

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

Resolution Number 24-082

Record Number PLN-11638-CUP, PLN-11642-ZCC, PLN-11643-CUP

Assessor's Parcel Numbers (APN) 223-061-003, 223-061-038, 223-061-039, 223-061-043, 223-061-046, 223-073-004 and 223-073-005

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Conditional Use Permits, Special Permits and Zoning Clearance Certificate for The Hills, LLC and Shadow Light Ranch, LLC.

WHEREAS, The Hill, LLC and Shadow Light Ranch, LLC submitted an application for two Conditional Use Permits, a Zoning Clearance Certificate, and two Special Permits, for a combined project involving 60,940 square feet of pre-existing cannabis cultivation, a commercial cannabis processing facility, a wholesale nursery, and employee housing; and

WHEREAS, on November 7, 2024, the Planning Commission continued the project's review of the Conditional Use Permits, Special Permits and Zoning Clearance Certificate applications and the Mitigated Negative Declaration, to the November 21, 2024, meeting; and

WHEREAS, the Planning Commission held a public hearing on November 21, 2024 and reviewed, considered, and discussed the application and Conditional Use Permits, Special Permits and Zoning Clearance Certificate applications and the Mitigated Negative Declaration, and considered all public testimony and evidence presented at the hearing; and

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

- 1. FINDING:** **Project Description:** Two Conditional Use Permits (CUP) and a Zoning Clearance Certificate (ZCC) for continued cannabis cultivation on the project site and two Special Permits (SP) for commercial cannabis processing and a wholesale nursery in accordance with the County's Commercial Medical Land Use Ordinance (CMMLUO). The commercial cultivation activities seeking to be permitted are 60,940 square feet of pre-existing commercial cannabis, 50,940 square feet of which is outdoor and light deprivation outdoor cultivation and 10,000 of which is mixed-light cultivation. The project includes approving the pre-existing cultivation areas in addition to the

relocation and consolidation of existing cultivation areas to environmentally superior locations, with the remediation of the retired cultivation areas. Consolidation and remediation of historic cultivation areas and implementation of State and local cannabis regulations (e.g. DCC, CDFW, NCRWCB, SWRCB, and County of Humboldt) are intended to improve site conditions from baseline conditions. New development activities associated with this project include greenhouses for existing and relocated cultivation areas, the proposed 10,080 square foot wholesale nursery, which will also support on-site operations, a warehouse processing facility with support office space that would total up to 13,472 square feet, and employee housing of up to approximately 5,184 square feet. Water for irrigation purposes is from an existing permitted groundwater well to be supplemented by rainwater catchment. Water for domestic purposes is from an existing spring. On-site power is currently provided by generators and solar and PG&E power is proposed.

In addition to the cultivation operation, wholesale nursery, processing, operations and employee housing, the proposed project also includes decommissioning and restoration of three (3) existing on-site ponds. Additional project components include obtaining required agency permits through the California Department of Fish and Wildlife (CDFW) and North Coast Regional Water Quality Control Board (NCRWQCB) for drainage improvements completed without the benefit of State agency review. These actions are proposed to satisfy requirements associated with the December 2023 Stipulated Judgement from the Superior Court of California Case No. CV2001113.

EVIDENCE: a) Project File: PLN-11638-CUP, PLN-11642-ZCC, PLN-11643-CUP

2. FINDING: **CEQA** - The Project has been reviewed for potential environmental effects in conformance with the California Environmental Quality Act and the public review provisions of CEQA have been satisfied.

EVIDENCE: a) Humboldt County prepared a Mitigated Negative Declaration to evaluate environmental impacts associated with the proposed project.

- b) The Mitigated Negative Declaration (IS/MND) was circulated from September 19, 2024, to October 18, 2024.
- c) The IS/MND included twelve mitigation measures which have been incorporated into a Mitigation Monitoring and Reporting Plan which is being adopted as part of the project.
- d) Pursuant to AB52 under the California Environmental Quality Act, formal consultation was offered to the Bear River Band of the Rohnerville Rancheria. No consultation was requested in response to this AB52 referral outreach.

3. FINDING: ENVIRONMENTAL IMPACTS FOUND TO BE LESS THAN SIGNIFICANT-NO MITIGATION REQUIRED. The following impacts have been found to be less than significant and mitigation is not required to reduce project related impacts: Aesthetics, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Wildfire

EVIDENCE:

- a) There is no evidence of an impact to any of the above reference potential impact areas based on the project as proposed at this proposed location.
- b) Initial Study and Mitigated Negative Declaration circulated from September 19, 2024, to October 18, 2024.

4. FINDING: ENVIRONMENTAL IMPACTS MITIGATED TO LESS THAN SIGNIFICANT
 – The Initial Study identified potentially significant impacts to Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Energy, Noise, Tribal Cultural Resources, and Mandatory Findings of Significance which could result from the project as originally submitted. Mitigation Measures have been required to ensure potential impacts are limited to a less than significant level.

EVIDENCE:

- a) **Agriculture and Forestry Resources:** Potentially significant impacts will be mitigated to a less than significant level with the implementation of the following mitigation measures for agriculture and forestry resources:

AFR-1 Oak Woodland Restoration and Replacement

Through incorporation of the above referenced mitigation measure, impacts to forestry resources that have occurred as a result of the proposed project will be mitigated to a less than significant level.

- b) **Biological Resources:** Potentially significant impacts will be mitigated to a less than significant level with the implementation of the following mitigation measures for biological resources:

BIO-1 Avoid and minimize Impacts to Native Amphibians

BIO-2 Nesting Bird Pre-construction Surveys

BIO-3 Responsible Use of Plastic Netting

BIO-4 No Rodenticides

BIO-5 Invasive Species removal

BIO-6 Wetland Restoration

Through incorporation of the above referenced mitigation measures, impacts to biological resources will be avoided during project construction and operation.

- c) **Cultural Resources & Tribal Cultural Resources:** Potentially significant impacts will be mitigated to a less than significant level with the implementation of the following mitigation measures for Cultural Resources and Tribal Cultural Resources:

CUL-1 Avoid Archaeological Site WRA #1

CUL-2 Inadvertent Discovery of Cultural Resources

By requiring monitoring for cultural resource discovery during future ground disturbance, potential impacts to these resources can be avoided.

- d) **Energy:** Potentially significant impacts will be mitigated to a less than significant level with the implementation of the following mitigation measures for Energy:

ENE-1 Generator Use

ENE-2 Generator Use

Through incorporation of the above referenced mitigation measures, impacts from inefficient use of energy will be mitigated to a less than significant level.

- e) **Noise:** Potentially significant impacts will be mitigated to a less than significant level with the implementation of the following mitigation measures for Noise:

NOI-1 Construction Related Noise

Through incorporation of the above referenced mitigation measure, impacts from noise on sensitive receptors will be less than significant.

- f) **Mandatory Findings of Significance:** Potentially significant impacts will be mitigated to a less than significant level with the implementation of all of the above referenced mitigation measures addressing the Mandatory Findings of Significance.

Through incorporation of the twelve mitigation measures included, impacts concerning Mandatory Findings of Significance will be avoided during future remediation, restoration, development, and operation of the site.

5. FINDING:

CEQA Public Comments: There have been comments from the North Coast Regional Water Quality Control Board (NCRWQCB) as well as the California Department of Cannabis Control (DCC). Comments from some members of the public were also received.

EVIDENCE:

- a) Comments from the NCRWQCB indicate that the final restoration plan has not yet received final approval from state agencies, and that the Site Management Plan needs to be updated. NCRWQCB comments indicate that none of the mitigation should need to be changed. The comment regarding the Site Management Plan is addressed through condition of approval A6.
- b) Comments from the Department of Cannabis Control primarily concern recommendations for inclusion or reiteration of information and references that are already found in the IS/MND or are required by state law. Their comments have been considered and do not change the conclusions reached in the Mitigated Negative Declaration.
- c) Comments from the public are related to the use of water and the use of Wallan Road. These comments are addressed in the ISMND and through conditions of approval.

6. FINDING: **Mitigation Monitoring and Reporting Program:** A Mitigation Monitoring and Reporting Program has been prepared in accordance with Section 15097 of the CEQA Guidelines.

EVIDENCE: a) Mitigation Monitoring and Reporting Program included as Attachment 1B.

FINDINGS FOR CONDITIONAL USE PERMITS AND SPECIAL PERMIT

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

EVIDENCE: a) The Applicant is proposing to continue an existing commercial cannabis cultivation operation occurring on lands designated as Agriculture General. General and intensive agriculture are allowable use types for these designations. The project is, therefore, consistent with the AG designation. The project is consistent with the Open Space Plan because the proposed project is consistent with the allowable uses of the Land Use Designations. The proposed cannabis cultivation and accessory support facilities are for an agricultural product, which is within land planned for agricultural purposes, and therefore consistent with the use of Open Space land for management production of resources.

8. FINDING: The proposed development is consistent with the purposes of the existing AE and TPZ zones in which the site is located.

EVIDENCE: a) All of the proposed cannabis activities will be taking place within the AE zoned portions of the property. The proposed cannabis cultivation is specifically allowed with Conditional Use Permit in this zoning district and under Section 314-55.4.8.2.2 of the CMMLUO. The proposed wholesale nursery and processing facilities are allowed under Section 314-55.4.8.4 and 314-55.4.8.7 of the CMMLUO.

b) Humboldt County Code Section 314-55.4.8.2.2 allows cultivation of up to 43,560 square feet of outdoor cannabis cultivation and up to 22,000 square feet of existing mixed-light cultivation on AE zoned parcels over 1 acre in size. The proposed action is two Conditional Use Permits for 60,940 square feet of existing mixed-light cultivation on two legal parcels, each of which is a minimum of 160 acres in size. A review of Google Earth imagery and meetings with the applicant found the 60,940 square feet of cultivation was in existence 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.

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

- EVIDENCE:**
- a) The parcels of land are three separate legal parcels as concluded by the Determination of Status (DS) 16-018 approved on September 7, 2016. There is no evidence indicating there have been any subsequent acts to merge or divide these parcels. Therefore, the subject parcels were lawfully created in its current configuration and can be developed as proposed.
 - b) The CMMLUO a allows for existing cannabis cultivation to be permitted in areas zoned AE and TPZ. While the property is zoned both AE and TPZ, all proposed cultivation areas are zoned AE.
 - c) Based on a review of aerial imagery and referral agency comments, the cultivation area conforms to the 600-foot setback for schools, school bus stops, parks, or places of religious worship. The cultural study prepared for the project indicated that the cultivation areas were over 600 feet away from any significant cultural resources. There is mitigation that will occur within 600 feet of cultural resources however no cannabis activity is proposed or will occur.
 - d) The project will obtain water for irrigation and support activities through a combination of a groundwater well and rainwater catchment, both of which are eligible water sources under the CMMLUO.
 - e) There are two accessways to the site. One, through Wallan Road, is a publicly maintained roadway which the Department of public Works has stated is functionally equivalent to a road category 4. The other access is from Flat Rock Road and Buck Mountain Road. This access has been reviewed by a registered engineer and found to be the equivalent of a road category 4.

10. FINDING: The continued cultivation of 60,940 square feet of existing cannabis cultivation and the new cannabis wholesale nursery and processing facility and the conditions under which it may be operated or

maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

- EVIDENCE:**
- a) The roads providing access to the site have been found to be adequate to safely accommodate the amount of traffic generated by the project.
 - b) The site is in a rural part of the County where the typical parcel size is over 40 acres and many of the land holdings are very large. The proposed cannabis will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park, or other use which may be sensitive to cannabis cultivation. Approving cultivation on this site and the other sites which have been approved or are in the application process will not change the character of the area due to the large parcel sizes in the area.
 - c) Provisions have been made in the applicant's proposal and conditions added to the project to protect water quality and thus runoff to adjacent property and infiltration of water to groundwater resources will not be affected.
 - d) The project is conditioned to require all heavy equipment and larger vehicles with trailer traffic to avoid Wallan Road, which will ensure that there are no adverse impacts to the quality of life from residents on Wallan Road.

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

- EVIDENCE:**
- a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element but does have the potential to support one housing unit. The approval of cannabis cultivation on this parcel will not conflict with the ability for a residence to be permitted on this parcel.

12. FINDING: The proposed use will not impair the continued agricultural use on the subject property or on adjacent lands or the economic viability of agricultural operations on the site.

EVIDENCE: a) The proposed use is an agricultural use. All accessory support facilities that are proposed will help to support the on-site cultivation of cannabis, which is an agricultural product.

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

EVIDENCE: a) The project site is in the South Fork Eel River Planning Watershed, which under Resolution 18-43 is limited to 730 permits and 251 acres of cultivation. With the approval of the project the total approved permits in this Planning Watershed would be 305 permits and the total approved acres would be approximately 89 acres of cultivation.

14. FINDING: The use of the well for irrigation purposes will not have any adverse impacts on any public trust resources.

EVIDENCE: a) The well is approximately 1,860 feet northeast of the nearest mapped blue line stream, which is a tributary to Bear Canyon Creek, which feeds into the South Fork of the Eel River and the well is at least 2,000 feet from any other mapped perennial streams. The South Fork of the Eel River provides important public trust resources such as habitat for fisheries, including winter and summer run steelhead trout, and substantial recreational opportunities for swimming, paddling and boating. The elevation of the nearest perennial watercourse is approximately 1,000 feet above sea level, which is nearly 300 feet below the bottom of the screened interval of the well. Based on the distance and the elevation difference between the screened interval of the well and the nearest perennial watercourse, it appears unlikely that the well would have any direct hydraulic connection to these watercourses. The applicant provided an assessment of the well [Hydrologic Isolation of Existing Well from Surface Waters from Lindberg Geologic Consulting dated August 26, 2020, that comes to a similar conclusion and states that the groundwater well is hydrologically disconnected from surface waters. While CDFW has provided comment indicating that they believe the well could be intercepting groundwater that daylight at

a wetland approximately 600 feet away, the project is conditioned to increase rainwater catchment so that the amount of water utilized by the well is miniscule in comparison to the available groundwater in the vicinity. Due to the fact that the well to be used for cannabis irrigation is unlikely to have any direct connection to any perennial watercourses that drain into the Eel River and is therefore unlikely to have any effect on flowrates within those watercourses, the use of the well would have no impact on these important public trust resources associated with the South Fork Eel River.

DECISION

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

- Adopts the finding set forth in this resolution; and
- Adopts the Mitigated Negative Declaration (SCH#: 2024090687) for the Hills, LLC and Shadow Light Ranch, LLC Conditional Use Permits, Special Permit and Zoning Clearance Certificate; and
- Adopts the Mitigation Monitoring and Reporting Program; and
- Conditionally approves the Conditional Use Permits, Special Permits, and Zoning Clearance Certificate for The Hills, LLC and Shadow Light Ranch, LLC subject to the conditions of approval attached hereto as Attachment 1.

Adopted after review and consideration of all the evidence on **November 21, 2024**.

The motion was made by COMMISSIONER IVER SKAVDAL and second by COMMISSIONER JEROME QIRIAZI and the following vote:

AYES: COMMISSIONERS: Iver Skavdal, Thomas Mulder, Jerome Qiriazzi, Sarah West, Lorna McFarlane

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Noah Levy, Peggy O'Neill

ABSTAIN: COMMISSIONERS:

DECISION: Motion carried 5/0

I, John H. 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 H. Ford, Director
Planning and Building Department

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 #3 – 12. 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 submit a check to the Planning Division payable to the Humboldt County Clerk/Recorder in the amount of \$2,916.75. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the CDFW fee plus the \$50 document handling fee to the Clerk. This fee is effective through December 31, 2020, at such time the fee will be adjusted pursuant to Section 713 of the Fish and Game Code. Alternatively, the applicant may contact CDFW by phone at (916) 651-0603 or through the CDFW website at www.wildlife.ca.gov for a determination stating the project will have *no effect* on fish and wildlife. If CDFW concurs, a form will be provided exempting the project from the \$2,916.75 fee payment requirement. In this instance, only a copy of the CDFW form and the \$50.00 handling fee is required. The applicant shall secure permits for all structures (including, but not limited to: greenhouses, proposed processing facility, office and accessory structures) and grading (including road improvements, graded flats and ponds) related to the historic and proposed 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. Existing structures used in the cannabis operation shall not be used/occupied until all required permits have been obtained.
3. The applicant shall secure permits for all existing and proposed structures (including greenhouses and processing facility) and grading 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.

Until then, existing structures used in the cannabis operation are not to be used or occupied until all required permits have been obtained.

4. The applicant shall obtain an encroachment permit from the Department of Public Works to pave a minimum width of 20 feet and a length of 50 feet where the County-maintained portion of Wallan Road meets the privately-maintained portion of Wallan Road and complete the required improvements. A letter or similar communication from the Department of Public Works stating this work is completed to DPW's satisfaction will complete this condition.
5. Applicant shall secure permits from the North Coast Unified Air Quality Management District, as applicable. A letter or similar communication from the North Coast Air Quality Management District verifying that all their requirements have been met and/or no additional permitting is required will satisfy this condition.
6. The applicant shall submit an updated Site Management Plan to the State Water Resources Control Board, and shall submit a copy to the Planning and Building Department. The applicant is required to adhere to and implement the requirements contained in the SWRCB's Cannabis Cultivation Policy, the General Order, the Site Management Plan and the Notice of Applicability. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted annually to the Planning and Building Department concurrent with the submittal to the SWRCB.
7. The applicant shall submit a copy of the Final Streambed Alteration Agreement issued by CDFW that includes the projects identified in the draft Initial Study/Mitigated Negative Declaration. Reporting requirements shall be submitted to the Planning Department and the California Department of Fish and Wildlife at 619 Second Street, Eureka, CA 95501, no later than December 31 of each year.
8. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding any 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.
9. The Applicant shall install and utilize a water meter and a chronometer on the outflow of the well to document compliance with irrigation restrictions.

10. The applicant shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning Division.
11. The applicant shall construct noise containment structures for all generators used on the parcel. The applicant shall obtain all required building permits for such structures. The applicant shall maintain generator, fan, and dehumidifier noise at or below 50 decibels at the edge of the clearing or 100 feet, whichever distance is closer. This will satisfy the auditory disturbance guidance prepared by the U.S. Fish and Wildlife (USFS), California Fish and Wildlife (CDFW) and Department Policy Statement No. 16-005 to minimize impacts to the Northern Spotted Owl and Marbled murrelet. All generators must be located on stable surfaces with a minimum 200-foot buffer from Class I and Class II streams, per the requirements of CDFW.
12. The applicant shall install and develop a minimum of 350,000 gallons of water storage to be filled from rainwater catchment.
13. The applicant to adhere to all recommendations contained in the *Engineering Geologic Soils Report for the New Processing Facility* was prepared by Lindberg Geologic Consulting, dated October 3, 2019.
14. The applicant shall secure permits and install an on-site sewage disposal system and restroom facility prior to processing on-site. Portable toilet and handwashing facilities may not be utilized during the construction of these improvements. The applicant shall furnish receipts or other documentation to the DEH for the continual use of portable toilets for employees until a permanent septic system is installed to their satisfaction. A letter or similar communication from DEH verifying that all their requirements have been met will satisfy this condition.
15. 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.

B. Operational 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. For the life of the project, the applicant shall adhere to the Mitigation and Monitoring Program that is included as Attachment 1. Annual monitoring reports shall be made available to the Planning Department at the time of the annual inspection.
3. Water for irrigation purposes shall be sourced solely by the well and by rainwater catchment. Records from the water meter and chronometer shall be maintained a minimum of monthly and shall be provided to the Planning and Building Department at each annual inspection or as otherwise requested by the planning and Building Department.
4. The applicant shall adhere to the Final Streambed Alteration Agreement issued by the California Department of Fish and Wildlife (CDFW) and comply with all applicable terms
5. All heavy equipment or tractor trailer traffic shall avoid the use of Wallan Road and shall instead utilize the Little Buck Mountain Road access.
6. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MAUCRSA, as applicable to the permit type.
7. 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.
8. The applicant shall not use any erosion control measures or cannabis support netting that contains synthetic (e.g. plastic or nylon) monofilament netting, including photo- or biodegradable plastic netting, on a regular and on-going basis. Geotextiles, fiber

rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without weaves.

9. All refuse shall be contained in wildlife proof containers, at all times, and relocated to an authorized waste management facility, in compliance with State and local laws, on a regular and on-going basis.
10. All mixed light cultivation shall comply with International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1, and be designed to regulate light spillage onto neighboring properties resulting from backlight, up light, or glare (BUG). International Dark Sky Association standards exceed the requirements of Scenic Resources Standard SR-S4, Light and Glare, that lighting be fully shielded, and designed and installed to minimize off-site lighting and direct light within the property boundaries. Within 30 days of the effective date of this permit, the applicant shall schedule a site inspection with the Humboldt County Planning Department to demonstrate the structures and greenhouses can be comply with this standard.
11. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
12. 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.
13. 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.
14. Comply with the terms of any applicable Streambed Alteration (1600) Permit obtained from the Department of Fish & Wildlife.
15. 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).

16. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
17. Pay all applicable application and annual inspection fees.
18. 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 residences. The decibel level for generators measured at the property line shall be no more than 60 decibels.
19. 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.
20. The Master Log Books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
21. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).
22. 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

23. Pursuant to the MCRSA, Health and Safety Code section 19322(a)(9), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
24. 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).
25. 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.

26. 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.

27. 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.

28. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation SP 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.

29. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the SP or permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the non-compliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of non-compliance. Failure to request reinspection or to cure any items of non-compliance shall terminate the 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.

30. Permit Renewals to comply with Updated Laws and Regulations. Permit renewal per Ongoing Condition of Approval #23 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.

31. 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.

32. 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 shall be solely for medical purposes and all commercial cannabis products produced by me, my agents, or employees are intended to be consumed solely by qualified patients entitled to the protections of the Compassionate Use Act of 1996 (codified at Health and Safety Code section 11362.5); and
- 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 California Medical Marijuana Regulation and Safety Act 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 California Medical Marijuana Regulation and Safety Act.

33. 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.

34. 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. 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.

4. 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. 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.
7. 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.

MITIGATION MONITORING AND REPORTING CHECKLIST

AFR-1: Oak Woodland Restoration and Replacement

Part A - Rockpit) Prior to the issuance of any construction or grading permits the applicant will submit for review and approval by the Planning and Building Department, an Oak Woodland Restoration Plan prepared by a Registered Professional Forester (RPF) that describes where and how a 22,000-square-foot area of oak woodlands will be replaced on the subject parcels to mitigate for the removal of the two stumps and approximately 10 trees. The Oak Woodland Restoration Plan must also proscribe areas where existing oak trees in proximity to new development and ongoing activities will be protected from encroachment and how newly planted trees will be protected. The Plan shall include monitoring and reporting elements that require a minimum of 3 years of monitoring and achieve an 85% success rate for new plantings and a demonstration that the replanting area is protected from conifer encroachment. The monitoring reports will be provided to the Planning Department for review at the time of the annual inspection.

Part B - Ponds) The applicant shall implement the oak woodland restoration plan identified in the Pond 1 and Pond 2 Restoration Plan prepared by Native Ecosystems, Inc. Installation of seed and trees shall occur in November and December of the year following pond removal and grading and shall follow the 3-year monitoring plan specified in the Restoration Plan with year 1 of monitoring occurring the calendar year following planting. A final restoration plan shall be prepared and submitted at the end of year 3 documenting restoration efforts. Restoration shall only be determined complete once restoration has been deemed successfully established and the restoration area has been demonstrated to be free from conifer encroachment.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to issuance of the building permit, and during project operations.	Continuous until completed		HCP&BD**		

BIO-1 Avoid and Minimize Impacts to Native Amphibians

- Pre-construction surveys for native amphibians shall be conducted by a qualified biologist in the vicinity of any ground or vegetation disturbing activities near Class II

watercourses. If it is determined that earth moving activities will need to occur at or near the Upper Pond, Lower Pond, or Pond #3, surveys shall be conducted on the adjacent Class II stream prior to any ground or vegetation disturbing activities to determine presence/absence.

- In the event that pre-construction surveys find amphibians in proximity to any earthwork, they shall be relocated, and amphibian exclusion fencing shall be installed a minimum of 50 feet from the edge of the earthwork.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to ground disturbance	Once prior to ground disturbance		HCP&BD**		

BIO-2 Pre-construction nesting bird surveys for Upper Pond, Lower Pond and/or Pond #3

Prior to the removal of the Upper Pond, Lower Pond, or Pond #3, a qualified biologist shall confirm that native birds have fledged and left the site.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to ground disturbance	Once, prior to ground disturbance		HCP&BD**		

BIO-3 Responsible Use of Plastic Support Netting

Plastic support netting for cultivation shall only be utilized in contained cultivation areas that are fenced off from wildlife or enclosed within hoophouses and/or greenhouses. When not in use plastic support netting shall be stored in enclosed containers.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous		HCP&BD**		

BIO-4 No Rodenticides

The applicant shall not use rodenticides on the project site during construction or operations.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous		HCP&BD**		

BIO-5 Invasive Species Removal

The applicant shall remove Scotch broom (*Cytisus scoparius*) from an approximately 2-acre area in the western portion of the subject site that has a similar native grass cover and species composition as the Rock Pit, as identified in the Botanical Survey Results report, prepared by Kyle Wear in July 2021.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous		HCP&BD**		

BIO-6 Wetland Restoration

The applicant shall restore wetlands at a 3:1 ratio on the subject parcels as mitigation for the 6,828 square feet of wetlands that were filled as described by the WRA Environmental Consulting report dated April 11, 2019. The wetland restoration plan shall be prepared by a qualified botanist specializing in wetland restoration. The report shall contain a monitoring and reporting plan that requires a minimum of 3 years of monitoring with an 85% success rate.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to issuance of the building permit, and during project operations.	Continuous until restoration completed		HCP&BD**		

CUL-1 Avoid archaeological site WRA #1 (Sweet Hills).

Archaeological Site WRA #1 (Sweet Hills) shall be avoided during all activities associated with this permit. The dirt ranch road which bisects the site between the two identified artifact concentrations shall be decommissioned in such a manner as to preclude heavy equipment (including but not limited to excavators, bulldozers, dump trucks and domestic vehicles) from using the road. A plan for decommissioning the road shall be submitted to the Planning and Building Department for review and approval prior to issuance of construction permits and the decommissioning shall be complete prior to cultivation in the rock pit cultivation area.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to issuance of any permits associated with the rockpit.	Once		HCP&BD**		

CUL-2 Inadvertent Discoveries of Cultural Resources and Human Remains.

If cultural resources, such as lithic materials or ground stone, historic debris, building foundations, or bone are discovered during ground-disturbance activities, work shall be stopped within 20 meters (66 feet) of the discovery, per the requirements of CEQA (January 1999 Revised Guidelines, Title 14 CCR 15064.5 (f)). Work near the archaeological finds shall not resume until a professional archaeologist, who meets the Secretary of the Interior's Standards and Guidelines, has evaluated the materials and offered recommendation for further action.

Prehistoric materials which could be encountered include obsidian and chert debitage or formal tools, grinding implements (e.g., pestles, handstones, bowl mortars, slabs), locally darkened midden, deposits of shell, faunal remains, and human burials. Historic materials which could be encountered include ceramics/pottery, glass, metals, can and bottle dumps, cut bone, barbed wire fences, building pads, structures, trails/roads, etc.

If human remains are discovered during project construction, work would stop at the discovery location, within 20 meters (66 feet), and any nearby area reasonably suspected to overlie adjacent to human remains (Public Resources Code, Section 7050.5). The Humboldt County coroner would be contacted to determine if the cause of death must be investigated. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the NAHC (Public Resources Code, Section 5097). The coroner would contact the NAHC. The

descendants or most likely descendants of the deceased would be contacted, and work would not resume until they have made a recommendation to the landowner or the person responsible for the excavation work for means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in Public Resources Code, Section 5097.98.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous		HCP&BD**		

ENE-1: Generator Use

The proposed wholesale nursery and buildings B and C of the processing facility campus may not be utilized until either) the operator provides evidence that demonstrates that either PG&E (utilizing the renewable energy portfolio) has been connected to serve these locations or an on-site renewable energy system has been developed and fully implemented to provide all power needs, with generators reserved for emergency backup purposes only.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to issuance of the building occupancy	Once		HCP&BD**		

ENE-2: Generator Use

After January 1, 2026, no commercial cultivation, propagation, or processing operations shall occur on the properties until the operator provides evidence that demonstrates that either PG&E (utilizing the renewable energy portfolio) has been connected to serve these locations or an on-site renewable energy system has been developed and fully implemented to provide all power needs, with generators reserved for emergency backup purposes only.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
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By January 1, 2026	Once		HCP&BD**		
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NOI-1 Construction Related Noise

The following shall be implemented during construction activities:

- The operation of tools or equipment used in construction, drilling, repair, alteration or demolition shall only occur between the hours of 8 a.m. and 5 p.m. Monday through Friday, and between 9 a.m. and 5 p.m. on Saturdays.
- No heavy equipment related construction activities shall be allowed on Sundays or holidays.
- All stationery and construction equipment shall be maintained in good working order and fitted with factory approved muffler systems.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During construction	Continuous		HCP&BD**		

INTERIM PERMIT CULTIVATION SUMMARY

223-061-043 - LEGAL PARCEL 1

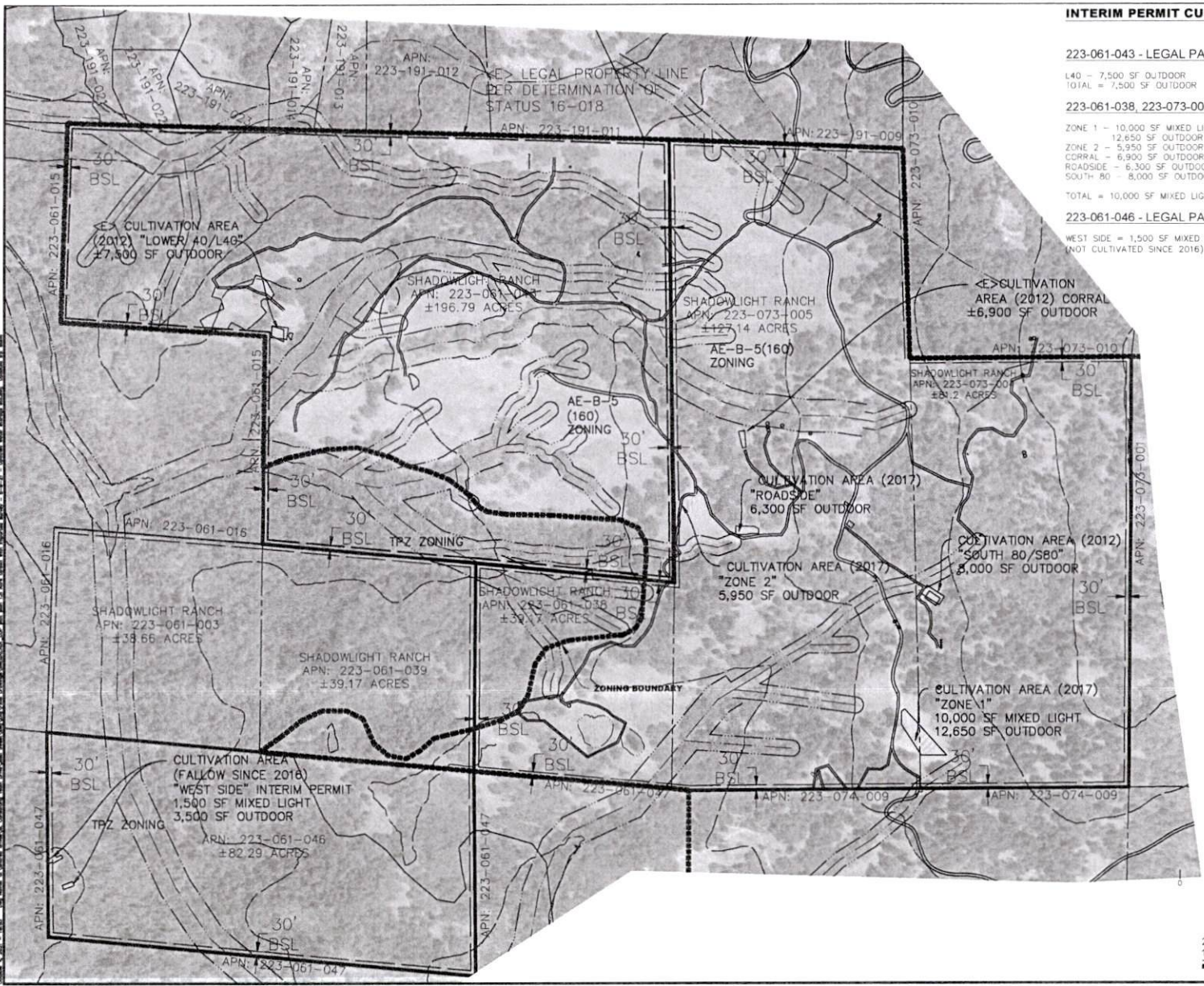
L40 = 7,500 SF OUTDOOR
TOTAL = 7,500 SF OUTDOOR

223-061-038, 223-073-004, -005 - LEGAL PARCEL 2

ZONE 1 = 10,000 SF MIXED LIGHT
12,650 SF OUTDOOR
ZONE 2 = 5,950 SF OUTDOOR
CORRAL = 6,900 SF OUTDOOR
ROADSIDE = 6,300 SF OUTDOOR
SOUTH 80 = 8,000 SF OUTDOOR
TOTAL = 10,000 SF MIXED LIGHT AND 39,800 SF OUTDOOR

223-061-046 - LEGAL PARCEL 3

WEST SIDE = 1,500 SF MIXED LIGHT AND 3,500 SF OUTDOOR
(NOT CULTIVATED SINCE 2016)



22x34 SHEET: 1"=300'
11x17 SHEET: 1"=600'





AREA A = 28 PLANTS, 5' O.C. IN A ROW, 10' ROWS = 700 SF OUTDOOR
AREA B = 12 PLANTS 5' O.C. IN A ROW, 10' ROWS = 2,800 SF OUTDOOR
GH 1 = 10'X55 = 550 SF OUTDOOR
GH 2 = 10'X70 = 700 SF OUTDOOR
GH 3 = 10'X80 = 800 SF OUTDOOR
GH 4 = 10'X95 = 950 SF OUTDOOR
GH 5 = 10'X100 = 1,000 SF MIXED LIGHT
GH 25-27 = 10'X50' = 1,500 SF OUTDOOR
GH 28 = 10'X120' = 1,200 SF OUTDOOR
GH 29 = 10'X100' = 1,000 SF OUTDOOR
GH 30 = 10'X90' = 900 SF OUTDOOR
GH 31 = 10'X80' = 800 SF OUTDOOR
GH 32 = 10'X60' = 600 SF OUTDOOR
TOTAL = 10,000 SF MIXED LIGHT AND 12,500 SF OUTDOOR

NURSERY GREENHOUSE = 10,000 SF COMMERCIAL WHOLESALE NURSERY

22x34 SHEET: 1"=20'
11x17 SHEET: 1"=40'



A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 0, 20, 40, and 80, representing feet.



NOV 21 2024
Humboldt County
PLANNING

THE HILLS, LLC

GARBERVILLE, CA 95542

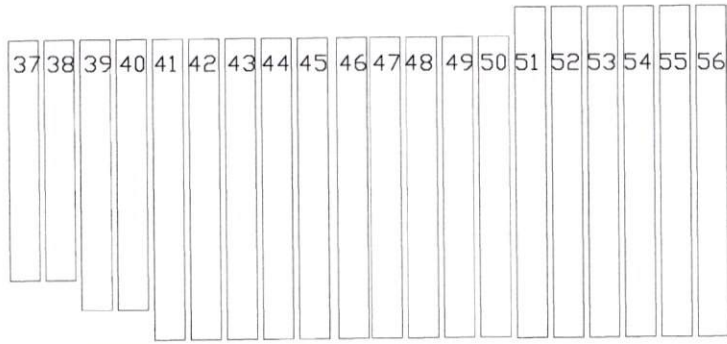
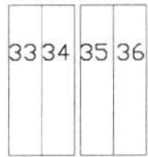
ZONE 1 INSET

PROJ: MGR
 PROJ: ASSOC
 DRAWN BY
 DATE 04-08-20
 SCALE AS NOTED

SHEET

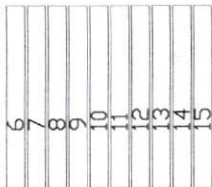
C4

SWEGACA01



ROCKPIT SUMMARY

GH 33-36 = 11'x50' = 2,200 SF OUTDOOR
 GH 37-38 = 10'x80' = 1,600 SF OUTDOOR
 GH 39-40 = 10'x90' = 1,800 SF OUTDOOR
 GH 41-50 = 10'x100' = 10,000 SF OUTDOOR
 GH 51-56 = 10'x110' = 6,600 SF OUTDOOR
 TOTAL = 22,200 SF OUTDOOR

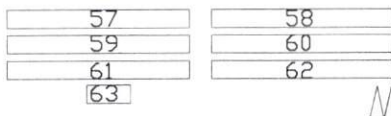


ZONE 2 SUMMARY

GH 6-15 = 10'x100' = 10,000 SF OUTDOOR

ROADSIDE SUMMARY

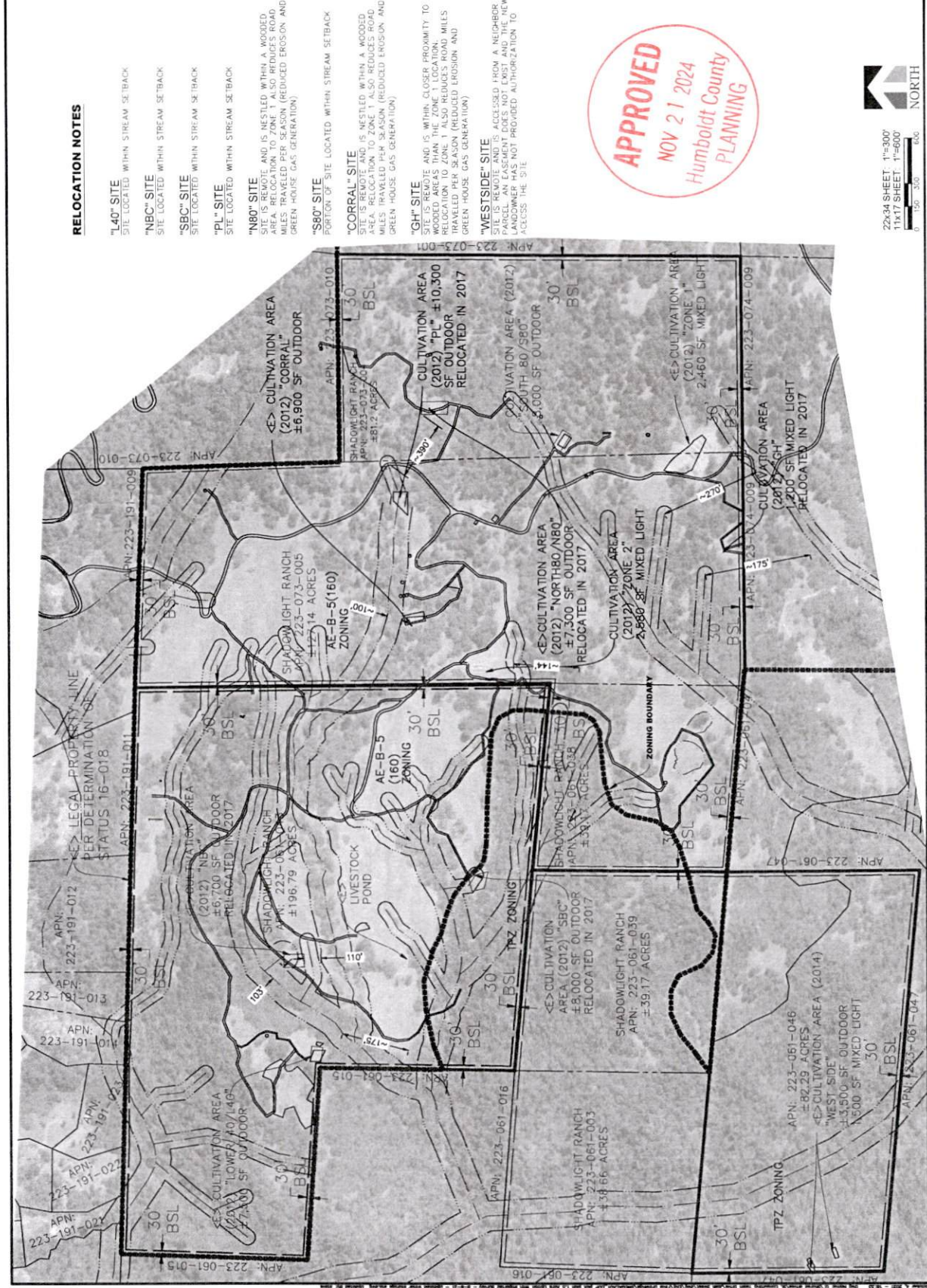
GH 57-62 = 10'x100' = 6,000 SF
 GH 63 = 10'x24' = 240 SF
 TOTAL = 6,240 SF OUTDOOR



22x34 SHEET: 1"=20'
 11x17 SHEET: 1"=40'

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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1:24,000 (SHEET 3 OF 3)



RELOCATION NOTES

"L40" SITE
SITE LOCATED WITHIN STREAM SETBACK

"NBC" SITE
SITE LOCATED WITHIN STREAM SETBACK

"SBC" SITE
SITE LOCATED WITHIN STREAM SETBACK

"PL" SITE
SITE LOCATED WITHIN STREAM SETBACK

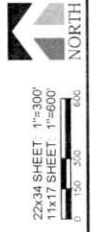
"N80" SITE
SITE IS REMOTE AND IS NESTLED WITHIN A WOODED AREA. RELOCATION TO ZONE 1 ALSO REDUCES ROAD MILES TRAVELED PER SEASON (REDUCED EROSION AND GREEN HOUSE GAS GENERATION)

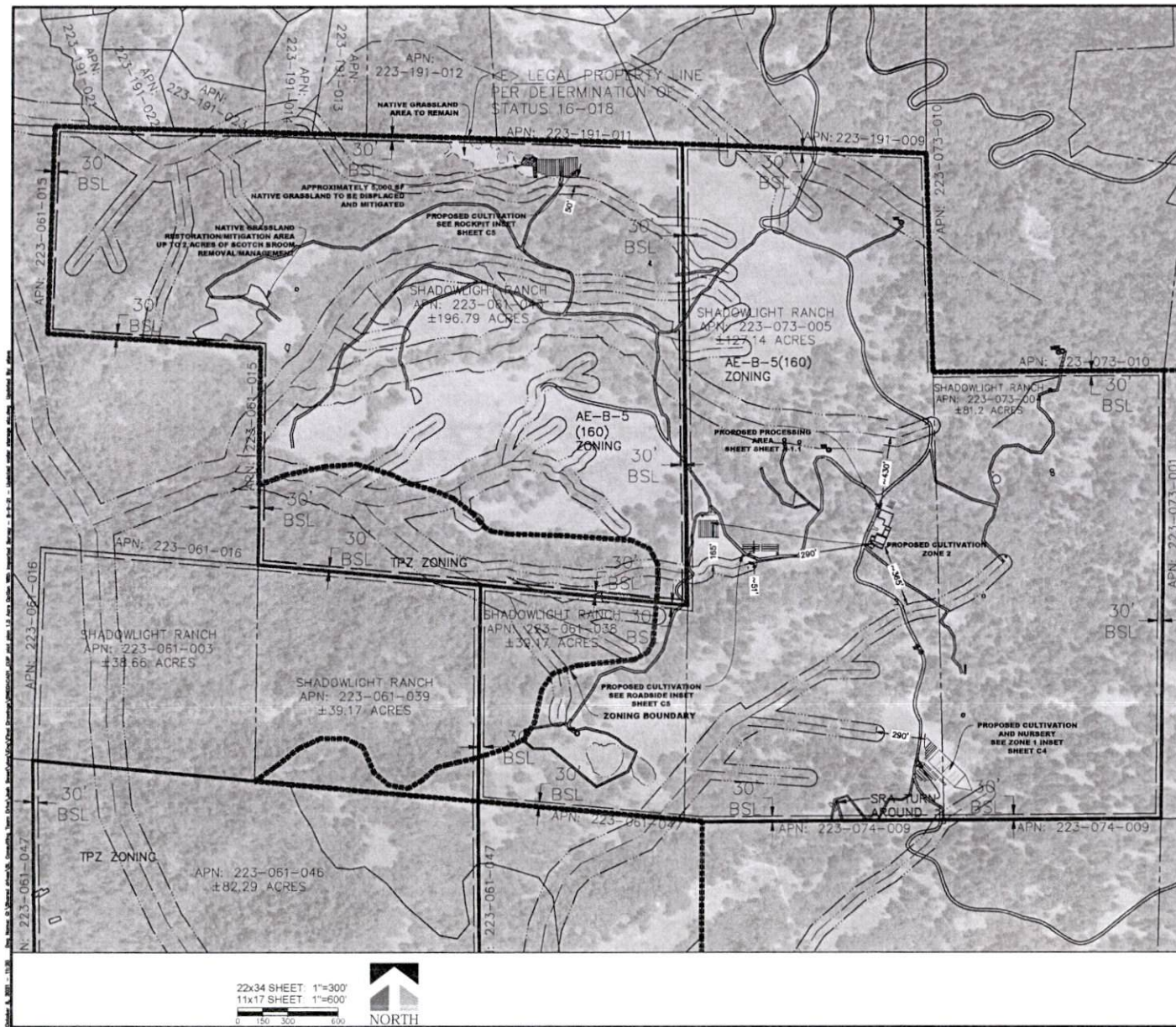
"S80" SITE
PORTION OF SITE LOCATED WITHIN STREAM SETBACK

"CORRAL" SITE
SITE IS REMOTE AND IS NESTLED WITHIN A WOODED AREA. RELOCATION TO ZONE 1 ALSO REDUCES ROAD MILES TRAVELED PER SEASON (REDUCED EROSION AND GREEN HOUSE GAS GENERATION)

"OH" SITE
SITE IS REMOTE AND IS WITHIN CLOSER PROXIMITY TO WOODED AREAS THAN THE ZONE 1 LOCATION. RELOCATION TO ZONE 1 ALSO REDUCES ROAD MILES TRAVELED PER SEASON (REDUCED EROSION AND GREEN HOUSE GAS GENERATION)

"WESTSIDE" SITE
SITE IS REMOTE AND IS ACCESSED FROM A NEIGHBOR PARCEL. AN EASEMENT DOES NOT EXIST AND THE NEW LANDOWNER HAS NOT PROVIDED AUTHORIZATION TO ACCESS THE SITE





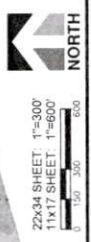
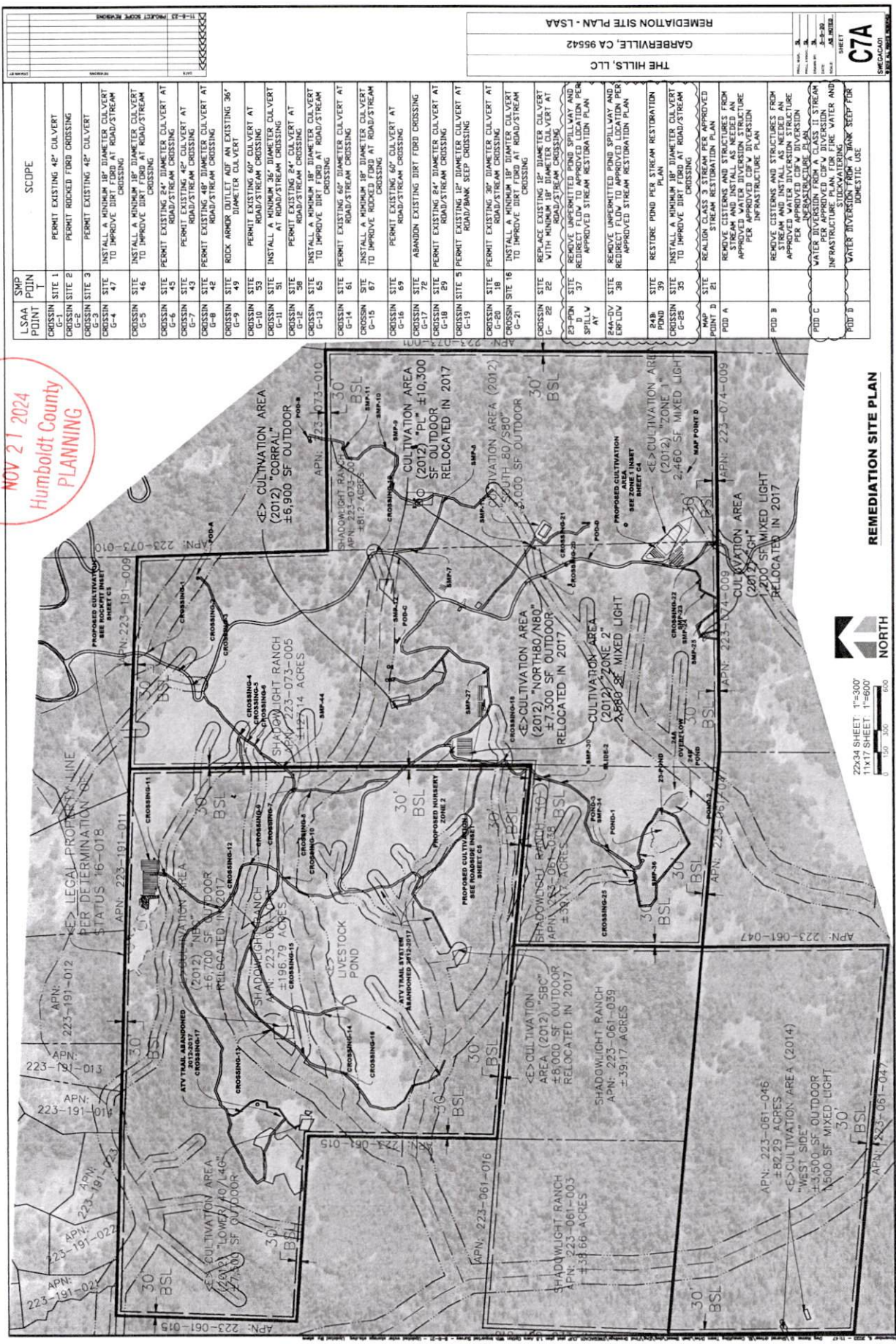
SETBACK NOTES:

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM HUMBOLDT COUNTY 2015 GIS DATA. THE HILLS, LLC HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
3. THERE ARE NO NEARBY SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL RESOURCES WITHIN 600 FEET OF THE PROPOSED CULTIVATION AREA.
4. THERE ARE NO RESIDENCES ON ADJOINING PARCELS WITHIN 300 FEET OF THE PROPOSED CULTIVATION AREAS.



THE HILLS, LLC	
GARBERVILLE, CA 95542	
PROPOSED CONDITIONS SETBACK	
PROJECT NO.	
PROJECT ADDRESS	
DATE	09-09-20
SCALE	AS NOTED
SHEET	
C6B	
SHEET 6 OF 10	

APPROVED
NOV 21 2024
Humboldt County
PLANNING



REMEDATION SITE PLAN

THE HILLS, LLC
GARBERVILLE, CA 95642
REMEDATION SITE PLAN - LSAA

C7A
SHEET

LSAA POINT	SHP POINT	SCOPE
CROSSING G-1	SITE 1	PERMIT EXISTING 42" CULVERT
CROSSING G-2	SITE 2	PERMIT ROCKED FORD CROSSING
CROSSING G-3	SITE 3	PERMIT EXISTING 42" CULVERT
CROSSING G-4	SITE 4	INSTALL A MINIMUM 18" DIAMETER CULVERT TO IMPROVE DIRT FORD AT ROAD/STREAM CROSSING
CROSSING G-5	SITE 5	INSTALL A MINIMUM 18" DIAMETER CULVERT TO IMPROVE DIRT FORD AT ROAD/STREAM CROSSING
CROSSING G-6	SITE 6	PERMIT EXISTING 42" CULVERT
CROSSING G-7	SITE 7	PERMIT EXISTING 42" CULVERT
CROSSING G-8	SITE 8	PERMIT EXISTING 42" CULVERT
CROSSING G-9	SITE 9	PERMIT EXISTING 42" CULVERT
CROSSING G-10	SITE 10	PERMIT EXISTING 42" CULVERT
CROSSING G-11	SITE 11	PERMIT EXISTING 42" CULVERT
CROSSING G-12	SITE 12	PERMIT EXISTING 42" CULVERT
CROSSING G-13	SITE 13	PERMIT EXISTING 42" CULVERT
CROSSING G-14	SITE 14	PERMIT EXISTING 42" CULVERT
CROSSING G-15	SITE 15	PERMIT EXISTING 42" CULVERT
CROSSING G-16	SITE 16	PERMIT EXISTING 42" CULVERT
CROSSING G-17	SITE 17	PERMIT EXISTING 42" CULVERT
CROSSING G-18	SITE 18	PERMIT EXISTING 42" CULVERT
CROSSING G-19	SITE 19	PERMIT EXISTING 42" CULVERT
CROSSING G-20	SITE 20	PERMIT EXISTING 42" CULVERT
CROSSING G-21	SITE 21	PERMIT EXISTING 42" CULVERT
CROSSING G-22	SITE 22	PERMIT EXISTING 42" CULVERT
CROSSING G-23	SITE 23	PERMIT EXISTING 42" CULVERT
CROSSING G-24	SITE 24	PERMIT EXISTING 42" CULVERT
CROSSING G-25	SITE 25	PERMIT EXISTING 42" CULVERT
CROSSING G-26	SITE 26	PERMIT EXISTING 42" CULVERT
CROSSING G-27	SITE 27	PERMIT EXISTING 42" CULVERT
CROSSING G-28	SITE 28	PERMIT EXISTING 42" CULVERT
CROSSING G-29	SITE 29	PERMIT EXISTING 42" CULVERT
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CROSSING G-35	SITE 35	PERMIT EXISTING 42" CULVERT
CROSSING G-36	SITE 36	PERMIT EXISTING 42" CULVERT
CROSSING G-37	SITE 37	PERMIT EXISTING 42" CULVERT
CROSSING G-38	SITE 38	PERMIT EXISTING 42" CULVERT
CROSSING G-39	SITE 39	PERMIT EXISTING 42" CULVERT
CROSSING G-40	SITE 40	PERMIT EXISTING 42" CULVERT
CROSSING G-41	SITE 41	PERMIT EXISTING 42" CULVERT
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CROSSING G-43	SITE 43	PERMIT EXISTING 42" CULVERT
CROSSING G-44	SITE 44	PERMIT EXISTING 42" CULVERT
CROSSING G-45	SITE 45	PERMIT EXISTING 42" CULVERT
CROSSING G-46	SITE 46	PERMIT EXISTING 42" CULVERT
CROSSING G-47	SITE 47	PERMIT EXISTING 42" CULVERT
CROSSING G-48	SITE 48	PERMIT EXISTING 42" CULVERT
CROSSING G-49	SITE 49	PERMIT EXISTING 42" CULVERT
CROSSING G-50	SITE 50	PERMIT EXISTING 42" CULVERT
CROSSING G-51	SITE 51	PERMIT EXISTING 42" CULVERT
CROSSING G-52	SITE 52	PERMIT EXISTING 42" CULVERT
CROSSING G-53	SITE 53	PERMIT EXISTING 42" CULVERT
CROSSING G-54	SITE 54	PERMIT EXISTING 42" CULVERT
CROSSING G-55	SITE 55	PERMIT EXISTING 42" CULVERT
CROSSING G-56	SITE 56	PERMIT EXISTING 42" CULVERT
CROSSING G-57	SITE 57	PERMIT EXISTING 42" CULVERT
CROSSING G-58	SITE 58	PERMIT EXISTING 42" CULVERT
CROSSING G-59	SITE 59	PERMIT EXISTING 42" CULVERT
CROSSING G-60	SITE 60	PERMIT EXISTING 42" CULVERT
CROSSING G-61	SITE 61	PERMIT EXISTING 42" CULVERT
CROSSING G-62	SITE 62	PERMIT EXISTING 42" CULVERT
CROSSING G-63	SITE 63	PERMIT EXISTING 42" CULVERT
CROSSING G-64	SITE 64	PERMIT EXISTING 42" CULVERT
CROSSING G-65	SITE 65	PERMIT EXISTING 42" CULVERT
CROSSING G-66	SITE 66	PERMIT EXISTING 42" CULVERT
CROSSING G-67	SITE 67	PERMIT EXISTING 42" CULVERT
CROSSING G-68	SITE 68	PERMIT EXISTING 42" CULVERT
CROSSING G-69	SITE 69	PERMIT EXISTING 42" CULVERT
CROSSING G-70	SITE 70	PERMIT EXISTING 42" CULVERT
CROSSING G-71	SITE 71	PERMIT EXISTING 42" CULVERT
CROSSING G-72	SITE 72	PERMIT EXISTING 42" CULVERT
CROSSING G-73	SITE 73	PERMIT EXISTING 42" CULVERT
CROSSING G-74	SITE 74	PERMIT EXISTING 42" CULVERT
CROSSING G-75	SITE 75	PERMIT EXISTING 42" CULVERT
CROSSING G-76	SITE 76	PERMIT EXISTING 42" CULVERT
CROSSING G-77	SITE 77	PERMIT EXISTING 42" CULVERT
CROSSING G-78	SITE 78	PERMIT EXISTING 42" CULVERT
CROSSING G-79	SITE 79	PERMIT EXISTING 42" CULVERT
CROSSING G-80	SITE 80	PERMIT EXISTING 42" CULVERT
CROSSING G-81	SITE 81	PERMIT EXISTING 42" CULVERT
CROSSING G-82	SITE 82	PERMIT EXISTING 42" CULVERT
CROSSING G-83	SITE 83	PERMIT EXISTING 42" CULVERT
CROSSING G-84	SITE 84	PERMIT EXISTING 42" CULVERT
CROSSING G-85	SITE 85	PERMIT EXISTING 42" CULVERT
CROSSING G-86	SITE 86	PERMIT EXISTING 42" CULVERT
CROSSING G-87	SITE 87	PERMIT EXISTING 42" CULVERT
CROSSING G-88	SITE 88	PERMIT EXISTING 42" CULVERT
CROSSING G-89	SITE 89	PERMIT EXISTING 42" CULVERT
CROSSING G-90	SITE 90	PERMIT EXISTING 42" CULVERT
CROSSING G-91	SITE 91	PERMIT EXISTING 42" CULVERT
CROSSING G-92	SITE 92	PERMIT EXISTING 42" CULVERT
CROSSING G-93	SITE 93	PERMIT EXISTING 42" CULVERT
CROSSING G-94	SITE 94	PERMIT EXISTING 42" CULVERT
CROSSING G-95	SITE 95	PERMIT EXISTING 42" CULVERT
CROSSING G-96	SITE 96	PERMIT EXISTING 42" CULVERT
CROSSING G-97	SITE 97	PERMIT EXISTING 42" CULVERT
CROSSING G-98	SITE 98	PERMIT EXISTING 42" CULVERT
CROSSING G-99	SITE 99	PERMIT EXISTING 42" CULVERT
CROSSING G-100	SITE 100	PERMIT EXISTING 42" CULVERT

RESTORATION NOTES

"L40" SITE RESTORATION

SEE PHOTO LOG. REMOVE DEER FENCE, T-POSTS, METAL TRELLIS, POTS AND CULTIVATION SOIL. STABILIZE WITH 4" OF WEED-FREE STRAW AND ALLOW SURROUNDING VEGETATION TO RE-COLONIZE THE DISTURBED AREA.

"NBC" SITE RESTORATION

SEE PHOTO LOG. AREA RELOCATED 3+ YEARS PRIOR AND HAS BEEN RECOLONIZED BY SURROUNDING VEGETATION.

"SBC" SITE RESTORATION

SEE PHOTO LOG. AREA RELOCATED 3+ YEARS PRIOR AND HAS BEEN RECOLONIZED BY SURROUNDING VEGETATION.

"PL" SITE RESTORATION

SEE PHOTO LOG. AREA RELOCATED 3+ YEARS PRIOR AND HAS BEEN RECOLONIZED BY SURROUNDING VEGETATION.

"N80" SITE RESTORATION

SEE PHOTO LOG. AREA RELOCATED 3+ YEARS PRIOR AND HAS BEEN RECOLONIZED BY SURROUNDING VEGETATION.

"S80" SITE RESTORATION

REMOVE DEER FENCE, T-POSTS, METAL TRELLIS, POTS AND CULTIVATION SOIL. STABILIZE WITH 4" OF WEED-FREE STRAW AND ALLOW SURROUNDING VEGETATION TO RE-COLONIZE THE DISTURBED AREA.

"CORRAL" SITE RESTORATION

SEE PHOTO LOG. REMOVE DEER FENCE, T-POSTS, METAL TRELLIS, POTS AND CULTIVATION SOIL. STABILIZE WITH 4" OF WEED-FREE STRAW AND ALLOW SURROUNDING VEGETATION TO RE-COLONIZE THE DISTURBED AREA.

"GH" SITE RESTORATION

SEE PHOTO LOG. AREA RELOCATED 3+ YEARS PRIOR AND HAS BEEN RECOLONIZED BY SURROUNDING VEGETATION.

LOWER POND

AS EVALUATED BY SHN CONSULTING ENGINEERS ASSESSMENT DATED SEPTEMBER 21, 2018. DRAIN AND REBUILD OUTBOARD FACE OF THE EMBANKMENT WHERE SLUMPING HAS OCCURRED AROUND THE EXISTING SECONDARY SPILLWAY CULVERT.

UPPER POND

POND TO BE REMOVED AND RESTORED TO ORIGINAL CONDITIONS. SEE SHN ESTIMATE.

LEGACY ATV TRAIL SYSTEM

~3,745 LINEAR FEET OF LEGACY TRAIL SYSTEM RESTORED 2012-2017.

SITE MANAGEMENT PLAN (SMP) POINTS

SEE SHEET C7B FOR REMEDIATION SMP POINT DESCRIPTIONS. ONLY REMEDIATION ITEMS ARE LISTED ON THIS EXHIBIT. SEE SITE MANAGEMENT PLAN FOR OTHER POINTS (MONITORING POINTS, ETC).

WATERBOARD ADDED RESTORATION SITES

POND-1/SLIDE E-1	REMOVAL OF THE POND AND RESTORATION OF THE AREA IMPACTED BY THE CONSTRUCTION OF THE POND AND LANDSLIDE OCCURRING AT THE NORTHWESTERN CORNER OF THE POND
POND-2	REMOVAL OF THE POND AND RESTORATION OF THE AREA IMPACTED BY CONSTRUCTION OF THE POND
POND-3	EXISTING STOCK POND BERM TO BE REMOVED TO RENDER IT INCAPABLE OF STORING WATER
SLIDE-2	ROAD LANDSLIDE TO BE STABILIZED BASED ON DESIGN FROM A LICENSED ENGINEERING GEOLOGIST
WATERCOURSE CROSSINGS	ALL SCOPE IDENTIFIED IN THE LSAA AND SMP REMEDIATION POINTS

SMP REMEDIATION POINTS

SMP-4	MAINTENANCE ROAD OUTSLOPING, CROWNING AND EXISTING INSIDE DITCH LEADOUT/KICKOUTS OR INSTALL KICKOUT DRAINAGE FEATURE EVERY 50-75 FEET IN SELEMENTS WHERE THERE ARE NONE OF THESE FEATURES
SMP-7	INSTALL AND MAINTAIN TWO WATER BARS 100' APART
SMP-8	INSTALL AND MAINTAIN THREE WATER BARS 100' APART
SMP-9	INSTALL AND MAINTAIN THREE WATER BARS 100' APART
SMP-10	INSTALL AND MAINTAIN TWO WATER BARS 100' APART
SMP-11	INSTALL AND MAINTAIN A WATER BAR
SMP-12	PERMIT EXISTING 42" CULVERT AT ROAD/STREAM CROSSING
SMP-17	ROCK SURFACE OF ACCESS ROAD 50 TP 60 FEET FROM CULTIVATION AREA AND ROCK APPROACHES TO CROSSING
SMP-21	REALIGN WATERCOURSE TO ALLOW WATER TO FLOW INTO HISTORIC FLOW PATH. EXCAVATE A DITCH ~40'-60' LONG X2' DEEP BY 4' WEED.
SMP-23	INSTALL A TYPE 1 ROCKED ROLLING DIP THAT DRAINS INTO THE EXISTING KICKOUT DRAINAGE FEATURE AS FLAGGED
SMP-24	INSTALL A TYPE 1 ROCKED ROLLING DIP THAT DRAINS INTO THE EXISTING KICKOUT DRAINAGE FEATURE AS FLAGGED
SMP-25	INSTALL A TYPE 3 ROCKED ROLLING DIP
SMP-27	INSTALL 18" DIAMETER DITCH RELIEF CULVERT
SMP-30	RECONSTRUCT ROAD FILL SLOPE. SEE DETAILS
SMP-34	RE-CONSTRUCT THE ROAD FILL SLOPE. SEE DETAILS
SMP-36	RE-CONSTRUCT THE ROAD FILL SLOPE. SEE DETAILS
SMP-60	INSTALL 15" DITCH RELIEF CULVERT



THE HILLS, LLC

CARBERVILLE, CA 95642

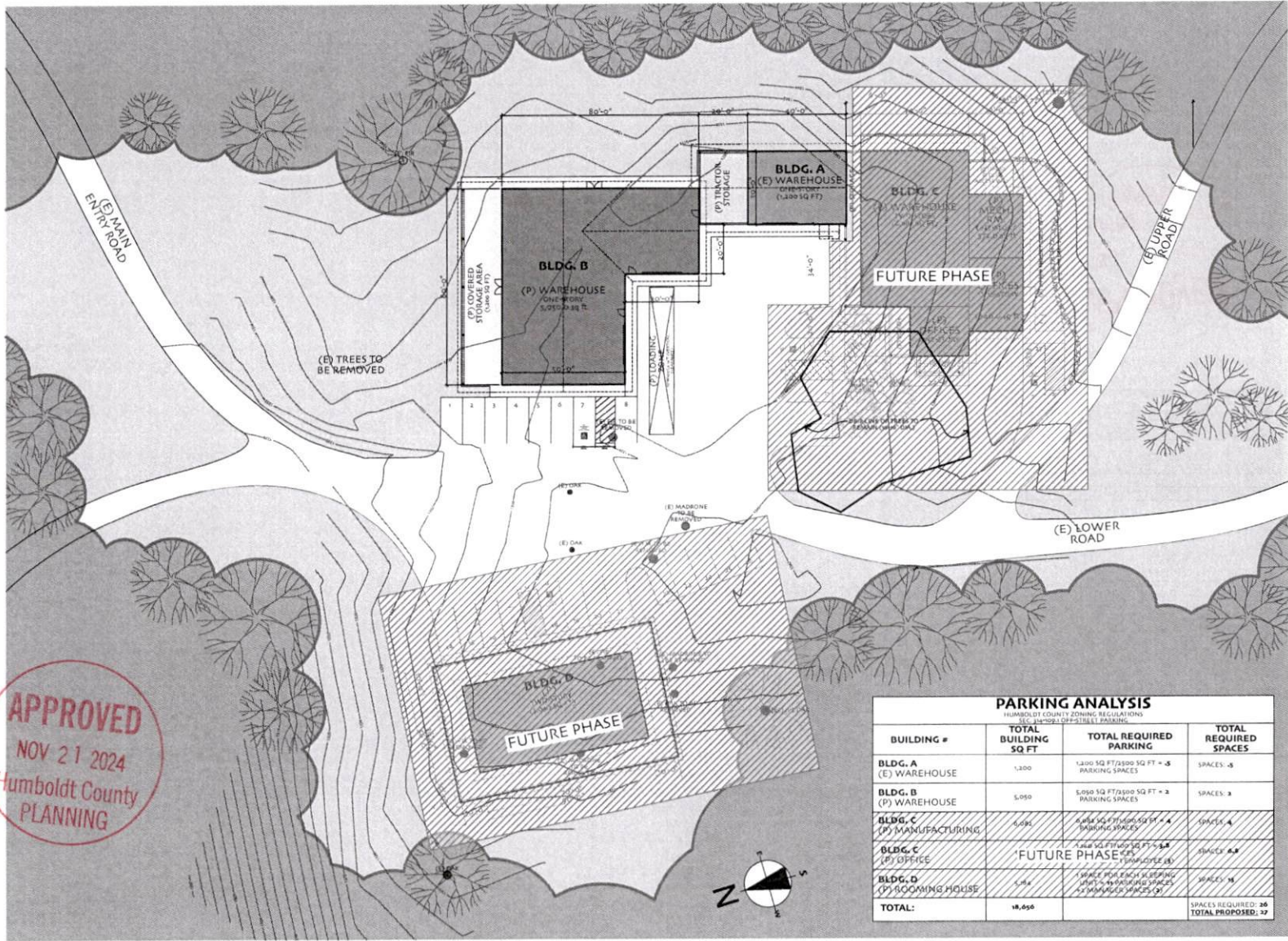
REMEDIATION NOTES

PROJECT:
PREPARED BY:
DESIGNED BY:
DATE: 8-3-20
SCALE: AS NOTED

SHEET
C7B
SWEACAC01
8/20/24 11:00 AM

ABBREVIATIONS:

A.B.	ANCHOR BOLT
ACCESS.	ACCESSIBLE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
Ø	AT
BM	BEAM
BLDG.	BUILDING
C.	CENTER LINE
CLR.	CLEAR
CONT.	CONTINUOUS
CONSTR.	CONSTRUCTION
CTR.	CENTER
DBL.	DOUBLE
DIM.	DIMENSION
D.F.	DOUGLAS FIR
DN.	DOWN
D.S.	DOWN SPOUT
DWG.	DRAWING(S)
(E)	EXISTING
EA	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
E.N.	EDGE NAIL
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
EXIST.	EXISTING
EXT.	EXTERIOR
EXP.	EXPOSED
EXP. AGG.	EXPOSED AGGREGATE
FIN.	FINISH
FL.	FLOOR
F.O.S.	FACE OF STUD
FOUND.	FOUNDATION
FRMC.	FRAMING
F.R.R.	FIBERGLASS REINFORCED PLASTIC PANELS
GAL.	GALVANIZED
G.B.	GRAB BAR
C.D.	CARBIDE DISPOSAL
CLB.	GLUE LAM BEAM
GYP. BD.	GYP. BOARD
G.R.	GRADE
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HOL. MTL.	HOLLOW METAL
HT.	HEIGHT
H.V.A.C.	HEATING, VENTILATION, AND AIR CONDITIONING
H.W.H.	HOT WATER HEATER
INCL.	INCLUDED
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
JOIST	JOIST
JUNC.	JUNCTION
LN.	LINEN
LOUV.	LOUVER (ED)
LTC.	LIGHTING
MANUF.	MANUFACTURER
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MIN.	MINIMUM
MULL.	MULLION
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NON-COMB.	NON-COMBUSTIBLE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
PLY.	PLYWOOD
P.	PROPERTY LINE
REQD.	REQUIRED
REF.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCED
REDWD.	REDWOOD
SECT.	SECTION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STRUCT.	STRUCTURAL
TEMP.	TEMPERED
T&B	TOP & BOTTOM
T.S.	TUBE STEEL
TYP.	TYPICAL
UNLESS NOTED	UNLESS NOTED
W.	WATER CLOSET
W.I.	WITH
W.D.	WOOD



PHASE 1
SITE PLAN DETAIL

SCALE: 1" = 40'-0" (32" X 36" PAPER SIZE)
1" = 40'-0" (11" X 17" PAPER SIZE)

GRAPHIC SCALE BAR
MEASURES 1" IN CH ON
FULL SIZE PLANS

PARKING ANALYSIS

HUMBOLDT COUNTY ZONING REGULATIONS
SEC. 24-209 (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) 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