



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Hearing Date: June 4, 2020

To: Humboldt County Planning Commission

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

Subject: **Jade Hass, Conditional Use Permit**
Application Number 12600
Record Number PLN-12600-CUP
Assessor's Parcel Number (APN): 214-211-004
422 Wood Ranch Road, Redway area

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Please contact Christopher Alberts, Planner, at (707) 268-3771, or by email at calberts@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date June 4, 2020	Subject Conditional Use Permit	Contact Christopher Alberts
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Project Description: A Conditional Use Permit for the continued operation of an existing cannabis cultivation site consisting of 13,860 square feet of existing outdoor cannabis cultivation. Cultivation activities extend from April to October. The applicant anticipates two cultivation cycles per year. Propagation will occur in a 20'x60' greenhouse. Water for irrigation is sourced from an existing onsite well (16/17-0271) and there is over 1 million gallons of water storage on the parcel. Water is stored in hard tanks with a total of 12,650-gallons available and a reserve pond will be used as back-up for the well with a capacity of approximately 1-million-gallon storage capacity. Annual water usage is estimated at 189,536 gallons. Jade Hass's farm is an owner-family-operated farm. There will be 2-3 family members working. Processing currently occurs on-site in an existing 1,200 square foot structure. Electricity is sourced from two portable 2000w generators.

Project Location: The project is located in Humboldt County, in the Redway area, on the west side of Wood Ranch Road, approximately 1.51 miles from the intersection of Eel River Camp Road and Wood Ranch Road, and then approximately .52 miles west on a private drive on the property know as 422 Wood Ranch Road, Redway.

Present Plan Land Use Designations: Timberland (T), 2017 General Plan, Density: 40-160 acres per unit, Slope Stability: High Instability (3).

Present Zoning: Agriculture Exclusive (AE); Timberland Production (TPZ)

Record Number: PLN-12600-CUP

Assessor Parcel Number: 214-231-011

Applicant
Jade Hass
PO Box 382
Redway, CA 95560

Owner
Jade Hass
PO Box 382
Redway, CA 95560

Agent
Dave Spinoso
165 S Fortuna Blvd.
Fortuna, CA 95540

Environmental Review: An addendum to a previously adopted Mitigated Negative Declaration has been prepared for consideration pursuant to Section 15164 of the CEQA Guidelines.

State Appeal Status: The proposed cultivation area is located outside the Coastal Zone and is therefore NOT appealable to the California Coastal Commission.

Major Issue: None.

Jade Hass, Conditional Use Permit
Record Number: PLN-12600-CUP
Assessor's Parcel Number (APN): 214-231-011

Recommended Commission Action:

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

Find that the Planning Commission has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and adopt the Resolution approving the proposed Humboldt Leaf, Inc Conditional Use Permit subject to the recommended conditions.

Executive Summary

The proposed Conditional Use Permit would allow the continued operation of an existing 13,860-square-foot outdoor commercial cannabis cultivation operation on a 165-acre parcel (assessed lot size) in compliance with the County Commercial Medical Marijuana Land Use Ordinance (CMMLUO). The subject parcel is Assessor's Parcel Number (APN) 214-231-011. The project site contains existing cultivation operations in rural Humboldt County.

The property assessed is a 165-acre parcel located on Wood Ranch Road. There are ten watercourse crossings on the property that are tributaries to the South Fork Eel River. Existing structures used for cannabis-related activities include three (3) 896-square-foot greenhouses, one (1) 500-square-foot greenhouse, four 2,000-square-foot greenhouses, one (1) 1,200-square-foot greenhouse used for propagation, a 1,200-square-foot shop used for processing, and a 18,000-square-foot residence.

Cultivation activities extend from April to October. There will be two cultivation cycles annually. A light deprivation cycle will be harvested in August. The second harvest cycle will occur in October. Propagation will occur in a 20'x60' greenhouse. The applicant uses supplemental lighting during the first three weeks of April for 2-3 hours in the evening. Lighting consist of 5 strings of 7.5-watt LED bulbs; each string contains 10 bulbs which totals 50 bulbs. Processing such as drying and curing, will occur in a 30'x40' (1,200 square feet) shop. Further processing such as trimming will occur off-site by a licensed third-party processor. Jade Hass's farm is an owner-family-operated farm. There will be 2-3 family members working. Power is sourced from two Honda 2000w generators.

The applicant estimates 288,000 gallons of water is required for two cultivation cycles. Water is sourced from a permitted on-site well (16/17-0271) and there is over 1 million gallons of water storage on the parcel. The water is pumped from the well into seven storage tanks: two (2) 2,500-gallon, two (2) 3,000 gallon, and three (3) 550-gallon tanks, totaling 12,650 gallons of available water storage. There will also be a rainwater catchment pond used as water storage with a capacity of over 1 million gallons. According to the Well Completion Report, the well was drilled to a depth of 160 feet through sandstone and layered basalt. The well is also located approximately 1.55 miles north from the South Fork Eel River Because the well appears to the hydrologically disconnected from surface waters, the applicant is not required to obtain appropriate rights from the State Water Resources Control Board.

The subject parcel is accessed via Wood Ranch Road from Eel River Camp Road. Per the Road Evaluation prepared by the applicant, the entire road segment leading up to the subject property

is developed to the equivalent of a road category 4 standard. The Department of Public Works commented on this project indicating Eel River Camp road is a paved non-County maintained road with a painted centerline.

According to the California Natural Diversity Database (CNDDDB), the mapped species of concern on the subject parcel are the obscure bumble bee and the foothill yellow-legged frog. The project is within 1.62 miles northeast of a known Northern Spotted Owl Activity Center and an NSO sighting was mapped 1.16 miles west from the project site in 2003. There is also Marbled murrelet habitat mapped approximately 1.03 miles south of the project site. The proposal to continue operation of an existing cannabis cultivation site is not expected to cause additional disturbance to this species for the following reasons: No additional ground disturbance is proposed, and the potential impacts of the existing facilities are mitigated through generator containment, shielding of artificial light between sunrise and sunset, and the requirement that noise be kept at 50 decibels or less at 100 feet away from the generator, property lines, and the edge of wildlife habitat, whichever is closer. In addition, the applicant shall not use any synthetic netting on the project site, the applicant shall leave any wildlife that they encounter unharmed, and the applicant shall always contain all refuse in wildlife proof storage containers.

According to the Relocation Plan prepared by Timberland Resource Consultants dated July 19, 2019 (see Attachment 4), two cultivation sites in the southern portion of the parcel were decommissioned and relocated due to the proximity of a Class III water feature. The applicant is proposing to restore the decommissioned sites (see Site Management Plan in Attachment 4). However, based on the Relocation Plan, the cultivation that was relocated is in an environmentally superior location with slopes less than 15% and sufficiently setback from watercourses/drainage features. The CDFW resource map does not identify any threatened or endangered species on the subject parcel. The nearest Northern Spotted Owl (NSO) Activity Center is located 4.2 miles southwest of the project site. The nearest mapped Marbled murrelet habitat is located approximately 4.84 miles southwest from the project site. Power for the project is provided by a portable generator. According to the Operations Plan, there will be no lights or fans

A Cultural Resources Investigation report was prepared by Arsenault & Associates for APN 214-231-011, dated March 3, 2020. The report concluded that there were cultural resources identified in the study area however the resources are situated outside of the subject project's area of direct impact and will not be disturbed. The report also concluded that the existing developments have not resulted in any adverse change to cultural resources. If engineering plans change, and additional ground disturbing actions become necessary, then the cultural resources investigation will need to be revised.

Environmental review for the proposed project was conducted, and based on the results of that analysis, staff believes the existing cultivation and processing aspects of the project are consistent with the Mitigated Negative Declaration that was adopted for the Commercial Medical Marijuana Land Use Ordinance due to the fact that this is existing cultivation that is being brought into conformance with county and State requirements. No additional development other than that which was contemplated under the previously adopted MND is proposed. An addendum to the MND has been prepared for this project.

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

Alternatives: The Planning Commission could elect not to approve the project, require the applicant to submit further evidence, or modify the project. These alternatives could be implemented if the Commission is unable to make all required findings. Planning Division staff has stated that the required findings in support of the proposal have been made. Consequently, Planning Commission staff does not recommend further consideration of the alternatives.

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

Resolution Number 20-

**Record Number: PLN-12600-CUP
Assessor's Parcel Number: 214-231-011**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approve Jade Hass, Conditional Use Permit request.

WHEREAS, Jade Hass, submitted an application and evidence in support of approving the Conditional Use Permit to permit an existing thirteen thousand eight hundred and sixty (13,860)-square-foot outdoor commercial cannabis operation, on a 165-acre parcel. There is 288,000 gallons of water is required for two cultivation cycles. Water is sourced from a permitted on-site well (16/17-0271) and there is over 1 million gallons of water storage on the parcel. Processing such as drying and curing, will occur in a 30'x40' (1,200 square feet) shop and further processing such as trimming will occur off-site by a licensed third-party processor. There will be a maximum of 3 people on-site during peak operations. Power is sourced from two Honda 2000w generators.

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

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

WHEREAS, Attachment 2 in the Planning Division staff report includes substantial evidence in support of making all of the required findings for approving the proposed Conditional Use Permit (Record Number PLN-12600-CUP); and

WHEREAS, a public hearing was held on the matter before the Planning Commission on June 4, 2020.

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

1. The Planning Commission considered the Addendum to the MND adopted for the Commercial Medical Marijuana Land Use Ordinance; and
2. The Planning Commission makes the findings for approval in Attachment 2 of the Planning Division staff report for Record Number PLN-12600-CUP based on the submitted substantial evidence; and
3. Conditional Use Permit Record Number PLN-12600-CUP is approved as recommended and conditioned in Attachment 1.

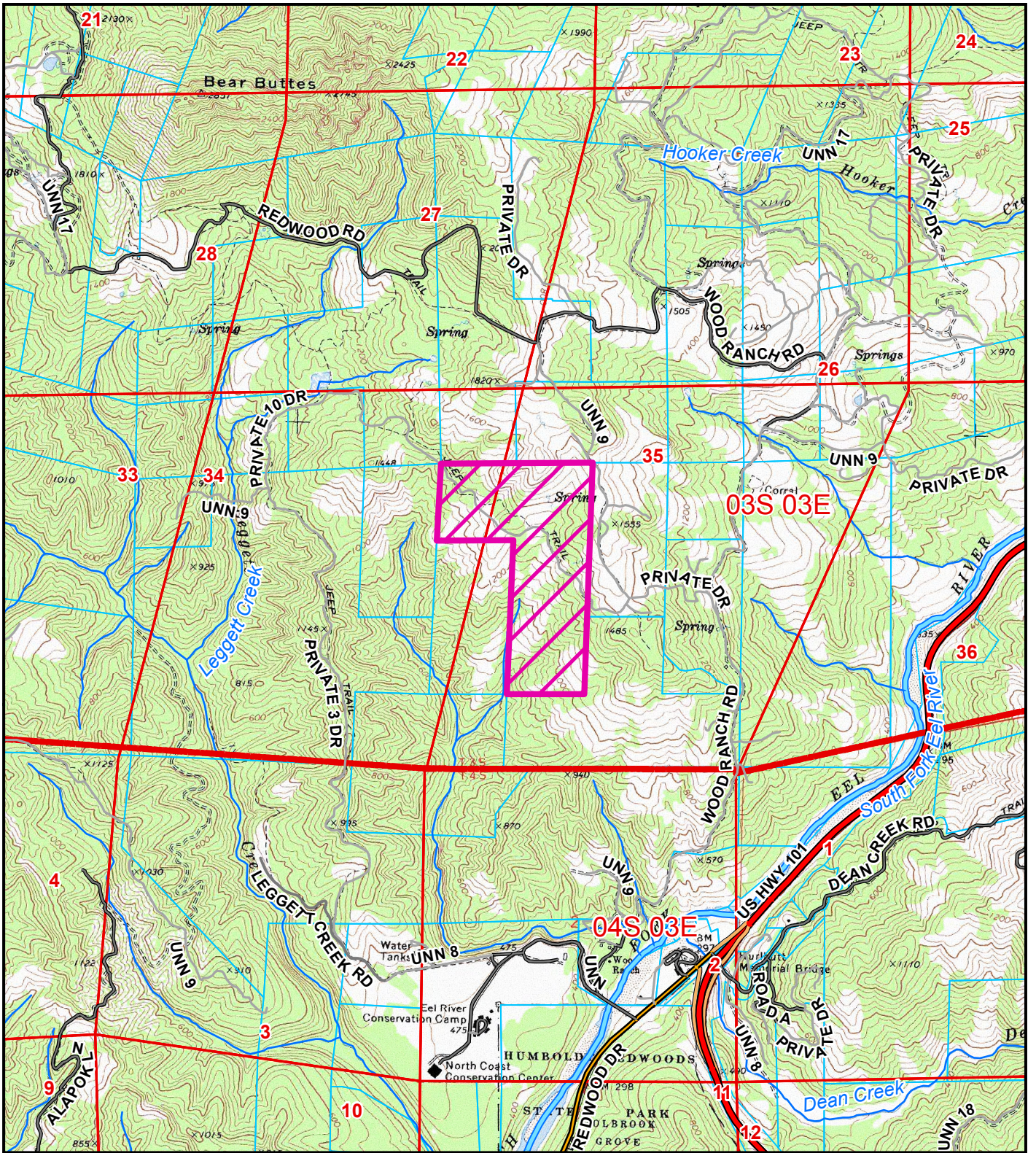
Adopted after review and consideration of all the evidence on June 4, 2020.

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____:

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



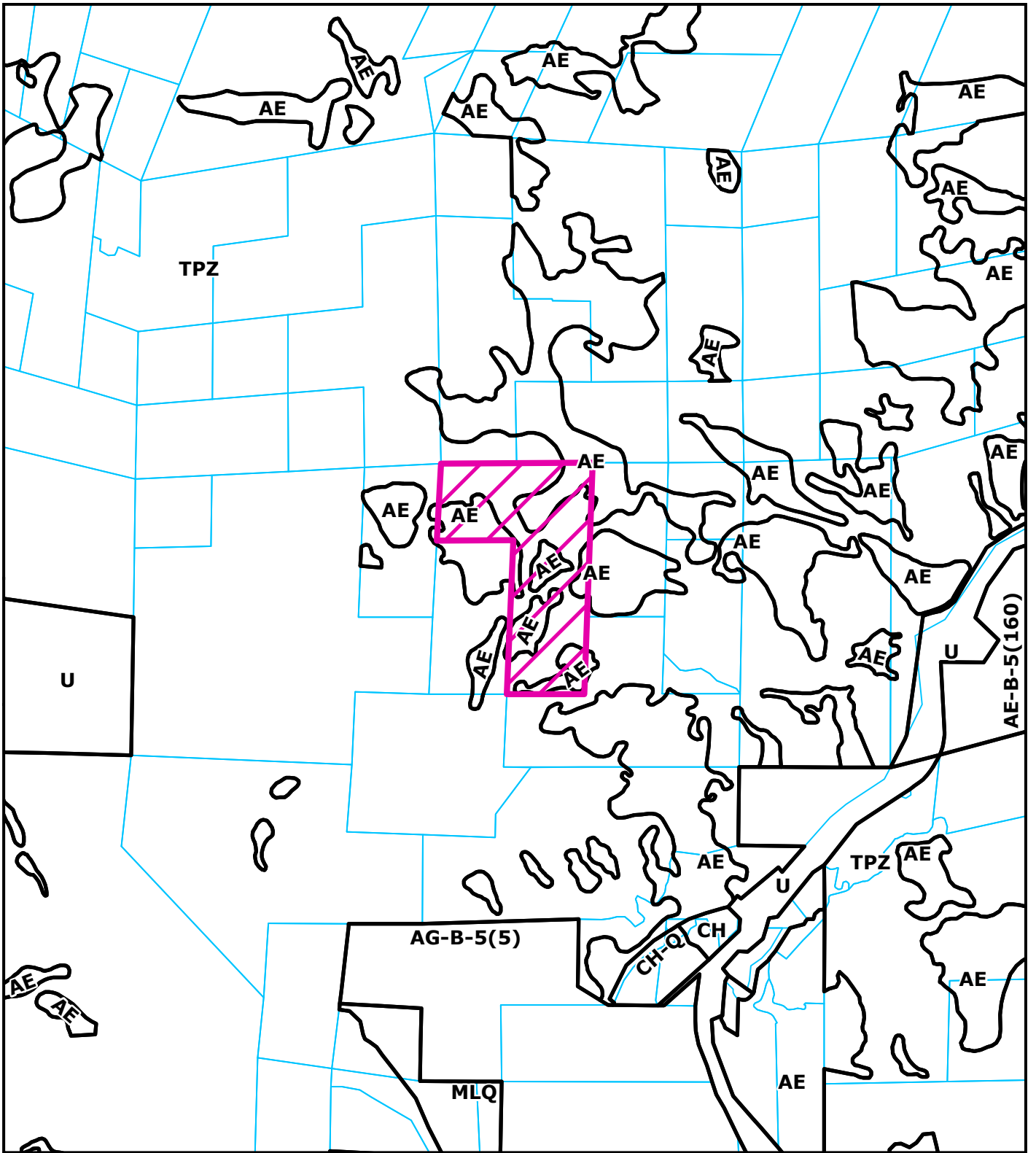
TOPO MAP
PROPOSED JADE HASS
REDWAY AREA
CUP-16-766
APN: 214-231-011-000
T03S R03E S34; S35 HB&M (MIRANDA)

Project Area =

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

0 1,000 2,000 4,000 6,000 Feet

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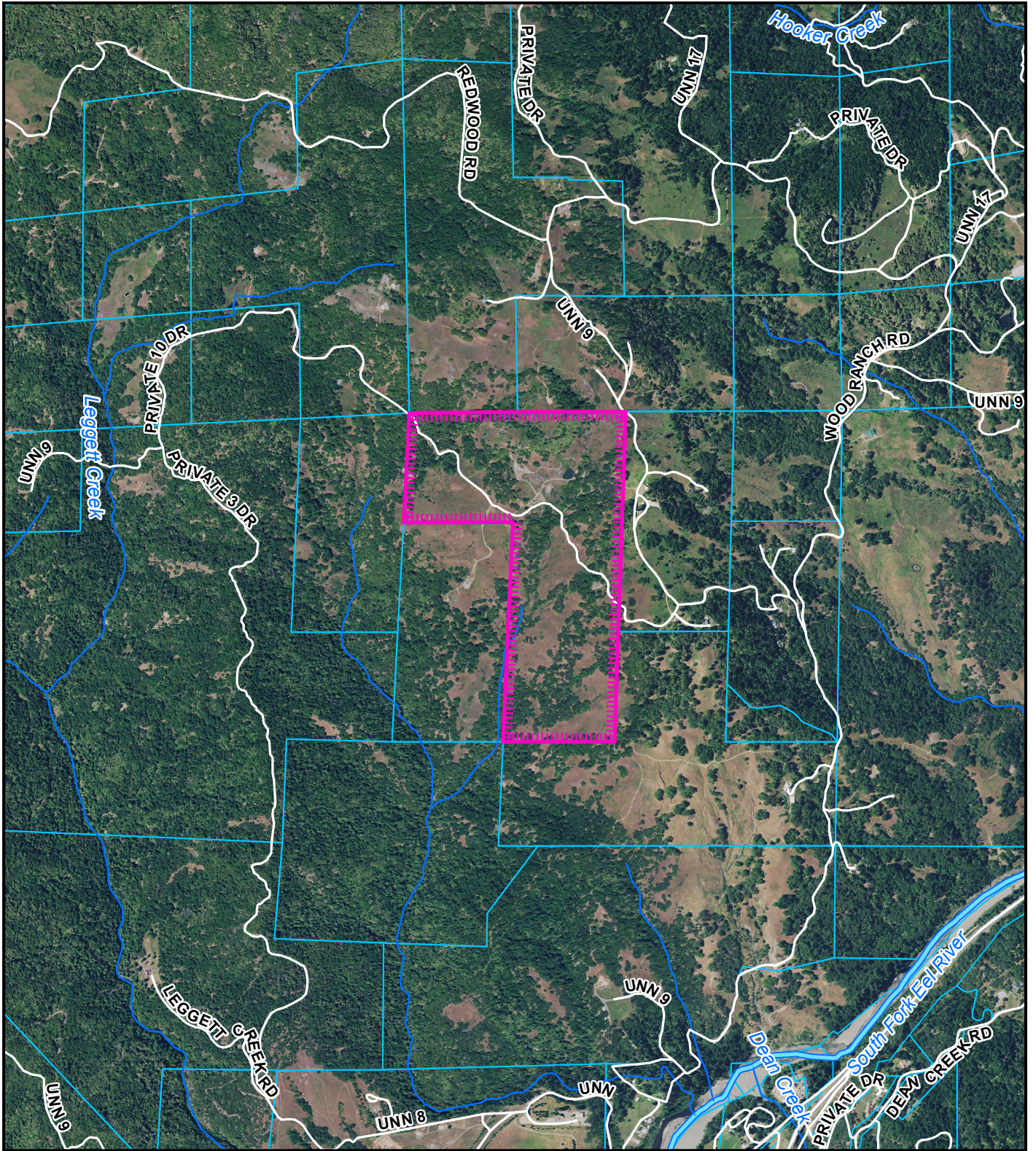
Project Area = 

ZONING MAP
PROPOSED JADE HASS
REDWAY AREA
CUP-16-766
APN: 214-231-011-000
T03S R03E S34; S35 HB&M (MIRANDA)



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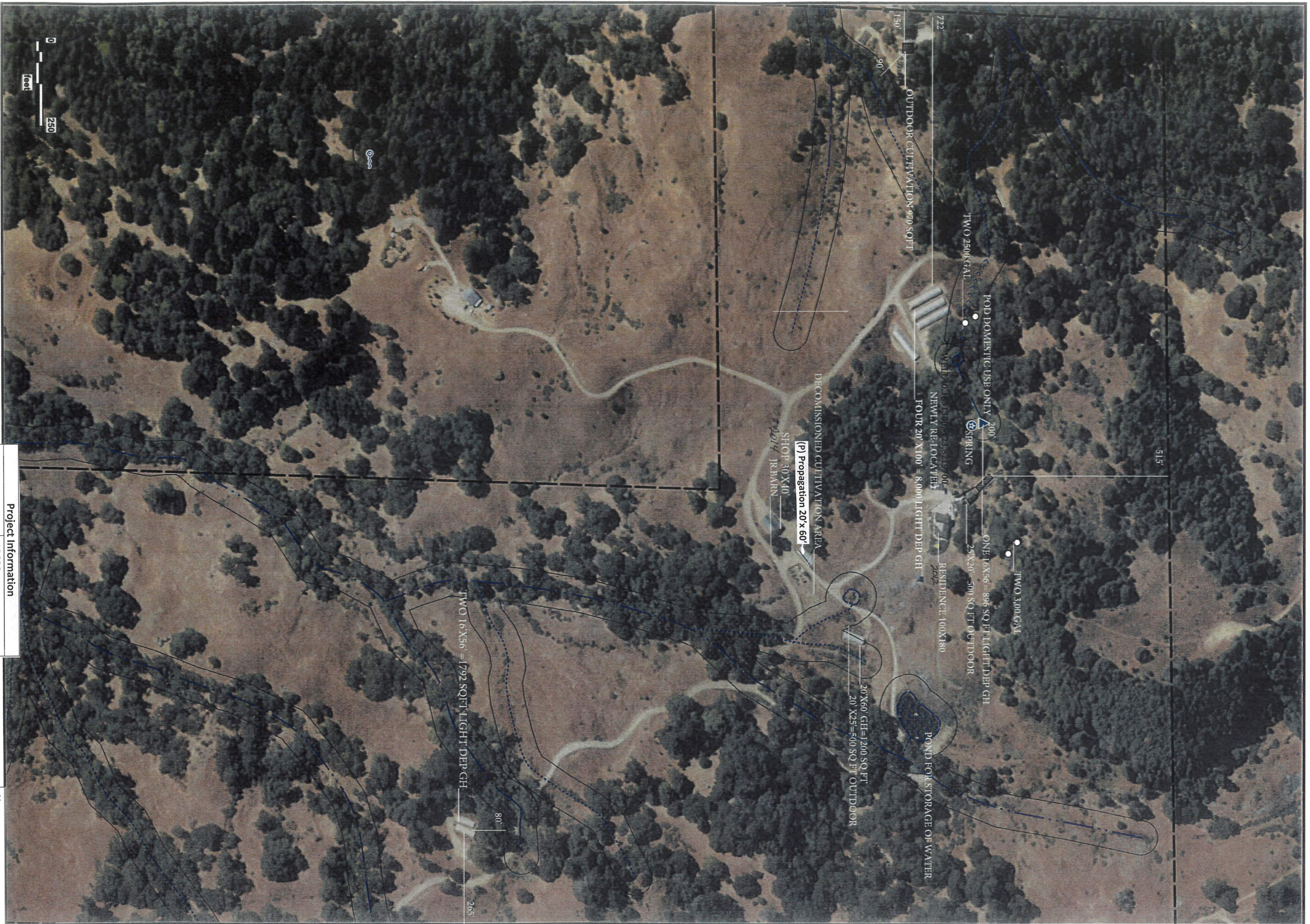
Project Area = 

AERIAL MAP
PROPOSED JADE HASS
REDWAY AREA
CUP-16-766
APN: 214-231-011-000
T03S R03E S34; S35 HB&M (MIRANDA)



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 Information

APPS:	12600
APN:	214-231-011 (165 ac.)
Applicant	Jade Hass
Owner	Jade Hass
Zoning	AE, TPZ
Cultivation Area	13,860 ft ²

THERE ARE NO KNOWN RESIDENCES WITHIN 300 FT. OF THE CULTIVATION AREA. THERE ARE NO KNOWN TRIBAL CULTURAL RESOURCES, PUBLIC PARKS, PLACES OF WORSHIP OR SCHOOLS WITHIN 600 FT. OF THE CULTIVATION AREAS.

Notes:
For Planning Purposes Only.

This is not a Boundary Survey.
No Schools, School Bus Stops, Places of Worship or Tribal Cultural Resources are located within 600 feet of Cultivation Area.

- CULTIVATION AREA
- CLASS III WATERCOURSE
- CLASS II WATERCOURSE
- UNDER GROUND WATER COURSE
- POND
- POINT OF DIVERSION
- SPRING FOR DOMESTIC PURPOSES
- WATER STORAGE TANK
- 50 BUFFER
- PROPERTY BOUNDARY

ATTACHMENT 1
Recommended Conditions of Approval

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

1. Within 60 days of the effective date of project approval, the applicant shall execute a Compliance Agreement with the Humboldt County Planning Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval #2 –17. The agreement shall provide a timeline for completing all outstanding items. All activities detailed under the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
2. The applicant shall be responsible for obtaining all necessary County and State permits or licenses and for meeting all the requirements as set forth by other regulatory agencies.
3. The applicant shall secure permits for all unpermitted grading and structures related to the cannabis cultivation and other commercial cannabis activity. The plans submitted for building permit approval shall be consistent with the project description and 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.
4. The applicant shall submit a revised Site Plan to Humboldt County Planning for the review and approval of the Planning Director. The revised Site Plan shall show the following:
 - a) Compliance with emergency vehicle access requirements.
 - b) SRA Tank.
5. The applicant shall secure the approval of the Division of Environmental Health and the Regional Water Quality Control Board for the on-site sewage disposal system showing it can accommodate the proposed use. A letter from those agencies indicating approval has been issued will satisfy this condition.
6. The applicant shall utilize portable toilet and handwashing facilities for cultivation employees only. Processing must occur off-site until permanent Onsite Wastewater Treatment System (OWTS) is installed to the satisfaction of DEH. 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.
7. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency 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.
8. The approved building plans shall meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary for the project by the Building Inspection Division. Sign off on the Occupancy Permit by the Building Division shall satisfy this

requirement.

9. The applicant shall demonstrate the driveway and emergency vehicle turn around conform with the Humboldt County Code Section 3112-12, the Fire Safe Regulations. The applicant shall be responsible for implementing any necessary improvements to bring the driveway and emergency vehicle turn around into compliance. A letter from a qualified engineer shall satisfy this requirement.
10. All cannabis activities 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. No mixed-light is authorized by this permit until the structures and greenhouses can be demonstrated to comply with these standards.
11. The applicant shall provide a copy of the Notice of Applicability from the SWRCB.
12. Within two weeks prior to ground disturbing activities, project contractors shall be trained by a qualified biologist in the identification of the Foothill yellow-legged frog. Construction crews shall begin each day with a visual search around all stacked or stored materials, as well as along any silt fences, to detect the presence of frogs. If a Foothill yellow-legged frog is detected, construction activities shall be halted. Construction crews shall contact the U.S. Fish and Wildlife Service (USFWS) or a qualified biologist, and gain clearance prior to re-initiating work.
13. If a rain event occurs during the construction period, all construction-related activities shall cease for a period of 48-hours after the rain stops. Prior to resuming construction activities, trained construction crew member(s) shall examine the site for the presence of frogs. If no special-status frogs are found, construction activities may resume.
14. The applicant shall obtain a non-exclusive easement for access and use of the well located on APN 223-075-010 within one year of the effective date of this permit. If the applicant is unable to secure the non-exclusive easement with one year of the effective date of the permit, the applicant shall modify this permit to allow for another water source to support cultivation.
15. The applicant shall contact the local fire service provider [Garberville Fire Protection District] and furnish written documentation from that agency of the available emergency response and fire suppression services and any recommended project mitigation measures. Mitigation measures shall be incorporated into the project, if applicable. If emergency response and fire suppression services are not provided, the applicant shall cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division. 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.
16. The applicant shall adhere to all corrective actions found within the Site Management Plan prepared by Timberland Consultants.

17. The applicant shall agree to use a water meter to demonstrate that there is sufficient water supply to meet the demands of the project. As part of the annual inspection, the applicant shall present water use records showing water use for the year broken down by month. If the well doesn't produce sufficient water to support annual operations, additional water storage will need to be added to the subject parcel. Alternatively, the Planning Department may reduce the cultivation area.
18. The property owner shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning Division.
19. If any changes to the proposed project occur that have the potential for additional ground disturbance not yet reviewed as part of this project, the applicant shall submit a revised cultural resources study addressing potential impacts from the revisions.
20. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

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

1. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.
2. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MCRSA, as applicable to the permit type.
3. 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 & Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort towards compliance can be shown within the two years following the issuance of the provisional clearance or permit, The Planning Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow for additional time to meet the outstanding requirements.
4. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
5. 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.

6. 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).
7. Maintain enrollment in Tier 1, 2 or 3, certification with the North Coast Regional Water Quality Control Board (NCRWQCB) Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
8. Comply with the terms of any applicable Streambed Alteration (1600) Permit obtained from the California Department of Fish & Wildlife.
9. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday – Friday, 9:00 am – 5:00 pm, excluding holidays).
10. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
11. Pay all applicable application and annual inspection fees.
12. The noise produced by a generator used on an emergency-only basis for cannabis drying, curing, and processing shall not be audible by humans from neighboring parcels. The decibel level for generators measured at the property line shall be no more than 60 decibels. Where applicable, sound levels must also show that they will not result in the harassment of Marbled Murrelet or Spotted Owl species. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. Under these guidelines, generator noise may not exceed 50dB as measured at 100 feet from the generator or at the edge of the nearest Marbled Murrelet or Spotted Owl habitat, whichever is closer.
13. Storage of Fuel - Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's CUPA program, and in such a way that no spillage occurs.
14. The Master Logbooks maintained by the applicant to track production and sales shall be maintained for inspection by the County.
15. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).
16. The operation shall participate in the Medical Cannabis Track and Trace Program administered by the Humboldt County Agricultural Commissioner, when available.

Performance Standards for Cultivation and Processing Operations

17. Pursuant to the MAUCRSA, Health and Safety Code section 19322(a)(9), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations

Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law.”

18. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include: federal and state wage and hour laws, CAL/OSHA, OSHA, California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
19. Cultivators engaged in processing shall comply with the following Processing Practices:
 - i. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
 - ii. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
 - iii. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
 - iv. Employees must wash hands sufficiently when handling cannabis or use gloves.
20. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
 - I. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
 - (a) Emergency action response planning as necessary;
 - (b) Employee accident reporting and investigation policies;
 - (c) Fire prevention;
 - (d) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - (e) Materials handling policies;
 - (f) Job hazard analyses; and
 - (g) Personal protective equipment policies, including respiratory protection.
 - II. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
 - (a) Operation manager contacts;
 - (b) Emergency responder contacts;
 - (c) Poison control contacts.
 - III. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
 - IV. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
21. All cultivators shall comply with the approved Processing Plan as to the following:
 - I. Processing Practices.
 - II. Location where processing will occur.
 - III. Number of employees, if any.
 - IV. Employee Safety Practices.

- V. Toilet and handwashing facilities.
- VI. Plumbing and/or septic system and whether or not the system is capable of handling increased usage.
- VII. Drinking water for employees.
- VIII. Plan to minimize impact from increased road use resulting from processing.
- IX. On-site housing, if any.

22. 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.

23. 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 CUP or permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the non-compliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of non-compliance. Failure to request reinspection or to cure any items of non-compliance shall terminate the Special Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to section 55.4.13.

24. Permit Renewals to comply with Updated Laws and Regulations. Permit renewal per Ongoing Condition of Approval #22 above is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.

25. Acknowledgements to Remain in Full Force and Effect. Permittee Acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed in which the cultivation area is located will not support diversions for irrigation.

Permittee further acknowledges and declares that:

- I. All commercial cannabis activity that I, my agents, or employees conduct pursuant to a permit from the County of Humboldt for commercial cultivation, processing, manufacturing, and distribution of cannabis for adult use or medicinal use within the inland area of the County of Humboldt, shall at all times be conducted consistent with the provisions of the approved County permit; and
- II. All cannabis or cannabis products under my control, or the control of my agents or employees, and cultivated or manufactured pursuant to local Ordinance and the State of California Medicinal and Adult Use Cannabis Regulation and Safety Act ("MAUCRSA") (SB 94), will be distributed within the State of California; and
- III. All commercial cannabis activity conducted by me, or my agents or employees pursuant to a permit from the County of Humboldt will be conducted in compliance with the State of California MAUCRSA.

26. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements, and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
- a. Identifying information for the new Owner(s) and management as required in an initial permit application;
 - b. A written acknowledgment by the new Owner in accordance as required for the initial Permit application;
 - c. The specific date on which the transfer is to occur; and
 - d. Acknowledgement of full responsibility for complying with the existing Permit; and
 - e. Execution of an Affidavit of Non-diversion of Medical Cannabis.
27. Inspections. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

Informational Notes:

1. Pursuant to Section 314-55.4.11 (a) of the CMMLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state of county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity but in no event more than two (2) years of the date of issuance of the provisional clearance or permit. Plans for curing the violations shall be submitted to the Planning and Building Department by the Permittee within one (1) year of the issuance of the provisional certificate or permit. The terms of the compliance agreement may be appealed pursuant to section 314-55.4.13 of the CMMLUO.
2. This provisional permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where the Compliance Agreement per Condition of Approval #1 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in Conditions of Approval #23 of the On-Going Requirements /Development Restrictions, above.
3. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are

found, California Health and Safety Code Section 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code Section 5097.98. Violators shall be prosecuted in accordance with Public Resources Code Section 5097.99.

4. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
5. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will send a bill to the Applicant for all staff costs incurred for review of the project for conformance with the conditions of approval. All Planning fees for this service shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
6. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. **Within three days of the effective date of permit approval**, it is requested that the applicant submit a check or money order for the required filing fee in the amount of \$50 payable to the Humboldt County Clerk/Recorder. If this payment is not received within this time period, the Department will file the NOE and will charge this cost to the project.
7. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions prior to release of building permit or initiation of use and at time of annual inspection. In order to demonstrate that all conditions have been satisfied, applicant is required to pay the conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
8. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled *Cannabis Palm Card* and *Cannabis Rack Card*. This information shall also be provided to all employees as part of the employee orientation.

ATTACHMENT 2
Required Findings for Approval

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

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

1. The proposed development is in conformance with the County General Plan, Open Space Plan, and Open Space Action Program.
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations; and
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.
5. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation) unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.
6. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:
 - a. Is categorically or statutorily exempt; or
 - b. Has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or
 - c. Has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

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

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Land Use Chapter 4</p> <p>Land Use Designations Section 4.8</p>	<p>Agriculture Exclusive (AE): The Agriculture Exclusive or AE Zone intended to be applied in fertile areas in which agriculture is and should be the desirable predominant use and in which the protection of this use from encroachment from incompatible uses is essential to the general welfare.</p>	<p>The project includes existing 13,860 square feet of existing outdoor cultivation on a 165-acre parcel. Agricultural and timber products processing are allowable use types for this designation.</p>
<p>Circulation Chapter 7</p>	<p>Goals and policies contained in this Chapter relate to a balanced, safe, efficient, accessible and convenient circulation system that is appropriate for each type of unincorporated community (C-G1, C-G2); coordinated planning design, development, operations, and maintenance between the County and other transportation system service providers (C-G3); and access for all transportation mode types with improved opportunities to move goods within, into and out of Humboldt County. (C-G4, C-G5)</p> <p>Related policies: C-P3, Consideration of Transportation Impacts in Land Use Decision Making.</p>	<p>The parcel is accessed via Wood Ranch Road from Redwood Drive. Per the Road Evaluation prepared by Timberland Consultants, the entire road segment is developed to the equivalent of a Category 4 road standards.</p> <p>The Department of Public Works have no recommendations for this project.</p>
<p>Housing Chapter 6</p>	<p>Goals and policies contained in this Element seek to identify existing and projected housing needs and establish goals, policies, standards and measures for the preservation, improvement, and development of housing.</p> <p>Related policies: H-P3, Development of Parcels in the Residential Land Inventory.</p>	<p>The project does not involve residential development, nor is the project site part of the Housing element Residential Land Inventory. The project will not preclude any future residential development. The project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.</p>

<p>Conservation and Open Space Chapter 10</p> <p>Open Space Section 10.2</p>	<p>Goals and policies contained in this Chapter relate to an Open Space and Conservation Program that is complimentary to other agencies' plans and that preserves the county's unique open spaces. (CO-G1, CO-G3)</p> <p>Related policies: CO-P1, Conservation and Open Space Program; CO-P12, Development Review, CO-S1. Identification of Local Open Space Plan, and CO-S2. Identification of the Open Space Action Program</p>	<p>The proposed cannabis cultivation, an agricultural product, is within land planned and zoned for agricultural purposes, consistent with the use of Open Space land for managed production of resources. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Biological Resources Section 10.3</p>	<p>Goals and policies contained in this Chapter relate to mapped sensitive habitat areas where policies are applied to protect fish and wildlife and facilitate the recovery of endangered species (BR-G1, Threatened and Endangered Species, BR-G2, Sensitive and Critical Habitat, BR-G3, Benefits of Biological Resources) Related policies: BR-P1, Compatible Land Uses, BR-P5. Streamside Management Areas.</p>	<p>According to the California Natural Diversity Database (CNDDDB), the mapped species of concern on the subject parcel are the obscure bumble bee and the foothill yellow-legged frog. The project is within 1.62 miles northeast of a known Northern Spotted Owl Activity Center and an NSO sighting was mapped 1.16 miles west from the project site in 2003. There is also Marbled murrelet habitat mapped approximately 1.03 miles south of the project site. The subject project is not located in an area that requires special noise attenuation measures. The applicant uses supplemental lighting in the propagation greenhouse during the first three weeks of April for 2-3 hours in the evening. Lighting consist of 5 strings of 7.5-watt LED bulbs; each string contains 10 bulbs which totals 50 bulbs. The project is conditioned to adhere to International Dark Sky standards and will ensure no light escapes from the propagation greenhouse. Power is supplied by two portable Honda 2000w generators. Processing such as drying and curing, will occur in a 30'x40' (1,200 square feet) shop. Further processing such as trimming will occur off-site by a licensed third-party processor.</p>

		<p>The parcel is situated approximately 0.81 miles above the South Fork Eel River and there is a tributary to the river that enters the southwest portion of the parcel. According to the Relocation Plan prepared by Timberland Resource Consultants dated July 19, 2019 (see Attachment 4), two cultivation sites in the southern portion of the parcel were decommissioned and relocated due to the proximity of a Class III water feature. The applicant is proposing to restore the decommissioned sites (see Site Management Plan in Attachment 4). However, based on the Relocation Plan, the cultivation that was relocated is in an environmentally superior location with slopes less than 15% and sufficiently setback from watercourses/drainage features.</p> <p>The applicant estimates 288,000 gallons of water is required for two cultivation cycles. The water source for irrigation is a permitted on-site well (16/17-0271) and there is over 1 million gallons of water storage on the parcel. According to the Well Completion Report (see Attachment 4), the well was drilled to a depth of 160 feet through sandstone and layered basalt. The well is also located approximately 1.55 miles north from the South Fork Eel River. Because the well appears to be hydrologically disconnected from surface waters, the applicant is not required to obtain appropriative rights from the State Water Resources Control Board. However, conditions of approval require the applicant to monitor water use to show that sufficient water is produced by the well to support operations. The water use logs must be submitted to the Planning Department during the annual inspection. Should water from the well be insufficient to cover irrigation needs, the applicant will need to increase water storage to cover the deficiency or the cultivation area will be reduced.</p>
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<p>Conservation and Open Space Chapter 10</p> <p>Cultural Resources Section 10.6</p>	<p>Goals and policies contained in this Chapter relate to the protection and enhancement of significant cultural resources, providing heritage, historic, scientific, educational, social and economic values to benefit present and future generations (CU-G1, Protection and Enhancement of Significant Cultural Resources).</p> <p>Related policies: CU-P1, Identification and Protection; CU-P2, Native American Tribal Consultation.</p>	<p>The project was referred to the Northwest Information Center (NWIC) and the Bear River Band of Rohnerville Rancheria. The NWIC and the Bear River Band of Rohnerville Rancheria requested a cultural resources study.</p> <p>A Cultural Resources Investigation report was prepared by Arsenault & Associates for APN 214-231-011, dated March 3, 2020. The report concluded that there were cultural resources identified in the study area, the resources are situated outside of the subject project's area of direct impact and will not be disturbed. The report also concluded that the existing developments have not result in any adverse change to cultural resources. If engineering plans change, and additional ground disturbing actions become necessary, then the cultural resources investigation will need to be revised.</p> <p>Conditions of approval for this project stipulates that if any cultural resources are encountered during construction activities, the contractor shall immediately cease work and contact a qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) to evaluate the discovery and determine a treatment plan.</p>

<p>Conservation and Open Space Chapter 10</p> <p>Scenic Resources Section 10.7</p>	<p>Goals and policies contained in this Chapter relate to the protection of scenic areas that contribute to the enjoyment of Humboldt County's beauty and abundant natural resources (SR-G1); and a system of scenic highways that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County. (SR-G2)</p> <p>Related policies: SR-S4, Light and Glare.</p>	<p>The proposed project includes 13,860 square feet of outdoor cannabis cultivation occurring in four 20'x100' (8,000 square feet) greenhouses, one 16'x56' (896 square feet) greenhouse, one 20'x60' (1,200 square feet) greenhouse, two 16'x56' (1,792 square feet) greenhouses, and 1,970 square feet of full-sun cultivation. The project will not be visible from of any scenic highways. The CMMLUO requires cultivation 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, uplight, 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. These standards are included in the conditions of approval for the project.</p>
<p>Water Resources Chapter 11 Stormwater Drainage</p>	<p>Goals and policies contained in this Chapter relate to coordinated watershed planning and land use decision making to advance management priorities (WR-G3, WR-G4, WR-G5); watershed conservation and restoration efforts aimed at de-listing water bodies and watersheds which are restored to meet all beneficial uses, including water use, salmon and steelhead recovery plans, recreational activities, and the economy. (WR-G1, WR-G2, WR-G7, WR-G8, WR-G9)</p> <p>Related policies: WR-P10, Erosion and Sediment Discharge; WR-P42, Erosion and Sediment Control Measures.</p>	<p>The applicant has enrolled in the North Coast Regional Water Quality Control Board's (NCRWQCB's) Cannabis Waste Discharge Regulatory Program as a Tier 1, low risk (WDID: 1_12CC414314). According to the Site Management Plan (SMP) dated 6/11/2019, the project is out of compliance in the following areas:</p> <p>Land Development and Maintenance, Erosion Control, and Drainage Features; Stream Crossings Installation and Maintenance; Riparian and Wetland Protection and Management; and Cultivation-Related Wastes. The project is conditioned that all corrective actions found in the SMP-Mitigation Report are completed and implemented by the applicant.</p>

<p>Water Resources Chapter 11</p> <p>Onsite Wastewater Systems</p>	<p>Goals and policies contained in this Chapter relate to adequate public water supply as well as onsite wastewater systems and natural and developed storm drainage systems that minimize interference with surface and groundwater flows and storm water pollution (WR-G6, WR-G9, WR-G11).</p> <p>Related policies: WR-IM7, Basin Plan Septic Requirements; and IS-P17, On-Site Sewage Disposal Requirements.</p>	<p>According to the operations plan, there are restrooms within the residence that are served by the conventional septic systems. The project was referred to the Department of Environmental Health (DEH) on July 23, 2019. DEH conditionally approved the project with the following condition: the applicant shall demonstrate that a properly functioning onsite wastewater treatment system serves the operation. This can be accomplished by either installing a new permitted septic system or by providing DEH with an assessment of the existing system performed by a qualified professional engineer, geologist, soil scientist, or REHS that certifies that the existing system complies with the State RWQCB definition of a Tier 0 system.</p>
<p>Noise Chapter 13</p>	<p>Goals and policies contained in this Chapter discourage incompatible uses within communities and reduce excessive noise through the application of standards (N-G1, N-G2).</p> <p>Related policies: N-P1, Minimize Noise from Stationary and Mobile Sources; N-P4, Protection from Excessive Noise.</p>	<p>The subject parcel is not located in an area that requires special noise attenuation measures. The existing cultivation areas are outdoor and take place in greenhouses. According to the Cultivation and Operations Plan, power is provided by two portable Honda 2000w generators. All generators on the parcel are secured in secondary containment in order to ensure noise levels do not exceed over 60 decibels. Any generators, fans, and dehumidifiers used in the cultivation operation will be conditioned to operate at less than 50 dB at 100-foot from the noise source or edge of habitat, whichever is closer.</p>

<p>Safety Element Chapter 14</p> <p>Geologic & Seismic</p>	<p>Goals and policies contained in this Chapter relate to communities that are designed and built to minimize the potential for loss of life and property resulting from natural and manmade hazards; and to prevent unnecessary exposure to areas of geologic instability, floodplains, tsunami run-up areas, high risk wildland fire areas, and airport areas planned and conditioned to prevent unnecessary exposure of people and property to risks of damage or injury (S-G1, S-G2).</p> <p>Related policies: S-P11, Site Suitability; S-P7, Structural Hazards.</p>	<p>The project is approximately 790 feet north from the Garberville Briceland fault line and is not subject to liquefaction. The project area is classified as high instability. Slopes on the parcel are variable ranging from less than 15% to 50%. According to the Site Management Plan, slopes at the cultivation site are less than 30%. Historic landslides are concentrated in the north portion of the parcel around the areas where cannabis will be cultivated. According to the Soils Report prepared by Lindberg Geologic Consulting, land sliding is not likely to occur on the subject project site. The report also included that grading at these sites have been performed without being subject to, or negatively affecting any geologic hazards associated with the property and vicinity. Staff does not believe the project will pose a threat to public safety related from exposure to natural or manmade hazards.</p>
<p>Safety Element Chapter 14</p> <p>Flooding</p>	<p>Goals and policies contained in this Chapter relate to the use of natural drainage channels and watersheds that are managed to minimize peak flows in order to reduce the severity and frequency of flooding (S-G3).</p> <p>Related policies include: S-P12, Federal Flood Insurance Program; S-P13, Flood Plains; S-P15, Construction Within Special Flood Hazard Areas.</p>	<p>The subject project is outside the mapped flood hazard area for the South Fork Eel River. The property boundary is 5,572 feet west from the 100-year flood zone. The project site is not within a mapped dam or levee inundation area and is outside the areas subject to tsunami run-up.</p>
<p>Safety Element Chapter 14</p> <p>Fire Hazards</p>	<p>Goals and policies of this Chapter encourage development designed to reduce the risk of structural and wildland fires supported by fire protection services that minimize the potential (S-G4).</p> <p>Related policies: S-P19, Conformance with State Responsibility Areas (SRA) Fire Safe Regulations.</p>	<p>The subject parcel is located in an area with high fire hazard severity. The subject project is within the Redway Fire PDAA and the State Fire responsibility Area where the State of California has the primary financial responsibility for the prevention and suppression of wildland fires. The property is 165-acres and structures are setback 30-feet from property lines. The Operations Plan states there will be a maximum of 2 family members working</p>

		during peak operations.
Air Quality Chapter 15	<p>Goals and policies contained in this Chapter relate to improved air quality to meet current and future state and federal standards, including attainment of particulate matter requirements (AQ-G1, AQ-G2, AQ-G3) and the successful reduction of greenhouse gas emissions to levels consistent with state and federal requirements (AQ-G4)</p> <p>Related policies: AQ-P4, Construction and Grading Dust Control; AQ-S1, Construction and Grading Dust Control; AQ-P7, Interagency Coordination.</p>	The applicant is not proposing any new development. The North Coast Unified Air Quality Management District (NCUAQMD) was sent a project referral on July 23, 2019. No response was received. As a condition of approval, the applicant will utilize dust control practices during construction, and grading shall achieve compliance with NCUAQMD fugitive dust emission standards. The subject property is located within the boundaries of the Garberville Fire Protection District.

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

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§312-1.1.2 Legal Lot Requirement	Development permits shall be issued only for a lot that was created in compliance with all applicable state and local subdivision regulations.	The subject parcel is one legal parcel created by Parcel Map 214 (Lot 11) recorded in Book 43 of Parcels Maps Pages 67-73. The property is not subject to an approved land use permit or subdivision to which terms and conditions apply to new development. The proposed development is located on a property where one or more violations of the Humboldt County Code.
§314-7.1 Agricultural Exclusive §314-7.4 Timberland Production Zone	<p>Agricultural Exclusive (AE): Intended to be applied in fertile areas in which agriculture is and should be the desirable predominate use and in which protection of this use from encroachment from incompatible uses is essential for the general welfare.</p> <p>Timberland Production Zone (TPZ): Intended to provide</p>	The applicant is seeking a Conditional Use Permit for 13,860 square feet of existing outdoor cultivation on a property zoned AE; TPZ. The proposed use is specifically allowed with Conditional Use Permit in these zoning districts under Section 314-55.4.8.2.2 of the CMMLUO.

	standards and restrictions for the preservation of timberlands for growing and harvesting timber.	
Minimum Parcel Size:	160 acres; or 40 acres if provisions of §51119.5 are met	165 acres
Max. Lot Coverage:	None specified	<5%
Minimum Lot Width:	None specified	330 feet
Maximum Lot Depth:	None specified	2,612 feet
Min. Yard Setbacks	<p>AE: Front: 30 feet Rear: 20 feet Side: Ten percent (10%) of the lot width on each side but not more than 20 feet shall be required.</p> <p>TPZ: Front: 20 feet Rear: 30 feet Side: 30 feet</p> <p>SRA: 30 feet, all sides</p>	<p>Front: >30 feet Rear: >30 feet Side: >30 feet</p>
Max. Building Height:	None specified	<35 feet

<p>§314-61.1 Streamside Management Area Ordinance (SMAO)</p>	<p>Purpose: to provide minimum standards pertaining to the use and development of land located within Streamside Management Areas (SMAs) and other wet areas (OWA) such as natural ponds, springs, vernal pools, marshes, and wet meadows (exhibiting standing water year-long or riparian vegetation) to implement the County's Open Space Element of the General Plan.</p>	<p>The parcel is situated approximately 0.81 miles above the South Fork Eel River and there is a tributary to the river that enters the southwest portion of the parcel. According to the Relocation Plan prepared by Timberland Resource Consultants dated July 19, 2019 (see Attachment 4), two cultivation sites in the southern portion of the parcel were decommissioned and relocated due to the proximity of a Class III water feature. The applicant is proposing to restore the decommissioned sites once relocated (see Site Management Plan in Attachment 4). However, based on the Relocation Plan, the cultivation being relocated is in an environmentally superior location with slopes less than 15% and sufficiently setback from watercourses/drainage features.</p>
<p>§314-109.1.3: Off-Street Parking</p>	<p>Off Street Parking for Agricultural use*: Parking space per employee at peak shift. A minimum of three parking spaces are required.</p> <p>*Use for this activity is not specified. Per Section 314-109.1.2.9, the Director may fix the required number of parking spaces based on standards for most comparable use.</p>	<p>5 spaces</p>

<p>314-55.4 Commercial Cultivation, Processing, Manufacturing and Distribution of Cannabis for Medical Use Inland Land Use Regulation (CMMLUO)</p>		
<p>§314-55.4.8.2 Timberland Conversion</p>	<p>Commercial cannabis cultivation is allowed on parcels zoned TPZ, that are one acre or larger and have been designated in the General Plan for agricultural development. In all zones where cultivation is allowed consisting of timberland, the commercial cultivation of cannabis for medical use shall only be permitted within a 3-acre conversion exemption area, or non-timberland open area.</p>	<p>The subject project does not involve any timberland conversions. The Project was referred to CalFire on July 23, 2019. CalFire responded to the project on July 24, 2019 with no concerns.</p>

<p>§314-55.4.8.2.2 Existing Outdoor and Mixed Light Cultivation Areas</p>	<p>A Zoning Clearance Certificate, Special Permit or Use Permit may be issued for outdoor or mixed-light commercial cannabis cultivation for some or all of the cultivation area in existence prior to January 1, 2016, in [...] TPZ districts (on parcels of one acre or larger) only when possible to bring them into compliance with all applicable standards set forth in this section and to eliminate existing violations as specified in this ordinance. No expansion of the existing cultivation area shall be permitted. The total cultivation area allowed on a single parcel shall not exceed one acre for outdoor cultivation.</p>	<p>The proposed project is a Conditional Use Permit for 13,860 square feet of outdoor cannabis cultivation on APN 214-231-011, which is a 165-acre parcel split zoned AE;TPZ. Aerial imagery on TerraServer® indicate that existing cultivation operations on the property prior to January 1, 2016. The cultivation area, type, status, and zoning of the parcel are consistent with the requirements for a Conditional Use Permit. The applicant will comply with all conditions of the CMMLUO, as specified in the recommended conditions of approval.</p>
<p>§314-55.4.8.10 Permit Limit</p>	<p>No more than four commercial cannabis activity permits may be issued to a single person.</p>	<p>According to records maintained by the Department, the applicant has not exceeded four commercial cannabis permits.</p>
<p>§314-55.4.9.1 Accessory Processing</p>	<p>Processing for cultivation requiring a Special Permit or Use Permit will be considered in the Use Permit application.</p>	<p>Drying of cannabis occurs on the subject parcel in a 1,200 square foot shop. All other processing activities will occur at an off-site licensed processing facility.</p>
<p>§314-55.4.10 Application Requirements</p>	<p>Identifies the Information Required for All Applications.</p>	<p>Attachment 3 identifies the information submitted with the application. Contents of the application are on file. All outstanding items are included as conditions of approval.</p>
<p>§314-55.4.11 Performance Standards</p>	<p>Identifies the Performance Standards for Cannabis Cultivation Activities.</p>	<p>All the applicable performance standards are included as Conditions of project approval. They are required to be met throughout the timeframe of the permit.</p>
<p>§314-55.4.11.c Performance Standards-Water</p>	<p>Compliance with all statutes, regulations and requirements of the California State Water Resources Control Board, Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or</p>	<p>The applicant estimates 288,000 gallons of water is required for two cultivation cycles. The water source for irrigation is a permitted on-site well (16/17-0271) and there is over 1 million gallons of water storage on the parcel. According to the Well Completion Report (see Attachment 4), the well was drilled to a depth of 160 feet through sandstone and layered basalt. The well is also located approximately 1.55 miles north</p>

	<p>other applicable permit, license, or registration.</p>	<p>from the South Fork Eel River Because the well appears to be hydrologically disconnected from surface waters, the applicant is not required to obtain appropriative rights from the State Water Resources Control Board. However, Conditions of approval require the applicant to monitor water use to show that sufficient water is produced by the well to support operations. The water use logs must be submitted to the Planning Department during the annual inspection. Should water from the well be insufficient to cover irrigation needs, the applicant will need to increase water storage to cover the deficiency or the cultivation area will be reduced.</p>
<p>§314-55.4.11.d Performance Standards- Setbacks</p>	<p>The area of cannabis cultivation and on-site processing shall be setback at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, public park, or tribal cultural resources (TCRs).</p>	<p>The site plan illustrates that all cannabis cultivation areas are set back at least 30 feet from property lines. The site plan notes, and review of aerial imagery verifies, that there are no schools, school bus stops, public parks, places of worship, or tribal cultural resources within 600 feet of the project site. Based on Tribal review there are no TCRs present on the site.</p>
<p>§314-55.4.11.o Performance Standards- Generator Noise</p>	<p>The noise produced by a generator used for cannabis cultivation shall not be audible by humans from neighboring residences. The combined decibel level for all noise sources, including generators, at the property line shall be no more than 60 decibels. Where applicable, sound levels must also show that they will not result in the harassment of Marbled Murrelet or Spotted Owl species, when generator use is to occur in the vicinity of potential habitat. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service.</p>	<p>According to the California Natural Diversity Database (CNDDDB), the mapped species of concern on the subject parcel are the obscure bumble bee and the foothill yellow-legged frog. The project is within 1.62 miles northeast of a known Northern Spotted Owl Activity Center and an NSO sighting was mapped 1.16 miles west from the project site in 2003. There is also Marbled murrelet habitat mapped approximately 1.03 miles south of the project site. The subject project is not located in an area that requires special noise attenuation measures. Power is supplied by two portable Honda 2000w generators. All generators on the parcel are secured in secondary containment in order to ensure noise levels do not exceed over 60 decibels. Any generators, fans, and dehumidifiers used in the cultivation operation will be conditioned to operate at less than 50</p>

		dB at 100-foot from the noise source or edge of habitat, whichever is closer.
§314-55.4.17 Sunset Date	No application for any Use Permit pursuant to the CMMLUO shall be processed for issuance or approval that is received after December 31, 2016.	The applicant filed the application on December 28, 2016.

4. Public Health, Safety, and Welfare: The following table identifies the evidence which supports finding that the proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity and will not adversely impact the environment.

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

5. Residential Density Target: The following table identifies the evidence which supports finding that the proposed project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
312-17.1.5 Housing Element Densities	The proposed development shall not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.	As discussed above the property was not included in the 2014 Housing Inventory because of the land use designation and zoning. The project is in conformance with the standards in the Housing Element.

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

As lead agency, the Department prepared an Addendum to the previously adopted Mitigated Negative Declaration (MND) (State Clearinghouse # 2015102005) prepared for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) and adopted by the County Board of

Supervisors January 26, 2015. The MND prepared for the CMMLUO established that the environmental effects of existing cultivation operations would be reduced from the baseline impacts through the regulations applied by the CMMLUO. The proposed project is consistent with all regulations within the CMMLUO and all mitigation measures of the MND. The project is for the approval of an existing cultivation site, for ancillary structures, and for two points of diversion. The environmental document on file include detailed discussions of all the relevant environmental issues.

ATTACHMENT 3
CEQA Addendum

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

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

APN 214-231-011, 422 Wood Ranch Road, Redway, County of Humboldt

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

May 2020

Background

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

The modified project involves a Conditional Use Permit (CUP) for an existing 13,860 square feet of outdoor cannabis cultivation. There will be two cultivation cycles per year. A light deprivation cycle will be harvested in August. The second harvest cycle occurs in October. Propagation will occur in a 20'x60' greenhouse. The applicant estimates 288,000 gallons of water is required for two cultivation cycles. Water is sourced from a permitted on-site well (16/17-0271) and there is over 1 million gallons of water storage on the parcel. Water for irrigation is sourced from a permitted well (16/17-0271). The water is pumped from the well into seven storage tanks: two (2) 2,500-gallon, two (2) 3,000 gallon, and three (3) 550-gallon tanks totaling 12,650 gallons of available water storage. There will also be a rainwater catchment pond used as water storage with a capacity of over 1 million gallons. Processing such as drying and curing, will occur in a 30'x40' (1,200 square feet) shop. Further processing such as trimming will occur off-site by a licensed third-party processor. Jade Hass's farm is an owner-family-operated farm. There will be 2-3 family members working. Power is sourced from two Honda 2000w generators.

According to the Relocation Plan prepared by Timberland Resource Consultants dated July 19, 2019 (see Attachment 4), two cultivation sites in the southern portion of the parcel were decommissioned and relocated due to the proximity of a Class III water feature. The applicant is proposing to restore the decommissioned sites (see Site Management Plan in Attachment 4). However, based on the Relocation Plan, the cultivation that was relocated is in an environmentally superior location with slopes less than 15% and sufficiently setback from watercourses/drainage features.

According to the California Natural Diversity Database (CNDDB), the mapped species of concern on the subject parcel are the obscure bumble bee and the foothill yellow-legged frog. The project is within 1.62 miles northeast of a known Northern Spotted Owl Activity Center and an NSO sighting was mapped 1.16 miles west from the project site in 2003. There is also Marbled murrelet habitat mapped approximately 1.03 miles south of the project site.

A Cultural Resources Investigation report was prepared by Arsenault & Associates for APN 214-231-011, dated March 3, 2020. The report concluded that there were cultural resources identified in the study area, the resources are situated outside of the subject project's area of direct impact and will not be disturbed. The report also concluded that the existing developments have not result in any adverse change to cultural resources. If engineering plans change, and additional ground disturbing actions become necessary, then the cultural resources investigation will need to be revised.

The modified project is consistent with the adopted MND for the CMMLUO because it complies with all standards of the CMMLUO which were intended to mitigate for impacts of existing cultivation. These include compliance with noise and light standards to limit disturbance to wildlife,

relocation of historic cultivation areas within Streamside Management Areas (SMAs), and proper storage of fertilizers and soil amendments.

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

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

Summary of Significant Project Effects and Mitigation Recommended

No changes are proposed for the original MND recommended mitigations. The proposal to authorize an existing Conditional Use Permit for the continued operation of an existing cannabis cultivation site consisting of 13,860 square feet of existing outdoor cannabis cultivation, on-site drying, relocation of cannabis to an environmentally superior location on the subject parcel, and minor improvements necessary to bring the operation into compliance with the CMMLUO is fully consistent with the impacts identified and adequately mitigated in the original MND. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the MND.

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

- Operation Plan and Relocation Plan, prepared by Timberland Resource Consultants, dated April 10, 2020
- Road Evaluation Report for Jade Hass, prepared by Timberland Resource Consultants, dated July 19, 2019
- Site Plan, prepared by Timberland Resource Consultants, dated April 10, 2020

- Site Management Plan, prepared by Timberland Resource Consultants, dated June 11, 2019
- Cultural Resources Investigation, prepared by Arsenault & Associates, dated March 3, 2020

Other CEQA Considerations

Staff suggests no changes for the revised project.

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

See Purpose statement above.

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

FINDINGS

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

CONCLUSION

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

ATTACHMENT 4

Applicant's Evidence in Support of the Required Findings

Attachment 4 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

1. The name, contact address and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (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 $\frac{1}{4}$ mile (1,320 ft.) of a school, school bus stop, church or other place of religious worship, public park, or Tribal Cultural Resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (Attached)
4. A cultivation and operations plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; and proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel, and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season. (Attached)
5. Copy of the statement of water diversion, or other permit, license or registration filed with the State Water Resources Control Board, Division of Water Rights, if applicable. (Not applicable)
6. Description of water source, storage, irrigation plan, and projected water usage. (Attached – operations plan)
7. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Control Board demonstrating enrollment in Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (On file – enrollment documents)
8. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the Department of Fish & Wildlife. (Not applicable)
9. If the source of water is a well, a copy of the County well permit, if available. (Attached)

10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (CAL-FIRE). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with CAL-FIRE. (Not applicable)
11. Consent for onsite inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
12. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in section 55.4.8.2.3, and plan for compliance with applicable Building Codes. (Not applicable)
13. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed will not support diversions for irrigation. (On file)
14. Acknowledge that the county reserves the right to engage with local Tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the Tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize or mitigate impacts to Tribal Cultural Resources, as defined herein. Examples include, but are not limited to: conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The county shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On file)
15. Road Evaluation Report for East Branch Road, prepared by applicant and dated July 19, 2019. (Attached)
16. Attachment for Commercial Medical Marijuana (CMM) Clearances/Permits. (On file)
17. Relocation Plan found within Operations Plan prepared by Timberland Resource Consultants dated April 10, 2020. (Attached)
18. Cultural Resources Investigation prepared by Arsenault & Associates, dated March 3, 2020. (On file)
19. Site Management Plan, prepared by Timberland Resource Consultants, dated June 11, 2019 (Attached Separately as Attachment 4.A)

20. Engineering-Geologic R-2 Soils Exploration Report, prepared by Lindberg Geologic Consulting, dated July 19, 2019. Attached Separately as Attachment 4.B

CMMLUO SITE/OPERATIONS OVERVIEW (APPS# 12600)

Special Permit: CUP 16-766

APN: 214-231-011

Project Description: The applicant is seeking a Conditional Use Permit under the Humboldt County CMMLUO to allow **continued outdoor cultivation up to 13,860 ft²** (see 11/07/2018 email confirming recognized cultivation area) and development of appurtenant support infrastructure/facilities on the subject parcel including a 1,200 ft² propagation facility measuring 20'x 60'.

The applicant acknowledges that the commercial cannabis activity approval being sought under the aforementioned permit application, pursuant to CMMLUO, 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 special permit and, may also require site inspections by personnel from various governmental agencies.

If development and/or activities on the subject parcel are determined, for some reason, to be out of compliance with any applicable State or County code, regulation or policy, a compliance agreement can be formulated between the applicant and relevant agency or agencies which includes a compliance timeline whereby operations may continue under a "Provisional Clearance or Permit" and corrective action is initiated to achieve compliance under agreed upon terms.

Parcel Information: The subject parcel (APN: 214-231-011) is approximately 165 acres, zoned AE;TPZ with Timberland framework designation. The assigned site address is: 422 Wood Ranch Road, Redway, CA.

Topography/Landscape: The subject parcel is situated on a sloped hillside with a mix of open grasslands and hardwoods

Surface Water Features: Class II watercourses occur at various locations on the parcel and there is a pond.

Roads/Stream Crossings/Easements: The subject parcel is located on Wood Ranch Road.

Interior road conditions including stream crossings were assessed in the development of a site -specific Water Resources Protection Plan (WRPP) completed by Timberland Resource Consultants January 2017. The WRPP prescribes corrective measures to upgrade specific road deficiencies identified and sets a time frame in which to complete work. Work prescribed in the WRPP does not preclude the need for roads and associated features to comply with applicable state and county requirements germane to the aforementioned permit application.

A current Site Management Plan is also included with this submission in accordance with SWRCB Order WQ 2017-0023 DWQ which addresses interior road conditions and stream crossings and prescribes corrective measures as needed.

Utilities: Electrical power is supplied from generators. Domestic wastewater is disposed of through a conventional gravity septic system serving the residence.

Water Supply: Water for Agriculture is provided from a permitted well (permit # 16/17-0271) and domestic water is sourced from a spring/surface diversion.

A Lake and Streambed Alteration Agreement with CDFW, as well as an Initial Statement of Water Diversion with DWR has been filed for the surface diversion. The applicant shall adhere to terms and conditions set forth in finalized agreements.

Water Storage: Currently, water is stored in hard plastic tanks with the following capacities:

(2)-2,500 gallon

(2)-3,000 gallon

(3)-550 gallon

12,650 gallons and a reserve pond, as back-up for the well, with an approximate 1 million gallon storage capacity.

Cultivation Areas: Pre-2016 Cultivation Area Verification is demonstrated from three (3) 2015 TerraServer images attached with an email from the County Planning Division dated 11/07/2018. The email and images are included with this submission.

The following three (3) 2015 TerraServer images show a total of 15,810 ft² outdoor cultivation.

CA 1: 1,100 ft² outdoor + 1,250 ft² greenhouse = 2,350 ft²

CA 2: 9,600 ft² outdoor + 1,460 ft² greenhouse = 11,060 ft²

CA 3: 2,400 ft² greenhouse

As mentioned previously, the current proposal is for **13,860 ft²** of outdoor cultivation in accordance with the aforementioned 11/07/2018 email.

The proposed square footage (**13,860 ft²**) is less than the area (15,810 ft²) identified in the three (3) TerraServer images. Some cultivation areas shown in the images will be reduced in size and, a portion of the proposed square footage will be relocated from certain areas indicated in the images to **environmentally superior** locations.

A summary of reduced/adjusted cultivation area locations (referencing 2015 TerraServer images) follows:

CA 1: cultivation reduced to **970 ft²**; to achieve setback requirement to a Class II watercourse.

CA 2: 9,600 ft² outdoor + 1,460 ft² greenhouse = 11,060 ft² identified in 2015 image.

The southern-most cultivation area (approximately 8,000 ft²) was decommissioned as it was too close to Class III drainage features. An additional 1,664 ft² was decommissioned/relocated from cultivation areas shown in the **CA 2** image - leaving **1,396 ft²** remaining of the initial 11,060 ft². The remaining **1,396 ft²** is located NW of the residence (16' x 56' greenhouse and 500 ft² of full-term outdoor cultivation).

The **relocated square footage** ($11,060 \text{ ft}^2 - 1,396 \text{ ft}^2 = 9,664 \text{ ft}^2$) from CA 2 has been distributed amongst two different areas.

The majority of the relocated cultivation (**8,000 ft²**) was placed at an *environmentally superior* location approximately 800 feet NW of the area shown on the CA 2 2015 TerraServer image. This site is a gently sloped natural clearing sufficiently setback from watercourse/drainage features.

The remaining square footage – **1,664 ft²**, is located approximately 150 feet NE of the initial cultivation area.



The image above shows the relocation sites for decommissioned areas from the *2015 TerraServer CA 2* image which identified $11,060 \text{ ft}^2$ of total cultivation. A small **36 ft²** allotment from the area identified in the *2015 TerraServer CA 3* image makes up part of the $1,700 \text{ ft}^2$ area in the image above. Of the initial $11,060 \text{ ft}^2$ identified in the *2015 TerraServer CA 2* image, $1,396 \text{ ft}^2$ remains in place.

Proposed cultivation reduces square footage at CA 3 from $2,400 \text{ ft}^2$ to **$1,792 \text{ ft}^2$** (two greenhouses measuring $16' \times 56'$).

The total square footage described above equates to **$13,858 \text{ ft}^2$** .

A $1,200 \text{ ft}^2$ propagation facility measuring $20' \times 60'$ is proposed (see site plan).

Please note: the (4) greenhouses measuring $20' \times 100'$ ($8,000 \text{ ft}^2$) are located at an *environmentally superior* site compared to southern-most decommissioned cultivation area (*2015 CA 2* image). As mentioned previously, the relocated cultivation area was in close proximity to Class III drainage features. The site selected for relocation is approximately 800 feet north west of the decommissioned area on

natural ground slopes less than 15 percent. The greenhouses were set in a natural clearing such that no tree removal occurred and all watercourse setbacks are exceeded.

Proposed cultivation areas and surrounding ground surfaces were evaluated in the development of a site-specific Water Resources Protection Plan (WRPP) and a recently completed Site Management Plan. The plans prescribe corrective measures to address conditions which may adversely impact water resources and contains a timeline in which to achieve compliance with RWQCB Order No.2015-0023 and WQ 2017-0023-DWQ General Waste Discharge Requirements. Corrective measures prescribed in the plans 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 peak monthly water demand projected to maintain plants during the warmest months is 59,000 gallons per month. The “Monthly Water Use” table below shows water use during the grow season. Totalizing flow meters shall be incorporated into the irrigation system enabling accurate monitoring and recording of water usage in compliance with applicable regulations.

There is no agricultural water use during the months not shown

	<i>13,860 ft² Cultivation</i>	<i>Plant Stage</i>	<i>Total Gallons</i>
April	24,000	start	24,000
May	38,000	veg	38,000
June	50,000	veg	50,000
July	59,000	Veg/flwr	59,000
August	59,000	veg	59,000
September	44,000	veg	44,000
October	15,000	flwr	14,000

Irrigation Method(s): Irrigation is accomplished by use of conventional garden hoses. Mulch is carefully placed as a top dressing to optimize soil water retention.

Irrigation Runoff/Erosion control: The use of carefully applied hand watering precludes the occurrence of unattended water discharge. In the unlikely event that residual discharge did occur it would contact permeable soil on nearly level ground in and around cultivation areas and be rapidly absorbed.

Movement or runoff of any irrigation solution away from the point of ground contact is very unlikely. The ground surface in and around cultivation areas is proactively managed year-round to prevent any unwanted migration of entrained constituents such as fine sediment, fertilizer or other organic particles

Watershed Protection: The Cultivation Areas on the subject parcel meet applicable setback requirements to watercourses, riparian zones or wetlands (see site plan). The applicant ensures BMP’s related to storage, use and disposal of cultivation related materials/products in and around cultivation areas are in use at all times. This includes limiting cultivation activities to the immediate area where cultivation occurs and keeping products/materials securely confined so spreading due to weather or pests does not occur. Watershed protection will be ensured by adherence to measures prescribed in the Water Resources Protection Plan and Site Management Plan developed specifically for this parcel

State Water Board enrollees are required to 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>	

Additionally, participants ensure that 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.

The use of generators is seasonal and limited to harvest times and occasional auxiliary uses. There are two small portable Honda 2000 generators occasionally used at locations no closer than 200 feet to any neighboring property line; they are expected to be less than 15 dB(A) at the nearest property line given the distance specified above and a 59 db(A) rating at full load; additional sound attenuation is expected through areas populated with trees.

Light Spillage is prevented by careful placement of black-out tarps if lights are on anytime between dawn and dusk. The use of supplemental lighting in the cultivation operation is limited to a 3 week period in the beginning of May during which time low watt fluorescent bulbs are used for 2-3 hours. The bulbs come 10/per string and a total of 5 strings are used resulting in a total of 50 bulbs.

Fertilizers/Amendments/Regulated Products:

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

Two portable Honda 2000w generators, fans, dehumidifiers, heater

Describe equipment service and maintenance; including where it is done

Generators are taken off site for servicing at Humboldt Motorsports.

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

Fuel used in generators is brought to the site as needed, 5-10 gallon canisters, spill proof containers are used. Any stored fuel is kept inside the shop.

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

Cleaners and solvents are not stored onsite

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

Indicate the amount normally stored and how/where they are stored. The fertilizers/amendments listed below are used at the start of the grow season; only quantities needed are purchased and brought to the site. Annual reporting of fertilizer/amendment use is required under RWQCB Order No. R1-2015-0023 and the data is provided on page 4, Appendix C (RWQCB Order No. R1-2015-0023).

Mixing of the products listed below takes place only within a small area near cultivation sites and the products are kept protected from accidental spillage or disturbance from wildlife while mixing takes place. If any leftover product remains it will be kept in original packaging and be stored on shelves inside of the shop.

Product	Quantity
Maxsea 16-16-16	3 gallons
Maxsea 2-20-20	3 gallons
Vitamin B1	3 gallons
Superthrive	3 gallons
Roots Excelurator	3 gallons
Cal-Mag	5 gallons
ORCA liquid mychorizae	1 gallons
Molasses	3 gallons
Osmocote Classic 14-14-14	20 pounds
Bio marine	3 gallons
Liquid Karma	3 gallons

Neem oil is applied periodically to growing plants. Any Product not used at start-up is stored in the shop atop pallets or on shelves in original packaging with all labeling intact.

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.

Cultivation Related Wastes: Cultivation related wastes are sorted such that green waste 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 along with domestic garbage and hauled to an approved transfer station/disposal facility as needed. If it becomes necessary, exhausted soil will be removed from cultivation beds and carefully mixed and spread over native soils on level ground at select locations to initiate microbial reconditioning and prevent unwanted constituent migration. Spent growth medium containing inorganic substances such as perlite, will be stored in weatherproof containers and hauled to an approved waste facility as needed.

Human Waste: All operations are conducted by owner/applicant residing on the subject parcel. Restrooms within the residence are served by conventional septic systems and are easily accessed as needed.

Cultivation Operations/Practices: There are two cultivation cycles completed in the grow season with the first harvest occurring in July and the final harvest in October. During the first three weeks of April, young plants are provided supplemental lighting for 2-3 hours in the evening; blackout coverage is used to prevent any light spillage. The lighting consists of 5 strings of 7.5 watt LED bulbs; each string contains 10 bulbs which makes 50 the total of bulbs used. The bulbs are powered by a Honda 2000w generator.

	Cultivation Practices	Generator Hours/day	Lights On Hours/day
January	Winter Conditions – no activity		
February	Winter Conditions – no activity		
March	Initial site preparation/clean up		
April	Begin garden preparation and Establish young plants in greenhouses-evening light supplement, cover greenhouse to prevent light spillage	3	3
May	General Garden Care and site maintenance		
June	Transplant full term plants outdoors, maintain Dep plants in greenhouse etc., continue propagation		
July	Transplant 2 nd round Dep into greenhouse, maintain light dep. Ongoing maintenance of full term outdoor plants and site.		
August	Harvest/dry 1 st round dep plants; ongoing garden care/site maintenance, stake and trellis plants as needed.	11	Fans
September	Continue garden care and site maintenance		
October	2 nd Harvest plants – Dry etc.	11	Dehum
November	Clean up cultivation sites, winterize roads etc.		

Processing: The proposed cultivation and associated activity shall be carried out by the applicant/owner who resides on the subject parcel.

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 and immediately transferred to the shop 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 facilitate drying and maintain product quality control.

When plants have achieved optimal dryness, they will be removed from the drying area and brought to a licensed third party facility for further processing.

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.

Ample potable water for handwashing and restroom facilities are in close proximity to the shop. 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.

Security: Access to the subject parcel is obtained from private drives with metal locking gates.

State of California
Well Completion Report
WCR Form Submitted 11/14/2016
WCR2016-007855

Owner's Well Number 1 Date Work Began 11/04/2016 Date Work Ended 11/05/2016
Local Permit Agency Humboldt County Department of Health & Human Services - Land Use Program
Secondary Permit Agency _____ Permit Number 214-231-011 Permit Date 09/21/2016

Well Owner (must remain confidential pursuant to Water Code 13752)	Planned Use and Activity
	Activity <u>New Well</u> Planned Use <u>Water Supply Domestic</u>

Well Location			
Address <u>422 WOOD RANCH RD</u>		APN <u>214-231-011</u>	
City <u>REDWAY</u>	Zip <u>95560</u>	County <u>Humboldt</u>	Township <u>03 S</u>
Latitude _____ N	Longitude _____ W	Range <u>03 E</u>	Section <u>34</u>
Dec. Lat. <u>40.1631300</u>	Dec. Long. <u>-123.8219700</u>	Baseline Meridian <u>Humboldt</u>	Ground Surface Elevation <u>1309</u>
Vertical Datum _____	Horizontal Datum <u>WGS84</u>	Elevation Accuracy <u>10 Ft</u>	Elevation Determination Method <u>GPS</u>
Location Accuracy _____	Location Determination Method _____		

Borehole Information	
Orientation <u>Vertical</u>	Specify _____
Drilling Method <u>Direct Rotary</u>	Drilling Fluid <u>Bentonite</u>
Total Depth of Boring <u>160</u> Feet	Total Depth of Completed Well <u>150</u> Feet

Water Level and Yield of Completed Well	
Depth to first water <u>15</u> (Feet below surface)	Depth to Static _____
Water Level <u>5</u> (Feet)	Date Measured <u>11/05/2016</u>
Estimated Yield* _____	Test Type <u>Air Lift</u>
Test Length <u>5</u>	Total Drawdown <u>0</u> (Feet)
*May not be representative of a well's long term yield.	

Geologic Log - Free Form		
Depth from Surface	Feet to Feet	Description
0	15	TOP SOIL
15	120	WATER BEARING SAND STONE
120	160	WATER BEARING LAYERED BASALT W/ COARSE SAND

Casings										
Casing #	Depth from Surface Feet to Feet		Casing Type	Material	Casings Specifications	Wall Thickness (inches)	Outside Diameter (inches)	Screen Type	Slot Size if any (inches)	Description
1	0	20	Blank	PVC	OD: 6.625 in. SDR: 21 Thickness: 0.316 in.	0.316	6.625			
1	20	140	Screen	PVC	OD: 6.625 in. SDR: 21 Thickness: 0.316 in.	0.316	6.625	Milled Slots	32	.032 SLOT
1	140	150	Blank	PVC	OD: 6.625 in. SDR: 21 Thickness: 0.316 in.	0.316	6.625			W/ 6" CAP

Annular Material					
Depth from Surface Feet to Feet		Fill	Fill Type Details	Filter Pack Size	Description
0	20	Bentonite	Other Bentonite		
20	160	Filter Pack	Other Gravel Pack	3/8 PEA GRAVEL	

Other Observations:

Borehole Specifications		
Depth from Surface Feet to Feet		Borehole Diameter (inches)
0	160	10.63

Certification Statement			
I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief			
Name <u>VICS WELL DRILLING INC</u>			
Person, Firm or Corporation			
<u>3807 SIERRA HWY UNIT #6</u>	<u>ACTON</u>	<u>CA</u>	<u>93510</u>
Address	City	State	Zip
Signed <u><i>C/C/10</i></u>	<u>11/14/2016</u>	<u>886439</u>	
C-57 Licensed Water Well Contractor	Date Signed	C-57 License Number	

Attachments

JADE HASS APPROVED PERMIT.pdf - Permit

DRILLERS REPORT JADE HASS.docx - Other

JADE HASS PLOT 150' WELL.jpg - Location Map

DWR Use Only	
<input type="text"/>	
Site Number / State Well Number	
<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> N	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> W
Latitude Deg/Min/Sec	Longitude Deg/Min/Sec
TRS:	
APN:	

HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT



PART A: Part A may be completed by the applicant

Applicant Name: JADE HASS APN: 214-231-011

Planning & Building Department Case/File No.: APPS: 12600

Road Name: WOOD RANCH ROAD (complete a separate form for each road)

From Road (Cross street): REDWOOD Drive (cat 4)

To Road (Cross street): SUBJECT PARCEL

Length of road segment: 2.1 miles Date Inspected: 7-17-2019

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 Jade Hass 7/17/19 Date 7-17-2019

Name Printed Jade Hass

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.

Ranch Road



 7 min
2.1 miles

Wood Ranch Road

Redwood Hwy



RS1 – The beginning segment of Wood Ranch Road averaging 25' wide for approximately 200 yards.



RS2 – The road width through the first curve is 25 feet. The road width through the second curve 30 feet with a significant area to pull-out at the south portion of the curve. Coming out of the second curve – the road straightens somewhat for 200 yards and averages 20 feet wide



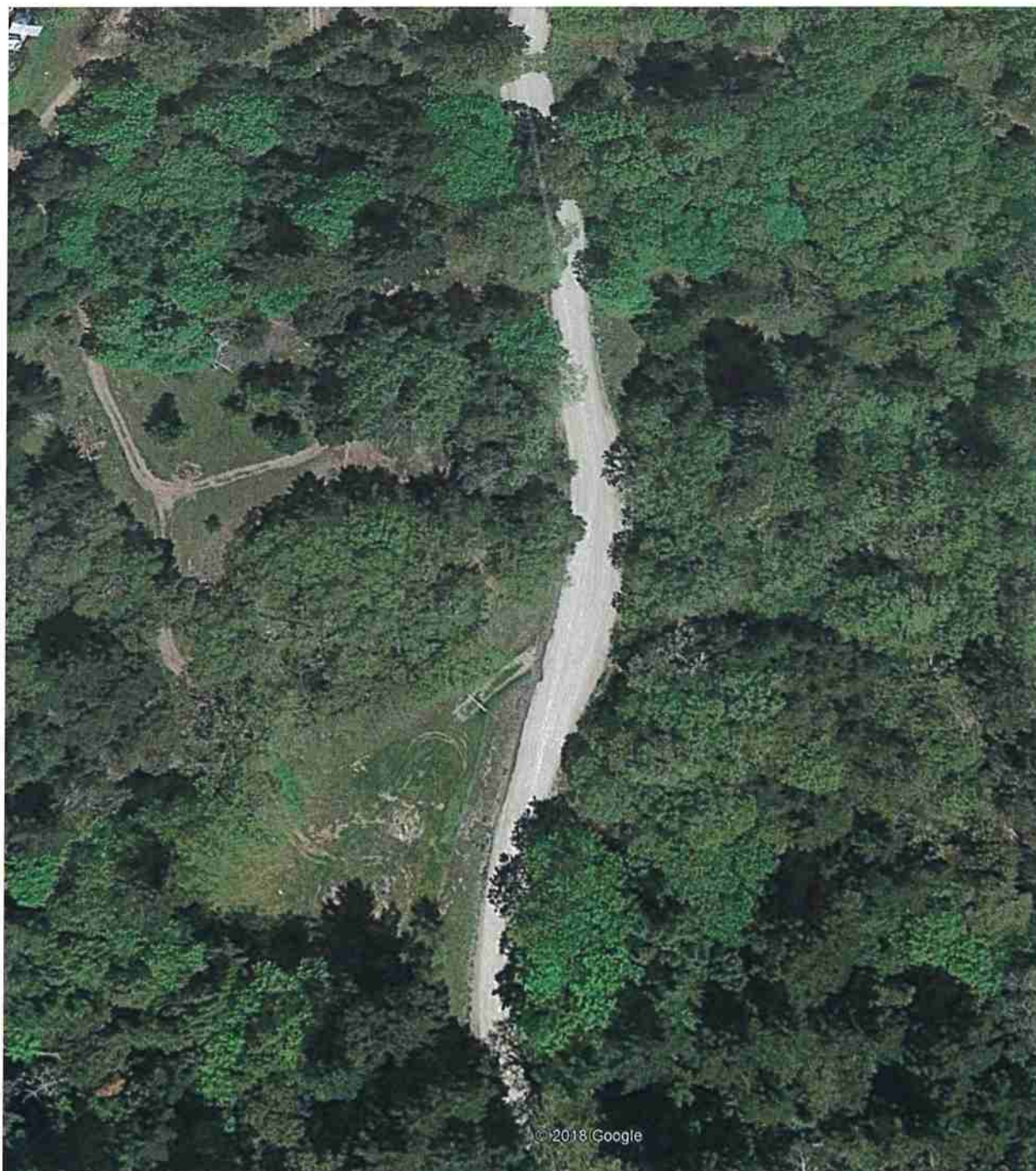
RS3 – The road width at this curve is 22 feet; there is significant pull-out area.



RS4 – Wood Ranch Road is 21 feet wide along this segment (the sharp curve is a private driveway).



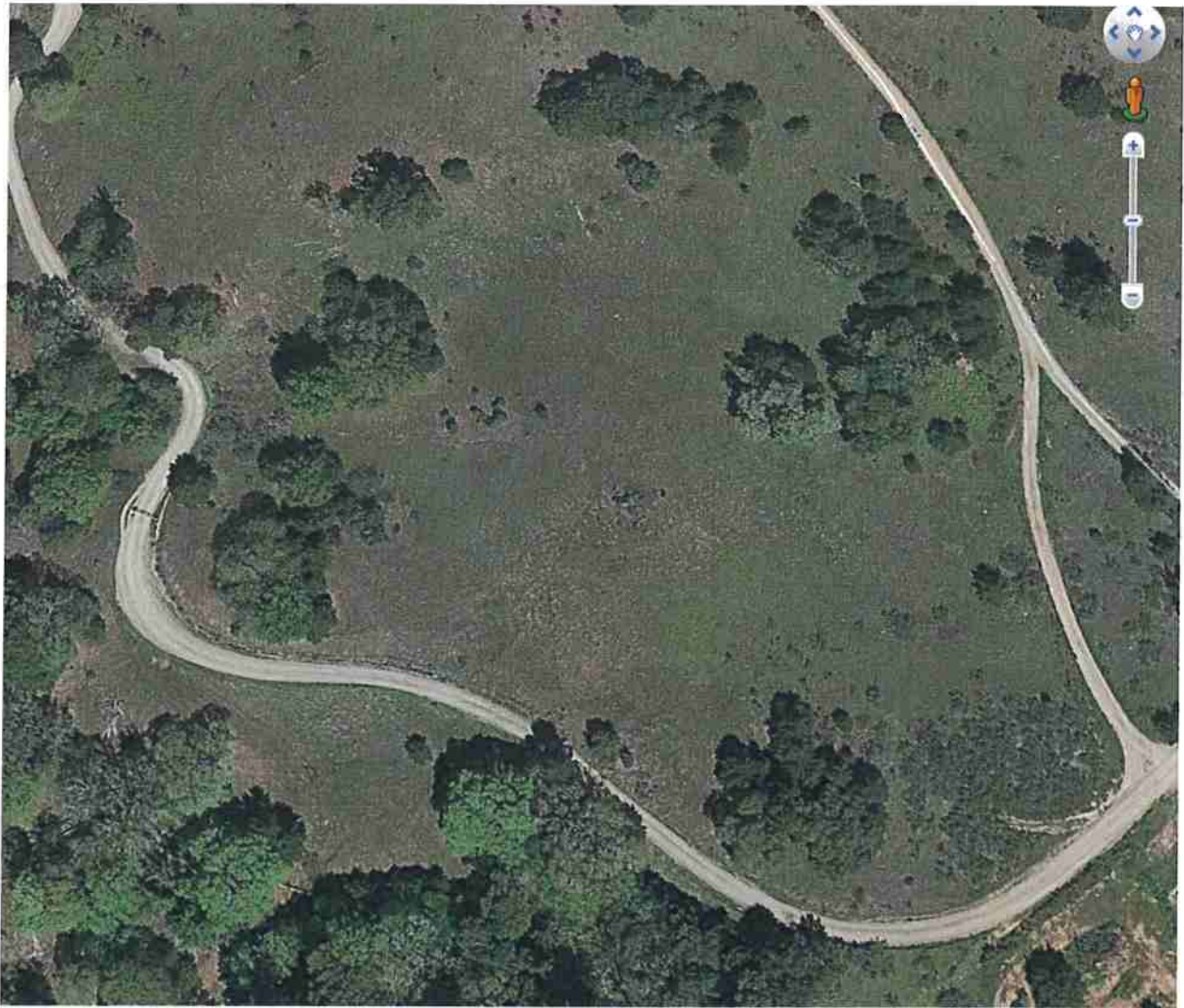
RS5 – The road width at this curve is 20 feet – there is a significant area to pull-out alongside this curve.



RS6 – The road width averages 20 feet through this segment with excessive shoulder pull-out area.



RS7- The road width averages 20 feet throughout this segment.



RS8 – The road segment entering the subject parcel APN: 214-231-011



ATTACHMENT 5

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

Referral Agency	Response	Recommendation	Location
Public Works/Land Use Division	✓	Approved	Attached
Division Environmental Health	✓	Conditional Approval	Attached
CAL FIRE	✓	Comments	Attached
NWIC	✓	Further study requested	On file with Planning
Bear River Band of the Rohnerville Rancheria	✓	Conditional approval – survey and Inadvertent Discovery Protocol	On file with Planning
Humboldt County Sheriff	✓	Comments	On file
Department of Fish & Wildlife		No Response-staff sent out an email requesting for comments on 4/10/2020	Attached
Building Inspection Division	✓	Conditional Approval	On file
Intertribal Sinkyone Wilderness Council		No response	
RWQCB		No response	
Humboldt County District Attorney		No response	
Humboldt County Ag Commissioner		No response	
Southern Humboldt Unified School District		No response	

From: [Alberts, Chris](#)
To: david.manthorne@wildlife.ca.gov
Subject: Application No. 12600- Referral Response to Comments APN 214-211-004
Date: Friday, April 10, 2020 12:54:00 PM
Attachments: [image001.png](#)

Good Afternoon David,

The subject application is getting close to the finish line. I am reaching out to you for any comments you may want to provide before a permit is issued for this project. The project was previously referred on 07/23/2019.

Thank You,



Christopher Alberts
Planner I
[Planning and Building Department](#)
County of Humboldt
(707) 268-3771



Please consider your environmental responsibility before printing this e-mail

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

The Department has no comment at this time.

Suggested conditions attached.

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

Recommend denial.

Other comments.

Date:

Name:

Forester Comments:

Date:

Name:

Battalion Chief Comments:

Summary:



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT
 MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
 AREA CODE 707

ON-LINE
 WEB: CO.HUMBOLDT.CA.US


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

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	287-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MANAGEMENT	445-7493	ROADS	445-7421

CLARK COMPLEX
 HARRIS & H ST., EUREKA
 FAX 445-7388
 LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Chris Alberts, Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer 

DATE: 09/30/2019

RE:

Applicant Name	JADE HASS
APN	214-231-011
APPS#	PLN-12600-CUP

The Department has reviewed the above project and has the following comments:

- The Department's recommended conditions of approval are attached as **Exhibit "A"**.
- Additional information identified on **Exhibit "B"** is required before the Department can review the project. **Please re-refer the project to the Department when all of the requested information has been provided.**
- Additional review is required by Planning & Building staff for the items on **Exhibit "C"**. **No re-refer is required.**
- Road Evaluation Reports(s)* are required; See **Exhibit "D"**.

Note: Prior to requesting an applicant to submit a road evaluation report, verify if the project is exempt from meeting road system performance standards under CCLUO v2.0 sections 313-55.4.6.5.1 and 314-55.4.6.5.1, even if this box is checked.

No re-refer is required.

*Note: Exhibits are attached as necessary.

Additional comments/notes:

Applicant has submitted a road evaluation report for Wood Ranch Road, dated 07/17/19, with Part A –Box 2 checked, certifying that the road is equivalent to a road Category 4 standard.

Road evaluation appears to have either combined two roads into one road evaluation report or have not provided a separate evaluation report for Eel River Camp Road. Eel River Camp Road is a paved non-County maintained road with a painted centerline.

// END //