	NA
B-05 @ W	NA	NA	NA	NA	NA	NA	NA	NA	<0.3	<1.0
B-06 @ W	NA	NA	NA	NA	NA	NA	NA	NA	<0.3	<1.0
DW	<50	<0.50	<0.50	<0.50	<1.0	<1.0	<50	<100	<0.3	<1.0

NA - Not analyzed



Report of Due Diligence and Additional Verification Subsurface Investigation

Reynolds RV Repair
988 Highway 36
Fortuna, California

Presented to:

Mr. Norm Crawford
Humboldt County Department of Health and Human Services
Division of Environmental Health
100 H Street, Suite 100
Eureka, California 95501

Presented by:

SCS ENGINEERS
3843 Brickway Boulevard, Suite 208
Santa Rosa, California 95403

July 21, 2009
File No. 01209078 .00

Offices Nationwide
www.scsengineers.com

Report of Due Diligence and Additional Verification Subsurface Investigation

Prepared for:

Mr. Stanwood Murphy Jr.
PO Box 266
Fields Landing, California 95537

Prepared by:

SCS ENGINEERS
3843 Brickway Boulevard, Suite 208
Santa Rosa, California 95403

July 21, 2009
File No. 01209078.00


LIMITATIONS AND DISCLAIMER

This Report of Due Diligence and Additional Verification Subsurface Investigation has been prepared on behalf of Mr. Stanwood Murphy, Jr. with specific application to the property located at 988 Highway 36, Fortuna, California 95540 (the "Site"). Field activities and sampling were conducted in accordance with the care and skill generally exercised by reputable professionals, under similar circumstances, in this or similar localities. No other warranty, either expressed or implied, is made as to the professional advice presented herein.

Access to the Site and the surrounding area was limited by buildings, roadways, underground and above-ground utilities, other miscellaneous Site and Site vicinity features, and due diligence budget. Therefore, the field exploration and points of subsurface observation were somewhat restricted.

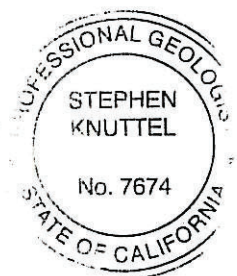
Changes in Site use and conditions may occur due to variations in rainfall, temperature, water usage, or other factors. Additional information that was not available to the consultant at the time of this investigation or changes that may have occurred on the Site or in the surrounding area may result in modification to the Site that would impact the proposed investigation. Results of the investigation may warrant additional investigation of the Site. This report is not a legal opinion.


We look forward to continuing to work with you on this project and trust this report provides the information you require at this time. If you have any questions or need additional information, please call SCS at (707) 546-9461.



Julian Kayne
Staff Engineer

July 21, 2009
Date





Stephen Knuttel PG 7674
CA registration fees paid through 07/31/09

21 JUL 09
Date

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- B Well Completion Diagrams for MW-01 through MW-03
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- C Well Development Records
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- D Analytical Sciences Report #9070607, dated July 13, 2009
Analytical Sciences Report #9070202, dated July 15, 2009

LIST OF ACRONYMS AND ABBREVIATIONS

AS	Analytical Sciences
APN	Assessor's Parcel Number
bgs	below ground surface
BTEX	benzene, toluene, ethylbenzene, xylenes
CDPH	California Department of Public Health
COCs	constituents of concerns
DWR	Department of Water Resources
EPA	Environmental Protection Agency
GC/MS	Gas Chromatograph/Mass Spectrometer
HCDEH	Humboldt County Division of Environmental Health
msl	mean sea level
NAPLs	non-aqueous phase liquids
OSHA	Occupational Safety & Health Administration
PVC	polyvinyl chloride
QA/QC	Quality Assurance/Quality Control
RDL	reporting detection limits
RV	recreational vehicle
SCS	SCS Engineers
TPH	total petroleum hydrocarbons
TPH-d	total petroleum hydrocarbons in the diesel range
TPH-g	total petroleum hydrocarbons in the gasoline range
TPH-mo	total petroleum hydrocarbons in the motor oil range
UN/DOT	United Nations/Department of Transportation
USA	Underground Service Alert

1 INTRODUCTION

SCS Engineers (SCS) is pleased to present this report of due diligence and additional verification subsurface investigation for the property located at 988 Highway 36 (Assessor's Parcel Number [APN] 201-322-011) in Fortuna, California (Figure 1). This investigation has been completed on behalf of the property owner and was approved by the Humboldt County Department of Health Services (HCDHS). As part of the real estate transfer this investigation has been completed to verify findings from the original Due Diligence Investigation at the property (SCS, 2009).

2 BACKGROUND

The subject property is located at 988 Highway 36, Fortuna, California. The subject property is approximately 3 acres and is developed with two warehouse-type structures of wood and corrugated metal construction over concrete slab-on-grade foundations. The buildings are used for woodworking and recreational vehicle (RV) repair activities. The northern structure, which is the main building, includes a small store area with an office located above. The building improvements total approximately 7,000 square feet. The remainder of the Site generally consists of gravel-surfaced areas that are primarily used for RV and trailer storage. Access to the Site is from a driveway approach at the northwestern corner of the property off of Highway 36.

Historical information provided in the Phase I Report (Anton, 2009) indicates that the Site was formerly occupied by a lumber mill which was operated in 1954. On-site mill features included a pond (that encompassed the northern half of the subject property), as well as two mill buildings and a teepee burner.

A due diligence investigation was conducted on April 15, 2009. The results of the investigation indicated only a limited area of concern near the former fuel dispensing area (B-02 and B-03). These results indicated an impact by total petroleum hydrocarbons (TPH) primarily in the diesel range in both soil and groundwater. However, in the boring adjacent to the oil/water separator that was drilled in the presumed downgradient groundwater flow direction, there were no concentrations of total petroleum hydrocarbons in the gasoline range (TPH-g), total petroleum hydrocarbons in the diesel range (TPH-d), total petroleum hydrocarbons in the motor oil range (TPH-mo), or volatile organic constituents in water above laboratory reporting detection limits (RDL). The absence of detectable TPH concentrations, along with the shallow depth of groundwater (2 to 3 feet bgs), indicates the impact is limited in nature (SCS, 2009).

3 SITE GEOLOGY

The Site is situated within an area of relatively flat terrain that generally slopes downward to the west and southwest toward the Van Duzen River. Site ground surface elevation averages approximately 80 feet above mean sea level (msl). The near surface materials beneath the Site and within the Site vicinity are identified as Quaternary (Holocene) alluvium. These unconsolidated sands, silts, clays and gravels are in turn underlain by older Plio-Pleistocene non-

marine sedimentary rocks. The depth of the alluvium is likely 100 feet or less in the near vicinity of the property (Anton, 2009). Shallow groundwater at the Site was encountered at approximately 3 feet below ground surface (bgs) during the initial due diligence investigation (SCS, 2009) and likely flows in a westerly to southwesterly direction.

4 MONITORING WELL INSTALLATION

Three groundwater monitoring wells (MW-01 through MW-03) were installed at the approximate locations shown on Figure 2 on July 1, 2009. The groundwater monitoring wells were installed using a truck-mounted Geoprobe rig equipped with 8-inch diameter hollow stem augers. Augers were steam cleaned prior to drilling and between locations. Soil samples were collected from the monitoring well MW-02 location at 3.0 feet bgs and 7.0 feet bgs prior to the installation of the well.

The groundwater monitoring wells were installed in accordance with California Department of Water Resources well standards. All wells were installed by Fisch Drilling, Inc. working under the supervision of a SCS professional geologist. Fisch Drilling, Inc. is a licensed C-57 well drilling contractor. A well installation permit (#2421-B) was obtained from the Humboldt County Division of Environmental Health (HCDEH) prior to installation.

The soil samples from the newly installed wells were collected following SCS Standard Sampling Procedures and Quality Assurance/Quality Control (QA/QC) Protocol. Soil samples for laboratory analysis were labeled, stored under refrigerated conditions, and transported under Chain-of-Custody documentation to Analytical Sciences (AS) in Petaluma, California for analysis. AS is a California Department of Public Health (CDPH) certified laboratory for all of the analyses requested for this report. Copies of AS' current certifications have been reviewed and are on file with SCS.

All of the well bores were drilled using 8-inch diameter hollow stem augers and converted into 2-inch diameter monitoring wells using Schedule 40 flush threaded polyvinyl chloride (PVC) casings. The screened interval in the monitoring wells consists of 0.010-inch machine slotted screen. A No. 3 sand was used to create a filter pack around each screen. The filter pack was brought to approximately one foot above the top of the screen. An approximately one foot thick bentonite seal was placed on top of the sand filter pack and the wells were completed to the surface with a cement seal. Well completion details are presented in the Well Completion Diagrams presented in Appendix B. The well casing in each monitoring well extends to within six inches bgs and is fitted with a waterproof locking cap. The wells are protected by traffic rated water-tight circular vaults set in traffic rated concrete and finished approximately 0.5-inch above grade.

5 WELL DEVELOPMENT

The wells were developed on July 2, 2009 using a surge block and a submersible field portable groundwater purging pump. The wells were developed using a surge block prior to purging. Following surging, a submersible field portable groundwater purging pump was used to remove sediment within the wells until a “hard” tag of the well casing bottom could be obtained by the field technician. Wells were developed until the field parameters of pH, temperature, and conductivity were relatively stable. Information obtained during well development was recorded on field sampling forms from which Well Development Records were generated, copies of which are presented in Appendix C. The purge water generated from the well development is stored in drums on-site.

6 WELL SURVEY

The wells will be surveyed if additional monitoring is required. The top of each new monitoring well casing will be surveyed under the supervision of a California licensed surveyor or a licensed civil engineer with surveying experience to 0.01 feet to determine its elevation relative to mean sea level. In addition, the latitude and longitude of each monitoring well will be determined to within one meter.

7 GROUNDWATER MONITORING

Groundwater depths were measured on July 2, 2009 prior to development and after sampling. Groundwater depths ranged from approximately 3 to 4 feet bgs. A calculated groundwater flow direction was not calculated during this monitoring event as the top of casing elevations have not yet been established.

8 GROUNDWATER SAMPLING

The newly installed monitoring wells were checked for the presence of non-aqueous phase liquids (NAPLs) using an oil/water interface probe before groundwater depths were measured in each of the monitoring wells. NAPLs were not detected in any of the project monitoring wells. Each well was then purged using a submersible pump before collecting the groundwater samples. Temperature, pH, conductivity, and turbidity were measured in each well and recorded on field sampling forms to generate Well Purge Records (Appendix C). The field technician then sampled each well with a separate disposable bailer. Groundwater samples were transferred from the bailer into the appropriate containers supplied by the laboratory. The containers were labeled, refrigerated, and transported under a Chain-of-Custody to AS. All samples were collected following SCS Standard Soil and Water Sampling Procedures and QA/QC protocol. The purge water generated from the well sampling is stored in drums on-site.

9 LABORATORY ANALYSIS

The soil samples collected from the groundwater monitoring well installation and the groundwater samples collected from monitoring wells were analyzed for TPH-d and TPH-mo ranges by Environmental Protection Agency (EPA) method 8015M/8260B.

10 MONITORING WELL INSTALLATION SOIL ANALYTICAL RESULTS

Soil samples were collected from the Monitoring Well MW-02 installation boring at 3.0 and 7.0 feet bgs. Previous subsurface investigations from the adjacent boring B-02 had shown evidence of constituents of concerns (COCs) within this interval. The soil samples from the monitoring well installation borings indicated the presence of hydrocarbons within the TPH-d and TPH-mo range which did not exhibit a pattern characteristic of diesel or motor oil. As similar occurrences in the TPH-d and TPH-mo range were previously questioned, these individual peaks were analyzed with a Gas Chromatograph/Mass Spectrometer (GC/MS). The GC/MS analysis of these samples indicated the presence of non-hazardous high molecular weight organic acid esters. These organic acid esters are attributed to either decaying wood products or organic constituents from the adjacent septic tank. Analytical results for the soil samples are summarized in Table 1. A copy of the laboratory reports are presented in Appendix D.

11 GROUNDWATER ANALYTICAL RESULTS

Each well (MW-01 through MW-03) was sampled during this event. All of the groundwater samples were below the laboratory RDLs for all compounds analyzed. Groundwater analytical results are presented in Table 2. A copy of the laboratory analytical report is presented in Appendix D. Based on the absence of concentrations of COCs above laboratory RDLs in the wells, the purge water currently being stored on site from the well development and sampling will be used for dust control or irrigation at the site.

12 CONCLUSIONS AND RECOMMENDATIONS

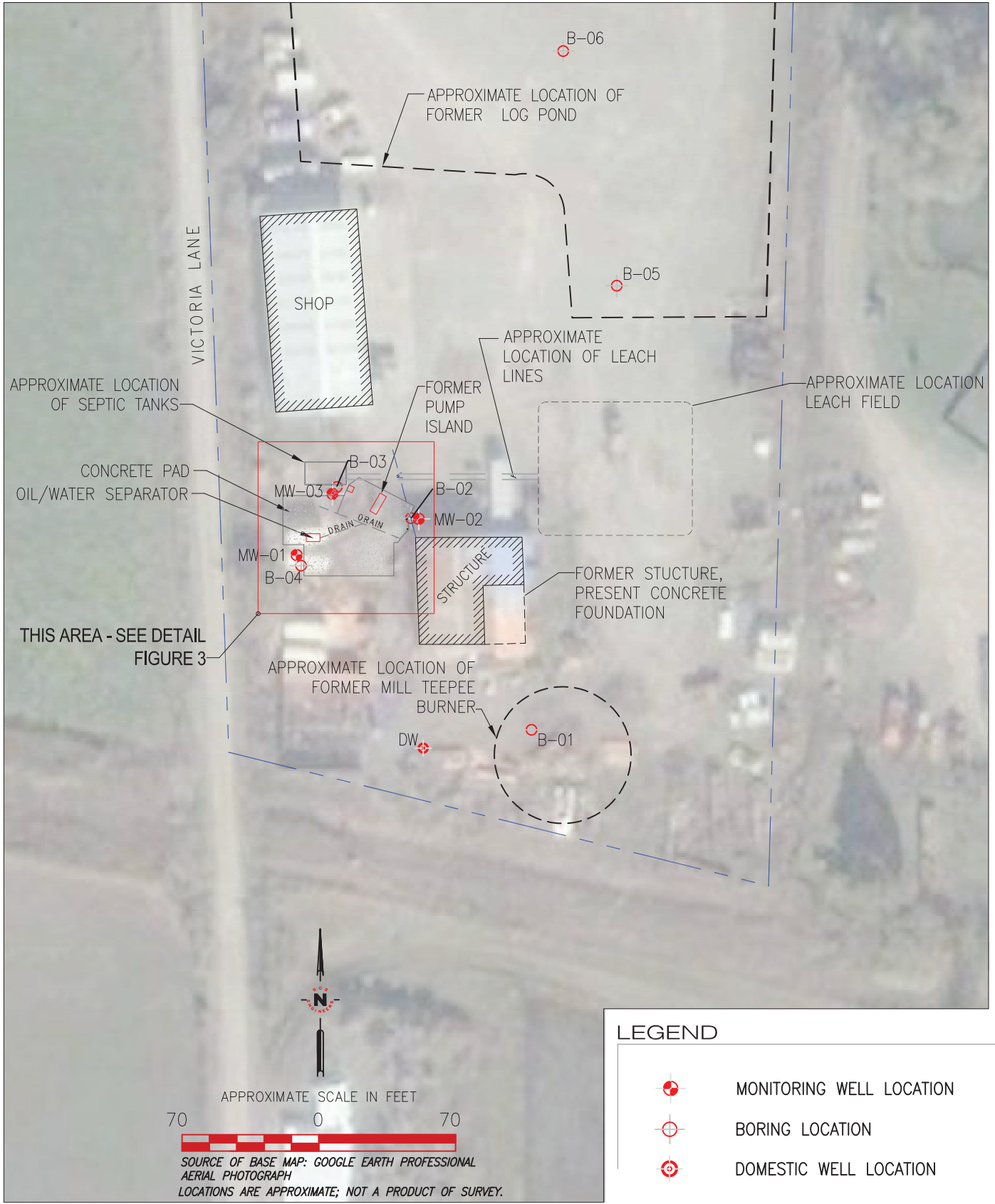
Soil samples collected from the monitoring well installations were below laboratory RDLs for the COCs analyzed as previously indicated. Groundwater samples collected from the groundwater monitoring event were also below the laboratory RDLs for all COCs analyzed. Based on the recent findings, SCS requests No Further Action (no further sampling or monitoring) at this Site. As such, it is our client's request that the monitoring well be considered temporary and that they be properly decommissioned at the earliest possible date.

Upon receipt of concurrence with this No Further Action request from the HCDEH, SCS will schedule and arrange for decommissioning of the Site monitoring wells after a permit is received from the Humboldt County Division of Environmental Health. The monitoring wells will be decommissioned in accordance with state and local regulations. All monitoring wells will be decommissioned by over-drilling the borehole and removing the entire PVC well casings. All well materials including the seal and filter pack will be drilled out to the entire depth of the wells. The boreholes will then be backfilled from the bottom up with a low permeable material (bentonite slurry) by the licensed C-57 well driller and in accordance with California Well Standards, Bulletin 74-90. Copies of DWR 188 forms for the decommissioned wells will then be submitted to the State Department of Water Resources (DWR) and the licensed C-57 well driller. A copy of the well decommissioning report will be presented to the HCDEH upon completion of decommissioning activities.

13 REFERENCES CITED

- Anton, 2009. Phase I Environmental Site Assessment, 988 Highway 36, Fortuna, California, 95540, January 20.
- SCS, 2009 Report of Due Diligence Investigation, 988 Highway 36, Fortuna, California, 95540, May 15.

Figures

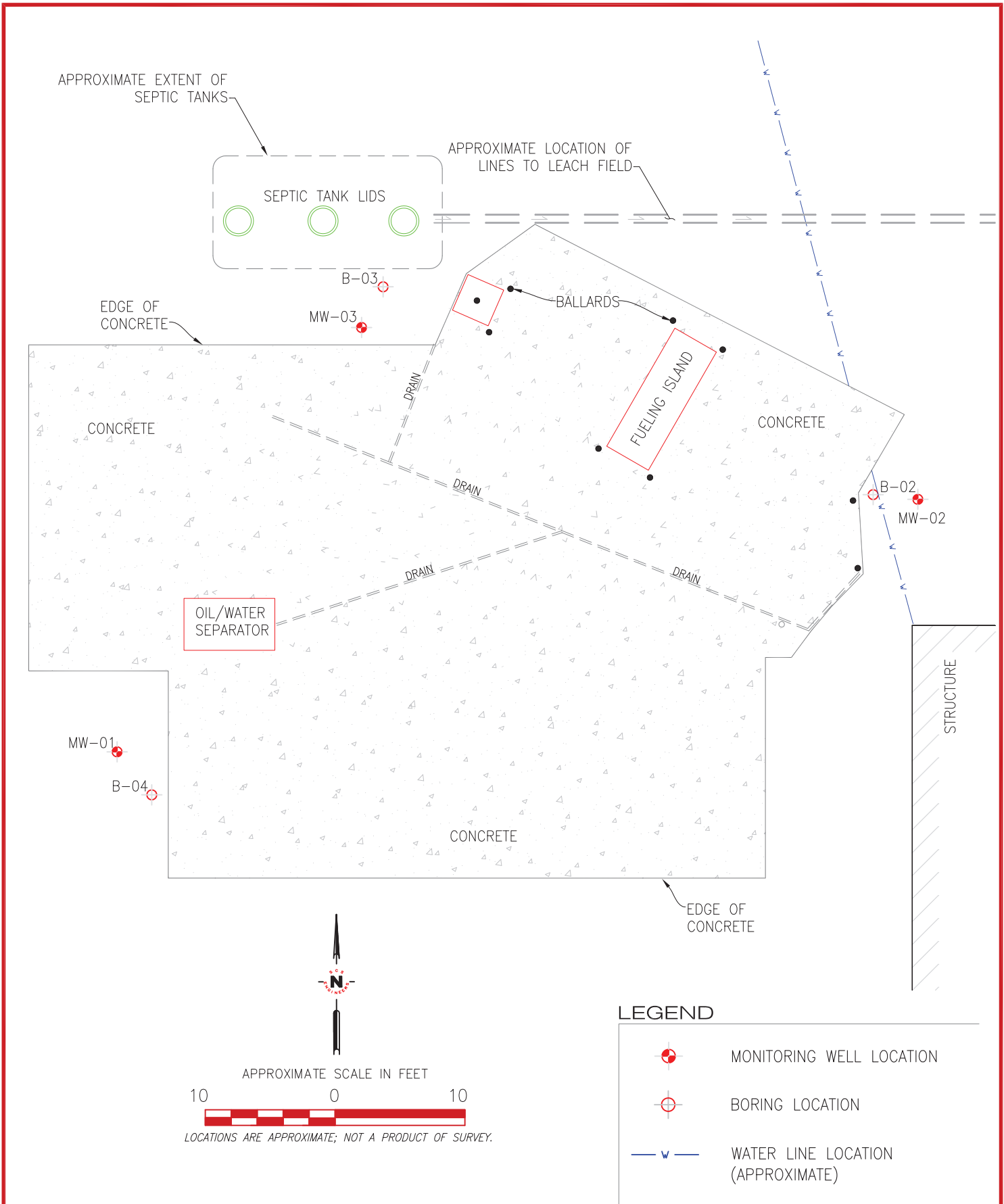


LEGEND	
	MONITORING WELL LOCATION
	BORING LOCATION
	DOMESTIC WELL LOCATION

SCS ENGINEERS
 ENVIRONMENTAL CONSULTANTS
 3843 BRICKWAY BOULEVARD SUITE 208
 SANTA ROSA, CALIFORNIA 95403
 PH. (707) 546-9461 FAX. (707) 544-5769

PROJ. NO. 1209078.00	DWN. BY: JUM	ACAD FILE: 9078.00 SP_(FIGURE 2)_7-09
DATE 6/12/09	CHK. BY: JG	APP. BY: SK

SHEET TITLE: SITE PLAN WITH BORING AND MONITORING WELL LOCATIONS	SCALE: (AS SHOWN)
PROJECT TITLE: REYNOLDS RV REPAIR 988 HIGHWAY 36 FORTUNA, CALIFORNIA	FIGURE NO. 2



SCS ENGINEERS ENVIRONMENTAL CONSULTANTS 3843 BRICKWAY BOULEVARD SUITE 208 SANTA ROSA, CALIFORNIA 95403 PH. (707) 546-9461 FAX. (707) 544-5769			SHEET TITLE:	PARTIAL SITE PLAN WITH PAD AND FUELING AREA	SCALE:	(AS SHOWN)
			PROJECT TITLE:	REYNOLDS RV REPAIR 988 HIGHWAY 36 FORTUNA, CALIFORNIA	FIGURE NO.	3
PROJ. NO.	DWN. BY:	ACAD FILE:				
1209078.00	JJM	9014.00 SP_(FIGURE 2)_6-09				
DATE	CHK. BY:	APP. BY:				
6/12/09	JG	SK				

Tables

Table 1: Soil Analytical Results
Reynolds RV Repair

Monitoring Well Area	Sample ID	Sample Date	TPH-g	B	T	E	X	TPH-d	TPH*	TPH-mo
			mg/kg							
MW-02	MW-02 @ 3.0'	7/1/2009	NA	NA	NA	NA	NA	<5	150	<50
	B-02 @ 3.5'	4/15/2009	NA	NA	NA	NA	NA	<1.0	4.9	NA
	B-02 @ 5.5'	4/15/2009	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	63	--	NA
	MW-02 @ 7.0'	7/1/2009	NA	NA	NA	NA	NA	<5	110	<50
MW-03	B-03 @ 3.5'	4/15/2009	NA	NA	NA	NA	NA	<1.0	16	NA
	B-03 @ 7.5'	4/15/2009	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<1.0	3.2	NA

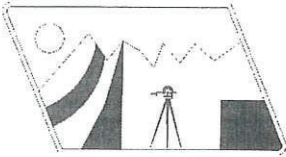
NA - Not analyzed

TPH* - Hydrocarbon compounds in the diesel range are not characteristic of diesel fuels; these individual peaks were analyzed with a Gas Chromatograph/Mass Spectrometer (GC/MS). The GC/MS analysis of these samples indicated the presence of non-hazardous high molecular weight organic acid esters.

Table 2: Groundwater Analytical Results
Reynolds RV Repair

Sample ID	Sample Date	TPH-g	B	T	E	X	Sum of other VOCs	TPH-d	TPH-mo
		µg/L							
(B-04 @ W)	4/15/2009	<50	<0.50	<0.50	<0.50	<1.0	<1.0	<50	<100
MW-01	7/2/2009	NA	NA	NA	NA	NA	NA	<50	<200
(B-02 @ W)	4/15/2009	64	<0.50	<0.50	<0.50	<1.0	3.5	5000	310
MW-02	7/2/2009	NA	NA	NA	NA	NA	NA	<50	<200
(B-03 @ W)	4/15/2009	<50	<0.50	<0.50	<0.50	<1.0	<1.0	63	<100
MW-03	7/2/2009	NA	NA	NA	NA	NA	NA	<50	<200
DW	4/15/2009	<50	<0.50	<0.50	<0.50	<1.0	<1.0	<50	<100

NA - Not analyzed



A.M. BAIRD

ENGINEERING & SURVEYING, INC.

1257 Main Street • P.O. Box 396 • Fortuna, CA. 95540 • (707) 725-5182 • Fax (707) 725-5581

CONSULTING - LAND DEVELOPMENT - DESIGN - SURVEYING

SEPTIC DISPOSAL DESIGN

At-Grade Infiltrator Chamber System

Employee-Only Bathroom

5 Full-Time Persons

Primary and Reserve Field

PREPARED FOR

Woody Murphy

APN: 201-322-011

988 State Highway 36

ALTON, HUMBOLDT COUNTY, CA

PREPARED BY:

ALLAN M. BAIRD, RCE 23681

License Expires 12-31-09

March 26, 2009
Job# 09-587-17

RECEIVED
MAR 26 2009
HUMBOLDT CO. DIVISION
OF ENVIRONMENTAL HEALTH

March 26, 2009

Dave Spinosa
Humboldt County Environmental Health Department
100 H Street, Suite 100
Eureka, CA 95501

SUBJECT: CLIENT: Woody Murphy
Design for an **At-Grade Infiltrator Chamber System**
APN: 201-322-011; 988 State Hwy 36, Alton, CA

RECEIVED
MAR 26 2009
HUMBOLDT CO. DEPT. OF ENVIRONMENTAL HEALTH

INTRODUCTION

The following septic design report is being submitted for the above referenced property in Alton, CA. The following design is furnished to satisfy the requirements for an individual septic disposal system as required by the County of Humboldt. This office has not reviewed any specific construction plans for structures on this parcel. Soil analyses and groundwater monitoring were conducted in February and March of 2009.

SITE AND SOILS DESCRIPTION

The total area of the parcel is ± 3.62 acres. Access to the parcel is provided via a gravel driveway off of State Hwy 36. The entire parcel, including the proposed septic field slopes down in a southward direction at approximately 1%.

A total of two trenches were excavated by backhoe to depths of 4 feet and soil samples were taken at depths of 1 foot and 2.5 feet at the locations shown on the site plan (TH#1 and TH#2). Groundwater was observed in both test holes at a depth of 4 feet and monitoring wells were installed at both locations.

Laboratory texture analysis revealed Zone 2 Loamy Sand at 1 foot and Zone 2 Sandy Loam at 2.5 feet in both test holes. The soils at both test holes are suitable for leaching. These soil profiles are assumed to be representative of the entire designed leach area. See enclosed sheets for subsurface profile logs and texture analysis.

DESIGN RESULTS


Due to a seasonally high water table, a low-pressure, at-grade installation of Quick4™ Equalizer 24 Infiltrator Chambers was chosen as the preferred design. The required length of Equalizer 24 Infiltrator Chambers necessary to treat the effluent for a bathroom with expected use consisting of 5 full-time employees and an equivalent loading rate of 125 ft²/bedroom (Table V-1, Appendix V) is 106.7 feet for both the primary and reserve fields. The primary and reserve field designs each consist of (3) 36-foot trenches. Each trench shall contain 9 Quick4™ Equalizer 24 Infiltrator Chambers connected in series and shall be overlain with washed pea gravel, geotextile filter fabric and topsoil to support a vegetative cover (See Attached Detail Sheets).

Infiltrators are placed parallel to contour lines and 10 feet away from structural foundations. Additionally, they cannot be placed under driveways and must be set back 25 feet from any slopes dropping over 30%, 50 feet from property lines and ephemeral streams, as well as 100 feet from wells, ponds, perennial streams and springs. A minimum 1,200-gallon septic tank is required for storage of waste. A minimum 750-gallon capacity pump chamber is required to deliver low-pressure doses of effluent to the leach field. It is recommended that all surface water drainage from surrounding structures be diverted away from the location of the sewage disposal fields. Enclosed are the following items:

- A design evaluation summary / calculations
- Site & location maps with disposal field locations
- Subsurface profile logs
- Soil texture sheets
- Monitoring well logs
- Typical Infiltrator cross-sections & details
- Minimum setbacks for septic tanks and disposal fields

Please feel free to contact this office should any questions arise concerning this report (707) 725-5182

Sincerely,


Allan M. Baird
Principal Engineer



3/26/09

SITE EVALUATION REPORT INDIVIDUAL SEWAGE DISPOSAL SYSTEMS DESIGN

DATE: 3/26/2009

AP#: 201-322-011

WATER SUPPLY: Private

SITE ADDRESS: 988 State Hwy 36

CITY: Alton, CA 95562

OWNER: Woody Murphy

CLIENT: Woody Murphy

MAIL: P.O. Box 149

CITY: Fortuna, CA 95540

PHONE NUMBER: 707-443-5631

EMPLOYEE BATHROOM / NO. OF EMPLOYEES = 5 ~300 GPD

	PRIMARY FIELD	RESERVE FIELD
<u>LOCATION:</u>	TH#1&2	TH#1&2
<u>SLOPE:</u>	1%	1%
<u>DEPTH:</u>	0.5 1 Foot	0.5 10 Feet 2.5 Feet
<u>TEXTURE ZONE:</u>	Zone 2	Zone 2
<u>USDA CLASS:</u>	Loamy Sand	Sandy Loam
<u>DEPTH TO WATER TABLE:</u>	24"-48"	24"-48"

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 MAR 26 2009
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 OF ENVIRONMENTAL HEALTH

INFILTRATOR QUICK4 EQUALIZER 24 CHAMBER SYSTEM

<u>DEPTH OF INFILTRATOR:</u>	0.5 ft
<u>TRENCH WIDTH (W):</u>	1.5 feet
<u>REQUIRED ABSORPTION AREA (A_T):</u>	125 ft ² /bedroom
<u>CORRESPONDING DEPTH OF GRAVEL (D):</u>	1.5 feet (standard)
<u>% OF BASIC LENGTH (f):</u>	64%

Primary LINEAR FT. OF SYSTEM: $(N \cdot A_T \cdot f) / D = (2 \cdot 125 \cdot 0.64) / 1.5 = \underline{\underline{106.7 \text{ feet}}}$

Reserve LINEAR FT. OF SYSTEM: $(N \cdot A_T \cdot f) / D = (2 \cdot 125 \cdot 0.64) / 1.5 = \underline{\underline{106.7 \text{ feet}}}$

DESIGN SUMMARY: Three 36-foot trenches, each consisting of 9 Infiltrator Quick4™ Equalizer 24 Chambers: Primary & Reserve Fields

BASED ON TESTING RESULTS USING APPROVED PROCEDURES, THE ABOVE SAID PROPERTY COMPLIES WITH ALL STATE AND COUNTY REQUIREMENTS FOR AN ON-SITE SEPTIC SYSTEM.

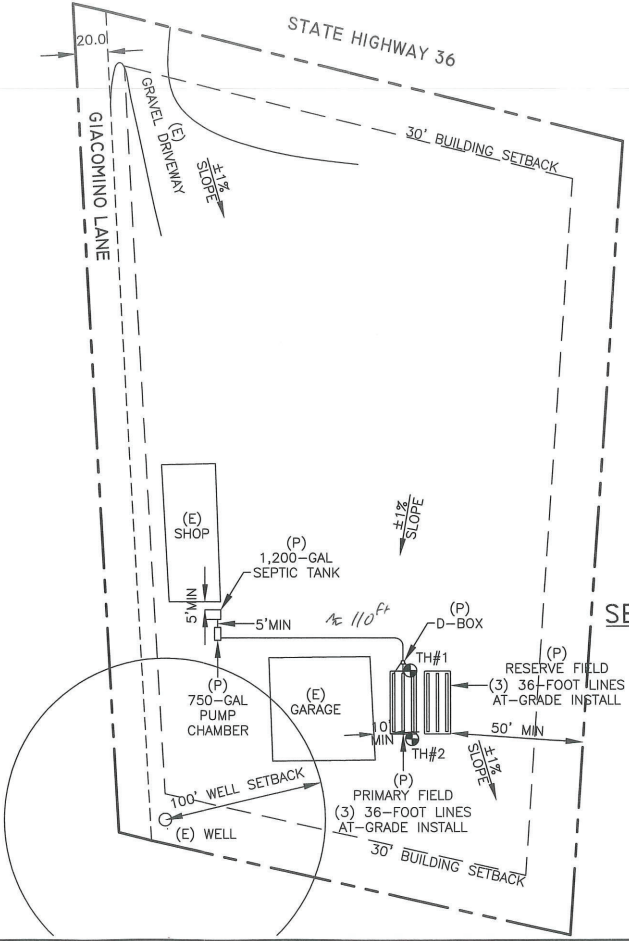
NOTES

1. PRIVATE WATER (WELL)
2. PG&E ELECTRIC POWER
3. BUILDING SETBACKS: 30' FRONT, 30' REAR, 30' SIDES
4. 20' WIDE ACCESS EASEMENT 'GIACOMINO LANE' ALONG WEST PROPERTY LINE
5. NO TREES TO BE REMOVED
6. NO STREAMS, SPRINGS, OR WETLANDS
7. SEE ATTACHED DETAILS FOR AT-GRADE SYSTEM INSTALLATION
8. SEPTIC FIELDS MUST BE AT LEAST 50 FT FROM ALL PROPERTY LINES, 100 FT FROM ALL STREAMS, SPRINGS, AND WELLS, 25 FT FROM SLOPES GREATER THAN 30%, AND 10 FEET FROM BUILDING FOUNDATIONS
9. SEPTIC TANK MUST BE AT LEAST 25 FT FROM ALL PROPERTY LINES, 100 FT FROM ALL STREAMS, SPRINGS, AND WELLS, 25 FT FROM SLOPES GREATER THAN 30%, AND 5 FEET FROM BUILDING FOUNDATIONS
10. BUILDING PLANS AND PARKING ASSUMED FOR SEPTIC DESIGN PURPOSES ONLY. THIS OFFICE HAS NOT REVIEWED SPECIFIC CONSTRUCTION PLANS AS OF THE DATE OF THIS SEPTIC DESIGN

LEGEND

———	PROPERTY BOUNDARY
- - - - -	EASEMENT
- - - - -	BUILDING SETBACKS
⊙	TEST HOLE LOCATION

DISCLAIMER:
 MAPPING INFORMATION PROVIDED IS FOR SEPTIC DESIGN PURPOSES ONLY.
 THIS SITE PLAN REFLECTS MANY MAPPING DETAILS THAT ARE USEFUL TO ASSURE THAT THE SEPTIC DESIGN IS LOCATED APPROPRIATE TO ITS SURROUNDINGS. HOWEVER, NONE OF THE INFORMATION SHOWN IS IMPLIED TO SUGGEST OR SUBSTITUTE FOR A CONTRACTED ACTUAL LAND SURVEY.
 A. M. BAIRD, ENGINEERING AND SURVEYING, INC. ASSUMES NO RESPONSIBILITY ARISING FROM THE USE OF INFORMATION PROVIDED, OTHER THAN WHAT HAS BEEN SPECIFICALLY INTENDED FOR THE SEPTIC DESIGN.



LEGAL

ADDRESS: 888 STATE HWY 36 ALTON, CA 95562
ASSESSOR'S PARCEL NUMBER: 201-322-011
OWNER: MR. WOODY MURPHY P.O. BOX 149 FORTUNA, CA 95540 PHONE: 707-937-5456
SETBACK: 30' FRONT, 30' SIDE, AND 30' REAR.
AREA ANALYSIS
LOT SIZE: 157,763 S.F./3.62 AC

RECEIVED
 MAR 26 2009
 HUMBOLDT CO. DIVISION
 OF ENVIRONMENTAL HEALTH

SEPTIC SITE PLAN
 SCALE: 1"=60' FEET

3/26/09

SCALE	1"=60'
DRAWN BY	ME
CHECKED BY	AAA
DATE	3/26/09
WOODY MURPHY APN: 201-322-011 888 STATE HWY 36 ALTON, CA 95562 EMPLOYEE-ONLY BATHROOM SEPTIC SITE PLAN	
A.M. Baird Engineering & Surveying 1207 Main St., Suite 300, Fortuna, CA 95540, (707) 752-1182	
SHEET NO. 1 OF 17	



A.M. BAIRD

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CONSULTING - LAND DEVELOPMENT - DESIGN - SURVEYING

WORKSHEET FOR SOIL TEXTURE

Project: Murphy

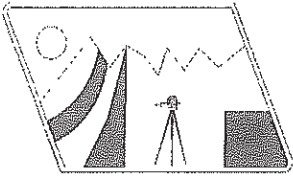
by: MRB

AP#: 201-322-011

Lab Test Date: 2/11/2009

1	2	SAMPLE NUMBER
1	1	TEST HOLE
1	2 1/2	Depth (ft)
851.3	801	TOTAL SAMPLE WEIGHT (gm)
445.9	360.2	Coarse Weight (gm)
75	75	A. Owendry Weight (gm)
9:53	9:55	B. Starting Time (hr:min:sec)
67	67	C. Temp @ 40 sec. (°F)
29	37	D. Hydrometer Reading @ 40 sec. (gm/l)
-6.7	-6.7	E. Composite Correction (gm/l)
22.3	30.3	F. True Density @ 40sec. (gm/l), (D-E)
69	69	G. Temp @ 2 hrs. (°F)
11	15	H. Hydrometer Reading @ 2hrs. (gm/l)
-6.3	-6.3	I. Composite Correction (gm/l)
4.7	8.7	J. True Density @ 2 hrs. (gm/l), (H-I)
70.3	59.6	K. % Sand = $100 - [(F/A) \times 100]$
6.3	11.6	L. % Clay = $(J/A) \times 100$
23.5	28.8	M. % Silt = $100 - (K + L)$
LOAMY SAND	SANDY LOAM	N. USDA Texture
2	2	O. Soil Percolation Suitability Chart Zone
29.7	40.4	P. Combined % Silt and Clay
52.4	45.0	Q. Coarse % by weight
7.4	6.1	R. % Coarse Adjustment*

* [(.2)(.00003Q³+ .0006Q²+ .5968Q-.0941)]



A.M. BAIRD

ENGINEERING & SURVEYING, INC.

1257 Main Street • P.O. Box 396 • Fortuna, CA. 95540 • (707) 725-5182 • Fax (707) 725-5581

CONSULTING - LAND DEVELOPMENT - DESIGN - SURVEYING

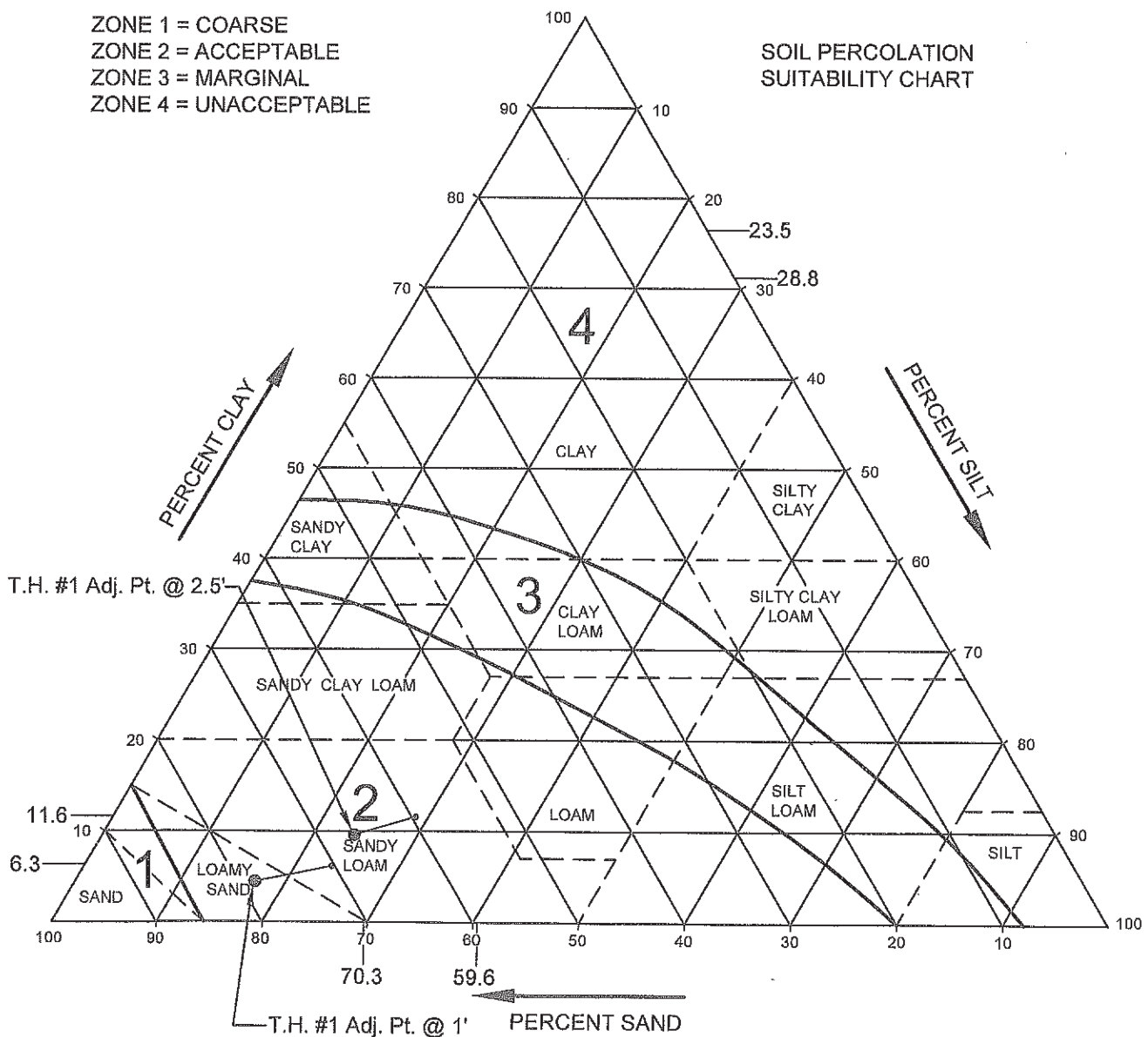
CLIENT: MURPHY

DATE: 2/18/09

APN: 201-322-011

ZONE 1 = COARSE
 ZONE 2 = ACCEPTABLE
 ZONE 3 = MARGINAL
 ZONE 4 = UNACCEPTABLE

SOIL PERCOLATION
 SUITABILITY CHART



1. COARSE ADJUSTMENT: T.H. #1 @ 1' = 7.4%; T.H. #1 @ 2.5' = 6.1%

2. BULK-DENSITY ADJUSTMENT: NOT TESTED

Client: Woody Murphy (At-grade/Mound) 09-587-17
 Well ID: 201-322-011 Septic

Test Hole No. 1 (closer to Hwy 36)

Elevation of Rim

Depth of well 3.5 FT

Date	Time	Depth to Water Surface	Total Rainfall To Date	Rainfall Past 24 Hours	Comments
	7:30A	25"	>19"	.5 in	heavy showers
	12:00P	27"	↓	.04	no rain
	7:45A	19"			no rain
	7:30A	28"			no rain
	7:40A	27"			no rain
	7:15A	28"			rain
	7:30A	26"			no rain
	6:30P	28"			
3-15-09	11:00	26"		1.61	rain
3-18-09	7:30	24"		0.0	
3-19-09	7:45	23"		0.0	
3-22-09	7:45	26"		0.5	
3-24-09	8:30	23"		0.0	

* Data from Weather Bureau (707) 443-6484 (Fureta measurements)
 ** Please attach site plan showing locations of observation wells

WATER LOG

Project: Woody Murphy

Job No: 09-587-17

Area: 201-322-011

Test Hole No. 2

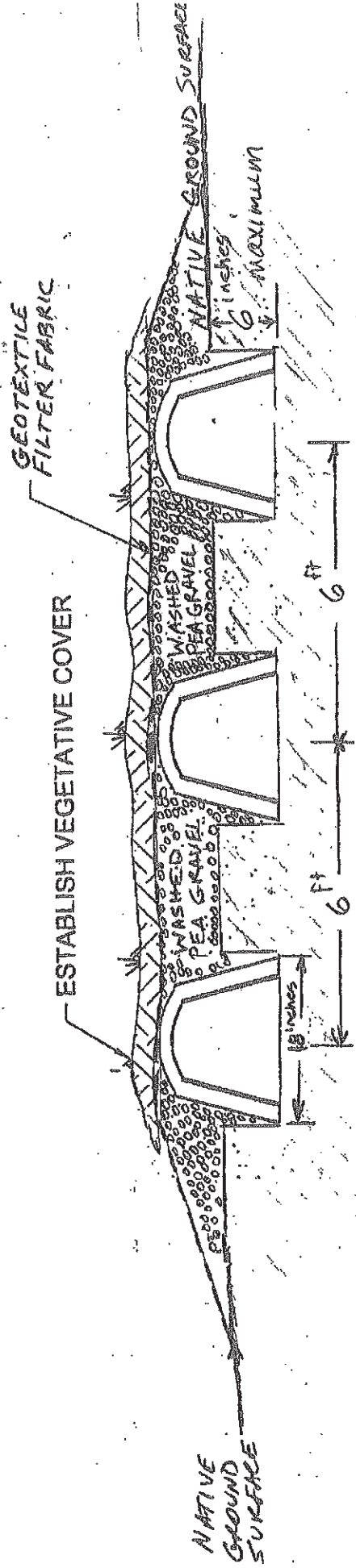
Elevation of Rim _____

Depth of well 3.5 FT

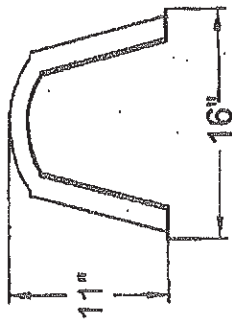
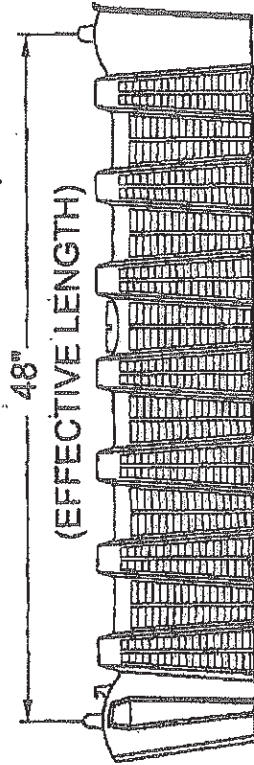
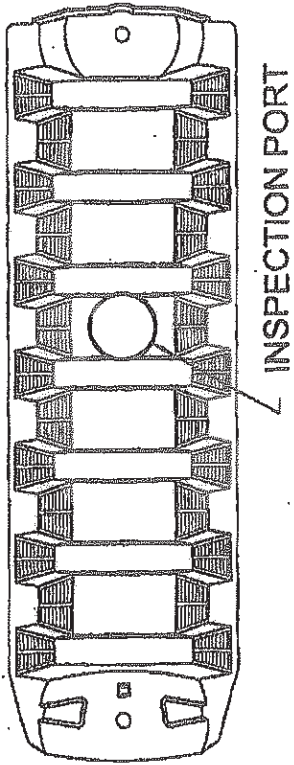
Date	Time	Depth to Water Surface	Total Rainfall To Date	Rainfall Past 24 Hours	Comments
	7:30	27"	>19"	.5	heavy showers
	12:00	31"	↓	.04	no rain
	7:30A	20"			no rain
	7:40A	30"			no rain
	7:45A	25"			drizzle
	7:20A	28"			rain
	7:30A	25"			—
	6:30P	25"			—
3-15-09	11:00A	25" 23"		1.61	rain
3-18-09	7:30	21"		0.0	
3-19-09	7:45	23"		0.0	
3-22-9	7:45	24"		0.5	
3-24-9	8:30	23"		0.0	

* Data from Weather Bureau (707) 443-6484 (Pureka measurements)
 ** Please attach site plan showing locations of observation wells

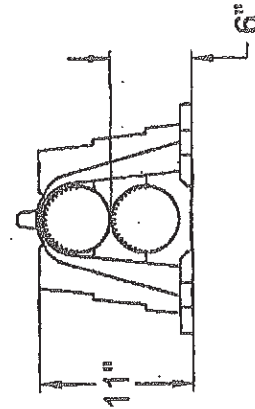
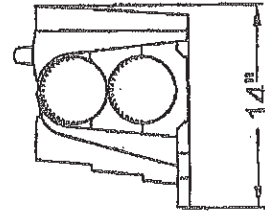
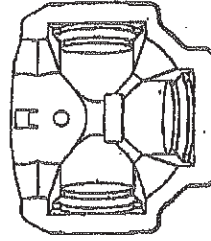
INFILTRATOR QUICK4 EQUALIZER 24 BED
NOT TO SCALE



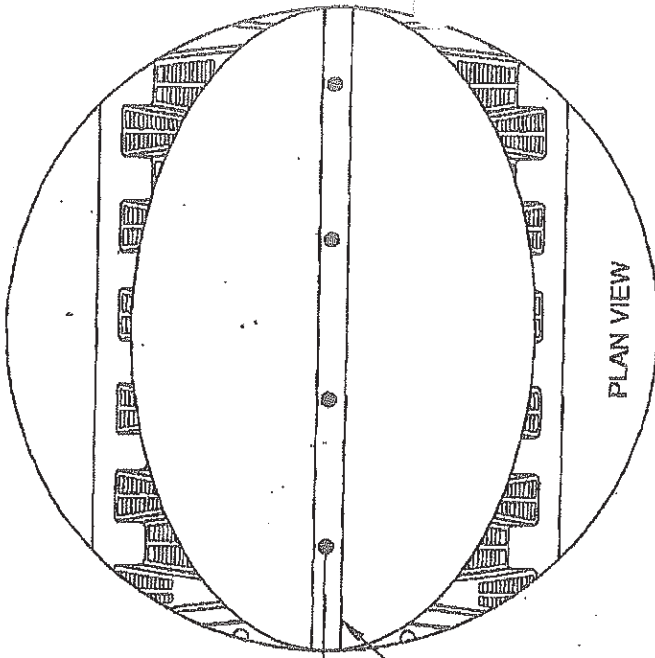
QUICK4 EQUALIZER 24 CHAMBER



QUICK4 EQUALIZER 24 MULTIPOINT ENDCAP



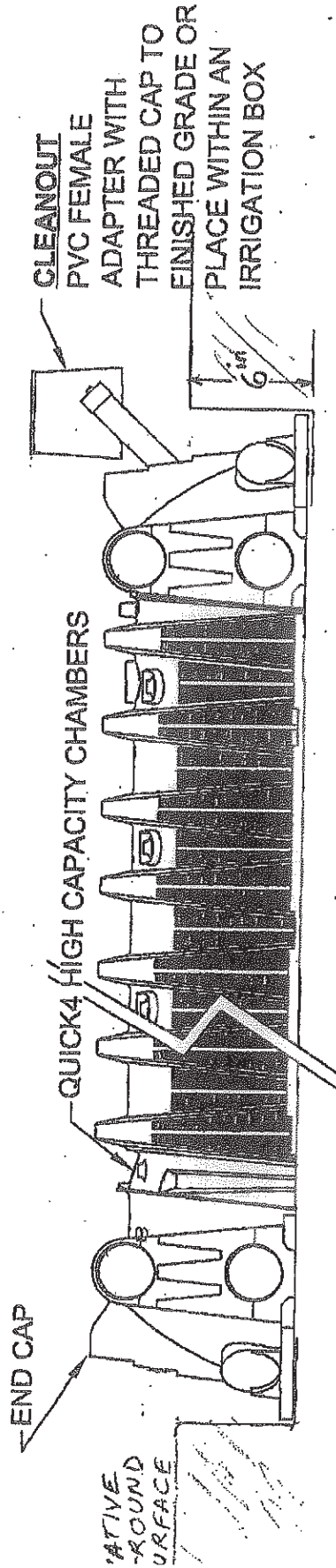
(SIDE VIEW)
(NOT TO SCALE)



PIPE SIZE, HOLE SIZE & SPACING AS DETERMINED BY DESIGNER

PVC PERFORATED PIPE PRESSURE
DISTRIBUTION LATERAL

PRESSURE PIPING CAN BE HUNG FROM THE CHAMBER (AS SHOWN)
OR PLACED ON THE GROUND



DESIGN CD DRAWING AND PDF LOCATION: QUICK4 HIGH CAPACITY - SECTION 4 - Q4HC_LPPSIDE

SETBACKS FOR SEPTIC TANKS AND DISPOSAL FIELDS

	<u>Property on Public Water System</u>		<u>Property on Individual Water System</u>	
	Septic Tank (in feet)	Disposal Field (in feet)	Septic Tank (in feet)	Disposal Field (in feet)
Property Line	5	10	25	50
Foundation of Building Outside wall of Mobile Home	5	10	5	10
Wells, Springs, Ocean, Lake or Reservoir	100	100	100	100
Perennial Stream (1)	100	100	100	100
Ephemeral Stream (2)	50	50	50	50
Fill Area, Top of Cuts, or Edge of Steep Slopes >30% (3)	25	25	25	25
Swimming Pools	25	50	25	50

- (1) As measured from the line which defines the limit of a 10-year Frequency Flood.
- (2) Measured from the edge of the water source.
- (3) Where soil depth or depth to ground water below the leaching trench is less than five (5) feet, a minimum set-back distance of fifty (50) feet shall be required.

ATTACHMENT 4

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

Referral Agency	Response	Recommendation	Location
Ag Commissioner		No Response	
Building Inspection Division	✓	Approved	On File
Assessor		No Response	
County Counsel		No Response	
District Attorney		No Response	
Humboldt County District Attorney		No Response	
Division Environmental Health	✓	Conditional Approval	Attached
Humboldt County Sheriff	✓	Approved	On File
Public Works	✓	Approved	
Caltrans	✓	Conditional Approval	Attached
Fire Protection District	✓	Conditional Approval	Attached
Regional Water Quality Control Board		No Response	
NCUAQMD		No Response	
Division of Water Resources		No Response	
School District		No Response	
California Department of Fish & Wildlife		No Response	
Bear River Band	✓	Conditional Approval	On File (Confidential)
Wiyot Tribe		No Response	
Northwest Information Center	✓	Comment	On File (Confidential)
PGE	✓	Comment	On File
Aviation		No Response	

Santos, Steven A

From: Molofsky, Adam
Sent: Tuesday, April 12, 2022 4:03 PM
To: Adram Darwish; Santos, Steven A
Subject: AP#201-322-011

Based on Baird's design criteria from 2009, the existing system would support 10 employees or 300 gallons per day. Let me know if you have other questions.

Adam Molofsky, REHS
Environmental Health Specialist II
Land Use Program
DHHS Public Health, Division of Environmental Health
100 H St. Suite 100, Eureka, CA 95501
(707) 268-2205

DEH Referral June 16, 2021 17254

Environmental Health 06/02/2021  06/16/2021  JWHITTLESEY Approved with Conditions

A proposed water well is described as a water supply source for the operation. Applicant shall submit a County certified CEQA Environmental Document resulting from the project's Planning review and must explicitly address the well and all environmental impacts associated with its proposed use prior to DEH approval of water well permit.

Industrial wastewater tailings from indoor cultivation activities cannot be discharged to OWTS. Contact North Coast Regional Water Quality Control Board regarding industrial wastewater disposal requirements.

-----**FORTUNA FIRE PROTECTION DISTRICT**-----

320 SO. FORTUNA BLVD. FORTUNA, CA. 95540
(707)725-5021

“At your service”

“This institution is an equal opportunity provider and employer”



June 22, 2021

Referral – PLN-2021-17254 Humboldt IQ, LLC

Please provide the following

1. Indicate addressing to include sizing and location on site plan
2. Provide intention for gate access for emergency response
3. Project will require a minimum of 10,000 gallons of dedicated fire suppression water consisting of 3" supply piping to 2 ½ " NH fitting and accessible to fire apparatus
4. Provide description of "processing" to be done on site

California Department of Transportation

DISTRICT 1
P.O. BOX 3700 | EUREKA, CA 95502-3700
(707) 445-6600 | FAX (707) 441-6314 TTY 711
www.dot.ca.gov



March 17, 2022

1-HUM-36-4.573
Humboldt Reserve Cannabis
PLN-2022-17649

Steven Santos, Planner
Planning and Building Department
Humboldt County
3015 H Street
Eureka, CA 95501

Dear Mr. Santos:

Thank you for the opportunity to comment on the proposed Humboldt Reserve LLC, cannabis cultivation operation. The site would include 216,048 sq ft of enclosed indoor cannabis cultivation, 44,064 sq ft of enclosed commercial nursery, and 2,400 sq ft of distribution activities. A total of 74 employees are proposed during peak operations. The project is located in Humboldt County, in the Hydesville area, on the South side of State Highway 36, approximately 0.2 miles from the intersection of Fern Lane and State Highway 36, on the property known 4798 State Highway 36 (APN's: 204-121-005-000, 204-121-006-000, 204-251-001-000). The project involves 3 parcels and 2 driveways (West & East) at approximate Post Miles (PM) 4.572 (right) and 4.758 (right), respectively. We have the following comments:

We recommend the County require the applicant use only the West driveway for daily access and reserve use of the East driveway for emergency 911 access only. This is due to the 3 parcels currently having internal circulation, the West driveway appearing to serve as the main entrance for existing operations, and because the East driveway is located within a tight cluster of road approaches. This cluster of road approaches has several overlapping conflict points, which increases the potential for a collision. The east driveway should always be gated and locked (except in an emergency situation).

These 2 driveways both require improvements to meet Caltrans standards for commercial road approaches, including a minimum throat width of 20 feet and a minimum paved approach of 20 feet from the shoulder stripe or to the Caltrans right of way line, whichever is less. For more information on Caltrans driveway design standards, please refer to Appendix J (Road Connections and Driveways) of the

Mr. Steven Santos, Planner
3/17/22
Page 2

Caltrans Encroachment Permit Manual, which can be found here:
<https://dot.ca.gov/programs/traffic-operations/ep/ep-manual>

Encroachment permit applications are reviewed for consistency with State standards and are subject to Department approval. To streamline the permit application and review process, we require the applicant to consult with our Permit staff prior to submitting an application. Requests for permit applications can be sent to: Caltrans District 1 Permits Office, P.O. Box 3700, Eureka, CA 95502-3700, or requested by phone at (707) 463-4743. For additional information, the Caltrans Encroachment Permit Manual and Standard Application is available online at:
<https://dot.ca.gov/programs/traffic-operations/ep>

Please contact me by email with questions or for further assistance with this letter at:
<Jacob.rightnar@dot.ca.gov>.

Sincerely,



Jacob Rightnar
Transportation Planning
Caltrans District 1

c: Heidi Quintrell, Chief, Caltrans District 1 Encroachment Permits (e-copy)