



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Hearing Date: March 3, 2022

To: Humboldt County Planning Commission

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

Subject: **Vasi Ray Farms, LLC, Conditional Use Permit and Special Permit**
Record Number: PLN-11775-CUP
Assessor's Parcel Number (APN): 219-061-013
4531 Lower Thomas Road, Salmon Creek area

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Please contact Megan Marruffo, Assigned Planner, at 707-443-5054 or by email at marruffom@lacoassociates.com, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
March 3, 2022	Conditional Use Permit and Special Permit	Megan Marruffo

Project Description: A Conditional Use Permit for 15,900 square feet (SF) of existing cultivation of which 11,400 SF is mixed light and 4,500 SF is outdoor utilizing light deprivation techniques, with 1,400 SF of ancillary propagation proposed. Irrigation water is sourced from rainwater catchment. Existing available water storage is 623,000 gallons in a 600,000-gallon pond and a series of hard-sided tanks. Estimated annual water usage is 112,000 gallons. Drying and curing occurs onsite within the existing residence, with all other processing occurring offsite at a licensed processing or manufacturing facility. A maximum of four (4) people may be onsite during peak operations. Power is provided by three (3) generators. A Special Permit is also requested for relocation of an existing greenhouse located within a Streamside Management Area (SMA) outside of the riparian buffer.

Project Location: The project is located in the Salmon Creek area, on the north and south sides of Lower Thomas Road, approximately 1.5 miles south from the intersection of Lower Thomas Road and Thomas Road, on the property known as 4531 Lower Thomas Road.

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

Present Zoning: Forestry Recreation with Minimum 40-Acre Special Building Site Combining Zone (FR-B-5(40))

Assessor's Parcel Number: 219-061-013

Applicant

Vasi Ray Farms, LLC
C/O Raycho Buhlev
1555 West Street
Concord, CA 94521

Owner

Daniela Taseva and Raycho Buhlev
1943 Junction Drive
Concord, CA 94518

Agent

Timberland Resource Consultants
David Spinosa
165 S. Fortuna Boulevard
Fortuna, CA 95540

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

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

Major Issues: None.

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 Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section §15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and Special Permit and adopt the Resolution approving the Vasi Ray Farms, LLC, project as recommended by staff subject to the recommended conditions.

Executive Summary: Vasi Ray Farms, LLC, seeks a Conditional Use Permit to allow the continued cultivation of 15,900 square feet (SF) of existing cultivation of which 11,400 SF is mixed light and 4,500 SF is outdoor utilizing light deprivation techniques in accordance with Humboldt County Code Section 314-55.4 of Chapter 4 of Division I of Title III, Commercial Medical Marijuana Land Use Ordinance (CMMLUO). A Special Permit is also requested for relocation of an existing greenhouse located within a Streamside Management Area (SMA) outside of the riparian buffer. The site is designated as Residential Agriculture (RA40) in the Humboldt County 2017 General Plan Update and zoned Forestry Recreation with a 40-acre minimum special building site combining zone (FR-B-5)40)). Cultivation takes place within the northern and central portions of the property within three (3) mixed light greenhouses (two 3,600 SF and one 4,200 SF; northernmost greenhouses), with outdoor cultivation occurring in two (2) greenhouses (2,700 and 1,800 SF). Ancillary propagation is proposed within a separate 1,440 SF (20'x72') greenhouse. Two (2) harvests are anticipated annually for a growing season that extends from January through October.

Drying and curing occurs onsite within the existing residence, with all other processing occurring offsite at a licensed processing or manufacturing facility. A maximum of four (4) people may be onsite during peak operations, who live onsite. Power is provided by three (3) generators. At this time, there are no long-term plans to switch to grid or solar power, as it is cost prohibitive. The operation is secured behind locked gates, with someone typically onsite at all times.

Timber Conversion

Review of aerial imagery dating back to 2004 indicates the site contained several open areas; however, it does appear timber conversion has occurred on the subject parcel in order to accommodate the cultivation infrastructure and rainwater catchment pond. A Less Than Three Acre Mitigation Plan was prepared by Stephen Hohman, a Registered Professional Forester (RPF), in January 2018, to assess the timber conversion that occurred onsite and provide recommendations regarding remedial actions necessary to bring the conversion area into compliance with the provisions of the Forest Practice Act. As noted in the Report, 2.4 acres of land has been converted on the property, occurring pre-2005, 2013, and 2015, with expansions occurring in 2014 and 2017. Three sites (referred to as Sites A, C and D) in the Report were originally converted in 2015 and 2013, respectively, and Sites C and D were expanded in 2017. However, the Report does not specify the amount of expansion that occurred after January 1, 2016, the CMMLUO environmental baseline date.

As described in the project's Cultivation and Operations Plan (Attachment 3) and as depicted on the Site Plan, an approximately 4,500 SF historic cultivation area in the western/central portion of the subject parcel has been decommissioned and relocated to an existing open clearing, approximately 400 feet of the former location and adjacent to the southern corner of one of the onsite residences. The historic cultivation site was previously located on unstable ground, surrounded by forested hillsides, with slopes in excess of 25%. Two conversion areas (referred to as Sites C and D in the Report) are also noted to have

occurred within Class II and Class III riparian buffers, with a greenhouse observed within a Class II riparian buffer. The report states the greenhouse located within the Class II buffer will be relocated away from the buffer to meet State and local setback requirements.

Numerous recommendations are included in the Report, including but not limited to draining surface drainage, installing rocked rolling dips, sloping road prism toward catchment pond to divert surface silt and debris off the road, and replacing undersized culverts. As the timber conversion that occurred onsite occurred prior to the CMMLUO baseline date, no restocking is required. No additional tree removal is proposed or authorized by this permit. A condition of approval has been included to require the applicant implement any remaining corrective actions identified the Report.

Review of aerial imagery indicates that additional tree removal and land clearing has occurred onsite after 2016. Per comments received from the California Department of Forestry and Fire Protection (CAL FIRE) in June 2018, it is noted that “the landowner’s proposal of mitigation prepared by an RPF regarding the four illegal conversions appears appropriate, but is in violation of the Forest Practice Rules.” While CAL FIRE noted the mitigation offered is acceptable and appropriate, CAL FIRE does not support the project areas expanded in 2017. As discussed above, Planning staff recommends that the project only be approved for the cultivation amount verified to in existence prior to the CMMLUO environmental baseline date of January 1, 2016, by the County (15,900 SF, including 11,400 SF of mixed light and 4,500 SF of outdoor cultivation, equal to what is requested under the permit).

The project is conditioned to require the property be evaluated to determine the amount of timber conversion that occurred prior to and after the CMMLUO baseline date of January 1, 2016, and any measures determined to be necessary by the RPF to mitigate for the unauthorized timber conversion shall be implemented. The applicant/owner will be responsible for mitigating the environmental impacts not analyzed in the environmental document prepared for the CMMLUO. Additionally, the applicant/owner shall be required to re-stock an area onsite equivalent to the amount of area converted after the CMMLUO baseline date a rate of 3:1. The report shall include monitoring and reporting requiring a minimum of 3 years of monitoring at an 85% success rate and submission of annual monitoring reports at the time of the annual inspection. Planning staff emailed CAL FIRE to notify them that the additional condition will be added to the project (see Attachment 4).

Water Resources

Estimated annual water usage is 112,000 gallons (7.04 gal/SF) with peak demand occurring in August at approximately 26,000 gallons, per the table below.

	<i>Cultivation – 15,900 ft²</i>	
<i>April</i>	<i>2,000</i>	<i>seedling</i>
<i>May</i>	<i>8,000</i>	<i>veg</i>
<i>June</i>	<i>17,000</i>	<i>veg</i>
<i>July</i>	<i>24,000</i>	<i>veg/flwr</i>
<i>August</i>	<i>26,000</i>	<i>flwr/veg</i>
<i>September</i>	<i>20,000</i>	<i>veg</i>
<i>October</i>	<i>15,000</i>	<i>flwr</i>

Total: 112,000 gallons

Water for irrigation is provided by rainwater catchment. The site contains an existing 600,000-gallon rainwater catchment pond and 23,000 gallons of hard-sided tank storage, for a total of 623,000 gallons of onsite water storage. A groundwater well and spring diversion provides water for domestic use; however, use of these water sources for irrigation use is not permitted under this permit. Conditions of

approval require the applicant to monitor water use from the pond and water storage tanks annually to demonstrate there is sufficient water available to meet operational needs.

According to Humboldt County Web GIS and depicted on the Site Plan with respective Streamside Management Area (SMA) buffer, an unnamed stream traverses the northern portion of the subject parcel. As shown on the Site Plan, all cultivation activities and respective infrastructure would be located outside of the required SMA buffer; however, the County's WebGIS depicts a much larger SMA buffer, which includes a portion of three existing greenhouses and outbuildings. As discussed above, it is noted in the Less Than Three Acre Mitigation Plan that the property contains several Class III watercourses. While two conversions areas are noted to be within a Class III riparian buffer, they do not contain any structures. However, a greenhouse was observed to be approximately 63 feet from the watercourse and approximately 12 feet within the riparian buffer, with a 40% slope between the two features. It is noted in the Report that the applicant is planning to relocate the greenhouse. A condition of approval is included to require the applicant relocate this greenhouse outside of the Class II riparian buffer without the use of heavy equipment to a previously disturbed area.

Referral comments received from the U.S. Army Corps of Engineers, dated June 2018, recommended the project be designed to avoid all impacts to jurisdictional waters of the United States, including South Fork Salmon Creek and its tributary, and any adjacent wetlands that may be present, and requested a wetland delineation be completed for the project. A Wetland Delineation was performed by Kyle S. Wear, botanical consultant, in June 2019 (Attachment 3), which includes a map of the Class II watercourse within the northern portion of the parcel with respective SMA buffer. This map depicts all cultivation-related infrastructure as outside of the required 50-foot SMA buffer. As noted in the Report, a 0.13-acre wetland was identified on the subject property, below the pond overflow, to the east of the pond, contains hydric vegetation, hydric soils, and standing water. It is further noted that the pond appears incidental to the pond and cultivation area, with water present due to the pond leaking and water running into the wetland from the irrigation system associated with the adjacent cultivation area. As the wetland was likely created from the leaking pond, the wetland is not considered Waters of the United States. It is further noted that "the wetland would likely not persist if the pond does not continue to leak." No portion of the project would encroach upon the identified wetland.

A Water Resource Protection Plan (WRPP; WDID 1B164984CHUM) was prepared by Timberland Resource Consultants for the subject site in October 2018 (Attachment 3) in compliance with the North Coast Regional Water Quality Control Board (NCRWQCB) Order No. R1-2015-0023. The WRPP assesses compliance with the required elements and standard conditions established in the Order to protect water quality from cannabis cultivation and related activities. Included in the WRPP is a prioritized list of the recommended treatments and actions to be implemented to meet the requirements of the Order. Specifically, numerous items were identified requiring remediation, including but not limited to upgrading existing culverts and rock armoring the inlet and outlet, installing rolling dips, covering and installing secondary containment on fuel tank, installation of erosion control measures, installing a waterbar, and removing refuse from riparian area. The project is conditioned to require the applicant to implement all remaining corrective actions contained in the WRPP. Additional conditions of approval require the applicant to comply with the State Water Resources Control Board Cannabis Cultivation Policy, which includes development and implementation of a Site Management Plan.

A Final Streambed Alteration Agreement (SAA; Notification No. 1600-2017-0894-R1) was issued by the California Department of Fish and Wildlife (CDFW) in June 2018 (Attachment 3) for five (5) encroachments, including use of the well and spring diversion (domestic use only), as well as for maintenance of a culvert within a Class III watercourse and use, maintenance, and diversion from two (2) ponds. Associated work includes armoring the pond outlet and redirecting to a grassy swale to hydrologically disconnect the pond from the adjacent Class II watercourse, as well as backfilling and compaction of fill and rock armoring, as necessary, to minimize erosion. Conditions of approval require the applicant to implement any remaining projects and to comply with the requirements established under the Final SAA.

Per a Pond Remediation Status Report, prepared by A.M. Baird Engineering and Surveying, Inc. in March 2019 (Attachment 3), the subject site originally contained two (2) ponds, both of which were included in the Final SAA described above. As described in the Report, the 200,000-gallon pond, originally constructed prior to 2005 and expanded in 2013, was filled in with approximately 1,240 cubic yards of material and turned into a flat, which now supports cultivation. The 500,000-gallon pond, originally constructed between late 2016 and early 2017, was lined in May 2018 with an impermeable liner, which involved placement of some new fill material and the overflow was redirected, consistent with the Final SAA. After upgrades, the pond is approximately 600,000-gallons in size. The Report notes that the pond receives both sheet flow and concentrated runoff from a constructed ditch on the upslope side of graded flats beneath grading cut areas and from a small section of the road leading to the site, which is directed into a 12-inch culvert that is directed to the pond. It is further noted that "the pond is located in close proximity to a nearby stream determined to be a Class II stream by Timberland Resource Consultants" (at most 60 feet between grading fill and the stream transition line), and recommends erosion control measures be installed immediately, with weekly monitoring during the wet season following installation of the erosion control measures. As a condition of approval, the applicant is required to implement all remaining recommendations contained in the Pond Remediation Status Report.

Biological Resources

Per review of CDFW's California Natural Diversity Database (CNDDDB) in January 2022, there are no mapped sensitive species onsite. The nearest Northern Spotted Owl (NSO) positive sighting is located approximately 1.30 miles from the nearest cultivation area, with the nearest NSO activity center located approximately 1.61 miles away, respectively. Power at the site is currently provided by three (3) generators. There are no long-term plans to convert to grid or solar power at this time, as it is cost prohibitive.

Conditions of approval require the applicant to implement light and noise attenuation measures, refrain from using synthetic netting, ensure refuse is contained in wildlife proof storage, and refrain from using anticoagulant rodenticides to further protect wildlife. Further, due to the onsite pond, the project is conditioned to require the applicant coordinate with CDFW to determine if a Bullfrog Management Plan is required and meet the annual reporting requirements, not stock the pond with fish without written permission from CDFW, and install an overflow spillway to the off-stream pond that will withstand a 100-year flood event and exit ramps to the off-stream pond to prevent wildlife entrapment. As proposed and conditioned, the project is consistent with CMMLUO performance standards and CDFW guidance and will not negatively impact NSO or other sensitive species.

Access

Access to the site is via a driveway off Lower Thomas Road via Thomas Road and Salmon Creek Road to Highway 101. Portions of Thomas Road and Salmon Creek Road are included on the list of County-maintained roads that meet (or are equivalent to) road Category 4 standards for cannabis projects. A Road Evaluation Report for an approximately 1.8-mile segment of Lower Thomas Road, from Thomas Road to the subject property, was prepared in April 2019 by the applicant's representative (Attachment 3), which indicates that the roadway meets a Category 4 road equivalent standard and is adequate for the proposed use. Per comments received from the Department of Public Works, Land Use Divisions, dated August 2018, any existing or proposed non-county maintained access roads that will serve as access for the proposed project that connect to a County-maintained road shall be improved to current standards for a commercial driveway and that private road intersections onto the County road shall be maintained in accordance with County Code section 341-1 (Sight Visibility Ordinance), which have been included as conditions of approval.

Consistency with Humboldt County Board of Supervisors Resolution No. 18-43

Planning staff determined 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 located in the South Fork Eel Planning Watershed, which under Resolution 18-43 is limited to 730 permits and 251 acres of

cultivation. With the approval of this project the total approved permits in this Planning Watershed would be 287 permits and the total approved acres would be 74 acres of cultivation.

Environmental review for this project was conducted and based on the results of that analysis, staff finds that all aspects of the project have been considered in a previously adopted Mitigated Negative Declaration that was adopted for the Commercial Medical Marijuana Land Use Ordinance and has prepared an addendum to this document for consideration by the Planning Commission (See Attachment 2 for more information).

Based on a review of Planning Division reference sources and comments from all involved referral agencies, Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approval of the Conditional Use Permit (CUP) and Special Permit (SP).

ALTERNATIVES: The Planning Commission could elect not to approve the project, or to require the applicant to submit further evidence, or modify the project. If modifications may cause potentially significant impacts, additional CEQA analysis and findings may be required. These alternatives could be implemented if the Commission is unable to make all of the required findings. Planning staff has stated 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 MND for the CMMLUO 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-11775-CUP

Assessor's Parcel Number: 219-061-013

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Vasi Ray Farms, LLC, Conditional Use Permit and Special Permit request.

WHEREAS, Vasi Ray Farms, LLC, submitted an application and evidence in support of approving a Conditional Use Permit for the continued operation of an existing 15,900 square foot (SF) mixed light cultivation and outdoor cultivation utilizing light deprivation techniques. There is 1,440 SF of ancillary propagation. Irrigation water is sourced from rainwater catchment. Existing available water storage is 623,000 gallons in a 600,000-gallon pond and a series of hard-sided tanks. Estimated annual water usage is 112,000 gallons. Drying and curing occurs onsite, with all other processing occurring offsite at a licensed processing or manufacturing facility. A maximum of four (4) people may be onsite during peak operations. Power is provided by three (3) generators; however, there are plans to convert to solar and wind energy by 2026. A Special Permit is also requested for relocation of an existing greenhouse located within a Streamside Management Area (SMA) outside of the riparian buffer; and

WHEREAS, the County as lead agency, prepared an Addendum to the Mitigated Negative Declaration (MND) prepared for the Commercial Medical Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016. The proposed project does not present substantial changes that would require major revisions to the Mitigated Negative Declaration. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on March 3, 2022, and reviewed, considered, and discussed the application for a Conditional Use Permit and Special Permit, 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:** The application is a Conditional Use Permit to allow an existing 15,900 square foot (SF) mixed light cultivation and outdoor cultivation utilizing light deprivation techniques. There is 1,440 SF of ancillary propagation. Irrigation water is sourced from rainwater catchment. Existing available water storage is 623,000 gallons in a 600,000-gallon pond and a series of hard-sided tanks. Estimated annual water usage is 112,000 gallons. Drying and curing occurs onsite, with all other processing occurring offsite at a licensed processing or manufacturing facility. A maximum of four (4) people may be onsite during peak operations. Power is provided by three (3) generators. A Special Permit is also requested for relocation of an existing greenhouse located within a Streamside Management Area (SMA) outside of the riparian buffer.

EVIDENCE: a) Project File: PLN-11775-CUP

- 2. FINDING:** **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Planning Commission has considered the Addendum to and the Mitigated Negative Declaration (MND) prepared for the Commercial Medical Marijuana Land Use Ordinance

(CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016.

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 MND. No new information of substantial importance that was not known and could not be known at the time was presented as described by § 15162© of CEQA Guidelines.
- c) A Water Resource Protection Plan (WRPP; WDID 1B164984CHUM) was prepared by Timberland Resource Consultants for the subject site in October 2018 in compliance with the North Coast Regional Water Quality Control Board (NCRWQCB) Order No. R1-2015-0023, and a Notice of Applicability was submitted by the applicant to show compliance with the State Water Board Cannabis General Order for Waste Discharge. Conditions of approval require the applicant to comply with the State Water Resources Control Board Cannabis Cultivation Policy, which includes development and implementation of a Site Management Plan.
- d) California Department of Fish and Wildlife Resource Maps indicate no Special Status species are known to occur within the project area. A review of the California Natural Diversity Database (CNDDDB) Spotted Owl Observation Database in January 2022 showed that Northern Spotted Owl habitat exists in the vicinity and the nearest positive sighting is located approximately 1.30 miles from the nearest cultivation area, with the nearest activity center located approximately 1.61 away, respectively. Power at the site is provided by three (3) generators. Conditions of approval will require noise to be at below 50 decibels at 100 feet which is below the guidance established by the California Department of Fish and Wildlife for protection of the species.
- e) A Less Than Three Acre Mitigation Plan was prepared by Stephen Hohman, a Registered Professional Forester (RPF), in January 2018, to assess the timber conversion that occurred onsite and provide recommendations regarding remedial actions necessary to bring the conversion area into compliance with the provisions of the Forest Practice Act. As noted in the Report, 2.4 acres of land has been converted on the property, occurring pre-2005, 2013, and 2015, with expansions occurring in 2014 and 2017, respectively, although no timber harvesting is noted to have occurred in or around the various sites in the last ten years. Two conversion areas (referred to as Sites C and D in the Report) are noted to have occurred within Class II and Class III riparian buffers, with a greenhouse observed within a Class II riparian buffer. Numerous recommendations are included in the Report, including but not limited to draining surface drainage, installing rocked rolling dips, sloping road prism toward catchment pond to divert surface silt and debris off the road, and relocation of the greenhouse in Site C, and replacing undersized culverts. As the timber conversion that occurred onsite occurred prior to the CMMLUO baseline date, no restocking is required. No additional tree removal is proposed or authorized by this permit. A condition of approval has been included to require the applicant implement any remaining corrective actions identified in the Report and relocate the above-mentioned greenhouse outside of the SMA buffer to a previously disturbed area without the use of heavy equipment. Additionally, conditions of approval require the applicant to submit and implement a remediation plan developed by a RPF in conjunction with CAL FIRE for areas expanded in 2017 (Sites A, C and D). No operations can be conducted in the expanded area.

- f) A Cultural Resources Investigation was prepared by Arsenault and Associates in February 2021 (on file and confidential), which noted no cultural resources were identified in the study area and concluded that the proposed project will not result in any adverse changes to historical or archaeological resources. The Report, as well as the Bear River Band of the Rohnerville Rancheria, recommended Inadvertent Discoveries Protocol, which has been included as an ongoing condition of approval.
- g) Access to the site is via a driveway off Lower Thomas Road via Thomas Road and Salmon Creek Road to Highway 101. Portions of Thomas Road and Salmon Creek Road are included on the list of County-maintained roads that meet (or are equivalent to) road Category 4 standards for cannabis projects. A Road Evaluation Report for an approximately 1.8-mile segment of Thomas Road, from Thomas Road to the subject property, was prepared in April 2019 by the applicant's representative, which indicates that the roadway meets a Category 4 road equivalent standard and is suitable for safe access to and from the project site. Per comments received from the Department of Public Works, Land Use Divisions, dated August 2018, any existing or proposed non-county maintained access roads that will serve as access for the proposed project that connect to a County-maintained road shall be improved to current standards for a commercial driveway and that private road intersections onto the County road shall be maintained in accordance with County Code section 341-1 (Sight Visibility Ordinance), which have been included as conditions of approval.

FINDINGS FOR CONDITIONAL USE PERMIT AND SPECIAL PERMIT

3. FINDING

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

EVIDENCE

- a) General agriculture is a use type permitted in the Residential Agriculture (RA) land use designation. The proposed cannabis cultivation, an agricultural product, is within land planned and zoned for agricultural purposes, consistent with the use of Open Space land for managed production of resources. The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.

4. FINDING

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

EVIDENCE

- a) The Forestry Recreation or FR Zone is intended to be applied to forested areas of the County in which timber production and recreation are the desirable predominant uses and agriculture is the secondary use, and in which protection of the timber and recreational lands is essential to the general welfare.
- b) All general agricultural uses are principally permitted in the FR zone.
- c) Humboldt County Code section 314-55.4.8.2.2 allows cultivation of up to 43,560 square feet of existing outdoor cannabis and up to 22,000 square feet of existing mixed-light cannabis on a parcel over 1 acre subject to approval of a Conditional Use Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application for 15,900 square feet of mixed light cultivation and outdoor cultivation utilizing light deprivation techniques, including 1,440 SF of ancillary propagation and a maximum of 11,400 SF of mixed light cultivation, on a 39.56-acre parcel is consistent with

this and with the cultivation area verification prepared by the County.

5. FINDING

The proposed development is consistent with the requirements of the CMMLUO Provisions of the Zoning Ordinance.

EVIDENCE

- a) The CMMLUO allows existing cannabis cultivation to be permitted in areas zoned FR (HCC 314-55.4.8.2.2).
- b) The parcel was created in compliance with all applicable state and local subdivision regulations, as it was created in its current configuration by a Lot Line Adjustment in 1993, executed by deed exchange.
- c) Water for irrigation is provided by rainwater catchment. The site contains an existing 600,000-gallon rainwater catchment pond and 23,000 gallons of hard-sided tank storage, for a total of 623,000 gallons of onsite water storage. Conditions of approval require the applicant to monitor water use from the pond and water storage tanks annually to demonstrate there is sufficient water available to meet operational needs.
- d) Access to the site is via a driveway off Lower Thomas Road via Thomas Road and Salmon Creek Road to Highway 101. Portions of Thomas Road and Salmon Creek Road are included on the list of County-maintained roads that meet (or are equivalent to) road Category 4 standards for cannabis projects. A Road Evaluation Report for an approximately 1.8-mile segment of Thomas Road, from Thomas Road to the subject property, was prepared in April 2019 by the applicant's representative, which indicates that the roadway meets a Category 4 road equivalent standard and is functionally appropriate for the expected traffic. Per comments received from the Department of Public Works, Land Use Divisions, dated August 2018, any existing or proposed non-county maintained access roads that will serve as access for the proposed project that connect to a County-maintained road shall be improved to current standards for a commercial driveway and that private road intersections onto the County road shall be maintained in accordance with County Code section 341-1 (Sight Visibility Ordinance), which have been included as conditions of approval.
- e) The slope of the land where cannabis will be cultivated is less than 20%, as described in the Water Resource Protection Plan (WRPP), prepared by Timberland Resource Consultants in October 2018.
- f) A Less Than Three Acre Mitigation Plan was prepared by Stephen Hohman, a Registered Professional Forester (RPF), in January 2018, to assess the timber conversion that occurred onsite and provide recommendations regarding remedial actions necessary to bring the conversion area into compliance with the provisions of the Forest Practice Act. As noted in the Report, 2.4 acres of land has been converted on the property, occurring pre-2005, 2013, and 2015, with expansions occurring in 2014 and 2017, respectively, although no timber harvesting is noted to have occurred in or around the various sites in the last ten years. Two conversion areas (referred to as Sites C and D in the Report) are noted to have occurred within Class II and Class III riparian buffers, with a greenhouse observed within a Class II riparian buffer. Numerous recommendations are included in the Report, including but not limited to draining surface drainage, installing rocked rolling dips, sloping road prism toward catchment pond to divert surface silt and debris off the road, relocation of greenhouse is Site C and replacing undersized culverts. As the timber conversion that occurred onsite occurred prior to the CMMLUO baseline date, no restocking is required. No additional tree removal is

proposed or authorized by this permit. A condition of approval has been included to require the applicant implement any remaining corrective actions identified the Report, as well as relocate the above-mentioned greenhouse outside of the SMA buffer to a previously disturbed area without the use of heavy equipment. Additionally, conditions of approval require the applicant to submit and implement a remediation plan developed by a RPF in conjunction with CAL FIRE for areas expanded in 2017 (Sites A, C and D). No operations can be conducted in the expanded area.

- g) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 from any property line, more than 300 feet from any off-site residence, more than 600 feet from any school, church, public park or Tribal Cultural Resource.

6. FINDING

The cultivation of 15,900 SF of cannabis cultivation and the 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 certified to safely accommodate the amount of traffic generated by the proposed cannabis cultivation. The project is conditioned to implement the recommendations received from the Department of Public Works, Land Use Divisions, dated August 2018, which will require the non-county maintained access road to be improved to current standards for a commercial driveway and maintain private road intersections onto the County road in accordance with County Code section 341-1 (Sight Visibility Ordinance), which have been included as conditions of approval.
- b) The site is in a rural part of the County where the typical parcel size is over 20 acres and many of the land holdings are very large. The proposed cannabis will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park or other use which may be sensitive to cannabis cultivation. Approving cultivation on this site and the other sites which have been approved or are in the application process will not change the character of the area due to the large parcel sized in the area.
- c) The location of the proposed cannabis cultivation is more than 300 feet from the nearest off-site residence.
- d) Irrigation water will come from rainwater catchment.
- 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

To provide minimum standards pertaining to the use and development of land located within Streamside Management Areas (SMAs) and other wet areas (OWA) to implement the County's Open Space Element of the General Plan.

EVIDENCE

- a) Per the Less Than Three Acre Mitigation Plan prepared by Stephen Hohman, a Registered Professional Forester (RPF), in January 2018, an existing greenhouse was observed within a Class II riparian buffer. Specifically, the greenhouse was observed to be approximately 63 feet from the watercourse and approximately 12 feet within the riparian buffer, with a 40% slope between the two features. It is noted in the Report that the applicant is planning to relocate the greenhouse. A condition of approval is included to require the applicant relocate this greenhouse outside of the Class II riparian

buffer without the use of heavy equipment to a previously disturbed area. Additional conditions of approval require the applicant to adhere to and implement the projects and recommendations contained in the Final SAA and provide evidence to the Planning Department that the projects included in the Final SAA are completed to the satisfaction of CDFW. By implementing permit conditions from CDFW, impacts to the SMA are minimized.

8. 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 a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element, but is currently developed with two existing residences. The approval of cannabis cultivation on this parcel will not conflict with the ability for the residences to continue to be utilized on this parcel.

9. 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 a) The project site is located in the South Fork Eel Planning Watershed, which under Resolution 18-43 is limited to 730 permits and 251 acres of cultivation. With the approval of this project the total approved permits in this Planning Watershed would be 287 permits and the total approved acres would be 74 acres of cultivation.

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 Conditional Use Permit for Vasi Ray Farms, LLC, based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

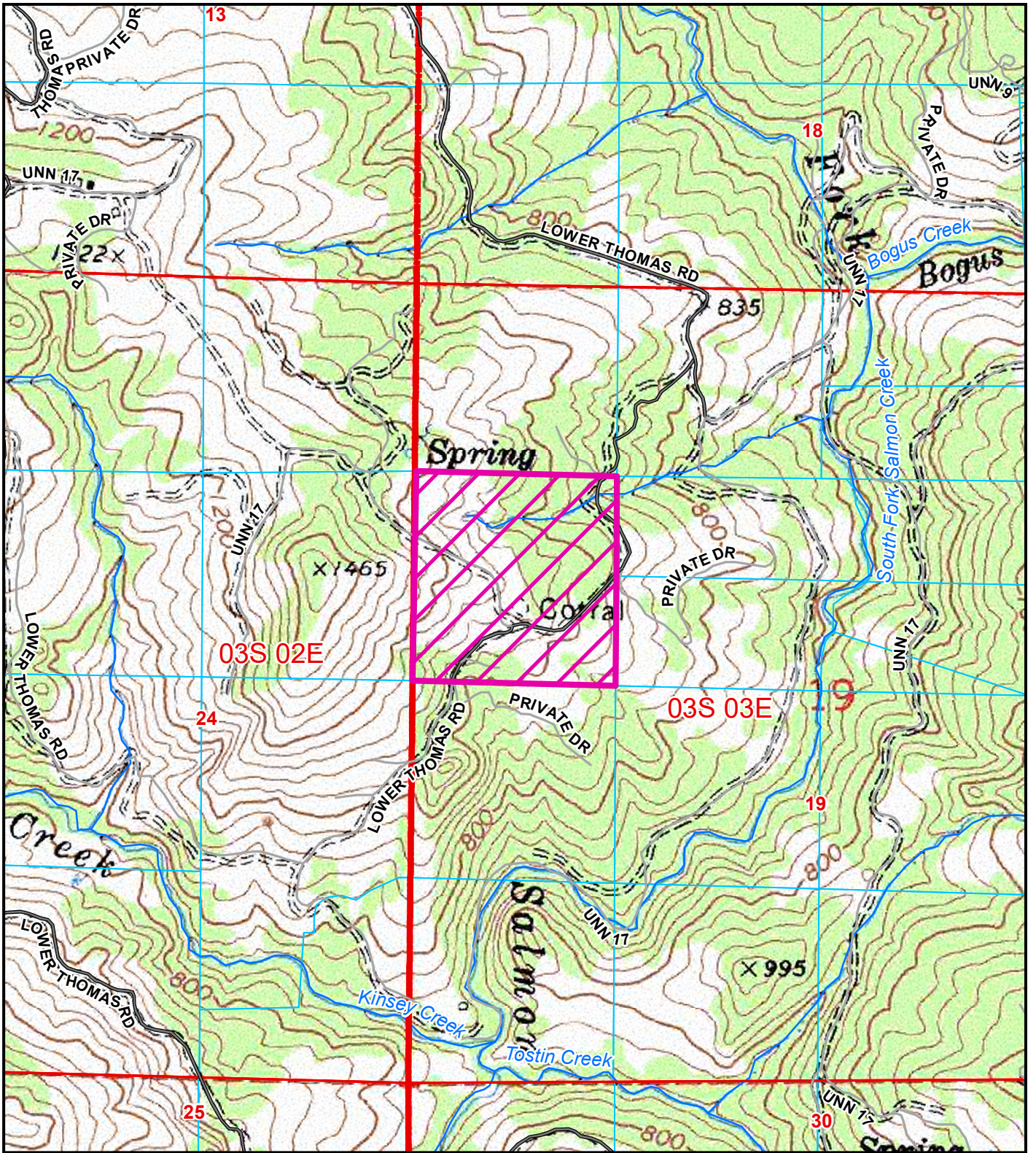
Adopted after review and consideration of all the evidence on **March 3, 2022**.

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:

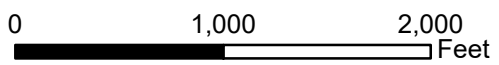
I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

 John Ford, Director
 Planning and Building Department

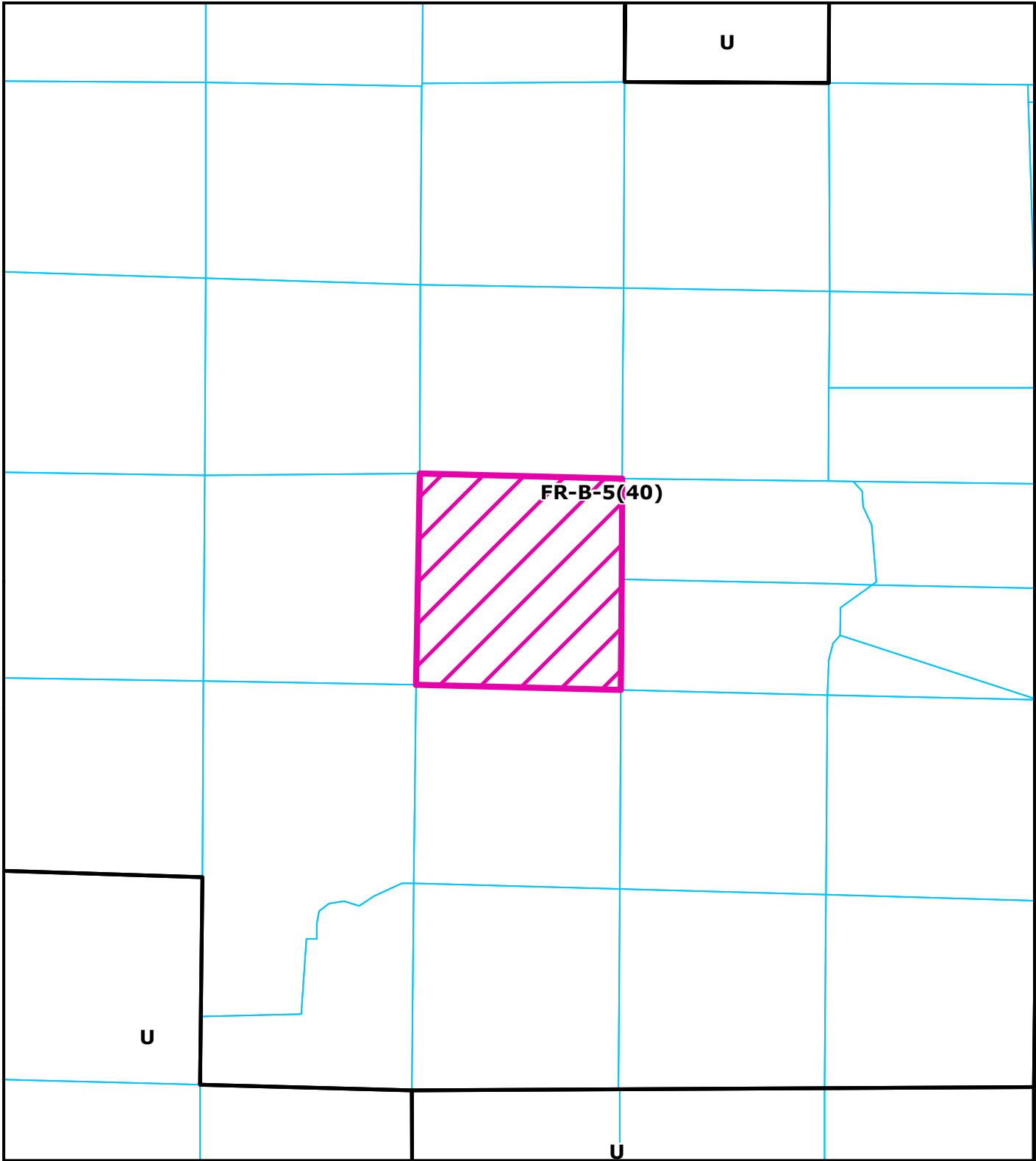


Project Area = 

TOPO MAP
PROPOSED VASI RAY FARMS LLC
SALMON CREEK AREA
CUP-16-381
APN: 219-061-013
T03S R03E S19 HB&M (ETTERSBURG)

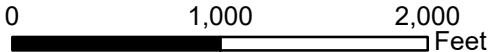


This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

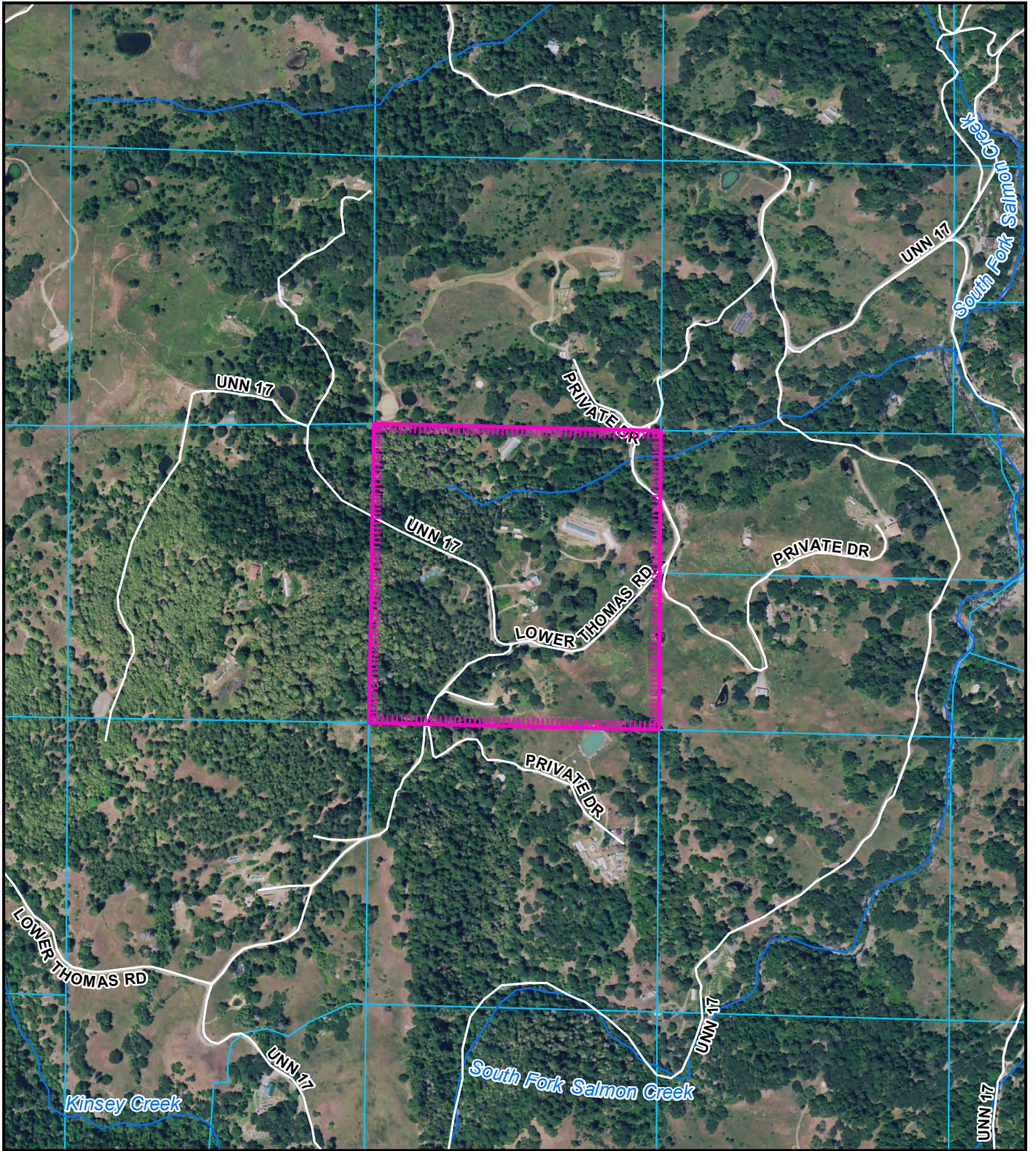


Project Area = 

ZONING MAP
PROPOSED VASI RAY FARMS LLC
SALMON CREEK AREA
CUP-16-381
APN: 219-061-013
T03S R03E S19 HB&M (ETTERSBURG)



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

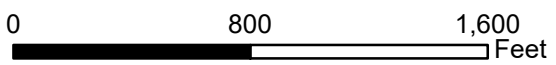


AERIAL MAP
PROPOSED VASI RAY FARMS LLC
SALMON CREEK AREA
CUP-16-381
APN: 219-061-013
T03S R03E S19 HB&M (ETTERSBURG)

Project Area = 



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



General Notes:

For Planning purposes Only.
This is not a Boundary Survey.

There are no Schools, School Bus Stops, Places of Worship, Public Parks or Tribal Resources within 600 ft. of Cultivation Areas.

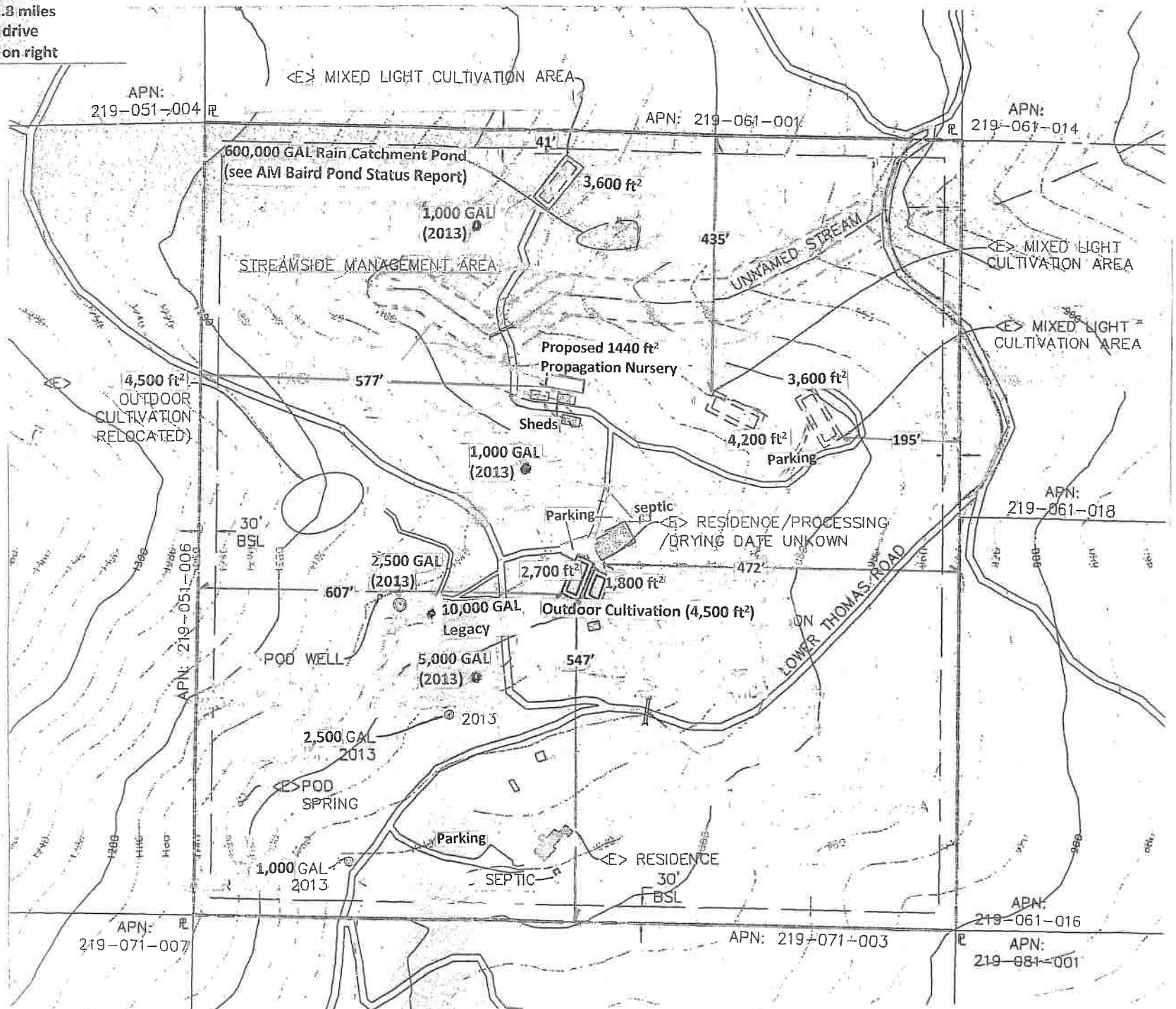
There are no residences on adjoining parcels Within 300 ft. of Cultivation Areas.

Site Directions

southbound US-101 to Salmon Creek Rd exit, continue out Salmon Creek Rd 2.8 miles then turn left onto Thomas Rd continue 3.7 miles and turn left onto Lower Thomas Rd continue 1.8 miles make right turn onto private drive go approx. .1 mile -driveway on right



PROJECT INFORMATION	
APPLICATION NO.	11775
APN	219-061-013
APPLICANT	VASI RAY FARMS LLC
OWNER	Daniela Taseva/Raycho Buhlev
PARCEL SIZE	42 ac
ZONING	FR-B-5(40)
OUTDOOR CULTIVATION	4,500 ft ²
MIXED LIGHT CULTIVATION	11,400 ft ²



The project is located on a parcel in the Salmon Creek area near Miranda California. Two dwelling units have existed on the parcel for more than a decade. Electric power is supplied by generators. Each dwelling is served by a conventional septic tank/leach-field system.

The applicant seeks approval for the continued operation of an existing **11,400 ft² mixed light cultivation** and an existing **4,500 ft² outdoor cultivation** consistent with Humboldt County CAV determinations.

Operations are carried out by the four individuals who reside in the dwellings.

A new **propagation greenhouse** totaling **1,400 ft²** is proposed as part of this project.

The applicant anticipates two cultivation cycles per year.

The projected water usage for the cultivation activities is 112,000 gallons annually.

Water is stored in a rain catchment pond and several hard plastic tanks with total capacity exceeding 500,000 gallons.

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE CONDITIONAL USE PERMIT AND SPECIAL PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE PROVISIONAL CANNABIS CULTIVATION PERMIT CAN BE FINALIZED.

A. General Conditions

1. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.
2. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. Any and all outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
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 (currently \$750) shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. The Department will file the NOD and will charge this cost to the project.
5. Within 60 days of the effective date of permit, whichever comes first, the applicant shall submit a revised plot plan showing the following, in addition to what is shown:
 - a. Proposed location of the existing greenhouses noted to be within a Class II riparian buffer, required to be relocated outside of the respective buffer to a previously disturbed area without the use of heavy equipment.
 - b. Size and dimensions of all structures and cultivation.
 - c. All areas of ground disturbance, including but not limited to graded flats.
6. Within 60 days of the effective date of permit approval, the applicant shall execute a Compliance Agreement with the Humboldt County Planning and Building Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval #7 through #22. The agreement shall provide a timeline for completing all outstanding items. All activities detailed under the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
7. The applicant shall secure building permits for all structures related to the cannabis cultivation and other commercial cannabis activity, including but not limited to, existing and proposed greenhouses, water tanks over 5,000 gallons, existing and proposed structures associated with drying, curing, and storage, or any activity with a nexus to cannabis, off-stream pond, and any noise containment structures as necessary. The plans submitted for building permit approval shall be consistent with the

project description and the approved project site plan. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.

8. The applicant shall improve the intersection of Lower Thomas Road and Thomas Road to commercial driveway standards. Specifically, the access road (Lower Thomas Road) shall be paved for a minimum width of 20 feet and a length of 50 feet where it intersects the County road (Thomas Road). The applicant shall obtain an encroachment permit from the Department of Public Works prior to commencing any work. This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license. A letter or similar communication from the Department of Public Works will satisfy this condition.
9. All driveways and private road intersections onto the County road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance). This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license. A letter or similar communication from the Department of Public Works will satisfy this condition.
10. The applicant shall adhere to the Final Streambed Alteration Agreement (Notification No. 1600-2017-0894-R1) issued by CDFW in June 2018, and comply with all applicable terms. Reporting requirements shall be submitted to the Planning Department and the California Department of Fish and Wildlife at 619 Second Street, Eureka, CA 95501, no later than December 31 of each year.
11. The applicant shall adhere to and implement the recommendations in the Less Than Three Acre Mitigation Plan, prepared by Stephen Hohman, dated January 2018. The applicant shall submit a letter or similar communication from a Registered Professional Forester (RPF) that all work was completed as described. Alternatively, the applicant can request a site visit from the Planning Department to verify the completed work. A sign-off from the Planning Department will satisfy this condition.
12. The applicant shall submit a remediation plan for the areas expanded after January 1, 2016, prepared by a Registered Professional Forester (RPF). Once approved by the Planning Department in consultation with CAL FIRE, the applicant shall adhere to and implement the recommendations in the remediation plan. The applicant shall submit a letter or similar communication from a Registered Professional Forester (RPF) that all work was completed as described. Alternatively, the applicant can request a site visit from the Planning Department to verify the completed work. A sign-off from the Planning Department will satisfy this condition.
13. The applicant shall adhere to and implement the recommendations in the Pond Remediation Status Report, prepared by A.M. Baird Engineering and Surveying, Inc. in March 2019. The applicant shall submit a letter or similar communication from a licensed civil engineer that all work was completed as described. Alternatively, the applicant can request a site visit from the Planning Department to verify the completed work. A sign-off from the Planning Department will satisfy this condition.
14. The applicant shall adhere to and implement the recommendations in Water Resource Protection Plan (WDID 1B164984CHUM), prepared by Timberland Resource Consultants in October 2018. The applicant shall submit a letter or similar communication from a qualified professional (e.g. Registered Professional Forester or licensed civil engineer) that all work was completed as described. Alternatively, the applicant can request a site visit from the Planning Department to verify the completed work. A sign-off from the Planning Department will satisfy this condition.
15. The applicant shall submit copies of all documents filed with the State Water Resources Control Board, including, but not limited to, a Site Management Plan. The applicant is required to adhere to and implement the requirements contained in the SWRCB's Cannabis Cultivation Policy, the General

Order, the Site Management Plan, and the Notice of Applicability. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted annually to the Planning and Building Department concurrent with the submittal to the SWRCB.

16. Due to the onsite pond, the applicant shall coordinate with CDFW to determine if a Bullfrog Management Plan is required and shall meet any annual reporting requirements. If not already in place, the applicant shall install an overflow spillway to the off-stream pond that will withstand a 100-year flood event, and exit ramps to the off-stream pond to prevent wildlife entrapment. The overflow spillway shall be designed with a dispersal mechanism, or low-impact design, that discourages channelization and promotes dispersal and infiltration of flows to prevent surface overflow from reaching waters of the State. Exit ramps shall be installed no greater than 2:1 slope, secured at the upslope end, and made of solid material (e.g., wood). As applicable, the applicant shall obtain an addendum to the Final Streambed Alteration Agreement from CDFW for these items or obtain an additional Final Streambed Alteration Agreement from CDFW, whichever is required. Alternatively, a letter or similar communication from CDFW stating an addendum or second agreement is not required shall satisfy this condition.
17. The applicant shall relocate all cannabis-related infrastructure, including the greenhouse identified in the Less Than Three Acre Mitigation Plan prepared by Stephen Hohman in January 2018, currently located within a required Streamside Management Area (SMA) buffer, outside of the SMA and to a previously disturbed area without the use of heavy machinery. A sign-off from the Planning Department will satisfy this condition.
18. Any remaining cultivation-related materials or infrastructure from the decommissioned historic cultivation site shall be removed and properly disposed of. The applicant shall submit evidence (e.g., statement from qualified professional and/or photographs) to demonstrate compliance with this condition. Alternatively, the applicant may request a site inspection with the Planning Department to verify this condition is met. A sign-off from the Planning Department will satisfy this condition.
19. The applicant must demonstrate that a properly functioning onsite wastewater treatment system serves the operation or shall secure permits and install an onsite wastewater treatment system and restroom facilities. The applicant may secure permits and install a new on-site sewage disposal system, or provide the Department of Environmental Health (DEH) with an assessment of the existing system performed by a qualified professional engineer, geologist, soil scientist, or registered environmental health specialist (REHS) that certifies the existing system complies with the SWRCB definition of a Tier 0 system – not impairing groundwater or surface water resources. Board (SWRCB) definition of a Tier 0 system (not impairing groundwater or surface water resources). Portable toilet and handwashing facilities may be utilized during the construction of these improvements. The applicant shall furnish receipts or other documentation to the DEH for the continual use of portable toilets for employees until a permanent septic system is installed to their satisfaction. A letter or similar communication from DEH verifying that all their requirements have been met will satisfy this condition.
20. Applicant shall secure permits from the North Coast Unified Air Quality Management District, as applicable. A letter or similar communication from the North Coast Air Quality Management District verifying that all their requirements have been met and/or no additional permitting is required will satisfy this condition.
21. The applicant shall construct noise containment structures for all generators used on the parcel. The applicant shall obtain all required building permits for such structures. The applicant shall maintain generator, fan, and dehumidifier noise at or below 50 decibels at the edge of the clearing or 100 feet, whichever distance is closer. This will satisfy the auditory disturbance guidance prepared by the U.S. Fish and Wildlife (USFS), California Fish and Wildlife (CDFW) and Department Policy Statement No. 16-005 to minimize impacts to the Northern Spotted Owl and Marbled murrelet. All generators must be located on stable surfaces with a minimum 200-foot buffer from Class I and Class II streams, per

the requirements of CDFW. No generator use is authorized by this permit until the applicant can demonstrate to compliance with this standard.

22. All artificial lighting including greenhouse, security, and propagation area lighting shall comply with International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1, and be designed to regulate light spillage onto neighboring properties resulting from backlight, up light, or glare (BUG). International Dark Sky Association standards exceed the requirements of Scenic Resources Standard SR-S4, Light and Glare, that lighting be fully shielded, and designed and installed to minimize off-site lighting and direct light within the property boundaries. Within 30 days of the effective date of this permit, the applicant shall schedule a site inspection with the Humboldt County Planning Department to demonstrate the structures and greenhouses can be comply with this standard.
23. The applicant shall not use any erosion control measures that contain synthetic (e.g. plastic or nylon) monofilament netting, including photo- or biodegradable plastic netting, on a regular and on-going basis. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without weaves.
24. All refuse shall be contained in wildlife proof containers, at all times, and relocated to an authorized waste management facility, in compliance with State and local laws, on a regular and on-going basis.
25. The applicant shall install and utilize a water meter to demonstrate that there is sufficient water supply to meet the demands of the project. The water use for cultivation is limited to the use of the 600,000-gallon rainwater catchment pond and amount of water available in storage tanks and shall be provided annually prior to or during the annual inspection.
26. The applicant shall cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required.
27. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection in order to keep the permit valid.
28. The applicant shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning Division.

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

1. The combination of background, generator and greenhouse fan or other operational equipment created noise must not result in the harassment of Northern Spotted Owl species as required to meet the performance standards for noise set by Department Policy Statement No. 16-005 clarifying CMMLUO Section 55.4.11 (o) requirements. The combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.
2. All artificial light utilized in mixed-light greenhouses shall be limited to 6 watts per square foot with no wattage limit in the ancillary propagation greenhouse. All artificial lighting shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be enclosed between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to

crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program; see: <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>. Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall 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.

3. The applicant shall abide by recommendations of the Timber Conversion Report prepared by Timberland Resource Consultants (TRC) July 4, 2019, and received November 8, 2019 which include but are not limited to, floristic surveys to ensure no potentially special status plant species or communities are present should additional ground disturbance or habitat conversion be proposed in the future; ensuing supplemental lighting associated with mixed-light cultivation is fully contained with black out tarps and have all outside lighting on timers or motion sensors to reduce light exposure to wildlife and their potential habitat; and, avoid heavy equipment operations during NSO critical period (February 1 – July 31) or perform protocol level surveys prior to initiating that work.
4. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above in items B.1. and B.2., within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
5. Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any erosion control and/or cultivation materials that contain synthetic (e.g., plastic or nylon) netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.
6. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
7. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
8. The use of anticoagulant rodenticide is prohibited.
9. 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.
10. 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.
11. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MAUCRSA, as applicable to the permit type.
12. 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.

13. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
14. Compliance with all statutes, regulations, and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
15. Confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11 (d).
16. Maintain enrollment in Tier 1, 2, or 3, certification with North Coast Regional Water Quality Control Board (RWQCB) Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
17. Comply with the terms of the Final Lake and Streambed Alteration Agreement (EPIMS-HUM-09230-R1), as well as any subsequent amendments, obtained from the California Department of Fish and Wildlife (CDFW).
18. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire), if applicable.
19. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).
20. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
21. Pay all applicable application, review for conformance with conditions and annual inspection fees.
22. Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's Certified Unified Program Agency (CUPA) program, and in such a way that no spillage occurs.
23. The master log books 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.).
25. Fish stocking of the onsite pond is prohibited without written permission from CDFW pursuant to Section 6400 of the Fish and Game Code.

Performance Standards for Cultivation and Processing Operations

26. Pursuant to the MCRSA, Health and Safety Code Section 19322(a)(9), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
27. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include federal and state wage and hour laws, Cal/OSHA, OSHA, the California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
28. Cultivators engaged in processing shall comply with the following Processing Practices:
 - a. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
 - b. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
 - c. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
 - d. Employees must wash hands sufficiently when handling cannabis or use gloves.
29. 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.
30. All cultivators shall comply with the approved processing plan as to the following:
 - a. Processing practices
 - b. Location where processing will occur
 - c. Number of employees, if any
 - d. Employee Safety Practices
 - e. Toilet and handwashing facilities

- f. Plumbing and/or septic system and whether or not the system is capable of handling increased usage
 - g. Drinking water for employees
 - h. Plan to minimize impact from increased road use resulting from processing
 - i. On-site housing, if any
31. Term of Commercial Cannabis Activity Conditional Use Permit. Any Commercial Cannabis Cultivation CUP issued pursuant to the CMMLUO 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.
32. 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 Special Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Section 55.4.13.
33. 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.
34. 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.
35. 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.
36. Inspections. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

Informational Notes:

1. Pursuant to Section 314-55.4.11(a) of the CMMLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state or county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity but in no event more than two (2) years after the date of issuance of the provisional clearance or permit. Plans for curing the violations shall be submitted to the Planning and Building Department by the permittee within one (1) year of the issuance of the provisional certificate or permit. The terms of the compliance agreement may be appealed pursuant to Section 314-55.4.13 of the CMMLUO.
2. This provisional permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"), except where the Compliance Agreement per Condition of Approval #6 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in Conditions of Approval #26 and 27 of the Ongoing Requirements/Development Restrictions, above.
3. If cultural resources are encountered during construction activities, the contractor on-site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist 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.

ATTACHMENT 2

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

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

**APN 219-061-013; 4531 Lower Thomas Road, Salmon Creek area
County of Humboldt**

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

February 2022

Background

Modified Project Description and Project History – The Commercial Medical Marijuana Land Use Ordinance (CMMLUO) established specific regulations for commercial cannabis operations in Humboldt County. These regulations were developed in concert with the Mitigated Negative Declaration (MND) that was adopted for the ordinance in order to implement the mitigation measures of the MND. The MND addressed the broad environmental impacts that could be expected to occur from the adoption and implementation of the ordinance. The MND specified that the regulations established in the CMMLUO would mitigate the impacts of existing cannabis operations by establishing regulations for an existing unregulated land use to help prevent and reduce environmental impacts that are known to result from unpermitted baseline cultivation operations. Commercial cannabis cultivation in existence as of December 31, 2015 was included in the environmental baseline for the MND and the MND states that “Bringing existing operations into compliance will help to attenuate potential environmental effects from existing cultivation activities, including aesthetic impacts resulting from improper operation or poor siting.” The current project was contemplated by the MND and compliance with the provisions of the CMMLUO will fully mitigate all environmental impacts of the project to a less than significant level.

The modified project involves a Conditional Use Permit to allow an existing 15,900 square foot (SF) mixed light cultivation and outdoor cultivation utilizing light deprivation techniques, including 1,440 SF of ancillary propagation and a maximum of 11,400 SF of mixed light cultivation. Irrigation water is sourced from rainwater catchment. Existing available water storage is 623,000 gallons in a 600,000-gallon pond and a series of hard-sided tanks. Estimated annual water usage is 112,000 gallons. Drying and curing occurs onsite, with all other processing occurring offsite at a licensed processing or manufacturing facility. A maximum of four (4) people may be onsite during peak operations. Power is provided by three (3) generators. A Special Permit is also requested for relocation of an existing greenhouse located within a Streamside Management Area (SMA) outside of the riparian buffer.

The project site contains riparian habitat associated with Class II and Class III watercourses, which traverse the subject parcel. All approved cannabis cultivation activities would occur outside of the required stream setbacks, once a greenhouse is relocated outside of the riparian buffer to a previously disturbed area without the use of heavy equipment, required as a condition of approval, and on slopes less than 20%. Per review of CDFW’s California Natural Diversity Database (CNDDDB) in January 2022, no Special Status species are known to occur within the project area and the nearest Northern Spotted Owl (NSO) positive sighting is located approximately 1.30 miles from the nearest cultivation area, with the nearest activity center located approximately 1.61 away, respectively. The applicant has enrolled with the State Water Resources Control Board Cannabis Cultivation Policy. A condition of project approval is inadvertent discovery protocols for cultural resources consistent with the recommendation of the Cultural Resources Investigation prepared by Arsenault and Associates in February 2021 (on file and confidential), as well as the Bear River Band of the Rohnerville Rancheria.

The modified project is consistent with the adopted MND for the CMMLUO because it complies with all standards of the CMMLUO which were intended to mitigate impacts of existing cultivation. These include ensuring supplemental lighting and security lighting adheres to Dark Sky Association standards and ensuring project related noise does not harass nearby wildlife which will limit impacts to biological resources as a result of light and noise.

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

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

Summary of Significant Project Effects and Mitigation Recommended

No changes are proposed for the original MND recommended mitigations. The proposal to authorize the continued operation of an existing cannabis cultivation site consisting of 15,900 square feet of cultivation with ancillary propagation and drying activities is fully consistent with the impacts identified and adequately mitigated in the original MND. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the MND. Compliance with the CMMLUO ensures consistency with the adopted MND and provides for mitigation of all project related impacts to a less than significant level.

In reviewing the application for consistency with the adopted MND, the County considered the following information and studies, among other documents (see Attachment 3 for a complete listing of document):

- Site Plan, received 7/3/19.
- Cultivation and Operations Plan, received 7/3/19.
- Water Resource Protection Plan (WDID 1B16984CHUM) prepared by Timberland Resource Consultants, dated 10/19/18, for the North Coast Regional Water Quality Control Order No. R1-2015-0023.
- Final Streambed Alteration Agreement (Notification No. 1600-2017-0894-R1) issued by the California Department of Fish and Wildlife, dated 6/13/18.
- Road Evaluation Report for Lower Thomas Road, from Thomas Road to the subject site, prepared by the applicant's representative, dated 4/10/19.
- Notice of Applicability (WDID 1_12CC415068) issued by the North Coast Regional Water Quality Control Board, dated 10/16/18.
- Raycho Buhlev Less Than Three Acre Conversion Mitigation Plan, prepared by Stephen Hohman, RPF #2652, dated 1/2/18.
- Wetland Delineation, prepared by Kyle S. Wear, Botanical Consultant, dated June 2019.
- Pond Remediation Status Report, prepared by A.M. Baird Engineering & Surveying, Inc., dated 3/19/19.
- Onsite Wastewater Treatment System (OWTS) Site Suitability), prepared by Dave Spinosa, not dated.
- A Cultural Resource Investigation for the Vasi Ray Commercial Cannabis Cultivation, Humboldt County, California, prepared by Mark Arsenault, M.A., RPA, Arsenault and Associates, Arcata, CA, dated 2/1/21.

Other CEQA Considerations

Staff suggests no changes for the revised project.

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

See **Purpose** statement above.

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

FINDINGS

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

CONCLUSION

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

ATTACHMENT 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. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (On file)
3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within 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 site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (**Attached** - Site Plan, received 7/3/19)
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** - Cultivation and Operations Plan, received 7/3/19)
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. (Included in Cultivation Operations Plan (item 4. above) and Water Resource Protection Plan prepared for North Coast Regional Water Quality Control Order No. R1-2015-0023 (item 7. below)
7. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Control Board demonstrating enrollment in Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (On file – NOI; Water Resource Protection Plan (WDID 1B16984CHUM) prepared by Timberland Resource Consultants, dated 10/19/18, and Notice of Applicability: Waste Discharge Requirements Water Quality Order WQ 2019-0001-DWQ (WDID 1_12CC415068) issued by the North Coast Regional Water Quality Control Board, dated 10/16/18)
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. (**Attached** – Final Streambed Alteration Agreement (Notification No. 1600-2017-0894-R1) issued by the California Department of Fish and Wildlife, dated 6/13/18)
9. If the source of water is a well, a copy of the County well permit, if available. (Not applicable)

10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under Section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with Cal Fire. (**Attached** - Raycho Buhlev Less Than Three Acre Conversion Mitigation Plan, prepared by Stephen Hohman, RPF #2652, dated 1/2/18; Condition of approval – remediation plan for areas expanded after January 1, 2016)
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. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in Section 55.4.8.2.3, and plan for compliance with applicable building codes. (Not applicable)
13. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed, will not support diversions for irrigation. (On file)
14. Acknowledge that the County reserves the right to engage with local tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize, or mitigate impacts to tribal cultural resources, as defined herein. Examples include, but are not limited to, conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The County shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On file)
15. Road Evaluation Report for Lower Thomas Road, from Thomas Road to the subject site, prepared by the applicant's representative, dated 4/10/19. (**Attached**)
16. Wetland Delineation, prepared by Kyle S. Wear, Botanical Consultant, dated June 2019. (**Attached**)
17. Pond Remediation Status Report, prepared by A.M. Baird Engineering & Surveying, Inc., dated 3/19/19. (**Attached**)
18. Onsite Wastewater Treatment System (OWTS) Site Suitability), prepared by Dave Spinoso, not dated. (**Attached**)
19. A Cultural Resource Investigation for the Vasi Ray Commercial Cannabis Cultivation, Humboldt County, California, prepared by Mark Arsenault, M.A., RPA, Arsenault and Associates, Arcata, CA, dated 2/1/21. (On file and confidential)
20. Division of Environmental Health Attachment for Commercial Medical Marijuana (CMM) Clearances/ Permits (DEH Form). (On file)

Updated CMMLUO
Permit Application No. 11775
APN: 219-061-013



Project Description: The applicant is seeking Humboldt County approval to allow continued outdoor and mixed light cultivation in accordance with county CAV findings.

Outdoor – 4,500 ft²

Mixed Light – 11,400 ft²

The subject parcel is developed with two (2) residences which support typical domestic occupancy. Electric power is supplied by generators.

The applicant acknowledges that the commercial cannabis activity approval being sought is subject to compliance with all other applicable Humboldt County zoning and land use regulations, as well as other applicable provisions of the Humboldt County Code and applicable state laws. Determination of compliance will require multi-agency review of proposed activity/development described in the aforementioned permit and, may also require site inspections by personnel from various governmental agencies.

Parcel Information: The subject parcel (APN: 219-061-013) It is approximately 42 acres and **zoned FR-B-5(40)** with **RA40 framework designation**. It is located at **4531 Lower Thomas Road (Salmon Creek)**.

Topography/Landscape: The subject parcel sets on a southeast facing hillside. Development on the parcel is limited to a residential clearing and greenhouses situated on very gently sloped ground. The eastern portion of the parcel is forested.

Surface Water Features: There are two un-named class III watercourses and a rain-catchment pond on the parcel.

Roads/Stream Crossings/Easements: The subject parcel is accessed directly from Lower Thomas Road. Other interior *seasonal* roads provide access to cultivation sites and other appurtenant infrastructure. Three **stream crossings** are identified in the Water Resources Protection Plan (WRPP) which require corrective measures; a timeframe to complete corrections is prescribed in the WRPP Mitigation Plan and the work will be completed under a CDFW *Streambed Alteration Agreement* (LSA included). Neighboring parcels to the south utilize (via recorded easement(s)) the segment of Lower Thomas Road which passes through the subject parcel.

Parking: The proposed cultivation and associated activities on the subject parcel shall be conducted by the **applicant/residents**. There shall be no employees or transient workers involved with operations thus no additional parking is required beyond that which currently serves the residents. The site plan indicates area available for parking.

Utilities: Domestic water is supplied by a **well**. Agricultural water is sourced from a **rain catchment pond**. The residence is served by a **permitted septic tank/leach-field system** (permit copy included). Electric power is supplied from generators. A residential propane tank serves the residence.

Water Supply: A water well provides domestic water. A Point of Diversion (POD) from a spring located at the head of a class III watercourse supplements domestic water use. A rain catchment pond is utilized for agricultural water. A copy of the **Streambed Alteration Agreement** addressing these water sources is included with this submission. Also included, is an **assessment of the pond** completed by A.M. Baird Engineering.

Water Storage:

Rain Catchment Pond (off-stream) - 600,000 gallon

One (1) - 10,000 gallon concrete tank

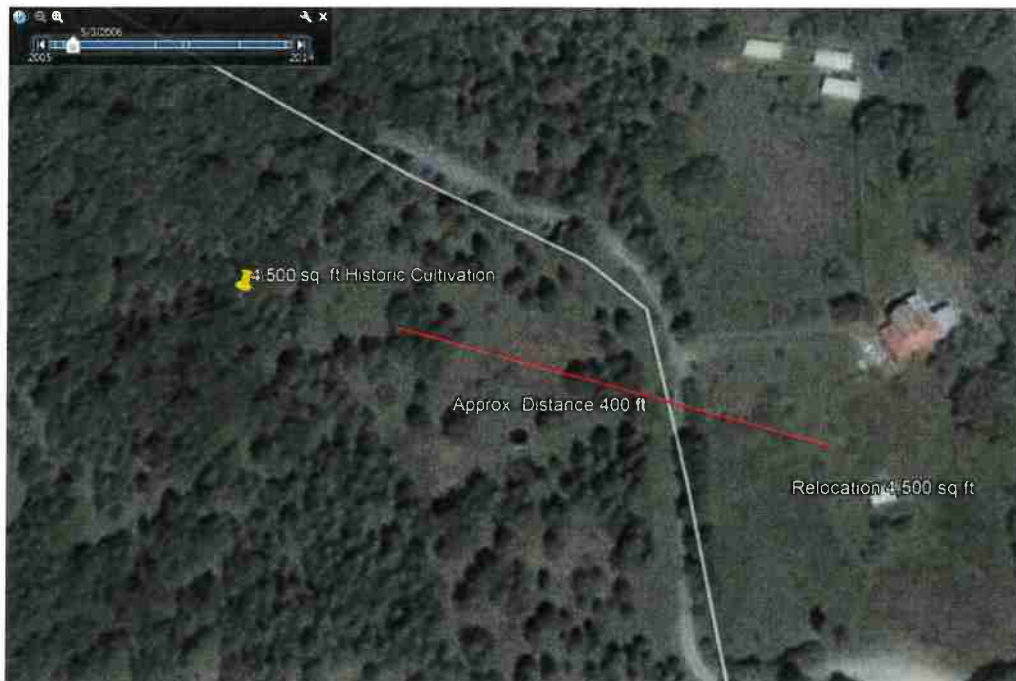
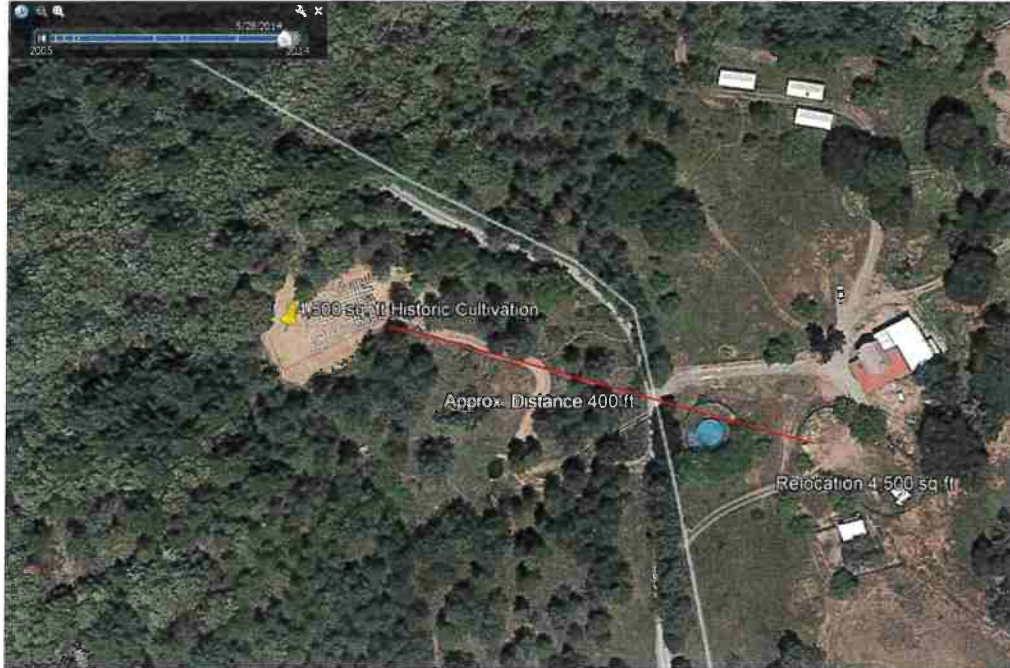
One (1) – 5,000 gallon plastic tank

Two (2) – 2,500 gallon plastic tanks

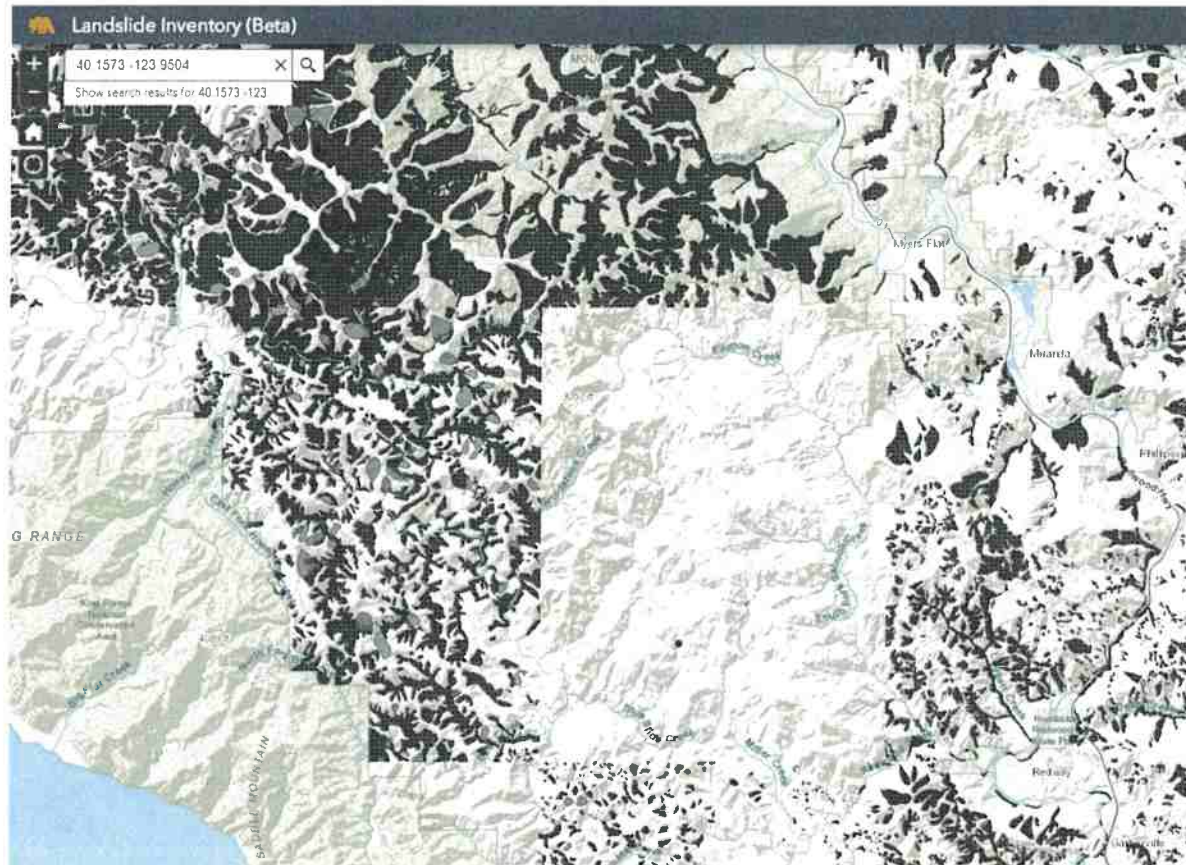
Three (3) – 1,000 gallon plastic tanks (two are nutrient mixing tanks)

Structures: The subject parcel is developed with two residences and small utility sheds. The future construction of a propagation nursery approximately 1,400 ft² is proposed.

Cultivation Areas: The Google Earth images below show an approximately 4,500 ft² outdoor historic cultivation area located in the west/central portion of the parcel which has been decommissioned and relocated to a nearly level clearing approximately 400 feet east of the previous location next to the south corner of centrally located residence. The clearing used for relocation is visible in 2006 imagery (bottom image) – it was not created for cannabis cultivation.



The historic cultivation site was situated on **unstable ground** surrounded by forested hillsides with slopes exceeding 25%. The **relocation** of this cultivation site **out of the forested hillside area**, to a legacy clearing on nearly level ground, within the residential curtilage was initiated as an **environmentally superior** cultivation option when Manhard Consulting assessed the parcel for compliance with **Regional Water Quality Control Board Order No. 2015-0023**.



The image above is from the CA Dept. of Conservation *Landslide Inventory*. Note the central portion of the image contains no landslide data. The Humboldt County GIS *Historic Landslide* layer also does not contain data for this area. The subject parcel 219-061-013 is located within the area which contains no landslide data. It is clear from the image above that the pattern of landslide data would continue through the area in which the subject parcel is located thus substantiating the occurrence of unstable ground on hillsides.

All cultivation related materials shall be removed from the **decommissioned historic cultivation site** and be properly disposed of. The area shall be monitored under state mandate and managed to prevent any erosion or offsite constituent transport from occurring. This shall include assessment of landscape features which may contribute to stormwater runoff and implementation of BMP's (such as placement of straw wattle and/or slope modifications etc.) Aside from any BMP's deemed necessary, the area shall be restocked in accordance to RPF recommendations and will remain undisturbed thereafter.

Continued **outdoor cultivation** will take place in two greenhouses totaling **4,500 ft² (2,700 ft² + 1,800 ft²)**.

Mixed Light Cultivation totaling **11,400 ft²** in accordance with County CAV determinations will occur within three separate greenhouses (as shown on site plan) with the following dimensions:

35'x 103' = 3,600 ft²

35'x 103' = 3,600 ft²

35'x 120' = 4,200 ft²

The **mixed light greenhouses** are the **three northern most greenhouses** and are labeled as such on the Site Plan.

Black-out tarps shall be used between dusk and dawn to **prevent any light escape** from the greenhouses. The tarps shall be kept secured by use of steel cable assemblies such that weather conditions and/or animal disturbance will not inhibit black-out effectiveness.

The construction of a **1,440 ft² (20' x 72')** **propagation nursery** is proposed and is shown on the site plan.

No impermeable materials will be placed on any ground surfaces within greenhouses on the subject parcel.

Cultivation areas and surrounding ground surfaces were evaluated in the development of a Water Resources Protection Plan (copy included). Any conditions observed during the evaluation having the potential to impact water resources/environment are addressed in the Plan. The Plan addresses all areas of concern and prescribe a timeframe in which to complete corrective actions. Corrective measures prescribed in the Plan do not preclude the need for Cultivation Areas or other manmade features to be brought into compliance with all applicable state and local grading, excavation and erosion/sediment control regulations and requirements.

Peak Water Demand: The projected peak water demand to maintain plant growth during the warm summer months is approximately 26,000 gallons per month. The "Monthly Water Use" Table below shows projected water use throughout the growing season. Totalizing flow meters shall be incorporated into the irrigation system to record water usage in accordance with applicable state/local requirements.

January-March: No Water Use

	<i>Cultivation – 15,900 ft²</i>	
<i>April</i>	<i>2,000</i>	<i>seedling</i>
<i>May</i>	<i>8,000</i>	<i>veg</i>
<i>June</i>	<i>17,000</i>	<i>veg</i>
<i>July</i>	<i>24,000</i>	<i>veg/flwr</i>
<i>August</i>	<i>26,000</i>	<i>flwr/veg</i>
<i>September</i>	<i>20,000</i>	<i>veg</i>
<i>October</i>	<i>15,000</i>	<i>flwr</i>

Irrigation Method(s): Irrigation is accomplished by use of drip lines. The flow to drip lines is regulated by timers and adjusted for maximum efficiency taking into consideration temperature, plant demand etc. Water delivery throughout the system is carefully monitored on a regular basis to ensure proper function and responsible water use. Mulch is carefully placed as a top dressing to optimize soil water retention. Occasional hand watering may be employed if needed.

Irrigation Runoff/Erosion control: Irrigation runoff from cultivation areas is minimized by the use of carefully regulated drip irrigation to prevent any overwatering or residual discharge of nutrient solutions outside of the “targeted” root zone. In the unlikely event that residual discharge did occur, it would be absorbed upon contact with permeable soil surrounding the cultivation area. Cultivation activities are limited to the immediate area surrounding cultivation areas and conducted so materials are kept confined. The ground surface within and around the cultivation areas is nearly level and managed year-round to prevent any movement of entrained constituents such as fine sediment, fertilizer or other organic particles beyond the cultivation area.

Watershed Protection: The Cultivation Areas on the subject parcel meet applicable setback requirements to watercourses, riparian zones or wetlands (see site plan). Sheet flow of rainwater or transport of cultivation byproducts over permeable, gently sloped soils in and around the cultivation area is unlikely. Vegetative buffers have been maintained at natural slope around the entire perimeter of cleared/developed area. Watershed protection will be ensured by adherence to measures prescribed in the attached Water Resource Protection Plan.

The applicant shall engage in ongoing monitoring, reporting and maintenance including periodic site inspections and reviews of operational practices to ensure regulatory requirements related to the following listed items are being met:

<i>Site maintenance, erosion control, and drainage features</i>	<i>Stream crossing maintenance</i>
<i>Riparian and wetland protection and management</i>	<i>Spoils management</i>
<i>Water storage and use</i>	<i>Irrigation runoff</i>
<i>Fertilizers and soil amendments</i>	<i>Pesticides and herbicides</i>
<i>Petroleum products and other chemicals</i>	<i>Cultivation-related wastes</i>
<i>Refuse and human waste</i>	

The applicant shall ensure management measures and controls are effectively protecting water resources, and that any newly developing problems representing a water quality concern are identified and corrected quickly.

Upon completion of seasonal cultivation, cover crops shall be planted for soil management/protection and areas surrounding cultivated sites shall be sown with grass seed to stabilize surface soil over winter. Additional measures for site “winterization” shall be implemented as prescribed in the Water Resource Protection Plan.

Generator Usage:

WhisperWatt 25k – sound level rating 56 dBa @ 23 ft. This generator is at least 400 feet away from the nearest property line. The expected sound level from this generator operating under full load at the nearest property line according to https://www.engineeringtoolbox.com/inverse-square-law-d_890.html is 32 dBa.

Airman 7k - sound level rating 56 dBa @ 23 ft. This generator is at least 400 feet away from the nearest property line. The expected sound level from this generator operating under full load at the nearest property line according to https://www.engineeringtoolbox.com/inverse-square-law-d_890.html is 32 dBa.

Honda 6.5k – sound level rating 58 dBa at full load. This generator is located at least 100 feet from the nearest property line and the expected sound level from this generator at a distance of 100 feet according to https://www.engineeringtoolbox.com/inverse-square-law-d_890.html is 47 dBa

Month	Generator Run Time (Hr/Day)	Lights On (Hr/Day)
Feb	12	
March	12	
April	12	6
May	12	5
June	12	4
July	12	4
August	12	5
Sept	12	5
Oct	12	

Generators support typical domestic use for two residences on the subject parcel and seasonal light usage for mixed light cultivation.

Black – Out tarps shall be employed between dusk and dawn to prevent any light spillage from greenhouses. Tarps shall be secured with cables to ensure efficacy and prevent animals or weather disturbance.

Cultivation Operations/Practices: Outdoor and Mixed Light Cultivation having 2 harvest cycles. The four individuals whom reside in the two dwellings are farm operators.

See "Cultivation Activities Schedule" attached with this submission.

Soils Management: The applicant shall refurbish existing soil to the greatest extent practicable upon completion of cultivation. The goal is to use 100% organic amendments in the refurbishment process.

An appropriate "cover-crop" shall be sown in and around the cultivation area following completion of crop harvest.

If it becomes necessary, exhausted soil will be removed from cultivation beds and carefully mixed and spread over and into native top-soils on level ground at select locations to initiate microbial reconditioning and prevent unwanted constituent migration. No spent soil shall be dumped off-site.

Spent growth medium containing inorganic substances such as perlite, will be stored in weatherproof containers and hauled to an approved waste facility as needed.

Materials Management: Cultivation related wastes are sorted such that compostable materials are recycled/composted onsite within a small area equipped with perimeter and top containment to prevent unwanted movement of materials due to weather conditions or animals/pests. Other materials, unsuitable for composting, are stored in conventional lid trash containers secured within a fenced area alongside the garage along with domestic garbage. When trash containers are full, they are hauled to Redway transfer station for proper disposal. All soil amendments shall be kept inside the garage and/or support shed in original packaging/containers when not in use and used in accordance with manufacturer's directions. Other cultivation materials/products which may be reused shall be stored over-winter in the garage, support shed or consolidated and securely covered alongside the garage.

Human Waste: The cultivation on the subject parcel takes place very near the residences. The operation is carried out by the owner/applicants who resides on the subject parcel. As there will be no additional workers involved with this operation and the daily wastewater flow will be consistent with typical domestic flows. The residences are served by a conventional septic tank/leach-field system which will not be subject to any increase in wastewater flow.

Fertilizers, Pesticides, other Regulated products:

List and describe machinery and equipment used for cultivation and associated activities.

Generators, Fans, Dehumidifier

Describe equipment service and maintenance; including where it is done.

All maintenance/service of the generator(s) at approved service provider in Redway or Garberville.

List and describe petroleum products and automotive fluids used onsite-Indicate amounts normally stored and how/where they are stored.

Fuel is stored in 300 gallon metal tanks within a trough located away from any ignition source with spill kit present.

List and describe compressed gases, cleaners, solvents and sanitizers used- indicate amounts normally stored and how/where they are stored.

Regular non-toxic household cleaners in original domestic-use containers and 1 quart rubbing alcohol stored on shelves inside residence and storage sheds.

List and describe fertilizers, soil amendments, pesticides, herbicides and rodenticides used.

Indicate the amount normally stored and how/where they are stored

Products	The products listed are primarily used at the start of the cultivation season. Any product remaining after initial start-up is kept securely protected in original packaging/containers inside of plastic bins inside storage shed Quantities of products stored should range from 50 to 100 pounds. Pest control products are kept on shelves in original containers (not exceeding 1 gallon) with all labeling intact. These products are used in accordance with manufacturers' instructions.
Maxsea	
BioMarine	
CalMag	
Monster Bloom	
Pure Blend Pro	
Bloom Bastic	
Root Exelerator	
Pylon Tr Release Insecticide	
Pyrethrum Total Release Fogger	
Beethoven Tr Miticide	
Spider Mite Killer/Growers Trust	

The applicant acknowledges that the storage and/or use of certain materials in specified volumes and/or weights will be subject to regulation through Humboldt County Division of Environmental Health CUPA and may require: submittal of inventories for those materials, documentation of emergency and training procedures, maintenance of hazardous waste disposal records, obtaining an EPA generator ID number and be subject to site inspections.

Drying/Curing:

Plants are periodically inspected to ensure that any indication of pests, molds, mildews or disease are immediately addressed and crop quality is maintained. When ready, individual plants are hand harvested, placed inside clean transport containers brought to the drying area associated with the central residence where they are hung to dry. The drying area is cleaned thoroughly prior to placement of any harvested plants therein to minimize potential contaminant contact. Natural air flow may be supplemented with careful use of household fans to facilitate drying and maintain product quality control.

Operations are carried out by owner/applicants residing on the subject parcel.

All equipment, surfaces and tools used in the harvesting/drying of cultivated product are used exclusively for that purpose. Equipment, surfaces and tools are visually inspected, washed and sanitized throughout the day. A Gentle detergent (such as *Simple Green or equivalent*) is used for cleaning followed by rinsing with potable water. Isopropyl Alcohol is applied as a sanitizer.

The applicant/operator is cognizant of potential mold and mildew problems associated with cultivation. Any suspect plant matter which appears compromised for any reason is carefully removed and disposed of avoiding cross contaminant contact with other product, equipment or utensils. A separately designated green-waste stream is implemented to recycle plant waste.

The applicant/operator is well versed in the use/cleaning of equipment utilized throughout the operation. Cleaning materials are stored on shelves away from working surfaces. A fire extinguisher is readily available. The working space is kept clean and orderly to ensure safe work practices.

Ample potable water for handwashing and restroom facilities are in close proximity to the support building. The restroom is equipped with first aid kits and eye-wash kits for emergency use. Wastewater from the restroom is plumbed to a conventional septic system. Cultivation operations are carried out by owner/applicant residing on the property, not transient/temporary employees; therefore, the daily **wastewater flow** resulting from processing/trimming will not increase above normal domestic usage and can be accommodated by the septic system described.

Trimming of dried product will be outsourced to a licensed facility in accordance with applicable regulations.

Security: Access to the parcel is restricted locking metal gates (photos included with Road Evaluation materials). The premises/residence is normally occupied by the owner/applicant.

CULTIVATION ACTIVITIES SCHEDULE

Item	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Pre-cultivation Activities	Propagate cuttings from 'mother plant' stock												
	Transplant cuttings into 6" pots												
	Transplant clones into 5-gallon pots or beds												
	Amend soil in greenhouses and/or indoor cultivation building												
Irrigation Activities	Import new cultivation soil												
	Irrigation of juvenile plants /clones												
Outdoor Cultivation and Harvest	Irrigation of adult plants												
	Outdoor Cultivation Cycle												
	Harvest activities												
Mixed Light/ Light Dep Cultivation and Harvest Schedule	Mixed Light/ Light Dep Cycle 1												
	Mixed Light Cycle 2												
	Mixed Light Cycle 3												
	Harvest activities												
Drying and Processing	Light deprivation: Greenhouses are covered with blackout covers												
	Drying activities												
	Trimming activities												
Drainage, Runoff, and Erosion Control	Winterization (storage of pots/greenhouse covers)												
	Temporary Erosion Control BMP's (straw, seeding, fiber rolls, etc)												
	Road maintenance												
	Culvert and inboard ditch maintenance/inspection												
	Cultivation waste hauled off site												
	Cover soil beds and seed/straw with cover crop												

HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT



PART A: Part A may be completed by the applicant

Applicant Name: VASI RAY FARMS APN: 219-061-013

Planning & Building Department Case/File No.: APPS: 11775

Road Name: Lower Thomas Rd (complete a separate form for each road)

From Road (Cross street): THOMAS ROAD ^{AT A POINT} (3.7 miles from Junction of Salmon Cde Road)
 see ATTACHED MAP

To Road (Cross street): SUBJECT PARCEL

Length of road segment: 1.8 miles Date Inspected: _____

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

Check one of the following:

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

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

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

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

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

Signature *Yoana Tasua*

Date 04/10/2019

Name Printed Yoana Tasua

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

u:\pwrkl_landdev\projectreferrals\forms\road evaluation report form (02-24-2017).docx

APPS: V775

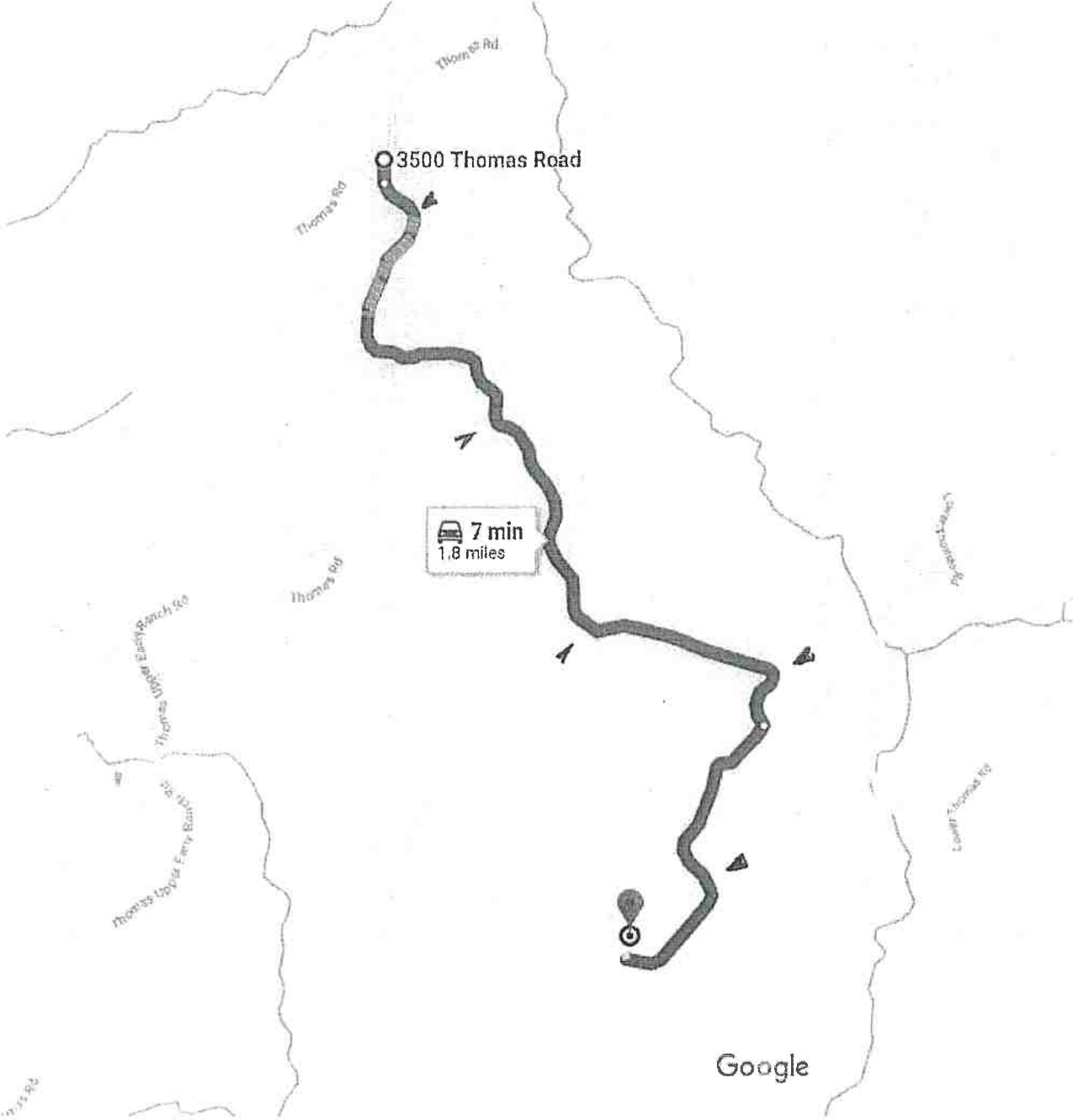


Exhibit "D"

Road Evaluation Reports

APPS: 11775

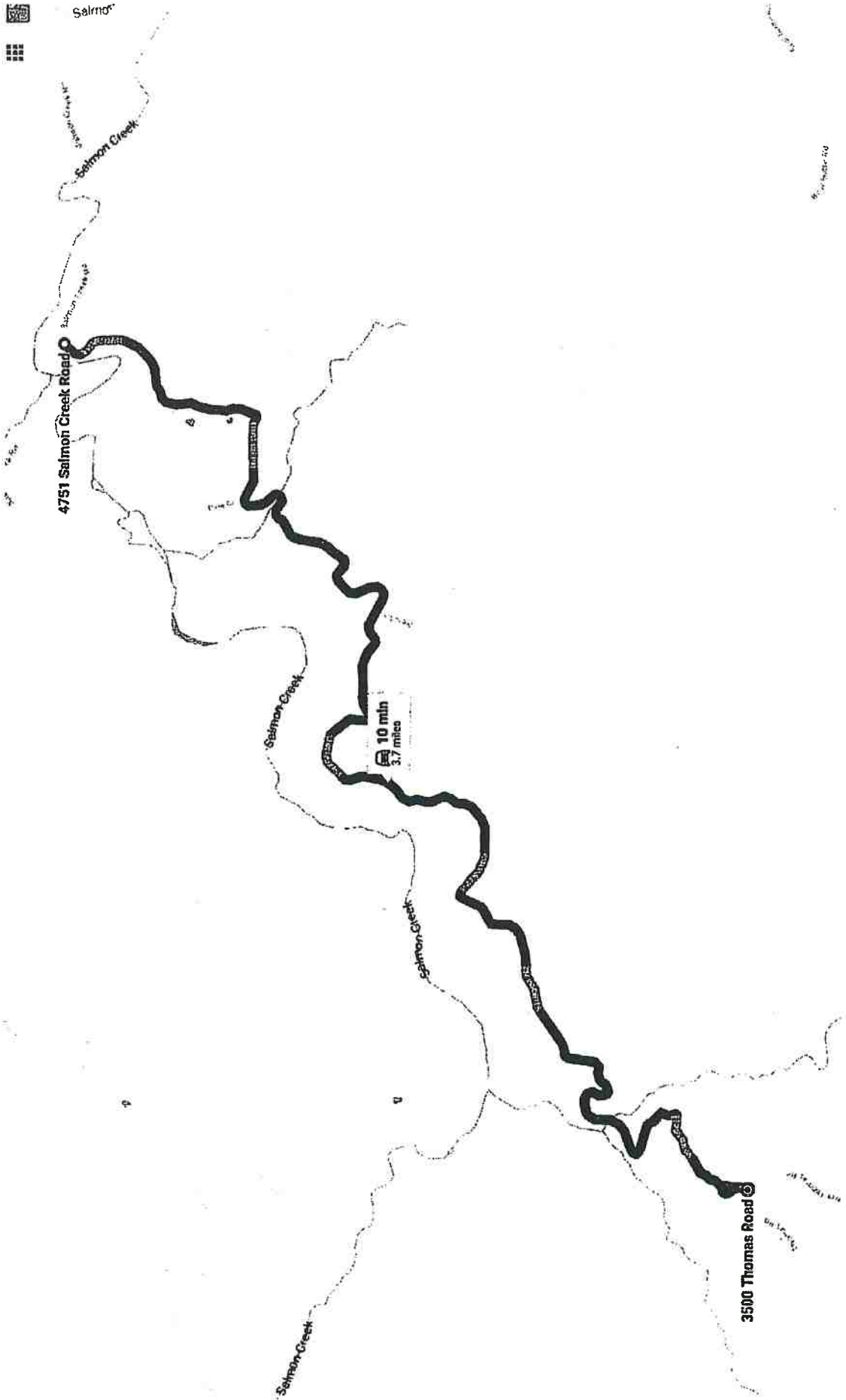
The Department is working towards identifying which County maintained roads meet (or are equivalent to) Road Category 4 standards for cannabis projects. Two lists are being prepared: the first list with the green heading shows which roads (or portions thereof) meet or are equivalent to Road Category 4 standard (AKA "Approved List"); and the second list with the red heading shows which roads (or portions thereof) that do not meet or are not equivalent to Road Category 4 standards. These lists will be updated as information becomes available. This list will be updated frequently. Make sure you are using the most up to date list.

On occasion there may be more than one road that has the same name; in these instances check the road number to ensure that you are referencing the correct road. Until such time as the GIS roads layer has been proofed by the Department, the GIS is not to be used for this task. Use the paper road maps to check road numbers.

If the subject property takes direct access from a road on the "approved list", no further road evaluation needs to be done.

"APPROVED LIST"		
List of County Maintained Roads that meet (or are equivalent to) Road Category 4 standards for Cannabis Projects		
Road Name	Road Number	Range meeting (or equivalent to) Road Category 4 standard
Alderpoint Road	F6B165	All
Bair Road	C6L300	All
Bair Road	6L300	All
Bald Hills Road	F4R300	All
Bonbow Drive	6B180	Oakcrest Drive to State Hwy 101
Blue Slide Road	F2G100	All [Grizzley Bluff Rd to City limits of Rio Dell]
Brannon Mountain Road	7M100	State Hwy 96 to Creekside Lane
Briceland Thorne Road	F5A010	All
Burrell Road	3D030	From Mattole Rd to P.M. 067
Cathey Road	6D050	State Park to P.M. 0.87 [End of County maintained]
Chemise Mountain Road	C4A030	Shelter Cove Road to P.M. 3.0
Eel Rock Road	7D010	All
Eighth Avenue	4N080	All
Etersburg Honeydew Road	F5A010	All
Fickle Hill Road	C5J040	PM 1.55 [end of centerline stripe] to P.M. 8.00
Fieldbrook Road	C4L760	All
Freshwater Road	F6F060	All
Friday Ridge Road	8L100	State Hwy 299 to PM 3.37[End of County maintained] then becomes USFS Road
Greenwood Heights Drive	C4K160	All
Grizzley Bluff Road	F2G100	All [City limits of Ferndale to Blue Slide Rd]
Jacoby Creek Road	C4K230	Old Arcata Road to P.M. 2.50
Jacoby Creek Road	4K230	From P.M. 2.5 to P.M. 2.69
Kneeland Road	F6F060	Freshwater Road to Mountain View Road
Maple Creek Road	5L100	All
Mattole Road	F3D010	All
Mattole Road	F3C010	All
McCann Road	6D090	Dyerville Loop Road to P.M. 1.0
McCellan Mtn Road	7F010	State Hwy 36 to P.M. 3.57[End of County maintained]
Mountain View Road	6H010	All
Murray Road	C3M020	All
Old Three Creeks Road	6L250	State Hwy 299 to P.M. 2.8 [End of County maintained]
Panther Gap Road	4D010	Mattole Road to P.M. 1.83[End of County maintained] continues as a non- County maintained road
Patterson Road	C3M130	All
Salmon Creek Road	6C030	Hwy 101 to P.M. 5.39 [Gate]
Shelter Cove Road	C4A010	All
Sprowel Creek Road	C6B095	PM 0.0 to PM 2.11
Sprowel Creek Road	6B095	PM 2.11 to PM 4.00
Thomas Road	6C040	Salmon Creek Road to P.M. 4.03 [End of County maintained] continues as a non- County maintained rd
Tidlow Hill Road	7K100	Hwy 299 to PM 4.7[End of County maintained] then becomes USFS Road
West End Road	5L010	PM 0.0 at Arcata City Limits to Warren Creek Road
Wilder Ridge Road	C5B010	All

APPS: 11775





WETLAND DELINEATION

Vasi Ray Farms (APN: 219-061-013)

HUMBOLDT COUNTY

Prepared by:

Kyle S. Wear
Botanical Consultant
kyle_wear@suddenlink.net
(707) 601-1725

Prepared for:

Timberland Resource Consultants
165 South Fortuna Blvd.
Fortuna, CA

Date:

June 2019

1. INTRODUCTION

The purpose of this study was to identify wetlands and non-wetland waters (aquatic features) on APN: 219-061-013 off Lower Thomas Road that could be impacted by commercial cannabis cultivation.

2. DEFINITIONS

Waters of the United States

Waters of the United States are regulated by the U.S Army Corps of Engineers (Army Corps) under the Clean Water Act. Waters of the United States include, but are not limited to, territorial seas, waters used for interstate or foreign commerce and their tributaries, and waters adjacent to the aforementioned, including wetlands.

Army Corps jurisdiction in waters such as creeks and rivers includes the area below the ordinary high water mark, which is the line on the bank established by fluctuations of water that leave physical characteristics such as a distinct line on the bank, shelving, destruction of terrestrial vegetation, and presence of debris.

The Army Corps defines wetlands as:

“...areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.”

Waters of the State

Waters of the state are regulated by the State Water Resources Control Board (State Water Board) under the Porter-Cologne Water Quality Control Act. Waters of the state are defined as:

"..... any surface water or groundwater, including saline waters, within the boundaries of the state."

Waters of the State includes water in both natural and artificial channels.

The Water Boards define an area as wetland as:

“An area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area’s vegetation is dominated by hydrophytes or the area lacks vegetation.”

Streamside Management Areas

The Humboldt County General Plan (Humboldt County 2019) recognizes Streamside Management Areas (SMAs) along all streams, which are defined as:

“100 feet, measured as the horizontal distance from the top of bank or edge of riparian drip-line whichever is greater on either side of perennial streams.”

“50 feet, measured as the horizontal distance from the top of bank or edge of riparian drip-line whichever is greater on either side of intermittent streams.”

3. ENVIRONMENTAL SETTING

Location

The parcel is located off Lower Thomas Road approximately 5.5 miles west of Philipsville. The property is located on the Ettersburg USGS quadrangle (Section 19, T3S, R3E).

Soil, Topography, and Hydrology

The soil types mapped on the parcel are derived from sandstone, mudstone, and schist parent material (USDA, NRCS 2019). None of the soil types, including their minor components, have a hydric soil rating. A soil map is provided in Appendix A.

The parcel is on an approximately 20 % generally east facing slope. The elevation ranges from approximately 760 to 1,020 feet above sea level.

The parcel includes a Class II stream that drains into South Fork Salmon Creek. There are no wetlands shown on National Wetland Inventory map (U.S. Fish and Wildlife Service 2019) (Appendix B.) The National Wetlands Inventory maps are useful for background information but cannot be used to delineate wetlands. The parcel also includes a lined rain catchment pond.

The field work was conducted after a period of 65.17 inches of accumulated precipitation since October 1, 2018 in Miranda (Appendix C).

4. METHODS

The parcel was evaluated for aquatic features based on the criteria in Section 2. Federal, State, and County wetland delineation methods follow the *1987 Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual Western Mountains, Valleys, and Coast Region (Version 2.0)* (U.S. Army Corps of Engineers 2010). A positive wetland determination is made when all three wetland parameters (hydrophytic vegetation, hydric, soil, and wetland hydrology) are present.

Field work was conducted by Kyle Wear, M.A. on June 5, 2019. Mr. Wear is a professional botanist and is trained in wetland delineation by the Wetland Training Institute. Mr. Wear has been conducting wetland delineations for over ten years throughout northern California.

Hydrophytic Vegetation

The presence of hydrophytic vegetation is determined by the wetland indicator status of each plant species present using the *Western Mountains Valleys and Coast 2016 Regional Wetland Plant List* (U.S. Army Corps of Engineers 2016). The indicator status of plants is based on the estimated probability of the species occurring in wetlands. The indicator status categories are:

Obligate Wetland Plants (OBL)	Almost always occur in wetlands	>99% frequency
Facultative Wetland Plants (FACW)	Usually occur in wetlands	67%-99%
Facultative Plants (FAC)	Equally occur wetlands and non-wetlands	33%-67%
Facultative Upland Plants (FACU)	Sometimes occur in wetlands	1%-33%
Obligate Upland Plants (UPL)	Rarely occur in wetlands	<1%

If more than 50% of the dominant plants across all vegetation strata (i.e. trees, shrubs, herbs) are OBL, FACW, or FAC, the vegetation is considered to be hydrophytic. Dominance of plants within the plots is determined using the “50/20” rule. This method involves estimating absolute cover of each plant in each vegetation stratum. Dominant plants include the plants with the highest cover that collectively, or individually account for 50% of the total vegetation cover. Additional plants are considered dominant if their cover is at least 20%.

Hydric Soil

Indicators of hydric soil include, but are not limited to, a strong hydrogen sulfide (rotten egg) odor, redox concentrations, depleted matrix, and high organic matter content. Soil colors were determined by using a standard Munsell soil color chart (Gretag Macbeth 2000).

Wetland Hydrology

Indicators of wetland hydrology include, but are not limited to, surface water, high water table, soil saturation, sediment deposits, soil cracks, and oxidized root channels along living roots.

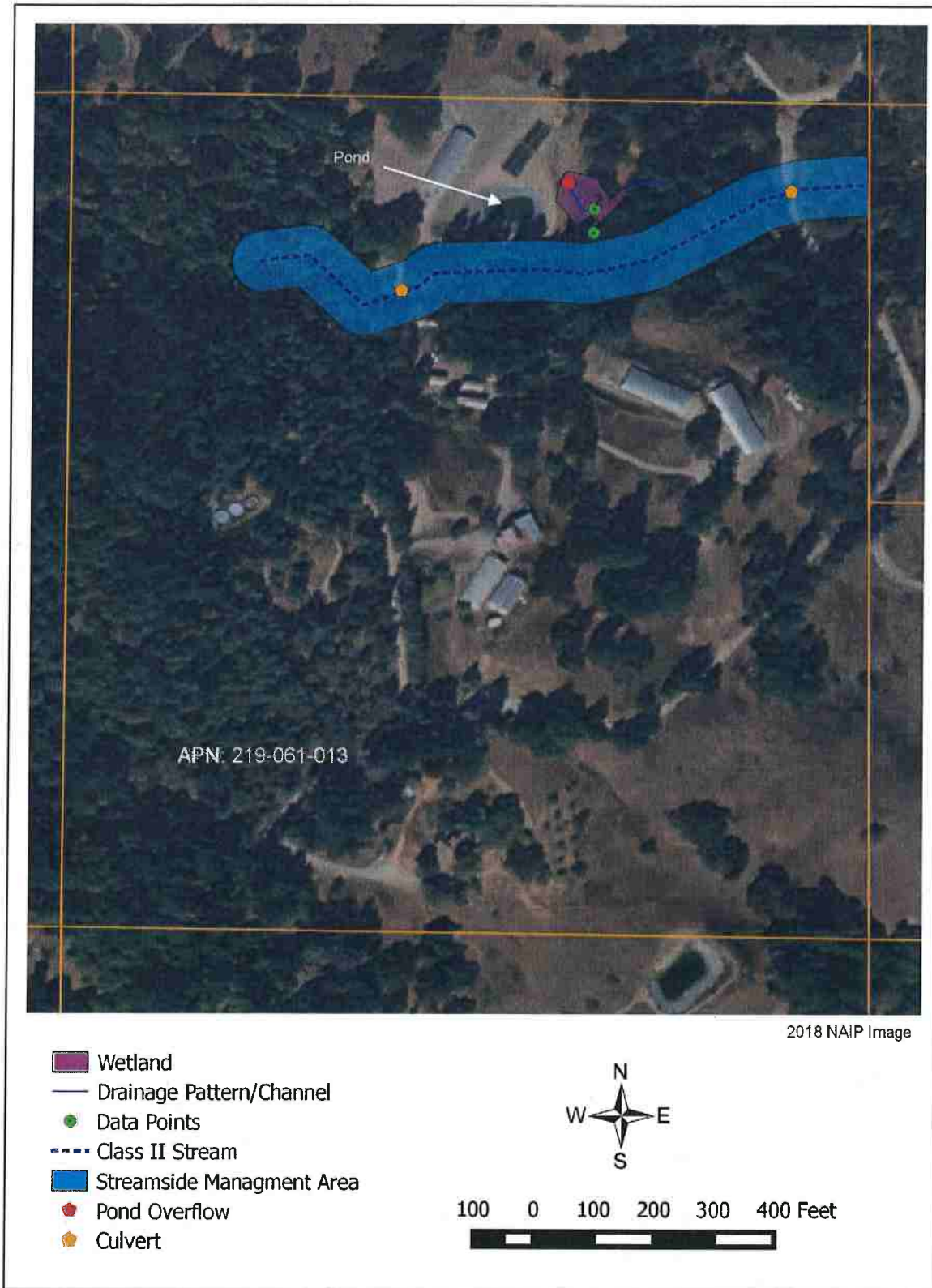
5. RESULTS AND DISCUSSION

Wetland

A 0.13-acre wetland was identified below the pond overflow (Figure 1). Wetland determination data forms are provided in Appendix D. The hydrophytic vegetation is dominated by nut sedge (*Cyperus eragrostis*) and giant horsetail (*Equisetum telmateia*). The wetland also includes stands of short-scaled sedge (*Carex leptopoda*) and spreading rush (*Juncus patens*). The soil color is 10yr 4/1. A hydrogen sulfide odor was detected which meets hydric soil indicator A4 (hydrogen sulfide). There was approximately 6 inches of standing water in the wetland.

The area is subject overflow from the pond in the winter, however the hydrology present at the time of the field work appears to be from the pond leaking. There was also surface water

Figure 1. Wetland Map.



running into the wetland from the irrigation system from the adjacent cultivation area. Thus, the wetland appears to be incidental to the pond and cultivation activities. Water flows from the wetland into a small channel and quickly percolates into the ground. Because the pond collects rain water and the wetland is likely a result of the leaking pond, the wetland is likely not Waters of the United States. Because the wetland would likely not persist if the pond does not continue to leak, no formal buffer is shown on the map. Standard setbacks would be 50-100 feet for seasonal and perennial wetlands, respectively. Representative photos are provided in Appendix E.

Intermittent Stream

The parcel includes a Class II tributary to South Fork Salmon Creek that runs just south of the rain catchment pond. The stream lacks associated riparian vegetation; thus, the Streamside Management Area (SMA) is measured from the top of the bank. The Humboldt County General Plan (Humboldt County 2017) recognizes a 50-Foot SMA along intermittent streams. The State Water Resources Control Board *Cannabis Cultivation Policy* (State Water Resources Control Board 2019) recommends a 100-foot setback from intermittent streams. The vegetation along the stream is an upland plant community described below.

Upland

The upland vegetation adjacent to the wetland and Class II watercourse is generally dominated by Douglas-fir (*Pseudotsuga menziesii*), tanoak (*Notholithocarpus densiflorus* var. *densiflorus*), and oaks (*Quercus* spp.). The understory includes huckleberry (*Vaccinium ovatum*), sword fern (*Polystichum munitum*) and a variety of native upland herbaceous plants.

Historic Extent of Wetlands

A comparison of Google Earth images from 2012 to 2019 is provided in Appendix F. There is no evidence visible in the photos of wetlands at any of the cultivation sites prior to their development. There were no ponds on the property in 2012. The 2016 image shows a pond that has been filled in just north of the current rain catchment pond.

6. REFERENCES

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U.S. Fish and Wildlife Service. 2019. National Wetlands Inventory. <https://www.fws.gov/wetlands/>

APPENDIX A Soil Map



Soil Map—Humboldt County South Part, California

Soil Map—Humboldt County South Part, California

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in ACP	Percent of ACP
043	Granitic Concretion Receding conifer, 30 to 50 percent slopes, winter	99.8	19.0%
047	Claytonia 2 Yonkers Complex, 15 to 50 percent slopes	41.2	80.9%
074	Granitic pebble complex, 5 to 25 percent slopes	9.1	18.0%
Totals for Area of Interest		511.1	100.0%

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)
- Soil Area Unit Polygon
- Soil Area Unit Line
- Soil Area Unit Point

Special Point Features

- Thermal
- Stream Mile
- City Spot
- County Department
- County Mile
- County Spot
- Landfill
- Leak Hole
- Marsh or Swamp
- Mine or Quarry
- Recreational Area
- Reservoir
- State Center
- State Spot
- State or Federal Site
- Statewide
- State or River
- State Spot

Water Features

- Stream and Canal
- Hydroponics
- Acid
- Interstate Highway
- US Route
- State Road
- Local Road

Background

- State Photograph

MAP INFORMATION

This soil survey that comprise your ACP were mapped at 1:28,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can result in misinterpretation of the area of mapping and accuracy of soil line placement. The maps do not show the small areas of contour being subdivided into been shown at a more detailed scale.

Distances on the map scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service Web Soil Survey URL: www.nrcs.usda.gov/wps/portal/nrcs/main/az/

Map from the Web Soil Survey are based on the National Cooperative Soil Survey, National Cooperative Soil Survey of California, and the National Cooperative Soil Survey of California. A projection that involves area, such as the Albers Equal Area Conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS soil data as of the version indicated below.

Soil Survey Area: Humboldt County, South Part, California
 Survey Area Code: W4007 (Sep 13, 2013)

Red map units are indicated in space above for map scales 1:50,000 or larger.

Date of aerial images were photographed: Dec 31, 2006—Mar 8, 2017.

The photographs or other base map on which the soil lines were overlaid and digitized probably differ from the background imagery displayed on these maps. As a result, some minor shifting of map and boundaries may be evident.

APPENDIX B National Wetlands Inventory Map



June 22, 2019

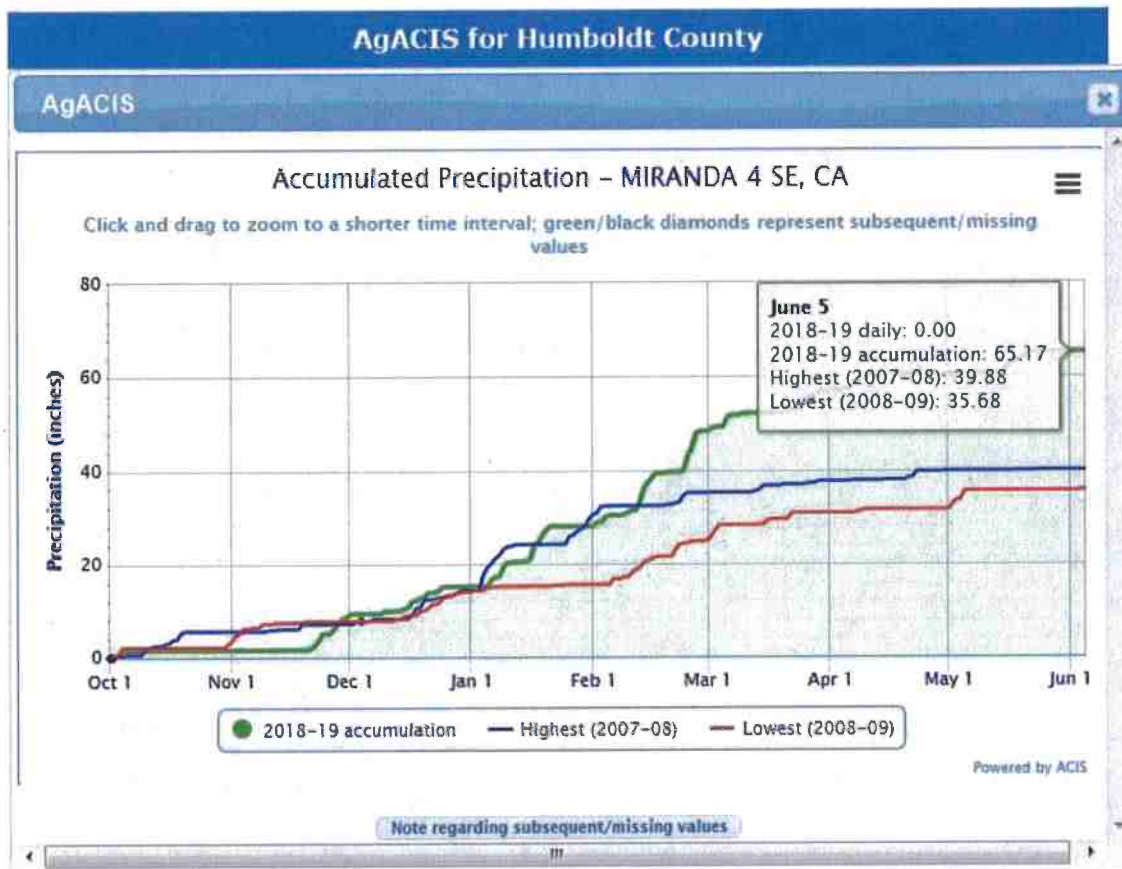
Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

APPENDIX C Accumulated Precipitation



APPENDIX D Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: APN: 219-061-013 City/County: Humboldt Sampling Date: 6-5-19
 Applicant/Owner: Vasi Ray Farms State: CA Sampling Point: 1
 Investigator(s): K. Wear Section, Township, Range: 19, T35, R3E
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): none Slope (%): 2
 Subregion (LRR): A Lat: E 424287.7 Long: N 4449340.5 Datum: NAD83
 Soil Map Unit Name: Coyotacreek-Yorknorth complex NWI classification: -
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u> </u>	No <u>X</u>	Is the Sampled Area within a Wetland?	Yes <u> </u>	No <u>X</u>
Hydric Soil Present?	Yes <u> </u>	No <u>X</u>			
Wetland Hydrology Present?	Yes <u> </u>	No <u>X</u>			
Remarks:					

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30' - radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Quercus kelloggii</u>	<u>20</u>	<u>Y</u>	<u>UPL</u>	Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A)
2. <u>Pseudotsuga menziesii</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>	Total Number of Dominant Species Across All Strata: <u>6</u> (B)
3. <u> </u>				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>17%</u> (AB)
4. <u> </u>				Prevalence Index worksheet:
<u>40</u> = Total Cover				
Sapling/Shrub Stratum (Plot size: <u>30' - r</u>)				Total % Cover of: <u> </u> Multiply by: <u> </u> OBL species <u> </u> x 1 = <u> </u> FACW species <u> </u> x 2 = <u> </u> FAC species <u> </u> x 3 = <u> </u> FACU species <u> </u> x 4 = <u> </u> UPL species <u> </u> x 5 = <u> </u> Column Totals: <u> </u> (A) <u> </u> (B)
1. <u>Pseudotsuga menziesii (yng)</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Rosa gymnocarpa</u>	<u>10</u>	<u>Y</u>	<u>FACU</u>	Prevalence Index = BIA = <u> </u>
3. <u> </u>				
4. <u> </u>				Hydrophytic Vegetation Indicators:
Herb Stratum (Plot size: <u>10' - radius</u>)				
1. <u>Toxicodendron diversilobum</u>	<u>15</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Iris purdyi</u>	<u>2</u>	<u>N</u>	<u>UPL</u>	
3. <u>Melilot sp.</u>	<u>2</u>	<u>N</u>	<u> </u>	
4. <u>Nemophila parviflora</u>	<u>2</u>	<u>N</u>	<u>UPL</u>	
5. <u>Prosopis hookeri</u>	<u>5</u>	<u>Y</u>	<u>UPL</u>	
6. <u>Lathyrus vestitus</u>	<u>2</u>	<u>N</u>	<u>UPL</u>	
7. <u>Sanicula crassicaulis</u>	<u>2</u>	<u>N</u>	<u>UPL</u>	
8. <u>Lonicera hispidula</u>	<u>2</u>	<u>N</u>	<u>FACU</u>	
9. <u>Anisocarpus madriodes</u>	<u>2</u>	<u>N</u>	<u>UPL</u>	
10. <u> </u>				
11. <u> </u>				
<u>34</u> = Total Cover				
Woody Vine Stratum (Plot size: <u> </u>)				Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>
1. <u> </u>				
2. <u> </u>				
% Bare Ground in Herb Stratum <u> </u> = Total Cover				
Remarks:				

SOIL

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-12	10yR 2/2	100					CL	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils³:
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required: check all that apply)		Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present? Yes _____ No Depth (inches): _____

Water Table Present? Yes _____ No Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No Depth (inches): _____

Wetland Hydrology Present? Yes _____ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: APN: 219-061-013 City/County: Humboldt Sampling Date: _____
 Applicant/Owner: Vasi Ray Farms State: CA Sampling Point: 2
 Investigator(s): K. Wear Section, Township, Range: 19, T3S, R3E
 Landform (hillslope, terrace, etc.): terrace in hillslope Local relief (concave, convex, none): concave Slope (%): 0
 Subregion (LRR): 1A E: 424288.6 Long: N 4449352.6 Datum: NAD83
 Soil Map Unit Name: Coyote Creek - York north complex NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ① No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (if needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Hydric Soil Present?	Yes <input checked="" type="checkbox"/>	No _____	
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/>	No _____	
Remarks: <u>① Wetland appears to be a result of leaking pond & irrigation overflow</u>			

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>2</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>2</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100%</u> (A/B)
4. _____	_____	_____	_____	= Total Cover	
Sapling/Shrub Stratum (Plot size: _____)				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x 1 = _____
3. _____	_____	_____	_____	FACW species _____	x 2 = _____
4. _____	_____	_____	_____	FAC species _____	x 3 = _____
5. _____	_____	_____	_____	FACU species _____	x 4 = _____
= Total Cover				UPL species _____	x 5 = _____
Herb Stratum (Plot size: <u>10' - radius</u>)				Column Totals:	_____ (A) _____ (B)
1. <u>Cyperus eragrostis</u>	<u>20</u>	<u>Y</u>	<u>FACW</u>	Prevalence Index = B/A = _____	
2. <u>Equisetum telmateia</u>	<u>20</u>	<u>Y</u>	<u>FACW</u>	Hydrophytic Vegetation Indicators:	
3. <u>Juncus patens</u>	<u>5</u>	<u>N</u>	<u>FACW</u>	<input checked="" type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation	
4. <u>Carex leptopoda</u>	<u>5</u>	<u>N</u>	<u>FAC</u>	<input checked="" type="checkbox"/> 2 - Dominance Test is >50%	
5. _____	_____	_____	_____	<input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹	
6. _____	_____	_____	_____	<input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
7. _____	_____	_____	_____	<input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹	
8. _____	_____	_____	_____	<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)	
9. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
10. _____	_____	_____	_____	= Total Cover	
11. _____	_____	_____	_____	= Total Cover	
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____	
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
= Total Cover					
% Bare Ground in Herb Stratum _____					
Remarks:					

SOIL

Sampling Point: 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-12	10YR 4/1						CL	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	Indicators for Problematic Hydric Soils³:
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	
<input checked="" type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)
<input checked="" type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present? Yes No Depth (inches): 6" +

Water Table Present? Yes No Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes No Depth (inches): _____

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

APPENDIX E Representative Photos

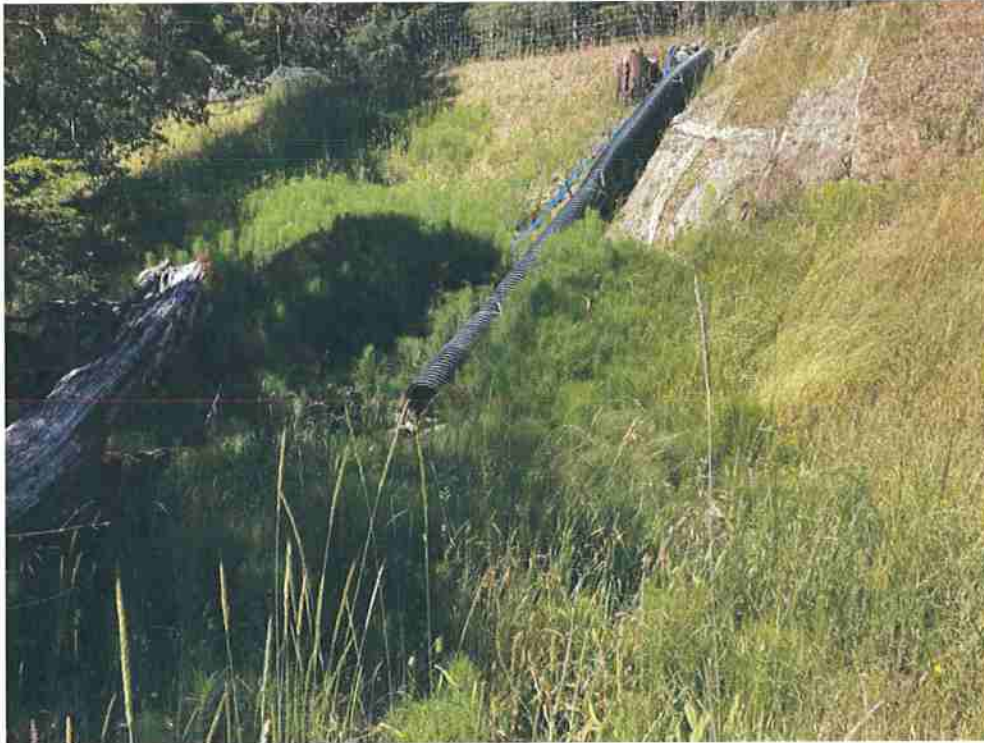


Photo 1. Pond overflow.



Photo 2. Closeup stand of giant horsetail near pond overflow.

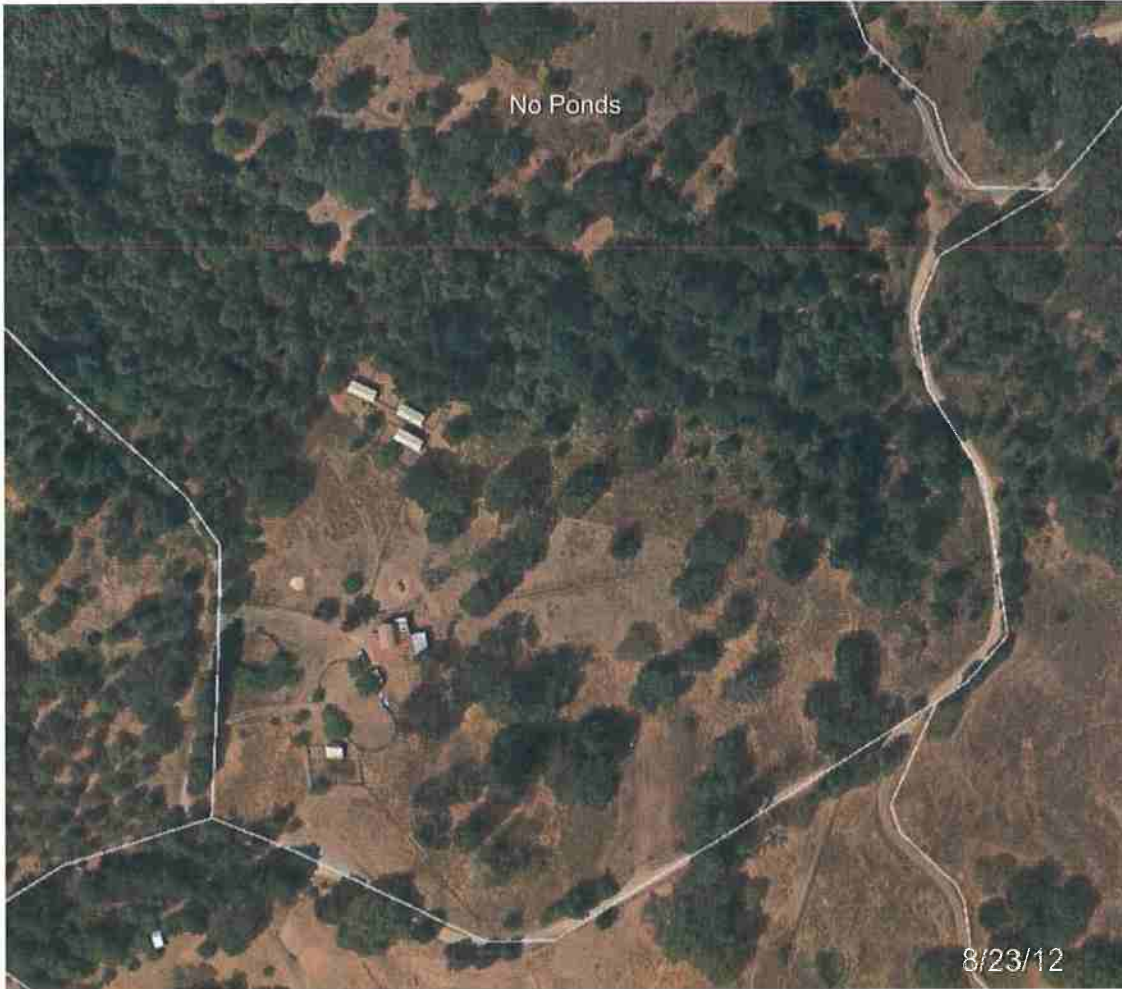


Photo 3. Wetland near base of pond.

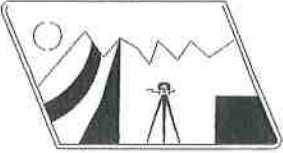


Photo 4. Irrigation runoff into the wetland below.

APPENDIX F Google Earth Images







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CONSULTING - LAND DEVELOPMENT - DESIGN - SURVEYING

POND REMEDIATION STATUS
REPORT



PREPARED FOR

VASI RAY FARM, LLC

APN: 219-061-013

4531 LOWER THOMAS ROAD

MIRANDA, HUMBOLDT COUNTY, CA

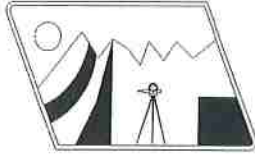
PREPARED BY:

Allan M. Baird

ALLAN M. BAIRD, RCE 23681



March 19, 2019
Job# 18_4780



VASI-RAY FARM, LLC – APN:219-061-013

Pond Remediation Status Report

Background & Purpose

Vasi Ray Farm, LLC applied on October 17th, 2016 to Humboldt County for a commercial cannabis cultivation permit in accordance with the Commercial Medical Marijuana Land Use Ordinance. The application was for a Conditional Use Permit for existing cannabis cultivation in the amount of 4,600 ft² of outdoor and 11,400 ft² of mixed light cultivation. The subject parcel (APN:219-061-013) is located at 4531 Lower Thomas Road, Miranda, CA.

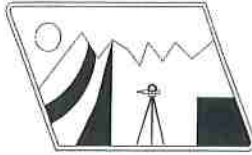
A resubmittal of the application occurred in 2017 which included a revised site plan dated August 21st, 2017. This site plan included two rainwater catchment ponds called out as a 250 kgal pond (“North Pond”, “Pond 1” or “Upper Pond”) and a 500 kgal pond (“South Pond”, “Pond 2” or “Lower Pond”). The lower pond was called out “To be remediated” in this revised site plan.

Both ponds were documented and covered under a Lake and Streambed Alteration Notification (Notification No. 1600-2017-0849-R1). This notification specified both ponds as projects authorizing maintenance & diversion from Pond 1 (North) & Pond 2 (South). Chris Carroll of *Timberland Resource Consultants* visited the property on March 30th, 2018 to determine completeness and accuracy of the Notification and produced additional recommendations regarding the South Pond. A Lake and Streambed Alteration Agreement (LSAA) was finalized on May 29th, 2018 and specified that the outlet to Pond 2 would be re-directed and hydrologically disconnected from the nearby class II watercourse.

On October 2, 2018, the County of Humboldt Planning and Building Department Cannabis Services Division issued a letter to Vasi Ray Farms, LLC deeming the application submittal incomplete and contained a request for several numbered items. Two such items are the subject of this report, for which *Timberland Resource Consultants* requested the client contract with **A.M. Baird Engineering & Surveying** to address:

- ITEM 14: “Please provide additional detail in the Cultivation Operations Plan related to the Rainwater Catchment and please describe the water source to fill the pond.”
- ITEM 15: “Please provide additional detail on the status of the removal and remediation of the Southerly 500,000-gallon pond.”

The aim of this report is to provide sufficient information to respond to item 14 for inclusion in a Cultivation and Operations Plan, and to address item 15 as a stand-alone report which includes the current status of the pond as well as engineering recommendations. On November 3rd, 2018 a site visit was conducted to the site to collect measurements, photos and observations as referenced in this report.



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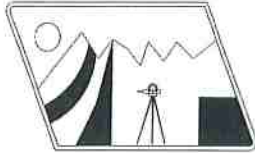
Executive Summary

- The South Pond was not remediated as proposed in the County Site Plan, but was lined in May, 2018 which involved placement of some new fill material.
- South Pond overflow was redirected in a manner consistent with the LSAA.
- North Pond was filled in with approximate grading fill material volume of 1240 cubic yards.
- Other grading of the nearby flat has occurred, additional erosion control measures are required (Detailed in the "Recommendations & Erosion Control Measures" section and Attachment A: Representative Map and Erosion Control Measures)

Site Overview



Figure 1: The site as it appeared in aerial photography dated October 26th, 2018 taken from Terraserver. The South pond remains while the North pond has been filled in and turned into a flat now supports cultivation.



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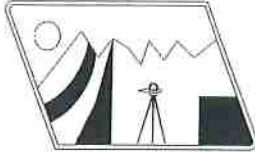
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Figure 2: View of the pond sites looking approximately Northeast as it appeared during the November 3rd, 2018 field visit.

“South Pond”

This pond appears to have originally been constructed sometime between late 2016 and early 2017. It exists in the County Site Plan developed by Manhard Consulting and was described as an existing unlined 500,000-gallon pond “to be remediated”. When assessed in November of 2018, it was found that the pond had been upgraded by placement of an impermeable liner and the overflow had been redirected in accordance with the Lake and Streambed Alteration Agreement, as documented below. The owner indicated that this upgrade occurred in approximately May of 2018.



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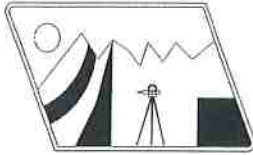


Figure 3: South Pond as it appeared during a field visit on November 3rd, 2018.

Pond Overview and Geometry

The pond is approximately 132-ft long by 78-ft wide with a center depth of approximately 18 feet and average interior side slopes of approximately 2:1. Exterior side slopes are typically 2:1 as well with the exception of the Southeast corner of the pond which is approximately 1:1 until it intersects with native slopes. It is estimated the current pond volume, following upgrades made in May of 2018 is approximately 600,000 gallons.

The owner states that a licensed contractor performed the work but was unable to produce the name of the contractor at the time of the site visit. The owner stated that construction was performed in lifts. It is unknown if the fill slope is keyed into the native ground. A.M. Baird Engineers observed no evidence of slumping or cracking in the fill volume, and as it appears externally, the construction appears to be of sufficient quality for the application. The pond is lined with some type of heavy-duty plastic or vinyl liner which is keyed into the berm.



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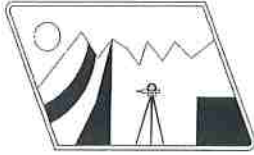
Figure 4: Southeast Corner of the South Pond near the legacy overflow location.

Pond Location & Streamside Management Area

The pond is located in close proximity to a nearby stream determined to be a class II stream by Timberland Resource Consultants and mapped as an intermittent stream per Humboldt County WebGIS. The Streamside Management Area is defined in the Streamside Management Area Ordinance (Section 314-61.1) as:

“50 feet, measured as the horizontal distance from the stream transition line on either side of intermittent streams.”

The transition line of the nearby stream was not mapped, but the minimum distance between grading fill and the stream transition line appears to be *at most* approximately 60 feet based on estimates from aerial photography. It appears that neither Manhard Consulting, Timberland Resource Consultants, nor CDFW field agents expressed concern over the proximity to the stream. However, it should be noted that following the May 2018 upgrades, additional fill material was placed over the grade break leading down to the stream. This is evidenced in the comparison of the photos below:



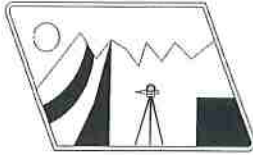
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Figure 5: Top picture (dated 3/30/2018) excerpted from picture 2 in Timberland Resource Consultants report detailing March 30th, 2018 site visit and bottom photo (dated November, 2018) taken approximately where the man in the top photo is standing. Note the fill dirt which has been placed on the slope which does not appear in the top photo.



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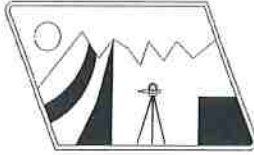
The following photo shows the extent of new fill material which may intrude past the native grade break leading down to the stream, reducing the setback from the stream transition line from how it appeared during previous site visits:



Figure 6: Southeast corner of pond, looking approximately West, near the top of the legacy pond overflow scour area.



Figure 7: Alternate view of Southeast pond corner looking toward the stream and legacy overflow direction.



Regardless of the nature of the setback of the existing fill slope from the stream transition line, it is imperative that erosion control measures be installed immediately. Baird has included specific recommendations to this effect in the “Recommendations & Erosion Control Measures” section below. (Also see Attachment A: Representative Map & Erosion Control Measures).

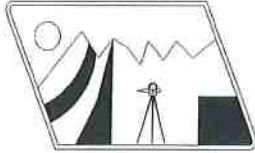
Inflow Characteristics



Figure 8: Aerial Image dated 8/24/2012 which shows the native ground configuration upstream of the pond. No evidence of channelization noted. Lines correspond to graded areas as shown in the Representative Map, Attachment A

The pond receives both sheet flow and concentrated surface run-off from a constructed ditch on the upslope side of graded flats beneath grading cut areas and from a small section of the road leading to the site. Both of these are directed into a small 12” culvert which is directed into the pond. There was no evidence during the field investigation of upstream native channelization, and maps created by the client’s former consultant services also indicate the pond is not stream fed. Since the pond is lined, it is clear that it is not spring fed.

The boundary of the contributing watershed is difficult to determine due to the nature of the surrounding topography. USGS topographic maps provide insufficient resolution to make this



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determination and it is complicated by various roads which likely redirect water into the nearby stream or off the narrow strip of contributing watershed. It is estimated a maximum contributing watershed area of 3.0 acres with an actual value that is most likely significantly less. However, for evaluation of the inflow and outflow characteristics of the pond, this 3.0 acre value has been assumed as a conservative estimate for the purposes of sufficiency of inflow and outflow. Assuming this area, a rational method analysis with a run-off coefficient of 0.25 and a 10-minute concentration time suggests a peak 100-year flow of 2.5 CFS.

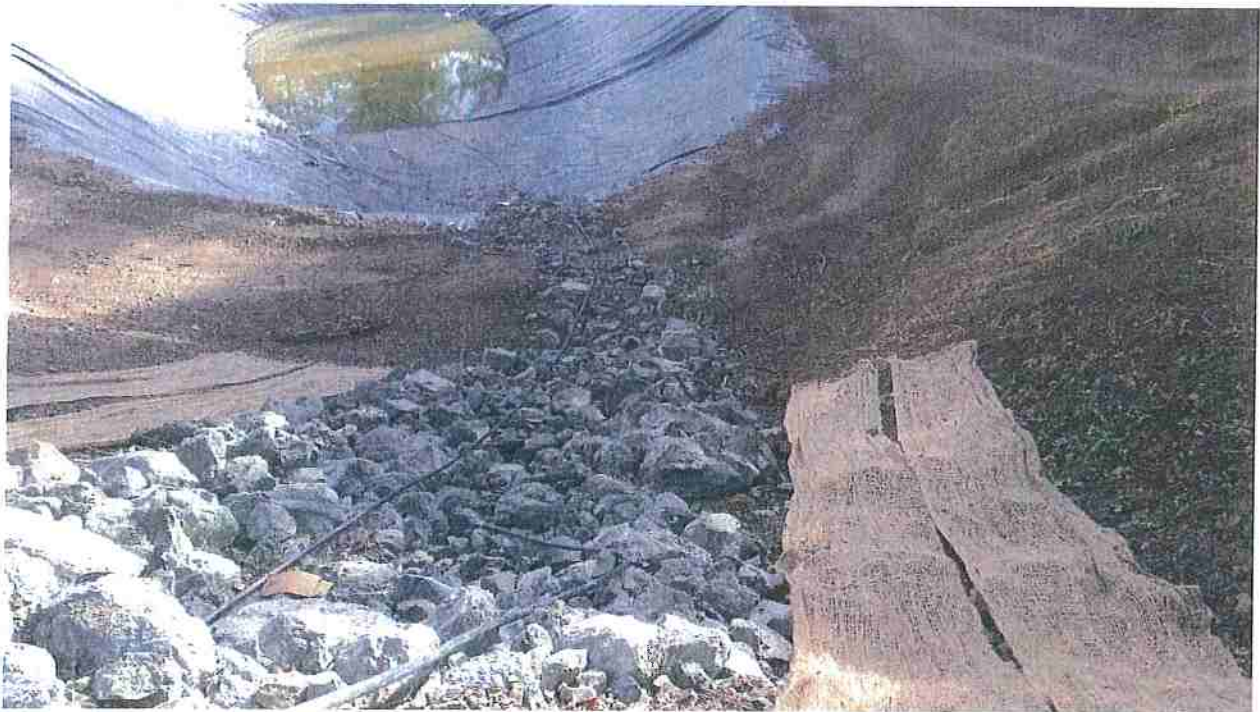
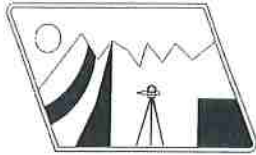


Figure 9: Rocked pond inflow apron.

While the rip-rap depth along the inlet apron is only approximately 6", it is asserted that the existing approximately 6" D50 rip rap at this depth is sufficient to handle a rain event of significant magnitude to produce the conservative value of 2.5 CFS of inflow.



Overflow Characteristics

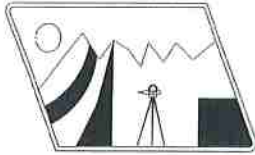


Figure 10: East dam wall of the South Pond as it appears looking South. Note the ~8-ft minimum crest width and 2:1 exterior fill slopes to native near the overflow.

The outflow consists of an 18" diameter corrugated HDPE culvert pipe which is set into the berm with approximately 3 feet of freeboard as measured to the bottom pipe elevation. The pipe conveys flow from the pond down the dam wall and onto the native slope where it outlets onto a rock apron for energy dissipation before being directed into a natural, unchannelized swale.

The overflow conveyance capacity is limited by top portion traveling through the dam wall. It is estimated that the corrugated HDPE pipe assuming an approximately 2% slope and an entrance coefficient of 0.9 has a conveyance capacity of 3 CFS at a 0.75 headwater depth to diameter ratio which is more than sufficient to pass the estimated 100-year peak flow of 2.5 CFS.

The overflow is secured to the earthen dam slope by the use of t-posts and wire, and appears sufficiently secure to pass the 100-year flow. The outlet has been armored with approximately 8" D50 rip rap arranged in an approximately 3' x 15' apron. This apron has been oriented perpendicularly to the outlet flow, but nevertheless is considered sufficient dissipation and protection from outlet scour and erosion of the damwall. This outlet shall be monitored (see Recommendations and Erosion Control).



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Figure 11: South Pond overflow consisting of an 18" culvert which outlets onto a rock apron where water is directed into a swale.

Compliance with LSAA & SWRCB

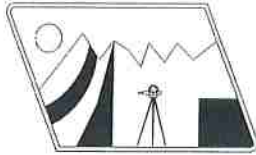
The Lake and Streambed Alteration Agreement ("LSAA"), Notification No.#1600-2017-0894-R1, covers the south pond as "Pond -2" with a project description as follows:

"Maintenance and diversion from a 500K gallon unlined pond. The existing outlet will be re-directed (hydrologically disconnected) and armored to help prevent sediment deposition in an adjacent class II watercourse."

The legacy overflow has been redirected in a manner consistent with the project description. The outlet has been redirected from the Southeast corner to the Northeast corner where it outlets onto a rock apron and into a swale that appear sufficient to limit channelization and prevent hydrological connection with the nearby stream.

The section of the LSAA dedicated to "Reservoirs" includes several requirements. These are listed, along with their status below:

- **2.25 No Stocking (of any fish or wildlife):** The field visit indicated no evidence for the presence of any wildlife, plants or fish.
- **2.26 Invasive Species Management Plan:** This requires that the permittee implement an invasive species management plan prepared by a Biologist including at minimum an annual survey for bullfrogs. Baird Engineers did not discuss the existence of such a plan at the time of



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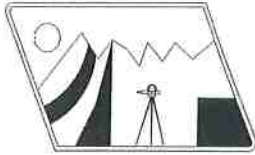
the field visit, but the owner seemed familiar with requirements for monitoring of bullfrogs in discussions at the time of the field visit.

- **2.27 Off-Stream Reservoirs:** This requires that the reservoir be designed sufficiently to contain all run-off without overtopping with an overflow sufficient to handle the 100-year flood event, designed with a dispersal mechanism to discourage channelization, and have a minimum of 2 feet of freeboard. The overflow in the Northeast corner of the pond appears to meet these requirements.
- **2.28 Wildlife Entrapment Prevention:** This requires the Permittee to install several exit ramps at no greater than 2:1 slope, securely fixed at the upslope end, and made of a solid material such as wood, and be a minimum length of 1.5 times the radius of the pond. The pond did not contain a ramp that met this technical description, but the West face of the pond consists of approximately 3:1 plastic lined earth which should be sufficient to allow the escape of trapped wildlife.

“North Pond”



Figure 12: “North Pond”, topmost pond in photo, as it appeared in aerial photography dated 4-25-2018



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The North pond was originally constructed prior to 2005 according to survey of aerial photography and appears to have been constructed prior to any cannabis activity on the parcel. It seems to have been expanded in second half of 2013 in relation to cannabis activities on the parcel as seen in the aerial photographs compared below.

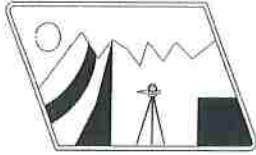


Figure 13: "North Pond" as it appears in aerial photography before and after 2013 expansion. (Left image date:8-23-2013, Right Image date: 11-15-2013)

The pond appears to have been re-graded between late 2016 and early 2017 where it was re-shaped with sharper edges and a pond liner was put in as seen in the following image.



Figure 14: "North Pond" immediately following installation of a liner 3-12-2017.



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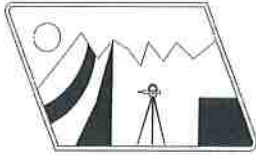
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After this, the pond appears in the County Site Plan developed by Manhard Consulting, dated 8/14/2017 where it is described as a 250,000 gallon pond. It was further described in a manner consistent with this in the Lake and Streambed Alteration Agreement formalized on May 29th, 2018.

In November of 2018, it was found that the pond had in fact been filled in, with the owner stating that this occurred in approximately May of 2018. The nature of the pond construction suggests that the grading fill volume required would have equaled the original volume of the pond. Assuming previous consultants estimate of the volume was correct at 250,000 gallons, this equates to approximately 1,240 cubic yards of fill volume, with evidence of the fill being sourced from the surrounding disturbed area. The pond as it appeared on November, 2018 is pictured below, replaced with the graded flat near the center of the photos.



Figure 15: Location of the North pond, center of picture, which shows the pond has been filled in.



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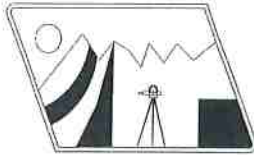
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Figure 16: Alternative view of the former site of the "North Pond" which has been filled in. The pond visible in the right of the picture is the "South Pond".

While there is significant disturbance to the surrounding area, there doesn't appear to be any significant cut areas or substantial changes to the topography in the following before and after photos depicting the filling in of the North Pond. It is supposed that a thin layer of existing disturbed surfaces was scraped off to provide the requisite fill-material to fill in the pond.

The pond appears to have been a "hole-in-the-ground" construction type and as such, the fill material largely has restored what was likely already a bench in the native topography. Grading was performed without the benefit of a Humboldt County Grading Permit. Field inspection revealed what appeared to be appropriate compaction, and several tire tracks were noted having driven over the site without causing any significant depressions, cracking, or slumping. Nevertheless, no geologic investigation was performed to verify sufficient compaction of fill material and therefore the area should not be considered suitable as a site for load-bearing structures but is satisfactory for use as a cultivation area.



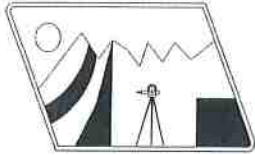
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Figure 17: "North Pond" as it appeared on 4-25-2018 (top) and after it was filled in and used as a cultivation area on 9-28-2018 (bottom)



Recommendations & Erosion Control Measures

(For mapping of suggested erosion control measures see Attachment A: Representative map & Erosion Control Measures.)

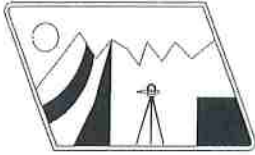
All measures described in the attached map should be installed immediately. The owner was instructed at the time of the site visit to procure additional wattles, jute netting, straw, and grass seed, and to apply them to all exposed earth slopes. The owner was also instructed to apply grass seed or other surfacing such as gravel to all flat areas of disturbed earth. The slopes near the stream were recommended as the top priority. These verbal informal recommendations have been formalized in this section as well as the attached mapping.

Grass seed should be a native grass seed mix and applied to unsurfaced disturbed areas at a rate of approximately 100 seeds/ft². Application may be performed via hydroseeding or hand seeding. Other erosion control measures such as jute netting or straw wattles should be applied according to the details following the map in Attachment A.

Some attempts have been made at erosion control already shown in the photos below. These include the placement of rip rap at culvert inlets and outlets, straw wattles above the greenhouse and placement of jute netting and grass seed near the inlet apron and pond outlet. The existing measures are however, not sufficient to limit potential for sediment discharge, and shall be supplemented as recommended herein.



Figure 18: Jute netting, rip rap and grass seed starting to take near the inlet apron. Other disturbed areas require similar measures.



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Figure 19: Straw wattles placed on the disturbed area of the hillslope above the greenhouse.

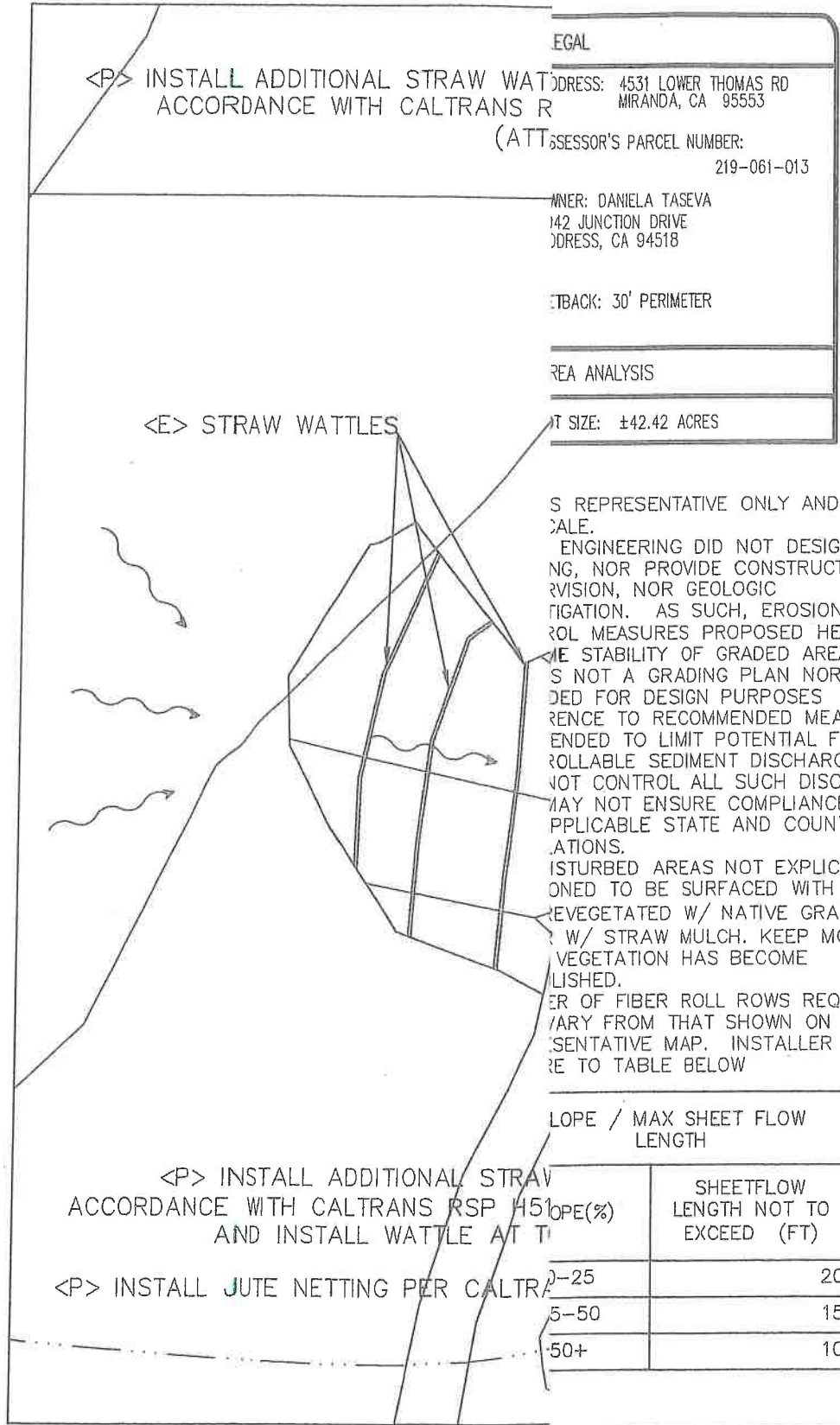
Baird engineering believes that upon installation of the measures documented above and in the attached map, most of the controllable sediment discharge potential will have been significantly reduced or eliminated. These measures should be implemented immediately regardless of the permitting status of grading operations or any proposed future reconfiguration.

While fill slopes demonstrated no apparent issues, due to their unknown construction methodology, Baird Engineering recommends weekly monitoring during the wet season for the first 3 years following installation of erosion control measures to ensure adequacy and make changes or additions as conditions dictate. Baird Engineering should be immediately notified and scheduled for field inspection upon appearance of any slumping, tension cracks, significant channelization and/or apparent run-off towards the nearby stream. The pond overflow inlet and outlet should also be periodically inspected prior to and during the wet season to ensure there are no obstructions to water flow and to determine adequacy of the rock energy dissipation for both inflow and outflow.

Allan M Baird

RCE 23681





REPRESENTATIVE MAP

- DRAINAGE PATTERN
- CUT SLOPE
- FILL SLOPE

<P> INSTALL ADDITIONAL STRAW WATTLES ACCORDANCE WITH CALTRANS RSP #15 AND INSTALL WATTLE AT T

<P> INSTALL JUTE NETTING PER CALTRANS

LOPE / MAX SHEET FLOW LENGTH	SHEETFLOW LENGTH NOT TO EXCEED (FT)
2-25	20
5-50	15
50+	10

EGAL ADDRESS: 4531 LOWER THOMAS RD
MIRANDA, CA 95553

(ATT) ASSESSOR'S PARCEL NUMBER:
219-061-013

OWNER: DANIELA TASEVA
142 JUNCTION DRIVE
MIRANDA, CA 94518

SETBACK: 30' PERIMETER

AREA ANALYSIS

TOTAL SIZE: ±42.42 ACRES


THIS MAP IS REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION SCALE.

ENGINEERING DID NOT DESIGN THE GRADING, NOR PROVIDE CONSTRUCTION DETAILS, NOR GEOLOGIC INVESTIGATION. AS SUCH, EROSION CONTROL MEASURES PROPOSED HEREIN ARE FOR THE STABILITY OF GRADED AREAS. THIS IS NOT A GRADING PLAN NOR SHALL BE USED FOR DESIGN PURPOSES. CONSULT WITH THE ENGINEER FOR REFERENCE TO RECOMMENDED MEASURES AND METHODS ENDED TO LIMIT POTENTIAL FOR EROSION AND ROLLABLE SEDIMENT DISCHARGE. IT DOES NOT CONTROL ALL SUCH DISCHARGE AND MAY NOT ENSURE COMPLIANCE WITH APPLICABLE STATE AND COUNTY REGULATIONS.

UNDISTURBED AREAS NOT EXPLICITLY IDENTIFIED ARE TO BE SURFACED WITH GRAVEL AND REVEGETATED W/ NATIVE GRASSES & LEGUMES AND W/ STRAW MULCH. KEEP MOIST SOIL COVERED. VEGETATION HAS BECOME DISTURBED.

NUMBER OF FIBER ROLL ROWS REQUIRED WILL VARY FROM THAT SHOWN ON THIS REPRESENTATIVE MAP. INSTALLER TO REFER TO TABLE BELOW

NO.	DATE	DESCRIPTION



A.M. Baird
Engineering & Surveying, Inc.
1257 Main Street., P.O. Box 396,
Fortuna, CA 95540, (707) 725-5182

SCALE: 1" = 40'
DRAWN BY: GAC
CHKD: A.M.B.
DATE: 02/22/2019

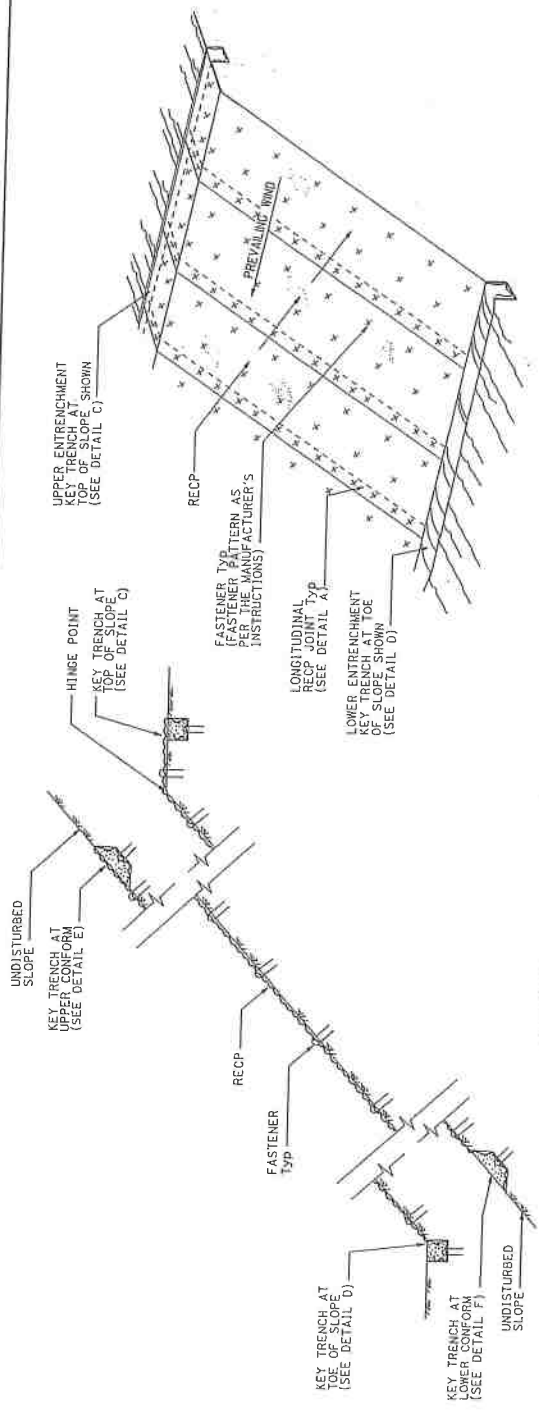
VASI-RAY FARM, LLC
APN 219-061-013
4531 LOWER THOMAS RD-MIRANDA, CA
POND REMEDIATION DOCUMENTATION
REPRESENTATIVE MAP

SHEET # 1 OF 1

Sheet	ROUTE	TOTAL PROJECT	SHEET TOTAL
			SHEETS

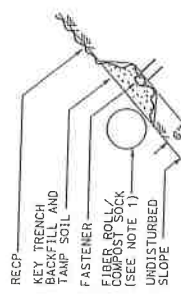
October 30, 2015
 PLANS APPROVAL DATE
 THE STATE OF CALIFORNIA OR ITS OFFICERS
 SHALL BE RESPONSIBLE FOR THE ADEQUACY OF THE
 DESIGN OF THIS PLAN SHEET.

- NOTES:**
1. Fiber Roll/Compost Sock shown for reference purposes only.
 2. If Transverse rolled erosion control product joints are required on slopes, see Detail B.

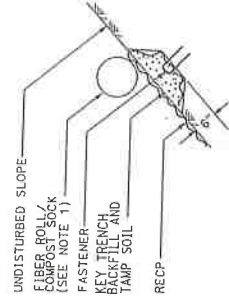


ISOMETRIC
ROLLED EROSION CONTROL PRODUCT
ON SLOPE

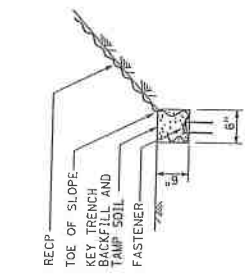
SECTION
ROLLED EROSION CONTROL PRODUCT
ON SLOPE WITH VARIOUS KEY ENTRENCHMENTS



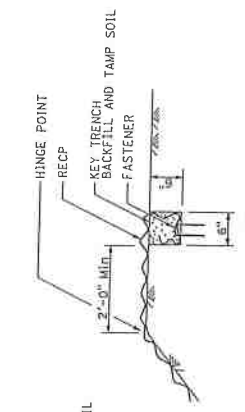
SECTION
DETAIL F
KEY TRENCH AT
LOWER CONFORM



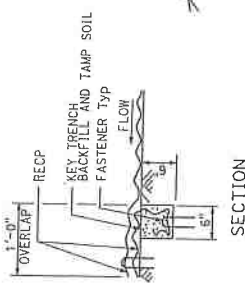
SECTION
DETAIL E
KEY TRENCH AT
UPPER CONFORM



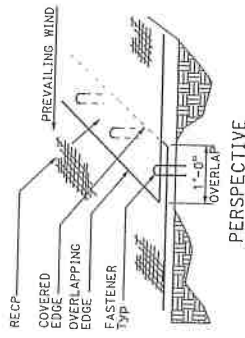
SECTION
DETAIL D
KEY TRENCH AT
TOE OF SLOPE



SECTION
DETAIL C
KEY TRENCH AT
TOP OF SLOPE



SECTION
DETAIL B
TRANSVERSE ROLLED EROSION
CONTROL PRODUCT JOINT




PERSPECTIVE
DETAIL A
LONGITUDINAL ROLLED EROSION
CONTROL PRODUCT JOINT

STATE OF CALIFORNIA
 DEPARTMENT OF TRANSPORTATION
ROLLED EROSION CONTROL PRODUCT
 NO SCALE

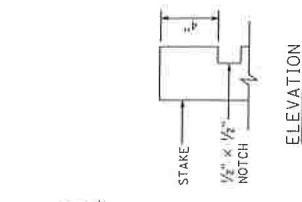
H52

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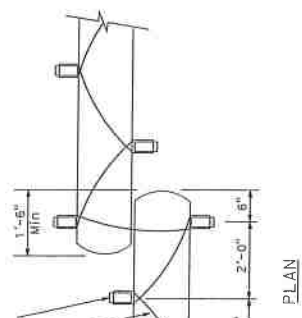
STATE	COUNTY	ROUTE	POST MILES	SHEET TOTAL
				
DESIGNER: <i>TECHNICAL ENGINEERING ARCHITECT</i> DATE: JULY 21, 2017 DRAWN BY: <i>TECHNICAL ENGINEERING ARCHITECT</i> CHECKED BY: <i>TECHNICAL ENGINEERING ARCHITECT</i> THE STATE OF CALIFORNIA IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN SHEET.				

TO ACCOMPANY PLANS DATED _____

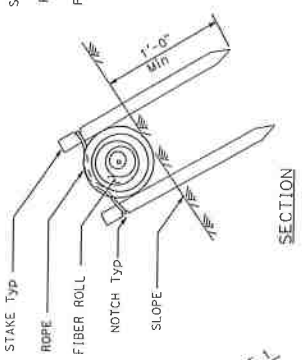
NOTE:
1. Installations shown in the perspectives are for slope inclination of 10:1 (Horizontal:Vertical) and steeper.



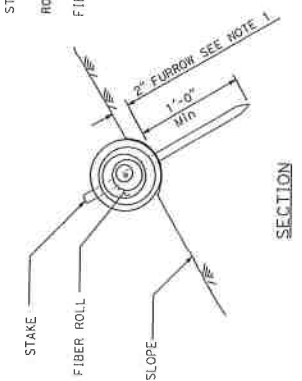
ELEVATION
STAKE NOTCH DETAIL



PLAN

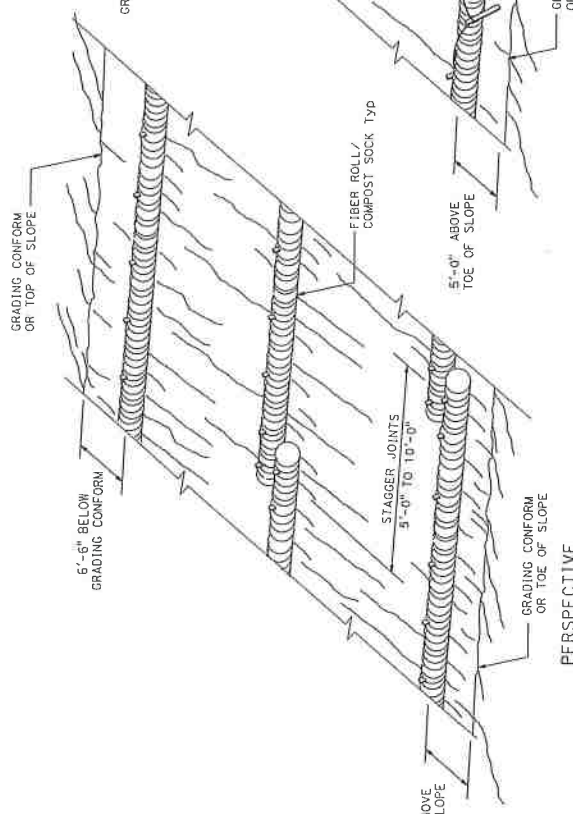


SECTION



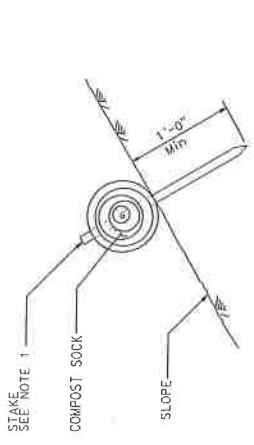
SECTION

FIBER ROLL (TYPE 2)



PERSPECTIVE

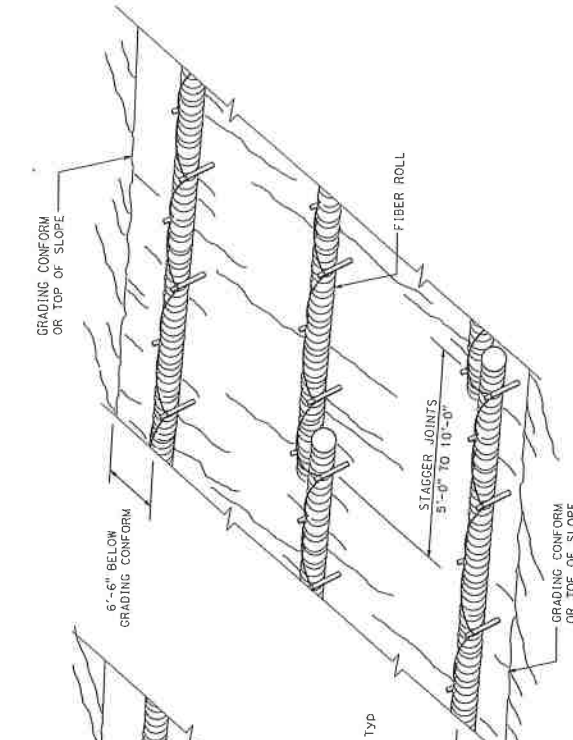
FIBER ROLL (TYPE 1)
COMPOST SOCK



SECTION

COMPOST SOCK

NOTE:
1. May install stake adjacent to bottom edge of compost sock.



PERSPECTIVE

FIBER ROLL (TYPE 2)

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

EROSION CONTROL DETAILS
FIBER ROLL AND COMPOST SOCK

NO SCALE

RSP H51 DATED JULY 21, 2017 SUPERSEDES STANDARD PLAN H51.
DATED OCTOBER 30, 2015 - PAGE 240 OF THE STANDARD PLANS BOOK DATED 2015.

REVISED STANDARD PLAN RSP H51



Enrollment number for YONNA TASEVA
APN: 219-061-013
APP #: 415068
WRAPP

REPORTING PROGRAM
5-0023

utilize the "Validate and Create" button to complete the processing of your Annual Report.

Reporting Date	03/31/2018	
Discharger Name	First Daniela	Last Taseva
Discharger Relationship to Property	Operator	
Report Preparer	Discharger	
² Report Preparer Organization		
³ Date Water Resource Protection Plan Developed		
³ Date instream work performed		
³ Date instream work planned		

¹Separate multiple APNs using a semicolon (";").

APN formats by county are as follows: XXX-XXX-XXX-000: Del Norte, Glenn, Humboldt, Lake, Modoc, Sonoma, Siskiyou
XXX-XXX-XX-00: Mendocino, Trinity
XXX-XXX-XXX: Marin

²Required only if report is prepared by an Authorized Representative.

³Dates required only if applicable.

⁴ Site in Compliance with Standard Conditions?		
Standard Condition	Yes/No	Expected Date of Compliance
1) Site maintenance, erosion control, and drainage features	No	10/31/2019
2) Stream crossing maintenance	Yes	
3) Riparian and wetland protection management	Yes	
4) Spoils management	Yes	
5) Water storage and use	Yes	
6) Irrigation runoff	Yes	
7) Fertilizers and soil amendments	Yes	
8) Pesticides and herbicides	Yes	
9) Petroleum products and other chemicals	No	10/31/2019
10) Cultivation-related wastes	Yes	
11) Refuse and human waste	Yes	

⁴If a standard condition is not met, indicate "No" and provide expected date of compliance in the adjoining box to the right. If a standard condition has been met or is not applicable (for instance, if there are no stream crossings onsite) indicate "Yes" the standard condition has been met and leave adjoining space blank.

If you are experiencing problems completing this form electronically please contact the Cannabis Unit at the North Coast Regional Water Quality Control Board for assistance at (707) 576-2676 or by email at northcoast.cannabis@waterboards.ca.gov.

Quantitative Site Characterization	
Total sum of all cultivation areas (ft ²)	25,294
⁵ Distance from cultivation area (ft) to nearest Class I Watercourse	200+ ft
⁵ Distance from cultivation area (ft) to nearest Class II Watercourse	200+ ft
⁵ Distance from cultivation area (ft) to nearest Class III Watercourse	200+ ft
Average slope of cultivated area (%)	20
Number of road crossings of surface waters	5
⁶ Total water storage capacity (gallons)	82,400
⁷ Total nitrogen used (lbs)	0
⁷ Total phosphorus used (lbs)	0

⁵Report minimum distance from ANY cultivation area to this watercourse.

Watercourse Class definitions can be found in the footnotes on page 6 of NCRWQCB Order No. R1-2015-0023.

⁶One acre-foot is 325,851 gallons.

⁷Calculate nitrogen (and phosphorus) content for individual products and sum all products used.

Dry and liquid forms of products can be calculated as follows:

Dry Fertilizer: Nitrogen (lbs) = (%N / 100) x weight of product used (lbs)

Liquid Fertilizer: Nitrogen (lbs) = (%N / 100) x density of product (lbs / gal) x volume of product used (gal)

⁸Water Use												
Total surface water diversion (⁶ gallons)												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
0	0	0	0	0	0	0	0	0	0	0	0	0
Water input to storage (⁶ gallons)												
⁹ Input Source	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Well(s)	9,500	9,500	9,500	9,500	0	0	0	0	0	0	0	0
Water use (⁶ gallons)												
⁹ Application Source	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Tank(s)	0	0	0	0	0	0	0	0	0	0	0	0
Pond(s)	0	0	0	0	60,833	60,833	60,833	60,833	60,833	60,833	0	0

⁸Water use reporting includes domestic water if the residence is associated with cannabis cultivation.

⁹Combine multiple cases (e.g. multiple tanks) of a single source category (e.g. "Tank(s)") into a single row. If water is applied from storage, indicate the type of storage (Bladder(s), Pond(s), Tank(s), or Other) as the application source. If "Other" is selected for either Input Source or Application Source please provide a brief description here:

¹⁰Digital Signature
Daniela Taseva

¹⁰Type full legal name to sign form

Form Successfully Validated

If you are experiencing problems completing this form electronically please contact the Cannabis Unit at the North Coast Regional Water Quality Control Board for assistance at (707) 576-2676 or by email at northcoast.cannabis@waterboards.ca.gov.

*Onsite Wastewater Treatment System (OWTS)
Site Suitability (PLN-2019-15319 Canyon Farms LLC - DS)*

APN: 221-161-012

On June 7, 2019 a site evaluation was conducted on the aforementioned parcel for the purpose of determining if prevailing site/soil conditions could support the installation and operation of an onsite wastewater treatment system.

The subject parcel is approximately 130 acres with the OWTS suitability focused around a "clearing" approximately one (1) acre in size. There is a dwelling and some water storage tanks contained within the "clearing" (see image included).

During the site evaluation backhoe excavations were advanced in an areas likely to accommodate "Primary/Reserve Dispersal Fields". The observed soil profiles were documented and representative soil samples were obtained for Textural Analysis. Photos included with this submission show backhoe excavations and Dispersal Field soil characteristics.

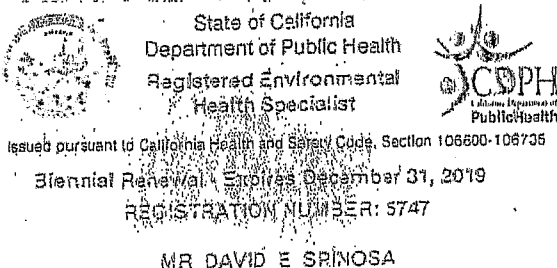
The soil samples obtained during the June 7, 2019 evaluation were analyzed at the laboratory of SHN Consulting Engineers and Geologists. The laboratory analyses classified the sample as a "Zone 2" Sandy Loam on the textural triangle. A copy of the laboratory results are included herein.


An OWTS design for a typical three (3) bedroom residence based on site conditions, soil analysis and projected occupancy is presented along with the reference materials from the Humboldt County – OWTS RTM Manual. An aerial image is also included which approximates soil sample locations around which Primary/Reserve Dispersal Fields may be developed.

Please note that prior to issuance of a permit to construct a new OWTS, proposed Dispersal Field lines must be "staked-out" on natural ground contour meeting setback requirements to structures and slopes exceeding 30%.

Given the size of the aforementioned parcel and the information obtained during the June 7, 2019 evaluation, the installation and operation of an onsite wastewater treatment system around the test hole locations can easily be accomplished such that all applicable regulatory requirements can be met.

If you have any questions regarding this matter please contact me at (707)725-1897 or dsoinos@timberlandresource.com



Signature: 

APN: 221-161-012

SITE SUITABILITY





APN: 221-161-012 – Test Hole 1 excavation/profile view below





APN: 221-161-012 – Test Hole 2/profile view below





Reference 019000

June 25, 2019

Timberland Resource Consultants
165 S Fortuna Blvd
Fortuna, CA 95540

SOIL PERCOLATION SUITABILITY / TEXTURAL ANALYSIS RESULTS

Job Name: Timberland Resource Sampled By: DS
Date Sampled: 06/07/19 Date Tested: 06/25/19
Date Received: 06/11/19 AP Number: 221-161-012

Sample ID	Depth	% Sand	% Clay	% Silt	% Coarse Fragments by Volume	Zone	Bulk Density
TH-1	5'	62.9	13.4	23.7	32.6	2	*
		Material: Sandy Loam					
TH-2	5'	67.6	10.4	22.0	36.2	2	*
		Material: Sandy Loam					

* = no peds provided

Regional Water Quality Control Board Zone Descriptions:

Zone 1 - Soils in this zone are very high in sand content. They readily accept effluent, but because of their low silt and clay content they provide minimal filtration. These soils demand greater separation distances from groundwater.

Zone 2 - Soils in this zone provide adequate percolation rates and filtration of effluent. They are suitable for use of a conventional system without further testing.

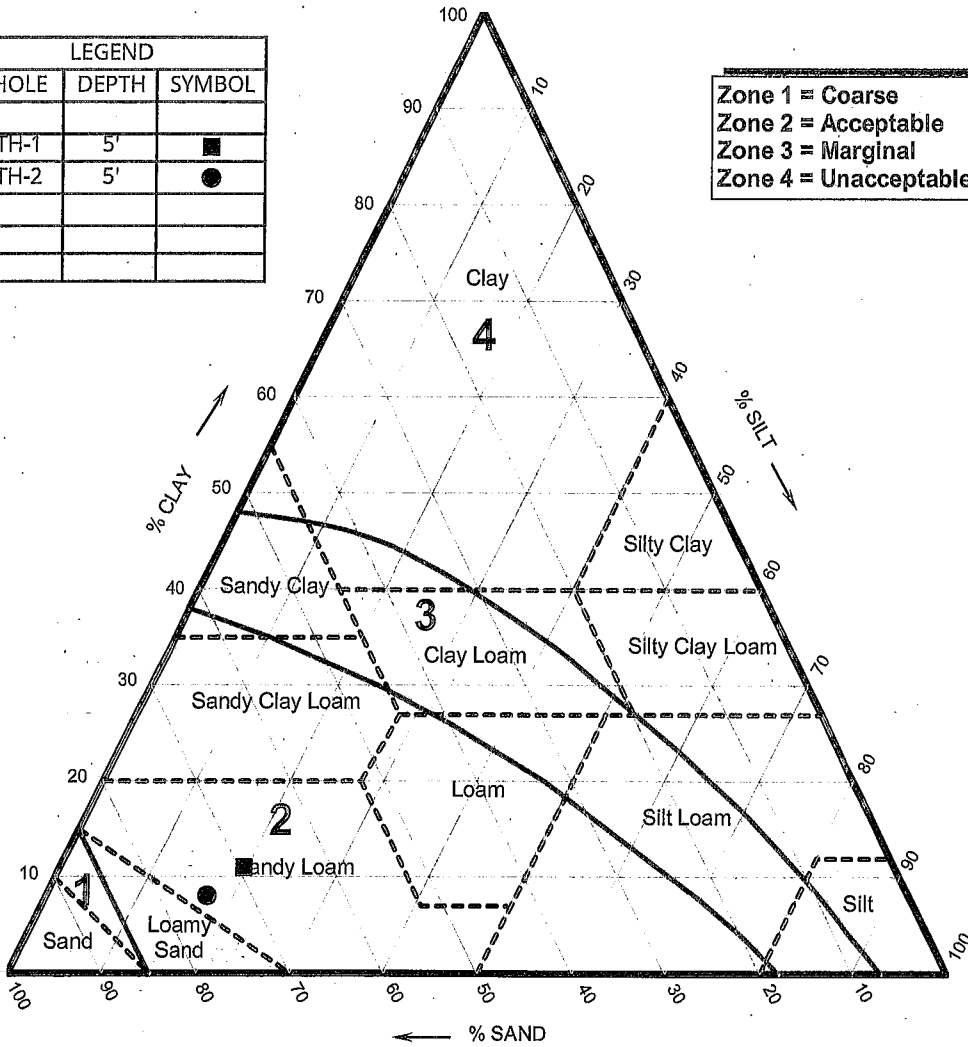
Zone 3 - Soils in this zone are expected to provide good filtration of effluent, but their ability to accept effluent at a suitable rate is questionable. These soils require wet-weather percolation tests to verify their suitability for effluent disposal by conventional leachfield methods.

Zone 4 - Soils in this zone are unsuitable for a conventional leachfield because of their severe limitations for accepting effluent.

SOIL PERCOLATION SUITABILITY CHART

LEGEND		
HOLE	DEPTH	SYMBOL
TH-1	5'	■
TH-2	5'	●

Zone 1 = Coarse
Zone 2 = Acceptable
Zone 3 = Marginal
Zone 4 = Unacceptable



NOTES

1. Soil texture is plotted on triangle based on percent sand, silt, and clay as determined by hydrometer analysis.
2. Adjustment for coarse fragments has been made by moving the plotted point in the sand direction an additional 2% for each 10% (by volume) of fragments greater than 2mm in diameter.
3. Adjustment for compactness of soil has been made by moving the plotted point in the clay direction an additional 15% for soils having a bulk-density greater than 1.7 gm/cc, when analyzed.
4. For soils falling in sand, loamy sand, or sandy loam, classification adjustment for bulk density will not affect suitability and a bulk-density analysis was not necessary.



JOB NUMBER: 019000 **DATE:** 06/25/19
JOB NAME: Timberland Resource **APN:** 221-161-012

Consulting Engineers & Geologists, Inc.

812 W. Wabash
 Eureka, CA 95501-2138
 (707) 441-8855

Onsite Wastewater Treatment System (APN: 221-161-012)

Proposed Domestic Usage: Three Bedroom residence

Expected Daily Wastewater Flow = **450 gallons**

Septic Tank Capacity = **1,500 gallons**

Soil Application Rate = **0.425 gpd/ft²** (table 2 RTM)

Total leach-field absorption area required = **1058 ft²**

Utilizing **3 ft. wide chambers or 18" sidewall below drain-line** requires **354 lineal feet of trench**

Leach-field configuration:

Number of trenches: **6**

Trench Length: **60 feet**

Trench width: **3 feet (plastic chambers) – 18" gravel trench**

Trench depth: **24" – 30"**

The OWTS design specifications described above are referenced to a typical three (3) bedroom residence as recognized under current Humboldt County Code. The area evaluated can accommodate the OWTS system described above.

Parent Rock Type: V G MS A Other Consultant: D. SPINOSA

SOIL PIT# 1 1ST HORIZON Depth: 0 to 72"
 Slope: 0 % Aspect: _____
 Texture: s ls sl sc scl l c cl sic sicl sil si DRX IWRX MWRX DG
 Rock Fragments: gravel 20 % cobble _____ % stone _____ %
 Color: _____
 Redoxymorphic Features: none few common many
 RC color _____ RD color _____ RM color _____
 Structure: gran platy block prism f m c single grain massive
 Soil Pores: none few common many f m c inters tubular
 Moist Consistence: 1 vfr fr f vf ef
 Plasticity: np sp mp vp Stickiness: ns ss ms vs
 Roots: none few common many vf f m c
 Boundary: Distinctness: a c g d Topography: s w l b
 Moisture: dry moist wet saturated
 NOTES: increasing rock fragment composition
at 72" end excavation
 Same as SOIL PIT # _____, Horizon # _____

2ND HORIZON Depth: _____ to _____
 Texture: s ls sl sc scl l c cl sic sicl sil si DRX IWRX MWRX DG
 Rock Fragments: gravel _____ % cobble _____ % stone _____ %
 Color: _____
 Redoxymorphic Features: none few common many
 RC color _____ RD color _____ RM color _____
 Structure: gran platy block prism f m c single grain massive
 Soil Pores: none few common many f m c inters tubular
 Moist Consistence: l vfr fr f vf ef
 Plasticity: np sp mp vp Stickiness: ns ss ms vs
 Roots: none few common many vf f m c
 Boundary: Distinctness: a c g d Topography: s w l b
 Moisture: dry moist wet saturated
 NOTES: _____
 Same as SOIL PIT # _____, Horizon # _____

3RD HORIZON Depth: _____ to _____
 Texture: s ls sl sc scl l c cl sic sicl sil si DRX IWRX MWRX DG
 Rock Fragments: gravel _____ % cobble _____ % stone _____ %
 Color: _____
 Redoxymorphic Features: none few common many
 RC color _____ RD color _____ RM color _____
 Structure: gran platy block prism f m c single grain massive
 Soil Pores: none few common many f m c inters tubular
 Moist Consistence: l vfr fr f vf ef
 Plasticity: np sp mp vp Stickiness: ns ss ms vs
 Roots: none few common many vf f m c
 Boundary: Distinctness: a c g d Topography: s w l b
 Moisture: dry moist wet saturated
 NOTES: _____
 Same as SOIL PIT # _____, Horizon # _____

4TH HORIZON Depth: _____ to _____
 Texture: s ls sl sc scl l c cl sic sicl sil si DRX IWRX MWRX DG
 Rock Fragments: gravel _____ % cobble _____ % stone _____ %
 Color: _____
 Redoxymorphic Features: none few common many
 RC color _____ RD color _____ RM color _____
 Structure: gran platy block prism f m c single grain massive
 Soil Pores: none few common many f m c inters tubular
 Moist Consistence: l vfr fr f vf ef
 Plasticity: np sp mp vp Stickiness: ns ss ms vs
 Roots: none few common many vf f m c
 Boundary: Distinctness: a c g d Topography: s w l b
 Moisture: dry moist wet saturated
 NOTES: _____
 Same as SOIL PIT # _____, Horizon # _____
 Effective Soil Depth: _____ Groundwater _____

Consultant Signature [Signature]
 County Staff Signature _____

SOIL PIT# 2 1ST HORIZON Depth: 0 to 72"
 Slope: 0 % Aspect: _____
 Texture: s ls sl sc scl l c cl sic sicl sil si DRX IWRX MWRX DG
 Rock Fragments: gravel 20 % cobble _____ % stone _____ %
 Color: _____
 Redoxymorphic Features: none few common many
 RC color _____ RD color _____ RM color _____
 Structure: gran platy block prism f m c single grain massive
 Soil Pores: none few common many f m c inters tubular
 Moist Consistence: 1 vfr fr f vf ef
 Plasticity: np sp mp vp Stickiness: ns ss ms vs
 Roots: none few common many vf f m c
 Boundary: Distinctness: a c g d Topography: s w l b
 Moisture: dry moist wet saturated
 NOTES: SAME AS # 1
 Same as SOIL PIT # 1, Horizon # _____

2ND HORIZON Depth: _____ to _____
 Texture: s ls sl sc scl l c cl sic sicl sil si DRX IWRX MWRX DG
 Rock Fragments: gravel _____ % cobble _____ % stone _____ %
 Color: _____
 Redoxymorphic Features: none few common many
 RC color _____ RD color _____ RM color _____
 Structure: gran platy block prism f m c single grain massive
 Soil Pores: none few common many f m c inters tubular
 Moist Consistence: l vfr fr f vf ef
 Plasticity: np sp mp vp Stickiness: ns ss ms vs
 Roots: none few common many vf f m c
 Boundary: Distinctness: a c g d Topography: s w l b
 Moisture: dry moist wet saturated
 NOTES: _____
 Same as SOIL PIT # _____, Horizon # _____

3RD HORIZON Depth: _____ to _____
 Texture: s ls sl sc scl l c cl sic sicl sil si DRX IWRX MWRX DG
 Rock Fragments: gravel _____ % cobble _____ % stone _____ %
 Color: _____
 Redoxymorphic Features: none few common many
 RC color _____ RD color _____ RM color _____
 Structure: gran platy block prism f m c single grain massive
 Soil Pores: none few common many f m c inters tubular
 Moist Consistence: l vfr fr f vf ef
 Plasticity: np sp mp vp Stickiness: ns ss ms vs
 Roots: none few common many vf f m c
 Boundary: Distinctness: a c g d Topography: s w l b
 Moisture: dry moist wet saturated
 NOTES: _____
 Same as SOIL PIT # _____, Horizon # _____

4TH HORIZON Depth: _____ to _____
 Texture: s ls sl sc scl l c cl sic sicl sil si DRX IWRX MWRX DG
 Rock Fragments: gravel _____ % cobble _____ % stone _____ %
 Color: _____
 Redoxymorphic Features: none few common many
 RC color _____ RD color _____ RM color _____
 Structure: gran platy block prism f m c single grain massive
 Soil Pores: none few common many f m c inters tubular
 Moist Consistence: l vfr fr f vf ef
 Plasticity: np sp mp vp Stickiness: ns ss ms vs
 Roots: none few common many vf f m c
 Boundary: Distinctness: a c g d Topography: s w l b
 Moisture: dry moist wet saturated
 NOTES: _____
 Same as SOIL PIT # _____, Horizon # _____
 Effective Soil Depth: _____ Groundwater _____

APN 221-161-012 JOB # _____
 Notes: _____

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
Building Inspection Division		No Response	
Division Environmental Health	✓	Approval	Attached
Public Works, Land Use Division	✓	Conditional Approval	Attached
CAL FIRE	✓	Comments	Attached – Planning staff response to comments also attached
California Department of Fish & Wildlife	✓	Conditional Approval	Attached – Planning staff request for comments
Northwest Information Center	✓	Further Study	On file and confidential
Bear River Band of the Rohnerville Rancheria	✓	Comments	On file and confidential
Intertribal Sinkiyone Wilderness Council		No Response	
Southern Humboldt Joint Unified School District		No Response	
U.S. Army Corps of Engineers	✓	Comments	Attached
Humboldt County Sheriff	✓	Comments	Attached
Humboldt County Agricultural Commissioner		No Response	
Humboldt County District Attorney		No Response	
North Coast Regional Water Quality Control Board		No Response	
State Water Resources Control Board – Division of Water Rights		No Response	
North Coast Unified Air Quality Management District		No Response	

From: Stockwell, Carrie@CALFIRE
To: [Planning Clerk](#)
Subject: APN: 219-061-013-000 Daniela, Taseva & Raycho, Buhlev
Date: Monday, June 4, 2018 4:40:10 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

STATE OF CALIFORNIA THE RESOURCES AGENCY

EDMUND G. BROWN, JR., Governor



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Humboldt – Del Norte Unit

118 Fortuna Blvd.
Fortuna, CA 95540
Website: www.fire.ca.gov
(707) 726-1272

Ref: 7100 Planning
Date: June 4, 2018

John Ford
Humboldt County Planning and Building Department
3015 H Street
Eureka, CA 95501

Attention: Cannabis Planner (CPU16-381) **Humboldt County Application #:** 11775
Applicant: Daniela, Taseva & Raycho, Buhlev **Type of Application:** Conditional Use Permit
APN: 219-061-013-000 **Date Received:** 6/4/2018
Area: Salmon Creek **Due Date:** 5/30/2018
Case Numbers: CPU16-381

Project Description: An application for a Conditional Use Permit for 4,600 square feet (SF) of outdoor, and 12,000 SF of mixed-light, medical cannabis cultivation. The applicant is proposing to consolidate and relocate cultivation area on-site to environmentally superior location. Water for irrigation is sourced from rainwater catchment, and an on-site well. Water is stored in hard tanks (66,500 gallons) and an existing pond (750,000 gallons) for a total of 816,500 gallons. Processing occurs on-site in an existing 2,400 SF facility. The applicant states that 15 employees are needed at peak operations. Electricity is sourced from generator power.

Mr. Ford,

The California Department of Forestry and Fire Protection (CALFIRE) provides these standard project review comments on the above noted project for the following subject matter:

- Fire Safe
- Resource Management
- Cannabis

The following pages address these concerns directly.

If CALFIRE staff develops additional comment on this project, it will be forwarded in an additional response letter.

By: Planning Battalion
CALFIRE Humboldt – Del Norte Unit

For **Kurt McCray**, Unit Chief

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-

FIRE SAFE

-

General:

CALFIRE has responsibility for enforcement of Fire Safe Standards as required by Public Resources Code (PRC) 4290 and 4291. However CALFIRE is not the lead agency in planning development and project permitting. CALFIRE provides input as a contributing agency, generally limited to plan review, and is not the approving agency for these projects.

Local Responsibility Areas:

Should this project include Local Responsibility Area (LRA) lands, CALFIRE has no direct fire safe input on those parcels. However, in those areas with LRA parcels adjacent to State Responsibility Area (SRA) land, CALFIRE recommends that local standards be applied that are consistent with those CALFIRE makes for SRA lands.

State Responsibility Areas:

Should this project include State Responsibility Area (SRA) lands, the following are CALFIRE's Fire Safe minimum input and recommendation for any and all development.

1. In Humboldt County, developments must meet minimum fire safe standards by constructing the project in conformance with County Fire Safe Ordinance 1952, which the California Board of Forestry and Fire Protection has accepted as functionally equivalent to PRC 4290. The County Fire Safe Ordinance provides specific standards for roads providing ingress and egress, signing of streets and buildings, minimum water supply requirements, and setback distances for maintaining defensible space.
2. New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas shall comply with the 2007 California Building Code (CBC) Section 701A.3.2. This requires roofing assemblies, attic and eave ventilation, exterior siding, decking and deck enclosure, windows and exterior doors, and exposed under floor areas that are approved "ignition resistive" in design.
3. All development, especially commercial or industrial development, should be designed to comply with the most current versions of the following standards:
 - a) California Fire Code (CFC) — for overall design standards
 - b) Public Utilities Commission (PUC) General Order 103 — for design of water systems
 - c) National Fire Protection Association Standards (NFPA) for fire flow minimums and other design questions not specifically covered by CFC and PUC
 - d) Housing and Community Development Codes and Standards —for mobile home parks and recreational camps
4. For Department of Real Estate reporting purposes, fire protection coverage in SRA is generally described as follows:
 - During the declared fire season CAL FIRE increases its preparedness level for the purpose of suppressing wildland fires in the SRA. Response to non-fire incidents in the SRA or to areas outside of the SRA are usually predetermined through Cooperative Fire Protection Agreements with the agency having fiscal responsibility for fire protection. When cooling weather, rain, and snow are sufficient to reduce the fire threat, CAL FIRE then reduces its preparedness level by reducing seasonal staff, and closing outlying stations.
 - It is not CAL FIRE's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.
 - Subdivisions increase fire risks from additional people and increase probable dollar losses in the event of fire due to

added structures and improvements.

5. If the project expects to produce densities consistent with a major subdivision, the impacts on all infrastructures should be mitigated. Local government more appropriately provides the responsibility for high-density area protection and services. Annexation or inclusion into Local Responsibility Area should be studied as well.

6. CALFIRE does not support development in areas where there is no local agency fire service for structure fires and emergency medical response. Fire services should be extended into service gap areas as a condition of development. New development can adversely impact existing fire services. Careful consideration must be given where development may overload the local fire service's ability to respond.

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RESOURCE MANAGEMENT

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CALFIRE has enforcement responsibility for requirements of the Z'berg—Nejedly Forest Practice Act of 1973. CALFIRE is also the lead agency for those parts of projects involving the scope of the Forest Practice Act. The following basic input will cover the majority of projects. Each project will be reviewed with additional input sent at a later date, if needed.

The following comments reflect the basic Resource Management policies of the Board of Forestry and Fire Protection and CALFIRE on CEQA review requests. These policies apply to both Local and State Responsibility Areas.

1. If this project reduces the amount of timberland, by policy, the Board of Forestry and CALFIRE cannot support any project that will reduce the timberland base of California. "Timberland" means land which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees regardless of current zoning (PRC 4526). However, if the zoning and intended use are consistent with the county's general plan; and if no land other than timberland can be identified to site the project; then CALFIRE may choose not to oppose the project.

2. If **any** commercial timber operations are involved with a project, the timber operations cannot be conducted without a CAL FIRE permit. Commercial timber operations include the cutting or removal of trees offered for sale, barter, exchange, or trade or the conversion of timberlands to land uses other than the growing of timber (PRC 4527). Contact your nearest CAL FIRE Resource Management office for guidance on obtaining the necessary permits.

3. If **any** timberlands are being converted to a non-timber growing use by this project, the conversion operations cannot be conducted without a CAL FIRE permit (PRC 4621). Conversion of timberland takes place when trees are removed and the land use changes, even without the sale, barter, exchange, or trade of the trees. Contact your nearest CAL FIRE Resource Management office for guidance on obtaining the necessary permits.

4. If timberland is in the viewshed of a project, the current and future owners should be overtly notified that changes will occur to their views due to timber management activities. Further, no project should be allowed to negatively affect access to timberland for timber management purposes; neither on the project parcel(s) nor any other timberland parcels.

5. If timber harvesting has occurred and post-harvest restocking and prescribed erosion control maintenance obligations have not been met on a parcel, future owners should be overtly notified (14 CCR 1042). The current owner of a parcel is responsible for restocking requirements and maintenance of roads whether or not they were involved in the actual harvest plan.

6. If the project involves the development of parcels zoned as Timber Production Zone (TPZ), CALFIRE cannot support the project. Dividing TPZ land into parcels of less than 160 acres requires a Joint Timber Management plan prepared by a Registered Professional Forester (RPF), recorded as a deed restriction for a minimum of 10-years on all affected parcels, and approved by a four – fifths vote of the full board (Govt. Code 51119.5). TPZ may be rezoned using a “Ten Year Phase Out,” which precludes the need for a Timberland Conversion Permit. CALFIRE opposes immediate rezoning of TPZ land.

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CANNABIS PROJECTS

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Local Responsibility Areas:

CAL FIRE is the primary command and control dispatch center for many local agency fire districts and departments. Potential life hazard threats associated with a project must be identified and documented for the protection of the public and first responders. Projects which include timber harvesting or conversion of timberland are subject to the Forest Practices Act and Rules, regardless of wildland fire responsibility area.

State Responsibility Areas:

Should this project include State Responsibility Area (SRA) lands, the following are CAL FIRE’s minimum input.

Conversion of timberland to a non-timber producing use is subject to permit from CAL FIRE. Commercial timber harvesting operations to facilitate cannabis cultivation and processing are subject to permitting and regulation under the Forest Practice Act and Rules. Please refer to the RESOURCE MANAGEMENT comments.

General Recommendations:

The following recommendations are made by CAL FIRE with the understanding that most areas of Humboldt County do not have a paid fire department providing fire prevention services.

1. Cannabis growing operations shall have easily accessible safety data sheets (SDS) for all chemicals and hazardous materials on site. Commercial operations must have a current Hazardous Materials Business Plan on file with Humboldt County Environmental Health, where applicable.

2. California Health & Safety Code 11379.6 states that oil extraction with flammable or volatile solvents is prohibited within 300 feet of a residential occupancy. HSC 11362.769 Requires that indoor and outdoor medical marijuana cultivation shall be conducted in accordance with state and local laws related to land conversion, grading, electricity usage, water usage, water quality, woodland and riparian habitat protection, agricultural discharges, and similar matters.

3. Cannabis growing and extraction shall be in accordance with California Fire Code. Specifically, Chapter 38 Plant Processing and Extraction Facilities and Chapter 53 Compressed Gases.

4. All materials hazardous and non-hazardous associated with oil extraction and plant process shall be utilized in conformance Chapter 38 of the California Fire Code. Manufacture of marijuana extracts and concentrates are commercial or industrial activities, and may be subject to the county’s SRA Fire Safe Ordinance. Any new residential units associated with cannabis cultivation and processing may also be subject to the SRA Fire Safe Ordinance.

5. Humboldt County Ordinance 55.4.11(u) (a) states; "Those cultivators using artificial lighting for mixed-light cultivation shall shield greenhouses so that little to no light escapes. Light shall not escape at a level that is visible from neighboring properties between sunset and sunrise." Failure to shield artificial light during the night creates a light pollution that is easily mistaken for a fire. As a result, a CAL FIRE wildland fire response may be initiated and ultimately terminated as a false alarm. This false alarm may result in citation and/or fine to the violator.

From: Titus, Lucas@CALFIRE
To: [Planning Clerk; HUU CEQA@CALFIRE](mailto:Planning_Clerk@CALFIRE)
Cc: [Meyers, Tim@CALFIRE](mailto:Meyers_Tim@CALFIRE)
Subject: APN#2189-061-013 Vasi Ray Farms LLC APPS#11775
Date: Wednesday, June 13, 2018 4:30:22 PM

I have reviewed the referral sent by the County of Humboldt. The referral leads to a few questions and unresolved issues. Included in this referral is a Less than three acre conversion mitigation plan dated January 16, 2018. CAL FIRE never received this timber evaluation and didn't have the ten day period to evaluate the mitigation. The landowner's proposal of mitigation prepared by an RPF regarding the four illegal conversions appears appropriate, but is in violation of the Forest Practice Rules. The landowner expanded and illegally converted in 2017 in two areas of the property. CAL FIRE will be issuing a violation to the landowner and civil penalties maybe in the future. I have concluded that the mitigation offered is acceptable and appropriate based on the conditions and detailed information provided. Cal Fire does not support the project areas expanded in 2017. This email serves as official response of review.

Lucas Titus
Forester I, Bridgeville Resource Management
Department of Forestry and Fire Protection
CAL FIRE
Humboldt-Del Norte Unit
Office (707)777-1720
Cellular (707)599-6893

Every Californian should conserve water. Find out how at:



SaveOurWater.com · Drought.CA.gov

From: [Meghan Ryan](#)
To: ["lucas.titus@fire.ca.gov"](mailto:lucas.titus@fire.ca.gov)
Cc: ["Tim.Meyers@fire.ca.gov"](mailto:Tim.Meyers@fire.ca.gov); ["Johnson, Cliff"](#); [Megan Marruffo](#)
Subject: APPS #11775 - Vasi Ray Farms, LLC - APN: 219-061-013/PROJECTED HEARING DATE: March 3, 2022
Date: Tuesday, February 22, 2022 12:25:00 PM
Attachments: [11775_ref_CalFire1.pdf](#)
[11775 Less than 3 Acre Mitigation 07.03.19.pdf](#)

Good afternoon, Lucas – I hope this email finds you well. I am writing in response to your comments dated June 13, 2018, for the Vasi Ray project located on APN: 219-061-013 in Humboldt County. The attached comments were made in response to the Timber Conversion Mitigation Plan prepared for the project. I see that you commented the mitigation recommended by the RPF is appropriate, however, I wanted to follow up on the comments regarding the 2017 expansion areas.

I will be adding a condition that requires the applicant to restore areas expanded in 2017 as recommended by an RPF in coordination with CAL FIRE. A letter or similar communication from CAL FIRE stating the proposed remediation is acceptable to CAL FIRE will be also included.

Please let me know if this helps to address with 2017 expansion areas and if there are any additional questions or comments.

I appreciate your time and consideration.

Best,
Meghan



Meghan Ryan
Planning Director
LACO Associates
Eureka | Ukiah | Santa Rosa | Chico
Advancing the quality of life for generations to come
707 443-5054
<http://www.lacoassociates.com>

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From: [Meghan Ryan](#)
To: ["Van Hattem, Michael@Wildlife"](#)
Cc: ["Johnson, Cliff"](#); [Megan Marruffo](#)
Subject: APPS #11775 - Vasi Ray Farms - APN: 219-061-013/PROJECTED HEARING DATE: MARCH 3, 2022
Date: Wednesday, February 16, 2022 7:38:00 PM
Attachments: [11775 LSAA 07.03.19.pdf](#)

Good evening, Mike – I hope you're doing well. I am reaching out to see if CDFW has any comments on APPS #11775, Vasi Ray Farms. I did not see any comments in the file. There is a Final SAA on file (attached). Conditions of approval require the applicant to work with CDFW on development of a bullfrog management plan and ensuring there outflow for the pond used for irrigation meets CDFW requirements. If these items are already covered by the attached SAA, a letter or similar communication will also satisfy the condition.

The Project Description is the following:

A Conditional Use Permit for 15,900 square feet (SF) of existing cultivation of which 11,400 SF is mixed light and 4,500 SF is outdoor utilizing light deprivation techniques, with 1,400 SF of ancillary propagation proposed. Irrigation water is sourced from rainwater catchment. Existing available water storage is 623,000 gallons in a 600,000-gallon pond and a series of hard-sided tanks. Estimated annual water usage is 112,000 gallons. Drying and curing occurs onsite within the existing residence, with all other processing occurring offsite at a licensed processing or manufacturing facility. A maximum of four (4) people may be onsite during peak operations. Power is provided by three (3) generators. A Special Permit is also requested for relocation of an existing greenhouse located within a Streamside Management Area (SMA) outside of the riparian buffer.

Please let me know if CDFW has any comments or questions regarding this project.

Thanks!
Meghan



Meghan Ryan
Planning Director
LACO Associates
Eureka | Ukiah | Santa Rosa | Chico
Advancing the quality of life for generations to come
707 443-5054
<http://www.lacoassociates.com>

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**HUMBOLDT COUNTY
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541**

5/15/2018

PROJECT REFERRAL TO: Army CORP of Engineers

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, Intertribal Sinkyone Wilderness Council, SWRCB - Division of Water Rights, Sheriff, Army CORP of Engineers, Southern Humboldt Joint Unified School District

Applicant Name Vasi Ray Farms LLC **Key Parcel Number** 219-061-013-000

Application (APPS#) 11775 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** CUP16-381

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

If this box is checked, please return large format maps with your response.

Return Response No Later Than 5/30/2018

Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501

E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

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

Recommend Approval. The Department has no comment at this time.

Recommend Conditional Approval. Suggested Conditions Attached.

Applicant needs to submit additional information. List of items attached.

Recommend Denial. Attach reasons for recommended denial.

Other Comments: _____

DATE: _____

PRINT NAME: _____



DEPARTMENT OF THE ARMY
SAN FRANCISCO DISTRICT, U.S. ARMY CORPS OF ENGINEERS
1455 MARKET STREET
SAN FRANCISCO, CALIFORNIA 94103-1398

JUN 08 2018

Regulatory Division

SUBJECT: File Number 2018-00246N

Vasi Ray Farms, LLC
1555 West Street
Concord, CA 94521

Dear Vasi Ray Farms, LLC:

This letter is written in response to a request for comments by the Planning Commission Clerk, County of Humboldt Planning and Building Department, dated May 5, 2018 concerning a proposal by Vasi Ray Farms, LLC, to seek out a conditional use permit for 4,600 square feet of outdoor, and 12,000 square feet of mixed-light, medical cannabis cultivation. The project is located in the Salmon Creek area, on the North and South side of Lower Thomas Road, approximately 1.5 miles South from the intersection of Lower Thomas Road and Thomas Road, on the property known as 4531 Thomas Road (APN: 219-061-013), Humboldt County, California. The applicant is proposing to consolidate and relocate an existing cultivation area on-site to an environmentally superior location. Water used for irrigation is sourced from a rainwater catchment, and an on-site well. Water is stored in hard tanks (66,500 gallons) and an existing pond (750,000 gallons) for a total of 816,500 gallons. Processing occurs on-site in an existing 2,400 square foot facility. Since this activity may involve impacts to wetlands adjacent to other waters of the United States and, therefore, may impact a water of the U.S.; the United States Army Corps of Engineers (Corps) will need to review those portions of your project.

All proposed discharges of dredged or fill material into waters of the United States must be authorized by the Corps pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. Section 1344). Waters of the United States generally include tidal waters, lakes, ponds, rivers, streams (including intermittent streams), and wetlands.

Your proposed work may be within our jurisdiction. **Please note:** Cultivation of marijuana is considered a crime under Federal law and, therefore, the Corps is unable to issue a 404 CWA permit for any discharge of fill into waters of the United States associated with this project. We recommend that the project be designed to avoid all impacts to jurisdictional waters of the United States, including South Fork Salmon Creek and its tributary and any adjacent wetlands that may be present.

We further recommend that a jurisdictional survey (delineation) be conducted for your property and an illustrated and scaled topographic map, or site plan provided to this office for verification. When this document is forwarded, the Corps staff will validate and authenticate the limits of Corps jurisdiction. While it is not necessary to confirm all boundary points, the Corps will verify the jurisdictional boundary along one or more transects and may visit random intermediate points. All delineations of wetlands must be conducted in accordance with the 1987

Corps of Engineers Wetlands Delineation Manual, or appropriate Regional Supplement, and submitted to the District for review and verification. Two Regional Supplements have been approved for use within the boundaries of the San Francisco District: the Arid West Supplement, and the Western Mountains, Valleys and Coast Supplement. Copies of these documents are available to download on our website: <http://www.spn.usace.army.mil/Missions/Regulatory/JurisdictionDeterminations.aspx>.

Corps staff will do the jurisdictional mapping, if you so choose. However, due to limited staff and resources, response time can be several months or longer. To expedite this process, the San Francisco District encourages applicants to use consultants to conduct wetland delineations, especially for large and/or complex areas. The San Francisco District is not authorized to recommend any private consulting services and advises applicants to check references and referrals of prospective consultants before contracting services.

The Corps also suggests that you contact the appropriate Regional Water Quality Control Board and California Department of Fish and Wildlife offices to ensure they review your project relative to their permitting requirements for activities that may impact aquatic resources.

You may refer any questions on this matter to the Eureka Field Office Regulatory staff by telephone at 707-443-0855 or by e-mail at Cameron.R.Purchio@usace.army.mil or L.K.Sirkin@usace.army.mil. All correspondence should be addressed to the Regulatory Division, North Branch, referencing the file number at the head of this letter.

Sincerely,



Holly Costa
Regulatory North Branch Chief

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945565
2018.06.08 09:11:30 -07'00'



**HUMBOLDT COUNTY
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541**

5/15/2018

PROJECT REFERRAL TO: Sheriff

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, Intertribal Sinkyone Wilderness Council, SWRCB - Division of Water Rights, Sheriff, Army CORP of Engineers, Southern Humboldt Joint Unified School District

Applicant Name Vasi Ray Farms LLC **Key Parcel Number** 219-061-013-000

Application (APPS#) 11775 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** CUP16-381

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

If this box is checked, please return large format maps with your response.

Return Response No Later Than 5/30/2018

Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501

E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

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

- Recommend Approval. The Department has no comment at this time.
- Recommend Conditional Approval. Suggested Conditions Attached.
- Applicant needs to submit additional information. List of Items attached.
- Recommend Denial. Attach reasons for recommended denial.
- Other Comments: NO RECORD

DATE: 05-16-18

PRINT NAME: Bryan Powell



**HUMBOLDT COUNTY
PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541**

PROJECT TRANSMITTAL

APPLICANT Vasi Ray Farms LLC **KEY PARCEL** 219-061-013-000 **Salmon Creek DATE** 4/24/2018 **CONTACT** Cannabis Planner (CPOD) **APPS#** 11775

PROJECT INFORMATION	
SUBJECT Conditional Use Permit	CASE NUMBERS CUP16-381
PROJECT DESCRIPTION An application for a Conditional Use Permit for 4,600 square feet of outdoor, and 12,000 square feet of mixed-light, medical cannabis cultivation. The applicant is proposing to consolidate and relocate cultivation area on-site to an environmentally superior location. Water for irrigation is sourced from rainwater catchment, and an on-site well. Water is stored in hard tanks (66,500 gallons) and an existing pond (750,000 gallons), for a total of 816,500 gallons. Processing occurs on-site in an existing 2,400 square foot facility. The applicant states that 15 employees are needed at peak operations. Electricity is sourced from generator power.	
PROJECT LOCATION The project is located in Humboldt County, in the Salmon Creek area, on the North and South side of Lower Thomas Road, approximately 1.5 miles South from the intersection of Lower Thomas Road and Thomas Road, on the property known as 4531 Thomas Road.	
PRESENT PLAN DESIGNATIONS Residential Agriculture (RA40), 2017 General Plan, Density: Forty acres per dwelling unit, Slope Stability: High Instability (3)	PRESENT ZONING Forestry Recreation, (FR) FR-B-5(40)
KEY PARCEL NUMBER 219-061-013-000	ADDITIONAL PARCEL #S


APPLICANT INFORMATION	OWNER INFORMATION	AGENT INFORMATION
Name Vasi Ray Farms LLC Address 1 1555 West Street Address 2 City Concord State CA Zip 94521 Phone 925-324-8561 E-Mail	Name Taseva Daniela & Buhlev Raycho Address1 Address2 1943 Junction Dr City Concord State CA Zip 94518 Phone E-Mail	Name Timberland Resources Address1 David Spinosa Address2 165 S Fortuna Blvd, Suite 4 City State CA Zip 95540 Phone 707-725-0972 E-Mail dspinosa@timberlandresource.com


ADDITIONAL PROJECT INFORMATION	
ADDITIONAL OWNERS Empty.	
DECISION MAKER	Planning Commission
ENVIRONMENTAL REVIEW REQUIRED?	No
CEQA EXEMPTION SECTION	Other.
EXEMPTION DESCRIPTION	TBD
MAJOR ISSUES	None
STATE APPEAL STATUS	Project is NOT appealable to the California Coastal Commission

COMMERCIAL CANNABIS ACTIVITY					
Operator(s) Table					
	No.	First Name	Middle Name	Last Name	Case Number(s)
EB	1	Daniela		Taseva	CUP16-381
EB	2	Raycho		Buhlev	CUP16-381



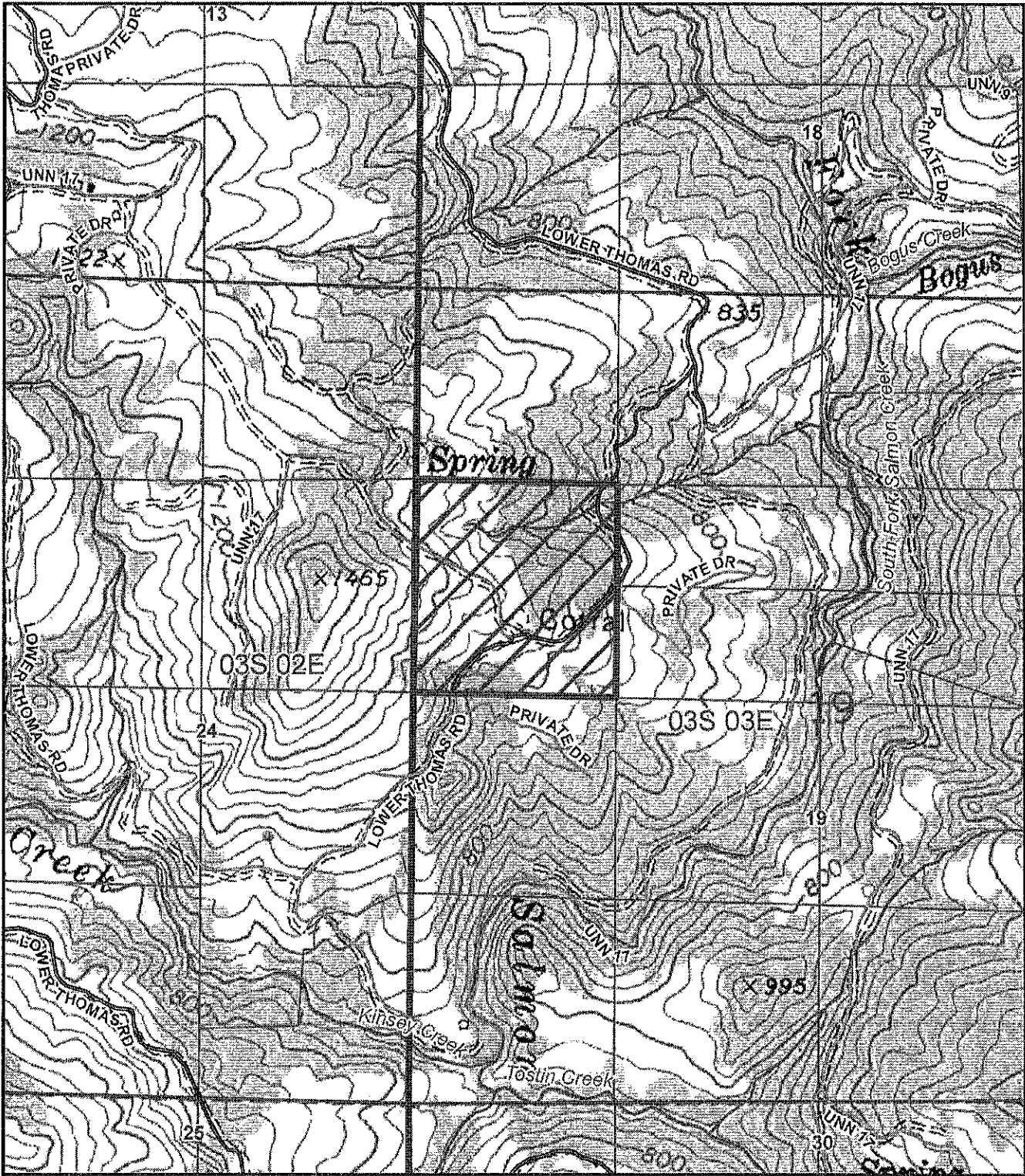
AERIAL MAP
PROPOSED VASI RAY FARMS LLC
SALMON CREEK AREA
CUP-16-381
APN: 219-061-013
T03S R03E S19 HB&M (ETTERSBURG)

Project Area = 



0 800 1,600
 Feet

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.

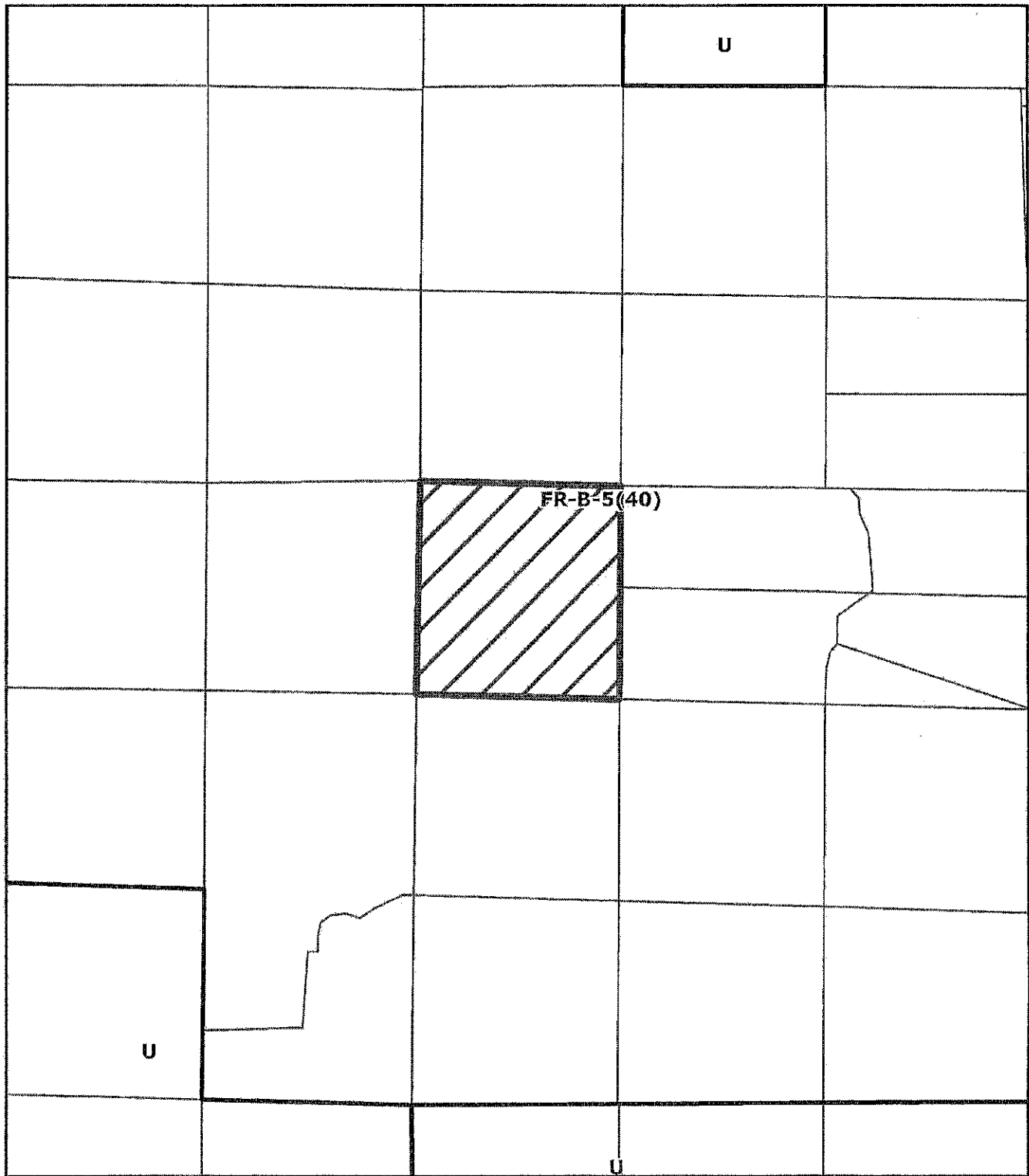


TOPO MAP
PROPOSED VASI RAY FARMS LLC
SALMON CREEK AREA
CUP-16-381
APN: 219-061-013
T03S R03E S19 HB&M (ETTERSBURG)

Project Area =

0 1,000 2,000
 Feet

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



**ZONING MAP
 PROPOSED VASI RAY FARMS LLC
 SALMON CREEK AREA
 CUP-16-381
 APN: 219-061-013
 T03S R03E S19 HB&M (ETTERSBURG)**

Project Area =

N

0 1,000 2,000
 Feet

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.