



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: July 7, 2022

To: Humboldt County Planning Commission

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

Subject: **Fruitland Ridge Farms, LLC, Special Permit**

Record Number: PLN-2021-17108

Assessor's Parcel Number: 211-341-028

On the south side of Dyerville Loop Road, approximately 1600 feet east from the intersection of Dyerville Loop Road with Browns Road, on the property known as 11152 Dyerville Loop Road, Myers Flat area.

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Please contact Abbie Strickland, Planner, at (707) 445-7541, or by email astrickland@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date July 7, 2022	Subject Special Permit	Contact Abbie Strickland
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Project Description: A Special Permit for 43,560 square feet of new mixed light commercial cannabis cultivation. The proposed project will occur in two phases. Phase 1 will include 11,000 square feet of mixed light cannabis cultivation and 32,210 square feet of outdoor full-sun cannabis cultivation. Phase 2 includes transitioning the 32,210 square feet of outdoor full-sun cannabis cultivation to 32,210 square feet of mixed light cannabis cultivation. Ancillary propagation will occur in three (3) greenhouses: one (1) 2,000-square-foot greenhouse and two (2) 1,000- square-foot greenhouses. The applicant anticipates there will be two cultivation cycles occurring annually. Water for irrigation will be provided by a permitted onsite well (Permit No. 20-21-0261). The applicant anticipates 500,000 gallons of water will be required annually for irrigation. Existing water storage totals 40,000 gallons occurring in eight (8) 5,000-gallon tanks. Processing such as drying, curing and trimming will occur onsite in a proposed 3,200-square-foot processing building. The applicant anticipates three (3) employees will be required for operations. Power for the project will be provided by PG&E.

Project Location: The project is located in Humboldt County, in the Myers Flat area, on the south side of Dyerville Loop Road, approximately 1600 feet east from the intersection of Dyerville Loop Road with Browns Road, on the property known as 11152 Dyerville Loop Road.

Present Plan Land Use Designation: Residential Agriculture (RA5-20). 2017 General Plan. Density: 5 to 20 acres per unit, Slope Stability: Moderate Instability (2).

Present Zoning: Unclassified (U)

Record Number: PLN-2021-17108

Assessor Parcel Number: 211-341-028

Applicant

Fruitland Ridge Farms, LLC
Alex Glick
3206 Rutledge Way
Stockton, CA 95219

Owner

Raymond Bitar
3868 Windy Cove Cir.
Stockton, CA 95219

Agent

Green Road Consulting
Kaylie Saxon
1650 Central Ave. Suite C
McKinleyville, CA 95519

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

Major Issue: None.

State Appeal Status: Project is located outside the Coastal Zone and is therefore NOT appealable to the California Coastal Commission.

Fruitland Ridge Farms, LLC
Record Number: PLN-2021-17108
Assessor's Parcel Number: 211-341-028

Recommended Planning Commission Action

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

Adopt the resolution to 1) find that the Planning Commission has considered the Addendum to the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section §15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Special Permit and 3) approve the Fruitland Ridge Farms, LLC, Special Permit as recommended by staff subject to the recommended conditions of approval.

Executive Summary: Fruitland Ridge Farms, LLC seeks a Special Permit to allow for 43,560 square feet of mixed light cannabis cultivation in accordance with Humboldt County Code Section 314-55.4 of Chapter 4 of Division I of Title III, Commercial Cannabis Land Use Ordinance (CCLUO). The site is designated as Residential Agriculture (RA5-20) in the Humboldt County 2017 General Plan Update and zoned Unclassified (U). The proposed project will occur in two phases. Phase 1 will include 11,000 square feet of mixed light cannabis cultivation and 32,210 square feet of outdoor full-sun cannabis cultivation. Phase 2 includes transitioning the 32,210 square feet of outdoor full-sun cannabis cultivation to 32,210 square feet of mixed light cannabis cultivation. Ancillary propagation will occur in three (3) greenhouses: one (1) 2,000-square-foot greenhouse and two (2) 1,000- square-foot greenhouses. The applicant anticipates there will be two cultivation cycles occurring annually. Processing such as drying, curing and trimming will occur onsite in a proposed 3,200-square-foot processing building. All processing will occur offsite at a third-party licensed processing facility until the proposed processing building is constructed. The applicant anticipates three (3) employees will be required for operations. Artificial lighting used for processing activities will adhere to shielding and International Dark Sky Association standards as set forth in the CCLUO. Power for the project will be provided by PG&E. Generators will be used for emergency backup purposes only.

Water Resources

Water for irrigation will be provided by a permitted onsite well (Permit No. 20-21-0261). According to a Hydrologic Isolation Report prepared by Lindberg Geologic Consulting, there is a low probability of hydrologic connectivity to surface waters. The report also found that the water producing area is considered hydrologically isolated from any other aquifers in the area. The applicant also completed a drawdown test to determine impacts on adjacent wells. The drawdown test found no difference in the water levels of the monitored well on the adjacent property at the beginning or end of the pump test.

The applicant anticipates 500,000 gallons of water will be required annually for irrigation (approximately 11.5 gallons per square foot per year). Existing water storage totals 40,000 gallons occurring in eight (8) 5,000-gallon tanks.

Biological Resources

According to the California Natural Diversity Database the seacoast ragwort is the only species of concern mapped on the parcel. The applicant submitted a Preliminary Biological Resource Assessment prepared by TransTerra Consulting, LLC dated September 2020 and a subsequent botanical survey was completed and submitted in June of 2022. According to the Assessment

there are low populations of Seacoast ragwort present in California and the species can be found along roadsides. The roadside habitat within the project area may provide suitable habitat but is likely too dry for this species to occur. No evidence of the seacoast ragwort was detected during the field survey.

According to the Humboldt County WebGIS, there is a mapped Northern Spotted Owl (NSO) activity center (HUM0761) approximately 0.71 miles west from the project site and the nearest NSO observation (HUM0774) is located approximately 0.22 miles north of the project site. Marbled murrelet habitat is mapped approximately 1.61 miles west from the project site. According to the Preliminary Biological Resource Assessment the NSO's preferred nesting and roosting habitat include multiple canopy layers, higher species density, larger overstory trees, and live trees with deformities, and wood debris in understory. The subject project is not located on a parcel with dense forested areas. Power for the project will be provided by PG&E and all artificial lighting used for processing activities will adhere to shielding and International Dark Sky Association standards as set forth in the CCLUO. Staff does not believe the proposed project will have an impact on the NSO and Marbled murrelet. The results of the botanical survey indicate that no special status plant species occur on the project site.

Access

The property is accessed via private driveway from Dyerville Loop Road. The applicant submitted a self-certified Road Evaluation Report stating the entire road segment is developed to Category 4 standards (20 feet wide) or better. The applicant submitted a Site Management Plan (SMP) prepared by Green Road Consulting dated November 17, 2020. According to the SMP the site has 1,000 feet of permanent roads leading to the residence and an additional 2,000 feet of seasonal access roads used to access the cultivation sites. The existing roads are stable, with no disturbed areas located near riparian setbacks.

Tribal Consultation

The project is located in the Bear River Band and Sinkyone Aboriginal Ancestral Territories. The project was referred to Northwest Information Center, Bear River Band, and Sinkyone tribe. The Bear River Band recommended the applicant to submit a Cultural Resource Study (CRS). The applicant submitted a CRS prepared by Archaeological Research and Supply Company Dated October 2020. The study concluded there were zero (0) historic or prehistoric era resources located during the survey. No further archaeological work is recommended for the project. Standard Inadvertent Archaeological Discovery Protocol will be implemented during any project construction activities.

Environmental review and Recommendation

Environmental review for this project was conducted and based on the results of that analysis, staff finds that all aspects of the project have been considered in a previously adopted Environmental Impact Report that was adopted for the Commercial Cannabis Land Use Ordinance and has prepared an addendum to this document for consideration by the Planning Commission (See Attachment 2 for more information). Staff recommends that the Planning Commission describe the application as a part of the consent agenda, survey the audience to see if any person would like to discuss the application and, if no one requests discussion, make all the required findings based on the evidence in the record and approve the application subject to the recommended conditions.

Alternatives

Several alternatives may be considered: 1) The Planning Commission could elect to add or delete conditions of approval; 2) The Planning Commission could deny approval of the requested permits if unable to make all of the required findings. Planning Division staff is confident that the required

findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.

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

Resolution Number 22-

Record Number: PLN-2021-17108

Assessor's Parcel Number: 211-341-028

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Fruitland Ridge Farms, LLC, Special Permit request

WHEREAS, Fruitland Ridge Farms, LLC, submitted an application and evidence in support of approving a Special Permit for the operation of a proposed 43,560 square foot mixed light cannabis operation with ancillary propagation and processing activities;

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

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on June 2, 2022, and reviewed, considered, and discussed the application for a Special Permit and reviewed and considered all evidence and testimony presented at the hearing.

Now, Therefore be It resolved, that the Planning Commission makes all the following findings:

- 1. FINDING:** **Project Description:** The application is a Special Permit to allow for a 43,560 square foot (SF) mixed light cannabis cultivation operation with appurtenant propagation and processing activities. Power is provided by PG&E with a backup generator within shed. Water for irrigation will be provided by a permitted onsite well (Permit No. 20-21-0261).

EVIDENCE: a) Project File: PLN-2021-17108
- 2. FINDING:** **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Planning Commission has considered the Addendum to the Environmental Impact Report (EIR) prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) adopted by the Humboldt County Board of Supervisors on May 8, 2018.

EVIDENCE: a) Addendum Prepared for the proposed project.

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

- d) A Preliminary Biological Resource Assessment and subsequent botanical survey were prepared by TransTerra Consulting, which concluded there is unlikely habitat for any threatened or endangered species of concern or sensitive plant species.
- e) The property is accessed via private driveway from Dyerville Loop Road. The applicant submitted a self-certified Road Evaluation Report stating the entire road segment is developed to Category 4 standards (20 feet wide) or better.
- f) A Site Management Plan prepared by Green Road Consulting dated November 17, 2020, which indicates the applicant will be using Best Practical Treatment or (BPTC) Measures.

3. FINDING

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

EVIDENCE

General agriculture is a use type permitted in Residential Agriculture (RA5-20) land use designation. The proposed cannabis cultivation, an agricultural product, is within land planned and zoned for agricultural purposes, consistent with the use of Open Space land for managed production of resources. The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.

4. FINDING

The proposed development is consistent with the purposes of the existing U zone in which the site is located.

EVIDENCE

- a) The Unclassified Zone or U Zone is intended to be applied to areas of the County in which general agriculture is an allowable use for U zones.
- b) All general agricultural uses are principally permitted in the U zone.
- c) Humboldt County Code section 314-55.4.6 allows cultivation of up to 43,560 square feet of new outdoor cannabis and up to 43,560 square feet of new mixed-light cannabis on a parcel over 10 acres subject to approval of a Special Permit. The application for 43,560 square feet of mixed light cultivation on a 22.60-acre parcel is consistent with this.

5. FINDING

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

EVIDENCE

- a) The CCLUO allows new cannabis cultivation to be permitted in areas zoned U (HCC 314-55.4.6.1.1).
- b) The parcel was created in compliance with all applicable state and local subdivision regulations, as it has been determined to be one legal parcel as created prior to 1964.
- c) The project will obtain water from a non-diversionary water source.

- d) The property is accessed via private driveway from Dyerville Loop Road. The applicant submitted a Road Evaluation Report that states the entire road segment is developed to the equivalent of a road category 4 standard.
- e) The slope of the land where cannabis will be cultivated is less than 15%.
- f) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 feet from any property line, more than 300 feet from any off-site residence, more than 600 feet from any school, church, or Tribal Cultural Resource.

6. FINDING

The cultivation of 43,560 square feet of mixed light cannabis cultivation and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE

- a) The site is located on a road that has been certified by a licensed engineer to safely accommodate the amount of traffic generated by the proposed cannabis cultivation.
- b) The site is in a rural part of the County where the typical parcel size 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 sized in the area.
- c) The location of the proposed cannabis cultivation is more than 300 feet from the nearest off-site residence.
- d) Irrigation water will come from a permitted onsite well (Permit No. 20-21-0261).

7. FINDING

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

EVIDENCE

- a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element.

DECISION

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

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Special Permit for Fruitland Ridge Farms, LLC, based upon the Findings and Evidence and subject to the conditions of approval attached here to as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on **July 7, 2022**,

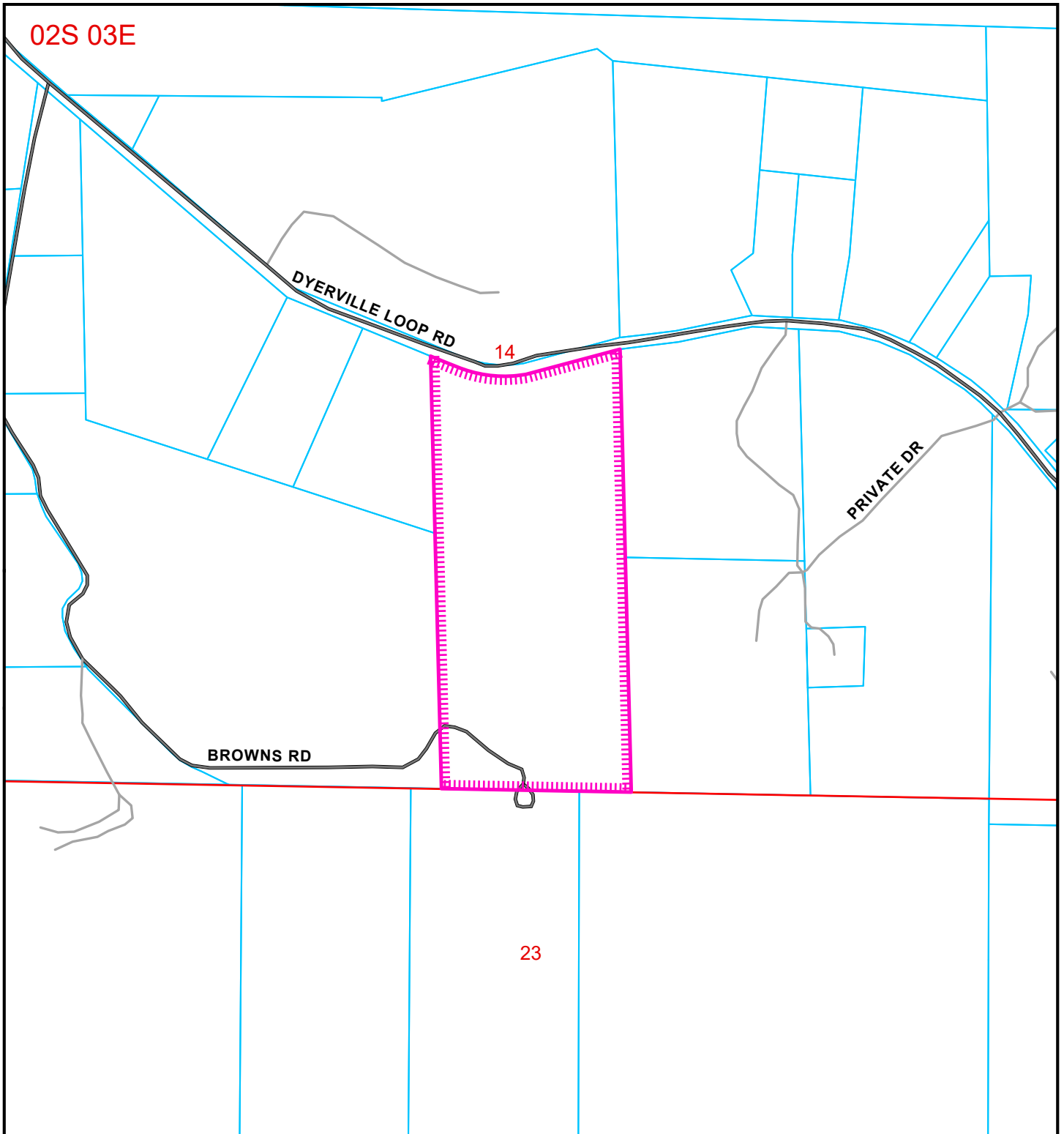
The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____ and the following ROLL CALL vote:

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

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

 John H. Ford, Director,
 Planning and Building Department

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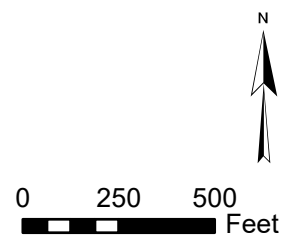


LOCATION MAP

**PROPOSED FRUITLAND RIDGE FARMS, LLC
 COASTAL DEVELOPMENT PERMIT
 MYERS FLAT AREA
 PLN-2021-17108
 APN: 211-341-028
 T02S R03E S14 HB&M (Myers Flat)**

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.



FRUITLAND RIDGE FARMS, LLC

APN: 211-341-028

AERIAL MAP

VICINITY MAP

1:10,000

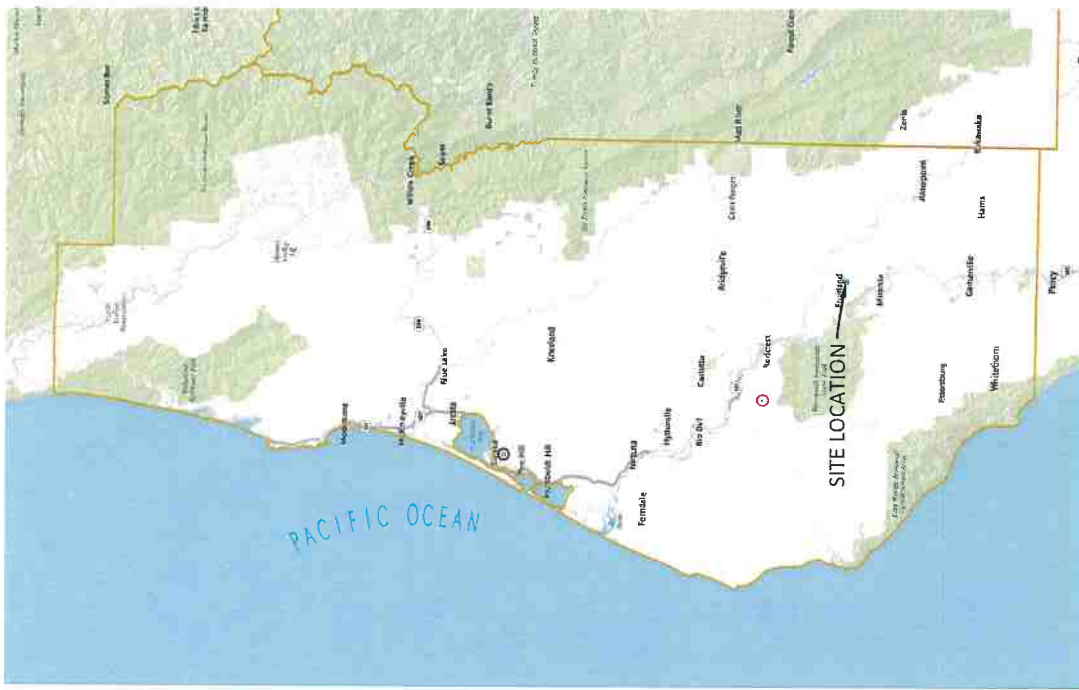


IMAGE SOURCE: BING 2020

PROJECT DIRECTIONS

- FROM: FORTUNA, CA
- MERGE ONTO US-101 S (33.5 MI)
- TAKE EXIT 656 TOWARD CA-254 S (0.2 MI)
- TURN LEFT ONTO CA-254 S (1.9 MI)
- TURN LEFT ONTO ELK CREEK RD (2.7 MI)
- SLIGHT RIGHT TO STAY ON ELK CREEK RD (207 FT)
- CONTINUE STRAIGHT ONTO DYERVILLE LOOP RD (2 MI)
- TURN RIGHT ONTO BROWN RD (7 MI)

TRAVEL TIME

APPROXIMATELY: 46 MIN (39.9 MI)

SHEET INDEX

- CP-COVER PAGE
- C1-PARCEL OVERVIEW PHASE 1

PROPERTY LINES, DISTANCES, AND BUILDING LOCATIONS ARE APPROXIMATE AND BASED ON AERIAL MAPS AND GPS DATA TAKEN IN THE FIELD.

PROJECT INFORMATION

LAT/LONG: 40.2875, -123.8083
 APN: 211-341-028
 APPLICANT: FRUITLAND RIDGE FARMS, LLC
 PARCEL SIZE: ± 22.6 ACRES
 ZONING: RA5-20
 APPLICATION TYPE:

COASTAL ZONE: N
 100 YEAR FLOOD: N

AGENT:

KAYLIE SAXON
 GREEN ROAD CONSULTING INC
 1650 CENTRAL AVE. SUITE C
 MCKINLEYVILLE, CA 95519
 707-630-5041



IMAGE SOURCE: BING 2020

PROJECT INFORMATION

PROPERTY OWNER: BITAR RAYMOND
 ADDRESS: 11152 DYERVILLE LOOP RD, MYERS FLAT
 SHEET INFO: COVER PAGE

NO.	NOTES	DATE
1	NOTES-INITIALS	00-00-00
2	NOTES-INITIALS	00-00-00
3	NOTES-INITIALS	00-00-00
4	NOTES-INITIALS	00-00-00
5	NOTES-INITIALS	00-00-00
6	NOTES-INITIALS	00-00-00

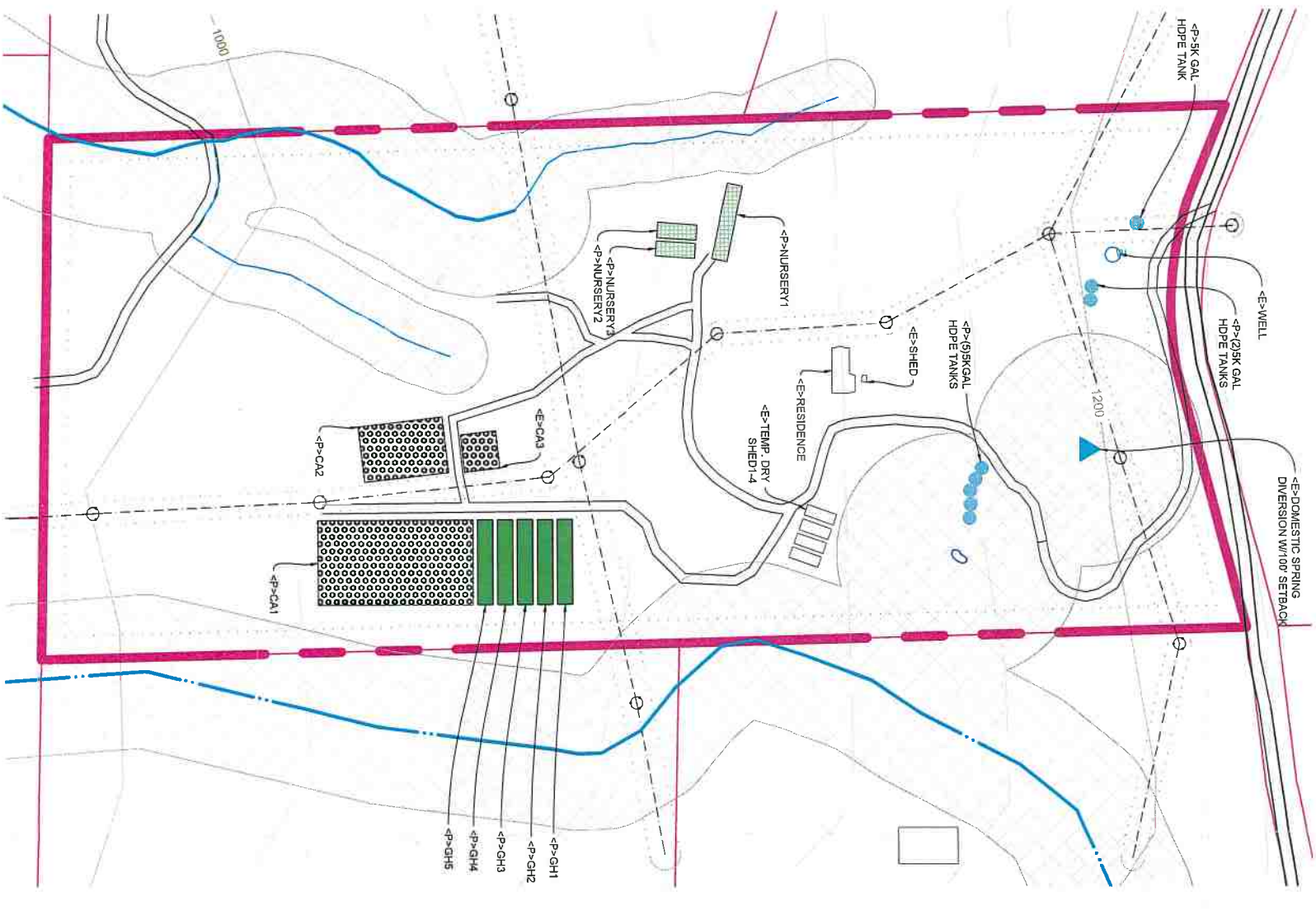
DATE: 11/18/20
 DRAFTER: XX
 SCALE: AS SHOWN

SHEET: CP



PARCEL OVERVIEW PHASE 1

APN: 211-341-028



CULTIVATION INFORMATION

MIXED LIGHT CULTIVATION AREA

GH	LENGTH	WIDTH	SQ FT
1	110	20	2,200
2	110	20	2,200
3	110	20	2,200
4	110	20	2,200
5	110	20	2,200
TOTAL MIXED LIGHT CULTIVATION AREA =			11,000 SQ FT

OUTDOOR CULTIVATION AREA

CA	LENGTH	WIDTH	SQ FT
1	202	110	22,220
2	110	72	7,920
3	48	45	2,070
TOTAL OUTDOOR CULTIVATION AREA =			32,210 SQ FT

IMMATURE PLANT AREA

NURSERY	LENGTH	WIDTH	SQ FT
1	100	20	2,000
2	50	20	1,000
3	50	20	1,000
TOTAL IMMATURE PLANT AREA =			4,000 SQ FT

CULTIVATION BUILDINGS AND USE

BUILDINGS	USE	SIZE	YEAR
TEMPORARY DRY SHED1	DRYING/HARVEST STORAGE	40'x14'	-
TEMPORARY DRY SHED2	DRYING/HARVEST STORAGE	40'x14'	-
TEMPORARY DRY SHED3	DRYING/HARVEST STORAGE	40'x14'	-
TEMPORARY DRY SHED4	DRYING/HARVEST STORAGE	40'x14'	-

DOMESTIC BUILDINGS AND USE

BUILDINGS	USE	SIZE	YEAR
RESIDENCE	GENERATOR/FUEL STORAGE	1,530 SQ FT	-
SHED	DOMESTIC STORAGE	9'x8'	-

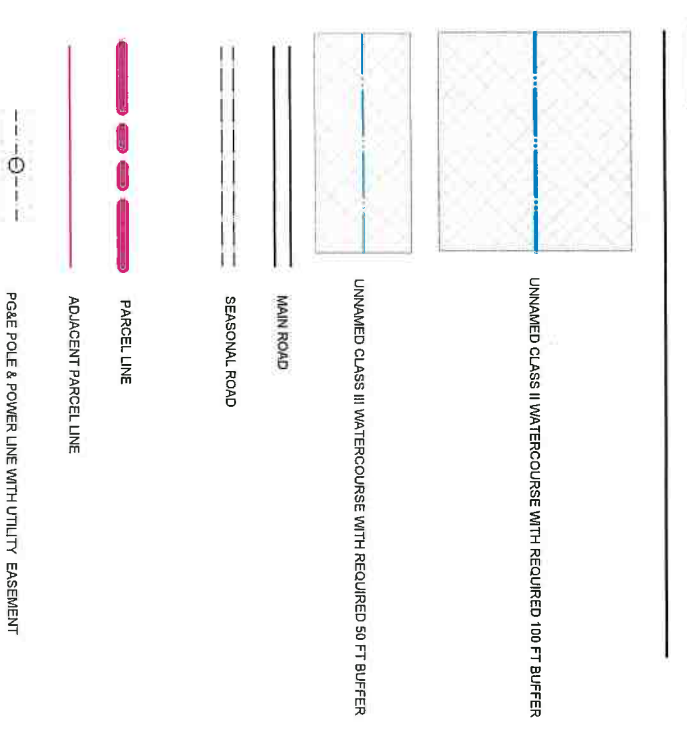
WATER STORAGE AND USE

TYPE	LAT/LONG	QUANTITY	GALLONS	TOTAL GALLONS
HOPE TANK	40.2887, -123.8088	5	5,000	25,000
HOPE TANK	40.2892, -123.8098	3	5,000	15,000
TOTAL AMOUNT OF WATER STORAGE=				40,000 GALLONS

WATER SOURCE

TYPE	LAT/LONG	BENEFICIAL USE
WELL	40.2891, -123.8090	CANNABIS IRRIGATION
SPRING	40.4387, -123.7123	DOMESTIC

LEGEND



PROJECT INFORMATION

PROPERTY OWNER	BITAR RAYMOND
ADDRESS	11152 DYERVILLE LOOP RD, MYERS FLAT
SHEET INFO	PARCEL OVERVIEW



NO.	NOTES	DATE
1	NOTES/INITIALS	00/00/00
2	NOTES/INITIALS	00/00/00
3	NOTES/INITIALS	00/00/00
4	NOTES/INITIALS	00/00/00
5	NOTES/INITIALS	00/00/00
6	NOTES/INITIALS	00/00/00

DATE: 11/18/20
 DRAFTER: XX
 SCALE: AS SHOWN

SHEET C1

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE SPECIAL PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE PROJECT MAY BEGIN OPERATING

A. General Conditions

1. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.
2. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. Any and all outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
3. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. The Department will file the NOD and will charge this cost to the project.
5. The applicant shall secure permits for all structures related to the cannabis cultivation and other commercial cannabis activity, including but not limited to, the greenhouses, one (1) commercial processing building, and all other structures with a nexus to cannabis. The plans submitted for building permit approval shall be consistent with the project description and the approved project site plan. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.
6. The applicant shall either provide an updated Site Plan which can designate a total of four (4) parking spaces on-site (three (3) parking spaces for employees and one (1) additional space for a potential visitor) or provide the department with a carpooling plan to show that fewer parking spaces are adequate for the project needs, within 30 days of the approved permit.
7. This permit does not allow the use of noise generating equipment (i.e. dehumidifiers) until ambient noise levels for at least three property lines are measured for a twenty-four hour period. The applicant shall provide ambient noise measurements to the department before commencing cultivation activities associated with this permit. Noise from cultivation and related activities shall not result in an increase of more than three decibels of continuous noise above existing ambient noise levels at any property line of the site.

8. The applicant shall apply for and obtain a building permit for the four existing 560-square-foot sheds. Sign-off on the Permit by the Building Division shall satisfy this requirement.
9. The applicant shall ensure all fences and gates are located out of the County right of way. All gates shall be setback sufficiently from the County road so that vehicles will not block traffic when staging to open/close the gate. In addition, no materials shall be stored or placed in the County right of way. Confirmation from the Department of Public Works that the work has been done will satisfy this condition.
10. The applicant shall pave the surface of the intersection where Dyerville Loop Road meets the private driveway for a minimum of 18 feet and a length of 50 feet. Final signoff from the Department of Public Works will satisfy this condition.
11. The applicant shall ensure all driveways and private road intersections onto the County Road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance). Final signoff from the Department of Public Works will satisfy this condition.
12. The applicant shall provide evidence of enrolling into a renewable energy program with the Redwood Coast Energy Authority or purchase carbon offset credits from reputable sources. Final signoff from the Planning Department will satisfy this condition.
13. The applicant shall provide evidence of enrollment under the State Water Resource Control Board (SWRCB) Cannabis Cultivation Policy (Cannabis Policy), in congruence with Order WQ 2019-0001-DWQ General Waste Discharge Requirements for Dischargers of Waste Associated with Cannabis Cultivation Activities (General Order). A letter or similar communication from the State Water Board verifying that all their requirements have been met will satisfy this condition.
14. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection in order to keep the permit valid.
15. The applicant shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning Division.

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

1. Noise from cultivation and related activities shall not result in an increase of more than three decibels of continuous noise above existing ambient noise levels at any property line of the site.
2. All artificial lighting shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be enclosed between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program; see: <https://www.darksky.org/our-work/lighting/lighting-for->

citizens/lighting-basics/. Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of Low Pressure Sodium (LPS) light or low spectrum Light Emitting Diodes (LED) with a color temperature of 3000 kelvins or less and 3) only placed where needed.

3. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above in items B.1. and B.2., within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
4. Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any erosion control and/or cultivation materials that contain synthetic (e.g., plastic or nylon) netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.
5. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
6. Should any vegetation removal occurs, a certified Biologist shall prepare a survey for listed terrestrial plants and wildlife prior to any work.
7. The applicant shall adhere to the "Measures to Prevent the Introduction and Spread of Invasive Species" found on pages 23-24 of the Preliminary Biological Resource Assessment prepared by TransTerra Consulting dated September 2020.
8. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and shall be allowed to leave the work site unharmed.
9. The use of anticoagulant rodenticide is prohibited.
10. 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.
11. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan. If offsite processing is chosen to be the preferred method of processing, this permit shall be modified to identify the offsite licensed facility.
12. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CCLUO and MAUCRSA, as applicable to the permit type.
13. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning and Building Department within one (1) year of issuance

of the provisional clearance or permit. If good faith effort toward compliance can be shown within the two years following the issuance of the provisional clearance or permit, the Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow additional time to meet the outstanding requirements.

14. 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.
15. Compliance with all statutes, regulations, and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
16. Confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
17. Maintain enrollment in Tier 1, 2, or 3, certification with North Coast Regional Water Quality Control Board (RWQCB) Order No. R1-2019-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
18. Comply with the terms of any applicable Lake and Stream Alteration (1600 or 1602) Permit obtained from the California Department of Fish and Wildlife (CDFW).
19. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire), if applicable.
20. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).
21. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
22. Pay all applicable application, review for conformance with conditions and annual inspection fees.
23. Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's Certified Unified Program Agency (CUPA) program, and in such a way that no spillage occurs.
24. The master log books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
25. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

Performance Standards for Cultivation and Processing Operations

26. Pursuant to the MCRSA, Health and Safety Code Section 19322(a)(9), an applicant seeking a cultivation license shall “provide a statement declaring the applicant is an ‘agricultural employer,’ as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law.”
27. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include federal and state wage and hour laws, Cal/OSHA, OSHA, the California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
28. Cultivators engaged in processing shall comply with the following Processing Practices:
 - a. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
 - b. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
 - c. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
 - d. Employees must wash hands sufficiently when handling cannabis or use gloves.
29. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
 - a. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
 - (1) Emergency action response planning as necessary;
 - (2) Employee accident reporting and investigation policies;
 - (3) Fire prevention;
 - (4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - (5) Materials handling policies;
 - (6) Job hazard analyses; and
 - (7) Personal protective equipment policies, including respiratory protection.
 - b. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
 - (1) Operation manager contacts;
 - (2) Emergency responder contacts; and
 - (3) Poison control contacts.
 - c. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
 - d. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
30. All cultivators shall comply with the approved processing plan as to the following:
 - a. Processing practices
 - b. Location where processing will occur
 - c. Number of employees, if any

- d. Employee Safety Practices
- e. Toilet and handwashing facilities
- f. Plumbing and/or septic system and whether or not the system is capable of handling increased usage
- g. Drinking water for employees
- h. Plan to minimize impact from increased road use resulting from processing
- i. On-site housing, if any

31. Term of Commercial Cannabis Activity 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.

32. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the Special Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Section 55.4.13.

33. Permit Renewals to Comply with Updated Laws and Regulations. Permit renewal is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.

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

35. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:

- a. Identifying information for the new owner(s) and management as required in an initial permit application;
- b. A written acknowledgment by the new owner in accordance as required for the initial permit application;
- c. The specific date on which the transfer is to occur;
- d. Acknowledgement of full responsibility for complying with the existing permit; and
- e. Execution of an Affidavit of Non-diversion of Medical Cannabis.

36. Inspections. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are

in accordance with the terms and conditions prescribed herein.

Informational Notes:

1. Pursuant to Section 314-55.4.11 (a) of the CMMLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state or county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity but in no event more than two (2) years after the date of issuance of the provisional clearance or permit. Plans for curing the violations shall be submitted to the Planning and Building Department by the permittee within one (1) year of the issuance of the provisional certificate or permit. The terms of the compliance agreement may be appealed pursuant to Section 314-55.4.13 of the CMMLUO.
2. This provisional permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"), except where the Compliance Agreement per Condition of Approval #11 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in Conditions of Approval #26 and 27 of the Ongoing Requirements/Development Restrictions, above.
3. If cultural resources are encountered during construction activities, the contractor on-site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

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

4. The applicant shall be aware that the Federal Government considers the cultivation of cannabis to be an illegal activity. This project is accessed by using roads that pass-through lands owned by the Federal Government. The Federal Government may not allow the applicant to use these roads to transport cannabis. In such case, Humboldt County will not provide relief to the applicant. Approval of this permit does not authorize transportation of cannabis across Federal lands.

ATTACHMENT 2

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

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

**APN 211-341-028; 17108; on the south side of Dyerville Loop Road, approximately 1600 feet east
from the intersection of Dyerville Loop Road with Browns Road, on the property known as 11152
Dyerville Loop Road, Myers Flat Area, County of Humboldt**

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

June 2022

Background

Modified Project Description and Project History - The original project reviewed under the Environmental Impact Report (EIR) for the Commercial Cannabis Land Use Ordinance (CCLUO) addressed the broad environmental impacts that could be expected to occur from the adoption and implementation of the ordinance. The EIR specified that the regulations established in the CCLUO would mitigate the impacts of existing cannabis operations by establishing regulations for an existing unregulated land use to help prevent and reduce environmental impacts that are known to result from unpermitted baseline cultivation operations. The EIR states that "Bringing existing operations into compliance will help to attenuate potential environmental effects from existing cultivation activities, including aesthetic impacts resulting from improper operation or poor siting." The current project was contemplated by the EIR and compliance with the provisions of the CCLUO will fully mitigate all environmental impacts of the project to a less than significant level.

The modified project involves a Special Permit (Record No. PLN-2021-17108) for an 43,560 square foot new mixed light cannabis cultivation operation. The proposed project will occur in two phases. Phase 1 will include 11,000 square feet of mixed light cannabis cultivation and 32,210 square feet of outdoor full-sun cannabis cultivation. Phase 2 includes transitioning the 32,210 square feet of outdoor full-sun cannabis cultivation to 32,210 square feet of mixed light cannabis cultivation. Ancillary propagation will occur in three (3) greenhouses: one (1) 2,000-square-foot greenhouse and two (2) 1,000- square-foot greenhouses. The applicant anticipates there will be two cultivation cycles occurring annually. Processing such as drying, curing and trimming will occur onsite in a proposed 3,200-square-foot processing building. All processing will occur offsite at a third-party licensed processing facility until the proposed processing building is constructed. The applicant anticipates three (3) employees will be required for operations. Power for the project will be provided by PG&E. Generators will be used for emergency backup purposes only.

Water for irrigation will be provided by a permitted onsite well (Permit No. 20-21-0261). The applicant anticipates 500,000 gallons of water will be required annually for irrigation. Existing water storage totals 40,000 gallons occurring in eight (8) 5,000-gallon tanks.

According to the California Natural Diversity Database the seacoast ragwort is the only specie of concern mapped on the parcel. The applicant submitted a Preliminary Biological Resource Assessment prepared by TransTerra Consulting, LLC dated September 2020. According to the Assessment there are low populations of Seacoast ragwort present in California and the species can be found along roadsides. The roadside habitat within the project area may provide suitable habitat but is likely too dry for this species to occur. No evidence of the seacoast ragwort was detected during the field survey.

According to the Humboldt County WebGIS, there is a mapped Northern Spotted Owl (NSO) activity center (HUM0761) approximately 0.71 miles west from the project site and the nearest NSO observation (HUM0774) is located approximately 0.22 miles north of the project site. Marbled murrelet habitat is mapped approximately 1.61 miles west from the project site. According to the Preliminary Biological Resource Assessment the NSO's preferred nesting and roosting habitat include multiple canopy layers, higher species density, larger overstory trees, and live trees with deformities, and wood debris in understory. The subject project is not located on a parcel with dense forested areas. Power for the project will be provided by PG&E and all artificial lighting used for processing activities will adhere to shielding and International Dark Sky Association standards as set forth in the CCLUO.

The project is located in the Bear River Band and Sinkyone Aboriginal Ancestral Territories. The project was referred to Northwest Information Center, Bear River Band, and Sinkyone tribe. The Bear River Band recommended the applicant to submit a Cultural Resource Study (CRS). The

applicant submitted a CRS prepared by Archaeological Research and Supply Company Dated October 2020. The study concluded there were zero (0) historic or prehistoric era resources located during the survey. No further archaeological work is recommended for the project. Standard Inadvertent Archaeological Discovery Protocol will be implemented during any project construction activities.

The modified project is consistent with the adopted EIR for the CCLUO because it complies with all standards of the CCLUO which were intended to mitigate for impacts of existing cultivation. These include compliance with noise and light standards to limit disturbance to wildlife, increased water storage to allow for complete forbearance from water diversion during the dry season, 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 Final Environmental Impact Report (EIR) if some changes or additions are necessary but none of the conditions described in Section 15162 calling for a subsequent EIR or Negative Declaration have occurred. Section 15162 states that when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

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

Summary of Significant Project Effects and Mitigation Recommended

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

Technical documents utilized in conducting this review included, but are not limited to the following:

- Cultivation and Operations Plan prepared by Green Road Consulting dated March 24, 2021.
- Site Plan prepared by Green Road Consulting dated March 24, 2021.
- Biological Reconnaissance Assessment prepared by TransTerra Consulting, LLC dated July 2019.
- Cultural Resource Study prepared by Archaeological Research and Supply Company dated October 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 EIR 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 EIR was adopted as complete.

CONCLUSION

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

ATTACHMENT 3

Applicant's Evidence in Support of the Required Findings

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

1. The name, contact address, and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (On file)
3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within one-quarter mile (1,320 feet) of a school, school bus stop, church or other place of religious worship, public park, or tribal cultural resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (Plot Plans prepared by Green Road Consulting dated March 24, 2021 – **Attached** with project Maps)
4. A cultivation and operations plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel; and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season. (Cultivation and Operations Plan prepared by Green Road Consulting dated March 24, 2021- **Attached**)
5. Description of water source, storage, irrigation plan, and projected water usage. (Included in Cultivation Operations Plan (item 4. above)
6. 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. 2019-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (Site Management Plan (SMP) prepared by the agent– On file).
7. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing, impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the California Department of Fish and Wildlife. (Not applicable)
8. If the source of water is a well, a copy of the County well permit, if available. (**Attached**)
9. 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)

10. Consent for on-site inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
11. 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)
12. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed, will not support diversions for irrigation. (On file)
13. Acknowledge that the County reserves the right to engage with local tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize, or mitigate impacts to tribal cultural resources, as defined herein. Examples include, but are not limited to, conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The County shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On file)
14. Division of Environmental Health Attachment for Commercial Medical Marijuana (CMM) Clearances/ Permits (DEH Form). (On-file)
15. Preliminary Biological Resource Assessment prepared by TranTerra Consulting, LLC received March 24, 2021. (On file)
16. Well Isolation Report prepared by Lindberg Geologic Consulting, dated April 22, 2022. **(Attached)**
17. Water Testing Results prepared by Fisch Drilling, dated April 4, 2022. **(Attached)**



**GREEN
ROAD**
CONSULTING

Site Plan Overview and Cultivation and Operations Plan

Applicant/Owner

Fruitland Ridge Farms, LLC.
11152 Dyerville Loop RD,
Myers Flat, CA 95554
211-341-028



Agent

Kaylie Saxon
Green Road Consulting
1650 Central Avenue, Suite C
McKinleyville, CA 95519

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I. Site Plan Overview

1.0 Project Information

Fruitland Ridge Farms, LLC. ("Applicant") is submitting this application for a Special Permit for one acre of mixed light cultivation on a 22.6-acre parcel, located near Myers Flat, CA ("Parcel"), Assessor's Parcel Number 211-341-028. Cultivation will be implemented in two phases, with phase one including 11,000-square feet of Mixed-Light and 32,210-square feet of Open Air commercial cannabis cultivation followed by a transition to phase two with the on-air cultivation replaced by Mixed-Light bringing the total Mixed-Light cultivation to 43,560-square feet.

The Applicant sources water from a permitted groundwater well located on the parcel also used for domestic purposes. The Applicant has filed a 1602 Lake and Streambed Alteration Agreement Notification with the California Department of Fish and Wildlife.

The Applicant has a total of eight (8) HDPE water tanks totaling 40,000-gallons of water storage on site. The Applicant estimates their annual water use to be 500,000-gallons.

There are five (5) buildings on site. The Residence is a 1,530-square feet place of living that was constructed in the early 2000's. The Shed is a 9'x6' structure that is used for domestic storage. It was constructed in early 2000's. The three (3) Temporary Dry Sheds are 40'x14' structures that are used for drying and harvest storage. The Temporary Dry Sheds were constructed in 2020 and will be replaced with a proposed 40'x80' Processing Building with clone room once the Applicant obtains approval. There are three (3) Nurseries located on-site totaling 4,000-square feet. The nurseries will be used to supply canopy areas onsite. Upon construction of the Processing Building, the clone room will add an additional 360-square feet of propagation.

The Parcel receives PG&E grid power. Fuel for any backup generators is stored in the attached garage of the residence and nutrients are stored in the Dry Shed/Storage Building. There are no compost or soil piles on site. The trash and recycling is stored in the attached garage of the Residence.

There are proposed five (5) greenhouses and three (3) full-term cultivation areas in phase 1. The Applicant intends to phase out the three (3) full-term cultivation areas into sixteen (16) additional greenhouses. After the transition there will be twenty-one (21) greenhouses. The Applicant is anticipating two (2) harvests from the greenhouses, July and October, and one (1) harvest from the full-term cultivation areas, in October. The Applicant is anticipating needing 3 (3) full-time employees for cultivation activities, with additional seasonal employees required for processing activities. Processing will be completed off-site by a 3rd party processor until construction of the permitted Processing Building is completed.

A nursery area equal to 10% of the permitted cultivation area will also be included onsite, including indoor clone rooms and nursery greenhouses for vegetative growth only.

This application is submitted through their agent, Kaylie Saxon of Green Road Consulting, Inc., and has been prepared in accordance with Humboldt County's ("County") Commercial Cannabis Land Use Ordinance ("CCLUO").

The Special Permit would achieve the following results for the Applicant:

- a. Permit 43,560 square feet of new Mixed-Light commercial cannabis cultivation activities.
- b. Permit onsite processing once an adequate commercial building is permitted and constructed.
- c. Comply with applicable standards for water quality maintenance and watershed protection through the Waiver of Waste Discharge requirements of the North Coast Regional Water Quality Control Board ("Water Board") and California Department of Fish and Wildlife ("Fish and Wildlife").

2.0 Project Location

The Applicant's Parcel is located in the inland zone of Humboldt County near Myers Flat, CA. The Parcel is comprised of 22.6-acres and is identified by Assessor's Parcel Number ("APN") 211-341-028. The street address for the Parcel is 11152 Dyerville Loop RD, Myers Flat, CA 95554.

2.1 Zoning Classification

The County's Zoning Classification of the Parcel is U with a Current General Plan Framework of RA5-20. The CCLUO permits existing commercial cannabis cultivation on land zoned as U with Mixed-Light cultivation sites between 10,001 square feet and 43,560 square feet with a Special Permit.

2.2 Site Topography

A map of the Parcel's topography is included as Attachment "A."

3.0 Easements

The following information is taken from Exhibit "A" of the Grant Deed, a copy of which is included in Evidence of Ownership and Authorization section of this application.

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 211-341-028

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF HUMBOLDT, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE

Those portions of Section 14, Township 2 South, Range 3 East, Humboldt Meridian, described as follows:

The East half of the Southeast quarter of the Southwest quarter, and that portion of the East half of the Northeast quarter of the Southwest quarter which lies South of the County Road known as Dyerville Loop Road.

PARCEL TWO

A non-exclusive easement for road and public utility purposes 50 feet wide the centerline of which is described as follows:

BEGINNING at a point in the section line between Sections 14 and 23, Township 2 South, Range 3 East, Humboldt Meridian, which point of beginning bears South 89° 35' West 314.64 feet from the quarter section corner to said Sections 14 and 23; and running thence North 54° 56' West 305.61 feet; thence to the left along a curve of radius 60 feet through an angle of 102° 42' for a distance of 107.55 feet; thence South 22° 22' West 51.67 feet; thence to the right along a curve of radius of 170 feet, through the angle of 67° 13' for a distance of 199.43 feet to the section line between said Sections 14 and 23; thence along said section line South 89° 35' West 602.68 feet; thence to the right along a curve of radius 200 feet through an angle of 40° 50' for a distance of 142.53 feet; thence North 49° 35' West 382.83 feet; thence to the right along a curve of radius 400 feet through an angle of 19° 41' for a distance of 137.41 feet; thence North 29° 54' West 111.33 feet; thence to the right along a curve of radius 100 feet through an angle of 75° 06' for a distance of 132.82 feet; thence North 46° 12' East 4.76 feet; thence to the left along a curve of radius 100 feet through an angle of 82° 57' for a distance of 144.77 feet; thence North 36° 45' West 206.29 feet; thence to the right along a curve of radius 160 feet through an angle of 34° 54' 30" for a distance of 97.48 feet; thence North 1° 50' 30" West 6.27 feet; thence to the left along a curve of radius 170 feet through an angle of 31° 09' 30" for a distance of 92.45 feet; thence North 33° 00' West 231.04 feet; thence to the right along a curve of radius 150 feet through an angle of 41° 57' for a distance of 109.82 feet; and thence North 8° 57' East 1066 feet, more or less, to the center of the Dyerville Loop Road, as conveyed to Ruth Morris, a widow, by Deed recorded April 2, 1970 in Book 1037 of Official Records, Page 302.

EXCEPTING THEREFROM that portion thereof lying within Parcel One above described.

4.0 Natural Waterways

There is one (1) stream crossing on the property that are the responsibility of the property owner. It is used by a neighbor to access their residence and is not often used by the property owner and is not anticipated to be used for cultivation related activities.

5.0 Location and Area of Cultivation**Phase One****Greenhouse #1 - #5:**

The five (5) Greenhouses are in the south west portion of the parcel located directly north of the Cultivation Area #1. Each Greenhouse is uniform a 110'x20' structure totaling 2,200-square feet per greenhouse.

Cultivation Area #1:

Cultivation Area #1 is in the south west portion of the parcel located directly east of Cultivation Area #2. The Cultivation Area's dimension is 202'x110' equal to 22,200-square feet of full-term cultivation. The Applicant will transition all full-term cultivation areas into mixed-light cultivation.

Cultivation Area #2:

Cultivation Area #2 is in the south west portion of the parcel located directly south of Cultivation Area #3. The Cultivation Area's dimension is 110'x72' equal to 7,920-square feet of full-term cultivation.

Cultivation Area #3:

Cultivation Area #3 is in the south west portion of the parcel located directly east of Greenhouse #1. The Cultivation Area's dimension is 46'x45' equal to 2,070-square feet of full-term cultivation. The Applicant will transition all full-term cultivation areas into mixed-light cultivation.

Phase Two

Greenhouses #6 - #16

Greenhouses #6-#16 will be in the same locations of the Cultivation Areas. Greenhouses #6-#16 are a uniform 110'x20' totaling 2,200-square feet per greenhouse. Greenhouse #17 is 75'x20' totaling 1,500-square. Greenhouse #19 is 110'x20' totaling 2,200-square. Greenhouse #20 is 65'x20' totaling 2,200-square.

Greenhouses #17

Greenhouse #17 will be in the same location of the Cultivation Areas. Greenhouse #17 is 75'x20' structure totaling 1,500-square.

Greenhouses #18

Greenhouse #18 will be in the same location of the Cultivation Areas. Greenhouse #18 is 100'x20' structure totaling 2,000-square.

Greenhouses #19

Greenhouse #19 will be in the same location of the Cultivation Areas. Greenhouse #19 is 110'x20' structure totaling 2,200-square.

Greenhouses #20

Greenhouse #20 will be in the same location of the Cultivation Areas. Greenhouse #20 is 65'x20' structure totaling 1,300-square.

Greenhouses #21

Greenhouse #21 will be in the same location of the Cultivation Areas. Greenhouse #21 is 67'x20' structure totaling 1,340-square.

6.0 Setbacks of Cultivation Area

The proposed Cultivation Area will be set back from all parcel lines by at least 30 feet. The portion of the cultivation area that is closest to the nearest watercourse is 105-feet away.

7.0 Access Roads

The site is accessed directly from Dyerville Loop Road, a paved county-maintained road. The site has 1,000 feet of permanent roads leading to the residence and an additional 2,000-feet of seasonal access roads used to access cultivation sites. The access roads on the site are maintained on an as-need basis. The roads are used minimally by workers navigating the site and bringing in supplies and the few permanent residents. Workers are on the site daily and most supplies are brought in the beginning of the season. Vehicles are mainly parked near the residence. Existing roads are stable, with no disturbed areas located near riparian setbacks.

8.0 Graded Flats

There are no graded flats on the Parcel that have been identified to require permitting.

9.0 Existing Buildings

Domestic Buildings

Residence

The Residence is a 1,530-square foot place of living that was constructed in the early 2000's.

Shed

There is an 9'x6' Shed on the Parcel that is used for domestic storage. It was constructed in the early 2000's.

Cultivation Related Buildings

Temporary Shed #1-3

The Temporary Sheds are 40'x14' Conex box or basic shed structures that will be constructed after permitting. They are used for the drying of harvested cannabis and will be replaced by the Processing Building once the appropriate permits are obtained.

Processing Building (Proposed)

The Processing Building will be a roughly 40'x80' structure that will be used for the drying, storage, and processing of harvested cannabis. A designated clone room within the processing building will be used for immature plant propagation.

10.0 Water Source, Storage, Irrigation Plan and Projected Water Use

10.1 Water Source

The Applicant sources water from a permitted well located on the Parcel also used for domestic purposes. The Applicant has filed 1602 Stream and Lakebed Alteration Notification with the California Department of Fish and Wildlife.

10.2 Water Storage

The Applicant will have 40,000-gallons of water storage as outlined below.

- Eight (8) 5,000-gallon HDPE water tanks;

10.3 Irrigation Plan

The Applicant irrigates using a timed, metered drip irrigation system, preventing over watering or run-off.

10.4 Projected Water Use

The amount of water used for the cultivation of cannabis will vary throughout the year, with peak periods of water use occurring during the summer months. The Applicant's cultivation and water use is outlined in the Cultivation and Water Usage Chart, attached as Attachment "B."

The Applicant estimates their annual water use to be approximately 500,000-gallons.

10.5 Water Use Record Keeping Practices

Per Sections 55.4.12.7.5 through 55.4.12.7.7, the applicant will adhere to the following metering and record keeping practices.

- A metering device shall be installed and maintained on all discrete points of diversion or other locations of water withdrawal (including wells). The meter shall be located at or near the point of diversion or withdrawal.
- A metering device shall be installed and maintained at or near the outlet of all water storage facilities utilized for Irrigation.
- Operators shall maintain a weekly record of water collected from Diversionary sources, as well as a record of all water used in Irrigation of permitted Cultivation Areas. A copy of these records shall be stored and maintained at the cultivation site and kept separately of differentiated from any record of water use for domestic, fire protection, or separately or differentiated from any record of water use for domestic, fire protection, or other irrigation purposes. Irrigation records shall be reported to the County on an annual basis, at least thirty (30) days prior to the date of each annual permit inspection. Records shall also be made available for review during site inspections by local and state officials.

11.0 Site Drainage, Runoff, Erosion Control Measures and Watershed Protection

The following is taken from the Applicant's Monitoring and Reporting from for the North Coast Regional Water Quality Control Board. Once the Applicant's Water Resource Protection Plan is completed, further detail will be outlined.

Site Drainage, Runoff, Erosion Control Measures

The disturbed areas consisted of the cultivation areas, soils/amendment piles, unstable road segments, and a processing area as shown on the following Disturbed Area Map. The site will be maintained to the water quality and erosion control standards laid out in the State Water Resource Control Boards Cannabis General Order. A Site management plan has been drafted outlining how this property will operate in compliance with the Best management practices (BMPs) included in that order. This plan was included with the submission to the Humboldt County

Planning Department. Upon receiving approval from the Humboldt County Building Department and before application to the CalCannabis for a state cultivation license, the applicant will enroll the property in the state general order at a Tier 2, Low Risk site. There are currently no water quality or erosion control issues on the site, and development of the site for cannabis related activities will be carried out under BMP guidelines and with all necessary permits.

Watershed Protection

All cultivation related activities will be carried out away from riparian setbacks and the Applicant will comply with all water sourcing, storage and use requirements laid out by the California State Water Resource Control Board.

12.0 Distances from Significant Landmarks

There are no schools, school bus stops, places of worship, or state parks within 600 feet of the cultivation site. There are also no Tribal Lands, areas of Traditional Tribal Cultural Affiliation within 1,000 feet of the cultivation site.

II. Cultivation and Operations Plan

1.0 Materials Storage

Refer to the Materials Management Plan throughout this section.

All fertilizers and amendments are located in the Dry Shed/Storage Building on the Parcel. Fertilizers and amendments are placed on the shelves and floor where any spill will be contained. All labels are kept and directions are followed when nutrients are applied. The storage area is in need of posted instructions for storing fertilizers and amendments, instructions for cleaning up spills and a spill kit that contains a container, gloves, towels, absorbent socks and an absorbent material (kitty litter).

Currently, there are no pesticides or herbicides registered specifically for use directly on cannabis. The Applicant will be using items that were accepted under Legal Pest Management Practices for Marijuana Growers in California.

Power for the Parcel is supplied by PG and E. There is a 6.5kw and a 3.5kw generator on site for backup use. Fuel for the generators is stored in 5-gallon fuel containers within the Dry Shed/Storage Building.

Trash and recycling is stored in water tight containers in the garage of the Residence. Trash is removed weekly to the disposal center in Redway and recycling is removed bi-monthly.

There is no compost pile or soils pile on site. The Applicant brings soil to the parcel to place in pots and beds. The Applicant reamends their soil prior to each cultivation cycle. Should the soil no longer be viable for cultivation, it will be removed and disposed of at Wes Green in Arcata, CA.

2.0 Cultivation Activities

Cultivation activities may vary based on strain, climate and the Applicants' personal schedule.

Cultivation activities begin with propagation of the mother plants in the Nurseries, sometime in March. Plants are moved from the Nurseries to the greenhouses sometime in May. The Applicant will be using light deprivation techniques on the greenhouses by pulling blackout tarps over them by hand. No artificial lighting will be used in the greenhouses, ensuring the Applicant is abiding by the International Dark Sky Standards. The Applicant will be harvesting the greenhouses sometime in July, replanting and harvesting again sometime in October.

Structures used for Mixed Light Cultivation and Nurseries shall be shielded with tarps so that no light escapes between sunset and sunrise.

Where located on a Parcel abutting to a residential Zoning District or proposed within Resource Production or Rural Residential Areas, any Security Lighting for Commercial Cannabis Activities shall be shielded and angled in such a way as to prevent light from spilling outside of the boundaries of the Parcel(s) or Premises or directly focusing on any surrounding uses.

Cultivation Standards

- Maintain compliance with all applicable state laws and County ordinances
- Maintain valid licenses issued by the appropriate state licensing authority or authorities for the type of activity being conducted, as soon as such licenses become available.
- Where subject to state licensures, participate in local and state programs for “Track and Trace” once available.
- Maintain a current, valid business license at all times.
- 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).
- Pay all applicable application and annual inspection fees.
- Comply with any special conditions applicable to the permit or Premises which may be imposed.

3.0 Processing Practices

Plants will be harvested one at a time using hand shears and taken into the two (2) Dry Sheds where it will be dried and cured. All processing will be performed off-site by a 3rd party processor until the Processing Building can be appropriately permitted and constructed

All work surfaces and equipment are maintained in a clean, sanitary condition. Protocols to prevent the spread of mold are strictly followed. The final cannabis product is stored in a secure location.

The Applicant will be utilizing any Track and Trace program the County seeks to implement, abiding by all appropriate record keeping practices.

Employment Standards

- Applicant 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.)

- 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:
 - Emergency action response planning as necessary;
 - Employee accident reporting and investigation policies;
 - Fire prevention;
 - Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - Materials handling policies;
 - Job hazard analyses; and
 - Personal protective equipment policies, including respiratory protection.
- Applicant will visibly post and maintain an emergency contact list which includes at a minimum:
 - Operation manager contacts;
 - Emergency responder contacts;
 - Poison control contacts.
- 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.
- On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.

Processing Standards

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

4.0 Security Measures

The access to the parcel is gated and locked.

5.0 Energy Use

The parcel is connected to grid power through PG&E and generators will only be used in case of power failure.

State of California
Well Completion Report
 Form DWR 188 Submitted 10/27/2020
 WCR2020-015146

Owner's Well Number _____ Date Work Began 10/16/2020 Date Work Ended 10/21/2020
 Local Permit Agency Humboldt County Department of Health & Human Services - Land Use Program
 Secondary Permit Agency _____ Permit Number 20-21-0261 Permit Date 09/18/2020

Well Owner (must remain confidential pursuant to Water Code 13752)	Planned Use and Activity
Name <u>Raymond Bitar</u>	Activity <u>New Well</u>
Mailing Address <u>3868 Windy Cove Circle</u>	Planned Use <u>Water Supply Irrigation - Agriculture</u>
City <u>Stockton</u> State <u>CA</u> Zip <u>95219</u>	

Well Location	
Address <u>11152 Dyerville Loop RD</u>	APN <u>211-341-028</u>
City <u>Myers Flat</u> Zip <u>95554</u> County <u>Humboldt</u>	Township <u>02 S</u>
Latitude <u>40 17 22.3115 N</u> Longitude <u>-123 48 34.7472 W</u>	Range <u>03 E</u>
Deg. Min. Sec. Deg. Min. Sec.	Section <u>14</u>
Dec. Lat. <u>40.289531</u> Dec. Long. <u>-123.809652</u>	Baseline Meridian <u>Humboldt</u>
Vertical Datum _____ Horizontal Datum <u>WGS84</u>	Ground Surface Elevation _____
Location Accuracy _____ Location Determination Method _____	Elevation Accuracy _____
	Elevation Determination Method _____

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

Water Level and Yield of Completed Well	
Depth to first water <u>51</u> (Feet below surface)	
Depth to Static _____	
Water Level <u>49</u> (Feet) Date Measured <u>10/21/2020</u>	
Estimated Yield* <u>15</u> (GPM) Test Type <u>Air Lift</u>	
Test Length <u>4</u> (Hours) Total Drawdown <u>109</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	4	top soil
4	16	silty clay
16	43	soft shale
43	65	loose blue sandstone
65	88	blue sandstone
88	160	soft shale



Casings										
Casing #	Depth from Surface Feet to Feet		Casing Type	Material	Casings Specificatons	Wall Thickness (inches)	Outside Diameter (inches)	Screen Type	Slot Size if any (inches)	Description
1	0	45	Blank	Low Carbon Steel	Grade: ASTM A53	0.188	6			
1	45	140	Screen	Low Carbon Steel	Grade: ASTM A53	0.188	6	Milled Slots	0.05	
1	140	160	Blank	Low Carbon Steel	Grade: ASTM A53	0.188	6			

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

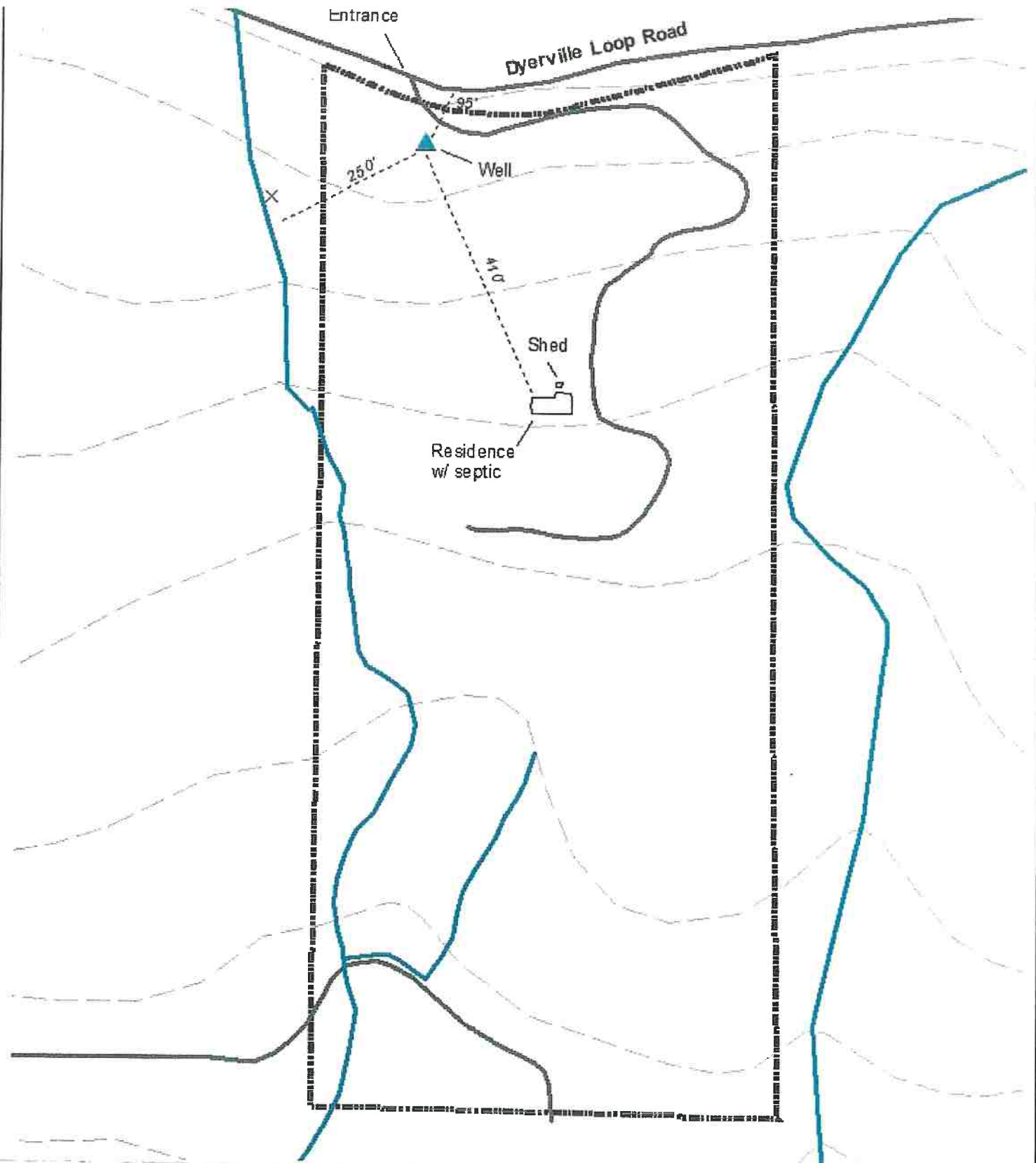
Other Observations:

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






Certification Statement			
I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief			
Name	FISCH DRILLING		
	Person, Firm or Corporation		
3150 JOHNSON ROAD	HYDEVILLE	CA	95547
Address	City	State	Zip
Signed	<i>electronic signature received</i>	10/27/2020	683865
	C-57 Licensed Water Well Contractor	Date Signed	C-57 License Number

Attachments
scan .pdf - Location Map

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



APN 211-341-028

-  Proposed Well
-  Watercourse
-  Contours_40ft
-  Parcel Boundary
-  Structures

Directions:

Take exit 656 for Myers Flat
 Turn onto CA-254 S for 1.9 mi
 Turn left onto Elk Creek Rd for 2.7 mi
 Continue Straight onto Dyerville Loop Rd for 0.6 mi
 Property driveway on right hand side



chris@fischdrilling.com

From: OSWCR-NoReply@water.ca.gov
Sent: Tuesday, October 27, 2020 12:01 PM
To: chris@fischdrilling.com
Subject: OSWCR: Thank you for submitting Well Completion Report WCR2020-015146

*******Please do not reply to this e-mail message*******

Thank you for submitting your Well Completion Report - A New Production or Monitoring Well, **WCR2020-015146**, using the Online System for Well Completion Reports (OSWCR). The Department of Water Resources will review it for completeness. You will be notified if additional information is required. If you have any questions, please call your local DWR Region Office WCR contact.

DWR Northern Region Office
April Scholzen
(530)529-7368
April.Scholzen@water.ca.gov

To view this record, log in to OSWCR, or use the following link:
https://civinet.resources.ca.gov/DWR_WELLS/urlrouting.ashx?type=1000&Module=WellCompletion&capID1=20CAP&capID2=00000&capID3=00CEW&agencyCode=DWR_WELLS

Licensed Contractor: FISCH DRILLING License Number: 683865
Well Owner: Raymond Bitar
Well Owner Address: 3868 Windy Cove Circle Stockton CA 95219

Well Address: 11152 Dyerville Loop RD, Myers Flat, CA 95554 County: Humboldt Parcel: 211-341-028
Latitude/Longitude: 40.289531°N, -123.809652°W
Submitted: 10/27/2020
Record Status: Submitted

LINDBERG GEOLOGIC CONSULTING

David N. Lindberg, CEG

Post Office Box 306

Cuttan California 95534

(707) 442-6000

April 22, 2022

Project No: 0453.00

Mr. Alexander Glick
17807 N Kensington Lane
Lodi, California 95240

Subject: Hydrologic Isolation of Existing Well from Surface Waters
11152 Dyerville Loop Road, Myers Flat, APN: 211-341-028, WCR2020-015146

To Whom It May Concern:

As requested, Lindberg Geologic Consulting has assessed an existing permitted well on the above-referenced parcel to estimate its potential for hydrologic connectivity with any adjacent wetlands and or surface waters, and if pumping this well could affect surface waters in nearby water courses. Creeks in the vicinity of this well drain to the South Fork Eel River (Figure 1). A California-Certified Engineering Geologist visited this site on March 18, 2022 to observe the subject well and local site conditions. Based on our professional experience, observations, and research, it is our opinion the subject well has a low likelihood of being hydrologically connected to nearby surface waters in any manner that could affect adjacent wetlands and or surface waters in the vicinity. The client plans to use his water to irrigate cannabis. We are not aware of the volume of water to be extracted or what the pumping schedule might be but expect that the client can supply that information.

This well was drilled by Fisch Well Drilling Inc. of Hydesville, California, in October, 2020, under county permit #20/21-0261. Fisch Well Drilling is a licensed well-drilling contractor (C-57 #683865). Fisch Well Drilling submitted the well completion report (DWR 188) on October 27, 2020 (attached). Fisch Well Drilling estimated the yield of this well at 15 gallons per minute on October 21, 202. Based on a four-hour air lift pump test, the total drawdown was reported to be zero (109) feet. The well location is shown approximately on Figures 1 and 3.

Borehole diameter as reported by the driller is 10-inches. Total drilled depth is 160 feet. A bentonite surface sanitary seal was installed from grade to 20 feet below the ground surface (bgs). From the surface to the total depth, the well was constructed of 6-inch diameter, low carbon steel pipe. From 20 feet bgs to the total completed total depth of 160 feet bgs, the annulus was backfilled with 3/8-inch pea gravel. The well is cased and sealed through any potential shallow subsurface aquifers and is screened (0.05" slots) from 45 to 140 feet. Depth to first water was reported as 51 feet below grade, and depth to static water in the completed and developed well was reported to be 49 feet bgs when the driller conducted the pump test on October 21, 2020.

Parcel 211-341-028 (Figure 2) encompasses approximately 20 acres (40+ GIS ac.). Based on our on-site GPS measurements, the subject well is located approximately at latitude 40.28941° north, and longitude 123.80966° west ($\pm 13'$). As reported by the driller, this well is in Section 14, T4S,

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R3E, HB&M (Figures 1 and 2). Based on the Humboldt County WebGIS mapping, this well is more than 3,000 feet from the nearest mapped surface waters, tributaries of Elk Creek (Figure 1), which are the nearest mapped watercourses. Based on interpolation from the USGS Briceland topographic quadrangle map (Figure 1), and the Humboldt County WebGIS, well elevation is approximately 1,240 feet above sea level. Elevation of the Elk Creek tributaries at their nearest points to the well are approximately 1,000 and 720 feet. The elevation of the bottom of the well is approximately 1,080 feet which is between the elevations of the Elk Creek tributaries at their nearest points.

Three springs are mapped in Section 14 on the USGS Myers Flat topographic quadrangle map (Figure 1). From the well, the nearest mapped spring is approximately 1,500 feet south-southwest, at an elevation of approximately 960 feet, on parcel 211-341-026. There are two other springs mapped in Section 14, one 700 feet to the southwest (elev. ~1,040'), and 1,000 feet to the west-northwest (elev. ~1,140').

On the geologic map (Figure 4), this area is underlain by the Eocene to Paleocene(?), Yager terrane (y_1) of the Coastal belt of the Franciscan Complex. Yager y_1 consists of "sheared and highly folded mudstone". These materials were described by McLaughlin and Others (2000) as "Argillite and arkosic sandstone rhythmically interbedded, thin to medium bedded; massive to thickly bedded arkosic sandstone with minor interbeds of argillite; and minor lenses of polymict boulder to pebble conglomerate. Southwest of Garberville, unit highly folded, but locally may be penetratively sheared or broken. Argillite and interbedded fine-grained sandstone is commonly calcareous and may have abundant plant debris in places. Sandstone characteristically contains prominent detrital muscovite. Based on fossil dinoflagellates and on spores and pollen from carbonate concretions in argillite, age of terrane is late to middle Eocene. Locally the lower beds of the terrane may be as old as Paleocene. The Yager terrane is divided into 3 subunits based principally on topographic expression in aerial photographs and outcrop data: (y_1) is sheared and highly folded mudstone which includes minor rhythmically interbedded sandstone, locally with lenses of conglomerate. Exhibits irregular topography lacking a well-incised system of sidehill drainages." According to the geologic map (Figure 4), the y_1 Yager, sheared and folded mudstone, in Section 14 strikes northwest and dips northeast at 31° in the southwestern limb of a syncline (Figure 4). An "approximately located" fault traverses the parcel from southeast to northwest.

Materials reported on the geologic log of the driller's well completion report (attached) include four feet of "top soil" over 12 feet of "silty clay". From the depth of 16 to 43 feet, the driller logged "soft shale" which was in turn underlain by 22 feet of "loose blue sandstone" which is the first water-bearing unit. From the base of the loose blue sandstone at 65 feet, to the depth at 88 feet, 23 feet of "blue sandstone" was logged. Below 88 feet to the total depth of 160 feet, the driller logged 72 feet of "soft shale. We interpret the "soft shale" sections of this profile to be aquitards; materials of low permeability and transmissivity, and the "loose blue sandstone" and the "blue sandstone" to be the water bearing aquifer materials having higher transmissivity and permeability. At the

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April 22, 2022

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location of the subject well, the elevation of the water-bearing aquifer unit is thus between approximately 1,197 feet and 1,152 feet.

Below the four feet of top soil, the earth materials encountered in the boring are likely Yager y_1 deposits. Sheared and folded sandstone materials may be expected to have a moderate to high hydraulic conductivity and constitute a significant aquifer. We interpret the underlying sequence of materials described by the driller (sandstone and shale), as lithologies within the Yager y_1 unit of the Coastal Belt of the Franciscan Complex. The sandstone is expected to have a significantly higher hydraulic conductivity than the soft shale sections, making the sandstone the water bearing unit in this well.

A geologic cross section of the area after McLaughlin and Others (2000) shows the structural and stratigraphic relationships between the local geologic units (Figure 5). The Yager terrane y_1 unit is shown schematically as folded and bounded by near vertical faults. On-site, no dip of the rock units could be observed in the y_1 because it was mantled with soil and hillslope colluvium. We interpret the faults to be hydrologic boundaries of minimal permeability (due to grinding and shearing along the fault planes) which effectively separate portions of the y_1 from each other and limit groundwater flow between these fault-bound units.

In our professional opinion, based on our experience, observations, and review of pertinent and available information, this well has a low potential of having any direct connection to surface waters. First water was encountered at 51 feet. This well is sealed through the upper 20 feet of any potential unconfined, near-surface aquifers with which it could communicate hydraulically through the borehole because the bentonite-sealed surface casing isolates the topsoil, silty clay, and soft shale materials from the deep y_1 blue sandstone aquifer. When considered with the stratigraphy and geologic structure, distances (horizontal and vertically) from the nearest surface waters, depth of the producing zone of this well (~50 - 88 feet, in sandstone), as well as its position relative to the nearest adjacent watercourses (Elk Creek), we concluded that the depth of the surface seal is sufficient to preclude the potential for hydraulic connectivity with surface waters, of which there are none closer than 1,500 feet on Elk Prairie. Thus, the water source from which this well draws appears to be a confined subsurface aquifer not connected to any unconfined, near-surface aquifer(s). This well appears likely to be hydraulically isolated from nearby wells, surface waters, springs or wetlands.

In our professional opinion, it appears that the aquifer tapped by the subject well is recharged by water infiltrating from source areas proximal to the well site. As noted, the "Water Level and Yield of Completed Well" section of the Well Completion Report estimated the yield of this well at 15 gallons per minute (gpm) on October 21, 2020, with 109 feet of drawdown, after Fisch Drilling's four-hour air-lift pump test. As noted on the well completion report, this capacity may not be representative of this well's long-term yield. In separate pump draw down and recovery tests on March 18, 2022, the Fisch Drilling showed that this well to be capable of producing 13 gallons per minute. At 10 gallons per minute, this well could potentially produce 14,400 gallons per day.

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(707) 442-6000

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Project No: 0453.00

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As discussed, in our opinion the subject well does not appear to be hydrologically connected to, or capable of influencing surface water flows in the nearest tributary, Elk Creek, a tributary of South Fork Eel River. Nor does this well appear to be hydrologically connected to the local springs or ephemeral wetlands (if any). Given the horizontal distances involved, and the elevation differences between the water-producing zone in the subject well, and the surface waters of the nearest watercourses, the potential for hydrologic connectivity between surface waters and groundwater in the deep bedrock aquifer appears low. Further, given the apparently limiting condition of 43 feet of low-transmissivity materials above the water-bearing sandstone units, the water-producing zone is considered hydrologically isolated from, and not demonstrably connected to any other aquifer(s) in the surrounding, slope mantling colluvial soil, or other sections of the y_1 deposits.

On the Myers Flat USGS topographic quadrangle map, the nearest mapped springs are shown no closer than 1,500 feet to the south-southwest at an elevation of approximately 960 feet in Section 14 (Figure 1) in the southern part of parcel 211-341-036. This spring is the closest mapped spring to the subject well and is at an elevation lower than the bottom of the well at 1,080 feet. There do not appear to be any other mapped or unmapped natural wetlands within 1,000 feet of the subject well.

There are other wells in the vicinity of the subject parcel. In Section 14 (T2S, R3E), we found four other wells in the Department of Water Resources (DWR) database; well completion reports are attached. On the adjacent parcel to the north of the subject well (APN 211-341-016), there is an irrigation well (#2021-001960) that was drilled in February 2020. Well #2021-001960 is approximately 440 feet northeast of the subject well and is 180 feet deep. On the parcel to the east (APN 211-341-031), there is a 165-foot deep domestic well (#0916201) which was drilled in September 2004. Well 0916201 could not be located with precision due to the less stringent reporting requirements in 2004; it appears potentially within 1,000 feet of the subject well.

Two more wells on adjacent parcels in Section 14 are in the DWR records. There is a 140-foot-deep irrigation well (#2019-001148) at 522 Brown Road (APN 211-374-013) that was drilled in November 2019, and while not correctly located in the DWR database because the record coordinates (40.2997667, -123.8144) place it on parcel 211-353-005, it is clearly greater than 1,000 feet from the subject well. The northern property line of parcel 211-374-013 (522 Brown Road) is more than 1,000 feet from the subject well. Similarly, there is another 120-foot-deep domestic well (#1075401), which was drilled in July 2006, at 11320 Dyerville Loop Road (APN 211-341-032), that appears to be greater than 1,000 feet from the subject well. However, the DWR form 188 for well 1075401 did not record the latitude and longitude coordinates of the well.

The Natural Resources Conservation Service, online Web Soil Survey, shows the subject well to be located within the Windynip-Rainbear soil complex (Figure 6), which is described as well-drained. The Web Soil Survey Unit description is attached to this report. Mean annual precipitation in the area is listed as 60 to 100 inches per year. Capacity of the most limiting layer to transmit water (Ksat) is described as moderately high to high (0.60 to 2.00 in/hr). If ten percent of 60 inches

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of precipitation is absorbed by the soils and does not flow across the surface to local watercourses, then approximately 11.5 acre-feet, or 3.75 million gallons, of water per year may be expected to recharge the local aquifer below the 23-acre subject property.

On the 28th of March, 2022, our governor issued an executive order (N-7-22) relating to the ongoing drought California is experiencing.

In his executive order, the governor outlined several measures the state will undertake to avoid and ameliorate the negative impacts of the current drought. Among these measures, it was ordered that counties, cities, and other public agencies have been prohibited from approving permits for new groundwater wells (or alteration of existing wells) in basins “*subject to the Sustainable Groundwater Management Act and classified as medium- or high-priority without first obtaining written verification from a Groundwater Sustainability Agency managing the basin or area of the basin where the well is proposed*”. Your well at 11152 Dyerville Loop is not within a basin subject to the Act, and there has been no Groundwater Sustainability Agency established with authority over the area where your permitted well is sited.

Further, the Order states that counties, cities, and other public agencies have been prohibited from issuing permits for new groundwater wells (or alteration of existing wells) “*without first determining that extraction of groundwater from the proposed well is (1) not likely to interfere with the production and functioning of existing nearby wells, and (2) not likely to cause subsidence that would adversely impact or damage nearby infrastructure*”. Note that this Order, and that cited in the preceding paragraph, are not applicable to “*wells that provide less than two acre-feet per year of groundwater for individual domestic users, or that will exclusively provide groundwater to public water supply systems.*”

Based on our professional experience, observations, and research, it is our opinion the well at 11152 Dyerville Loop Road has a low likelihood of being hydrologically connected to nearby surface waters or wells in any manner that might affect adjacent wetlands, wells, and or surface waters in the vicinity.

Please contact us if you have questions or concerns regarding our findings and conclusions.

Sincerely,

David N. Lindberg, CEG
Lindberg Geologic Consulting

DNL:sll

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(707) 442-6000

April 22, 2022

Project No: 0453.00

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Attachments:

- Figure 1: Topographic Map of Well Location
- Figure 2: Humboldt County Assessor's Parcel Map
- Figure 3: Satellite Image Site Plan
- Figure 4: Geologic Map
- Figure 4a: Geologic Map Explanation
- Figure 5: Geologic Cross Section
- Figure 6: Soil Map of Subject Property

Well Development and Testing: Fisch Well Drilling draw down and recovery test results from March 18, 2022.

State of California Well Completion Reports:

WCR-2020-015146 (DWR 188 REV. 12/19/2017), the subject well.

WCR-2021-001960, a 180-foot irrigation well.

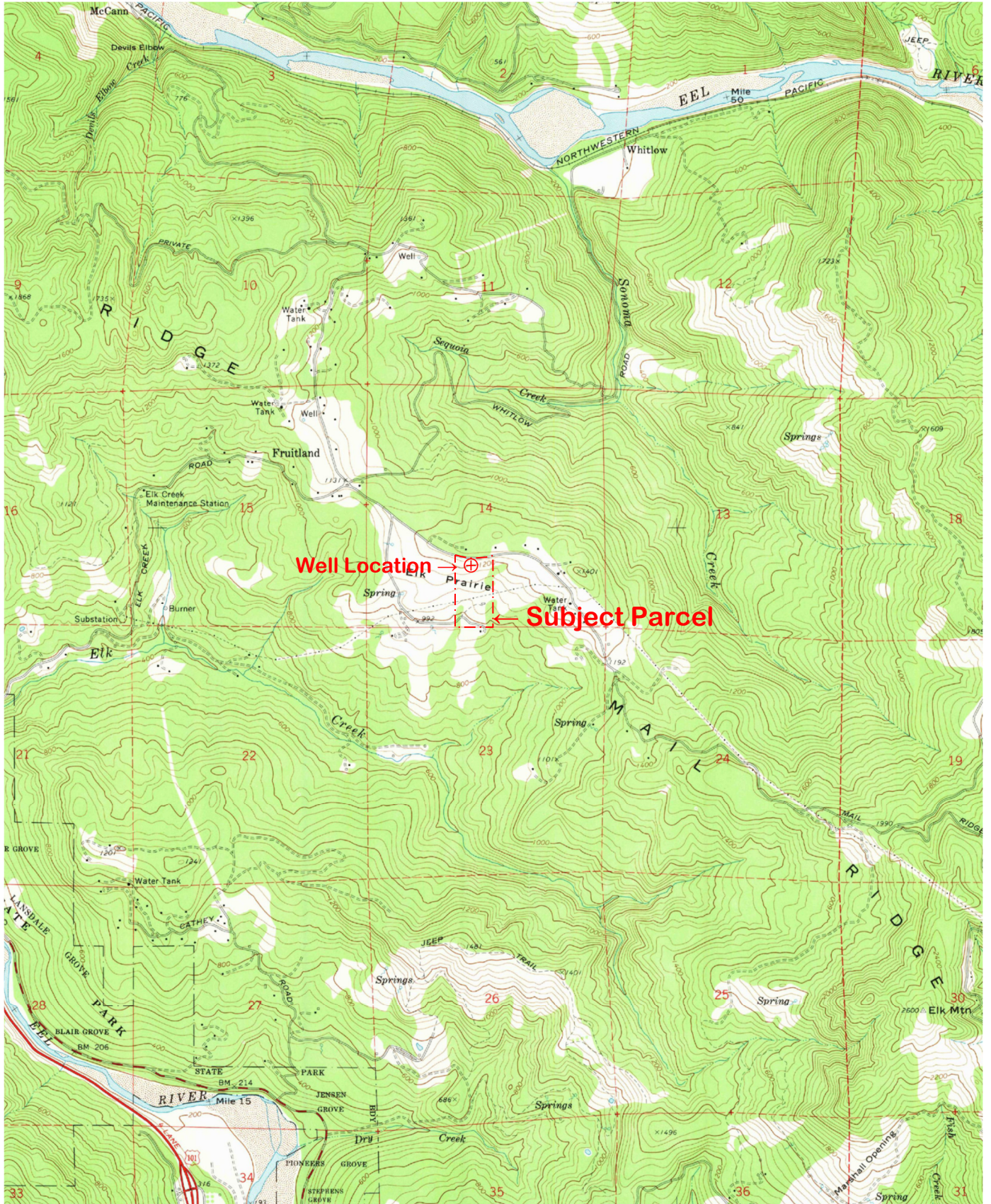
WCR-0916201, a 180-foot domestic well.

WCR-001148, a 140-foot irrigation well.

WCR-1075401, a 120-foot domestic well.

Web Soil Survey, NRCS Unit Description: Windynip-Rainbear complex, 15 to 50 percent slopes.

Lindberg Geologic Consulting	Engineering-Geologic Hydrogeologic Well Isolation Report	Figure 1
Post Office Box 306	11152 Dyerville Loop Road, Myers Flat, Humboldt County	April 22, 2022
Cutten, CA 95534	APN: 211-341-028, Mr. Alex Glick, Client	Project 0453.00
(707) 442-6000	Topographic Map; Parcel and Well Location (all locations approximate)	1" ≈ 3,000'



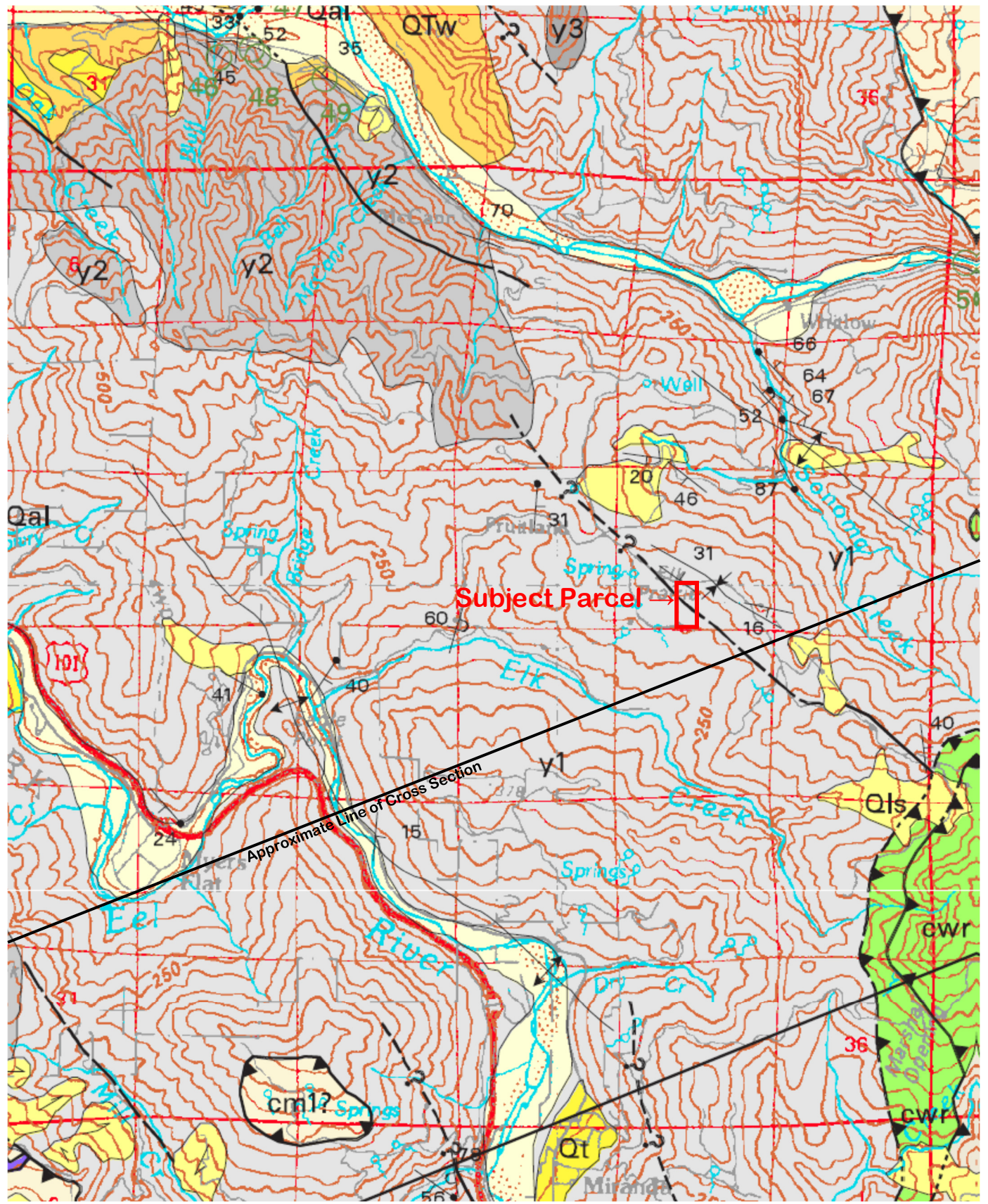
Modified from: USGS "Myers Flat, Calif." 7.5' Quadrangle Map. N ≈

Lindberg Geologic Consulting	Engineering-Geologic Hydrogeologic Well Isolation Report	Figure 3
Post Office Box 306	11152 Dyerville Loop Road, Myers Flat, Humboldt County	April 22, 2022
Cutten, CA 95534	APN: 211-341-028, Mr. Alex Glick, Client	Project 0453.00
(707) 442-6000	Satellite Image Site Plan (all locations approximate)	1" = 415'



Modified from: Google Earth Imagery of April 21, 2019. N ≈ 

Lindberg Geologic Consulting	Engineering-Geologic Hydrogeologic Well Isolation Report	Figure 4
Post Office Box 306	11152 Dyerville Loop Road, Myers Flat, Humboldt County	April 22, 2022
Cutten, CA 95534	APN: 211-341-028, Mr. Alex Glick, Client	Project 0453.00
(707) 442-6000	Geologic Map	1" = 4,700'



Modified from: McLaughlin and Others, 2000. N ≈

Lindberg Geologic Consulting	Engineering-Geologic Hydrogeologic Well Isolation Report	Figure 4a
P. O. Box 306	11152 Dyerville Loop Road, Myers Flat, Humboldt County	April 22, 2022
Cutten, CA 95534	APN: 211-341-028, Mr. Alex Glick, Client	Project 0453.00
(707) 442-6000	Geologic Map Explanation	No Scale

DESCRIPTION OF MAP UNITS

GREAT VALLEY SEQUENCE OVERLAP ASSEMBLAGE

QUATERNARY AND TERTIARY OVERLAP DEPOSITS

- Qal** Alluvial deposits (Holocene and late Pleistocene?)
- Qm** Undeformed marine shoreline and aeolian deposits (Holocene and late Pleistocene)
- Qt** Undifferentiated nonmarine terrace deposits (Holocene and Pleistocene)
- Qls** Landslide deposits (Holocene and Pleistocene)
- QTog** Older alluvium (Pleistocene and [or] Pliocene)
- QTw** Marine and nonmarine overlap deposits (late Pleistocene to middle Miocene)
- Ti** Volcanic rocks of Fickle Hill (Oligocene)

COAST RANGES PROVINCE FRANCISCAN COMPLEX

-- Coastal Belt --

Coastal terrane (Pliocene to Late Cretaceous)

- Sedimentary, igneous, and metamorphic rocks of the Coastal terrane (Pliocene to Late Cretaceous):
- co1** Melange
 - co2** Melange
 - co3** Broken sandstone and argillite
 - co4** Intact sandstone and argillite
 - cob** Basaltic Rocks (Late Cretaceous)
 - cols** Limestone (Late Cretaceous)
 - m** Undivided blueschist (Jurassic?)

King Range terrane (Miocene to Late Cretaceous)

- Krp** Igneous and sedimentary rocks of Point Delgada (Late Cretaceous)
- m** Undivided blueschist blocks (Jurassic?)
- Sandstone and argillite of King Peak (middle Miocene to Paleocene?):
- krk1** Melange and (or) folded argillite
- krk2** Highly folded broken formation
- krk3** Highly folded, largely unbroken rocks
- krf** Limestone
- krc** Chert
- krb** Basalt

False Cape terrane (Miocene? to Oligocene?)

- fc** Sedimentary rocks of the False Cape terrane (Miocene? to Oligocene?)

Yager terrane (Eocene to Paleocene?)

- Sedimentary rocks of the Yager terrane (Eocene to Paleocene?):
- y1** Sheared and highly folded mudstone
 - y2** Highly folded broken mudstone, sandstone, and conglomeratic sandstone
 - y3** Highly folded, little-broken sandstone, conglomerate, and mudstone
 - Ycgl** Conglomerate

-- Central belt --

- Melange of the Central belt (early Tertiary to Late Cretaceous):
- Unnamed Metasandstone and meta-argillite (Late Cretaceous to Late Jurassic):
- cm1** Melange
 - cm2** Melange
 - cb1** Broken formation
 - cb2** Broken formation
 - cwr** White Rock metasandstone of Jayko and others (1989) (Paleogene and [or] Late Cretaceous)
 - chr** Haman Ridge graywacke of Jayko and others (1989) (Cretaceous?)
 - cfs** Fort Seward metasandstone (age unknown)
 - cls** Limestone (Late to Early Cretaceous)

- cc** Chert (Late Cretaceous to Early Jurassic)
- bs** Basaltic rocks (Cretaceous and Jurassic)
- m** Undivided blueschist blocks (Jurassic?)
- gs** Greenstone
- c** Metachert
- yb** Metasandstone of Yolla Bolly terrane, undivided
- b** Melange block, lithology unknown

-- Eastern Belt --

Pickett Peak terrane (Early Cretaceous or older)

- Metasedimentary and metavolcanic rocks of the Pickett Peak terrane (Early Cretaceous or older):
- ppsm** South Fork Mountain Schist
 - mb** Chingquapin Metabasalt Member (Irwin and others, 1974)
 - ppv** Valentine Springs Formation
 - mv** Metabasalt and minor metachert

Yolla Bolly terrane (Early Cretaceous to Middle Jurassic?)

- Metasedimentary and metaigneous rocks of the Yolla Bolly terrane (Early Cretaceous to Middle Jurassic?):
- ybt** Tallaferro Metamorphic Complex of Suppe and Armstrong (1972) (Early Cretaceous to Middle Jurassic?)
 - ybc** Chicago Rock melange of Blake and Jayko (1983) (Early Cretaceous to Middle Jurassic)
 - gs** Greenstone
 - c** Metachert

- ybh** Metagraywacke of Hammerhorn Ridge (Late Jurassic to Middle Jurassic)
- c** Metachert
- gs** Greenstone
- sp** Serpentine

- ybd** Devils Hole Ridge broken formation of Blake and Jayko (1983) (Early Cretaceous to Middle Jurassic)
- c** Radiolarian chert
- ybi** Little Indian Valley argillite of McLaughlin and Ohlin (1984) (Early Cretaceous to Late Jurassic)

Yolla Bolly terrane

- yb** Rocks of the Yolla Bolly terrane, undivided

GREAT VALLEY SEQUENCE AND COAST RANGE OPHIOLITE

Elder Creek(?) terrane

- ecms** Mudstone (Early Cretaceous)
- Coast Range ophiolite (Middle and Late Jurassic):
- ecg** Layered gabbro
- ecsp** Serpentine melange

Del Puerto(?) terrane

- Rocks of the Del Puerto(?) terrane:
- dpms** Mudstone (Late Jurassic)
 - Coast Range ophiolite (Middle and Late Jurassic):
 - dpt** Tuffaceous chert (Late Jurassic)
 - dpb** Basaltic flows and keratophytic tuff (Jurassic?)
 - dpc** Diabase (Jurassic?)
 - dpsp** Serpentine melange (Jurassic?)
 - sp** Undivided Serpentinized peridotite (Jurassic?)

KLAMATH MOUNTAINS PROVINCE

- Undivided Great Valley Sequence:
- Ks** Sedimentary rocks (Lower Cretaceous)

Hayfork terrane

- Eastern Hayfork subterrane:
- eh** Melange and broken formation (early? Middle Jurassic)
 - ehls** Limestone
 - ehsp** Serpentine
- Western Hayfork subterrane:
- whu** Hayfork Bally Meta-andesite of Irwin (1985), undivided (Middle Jurassic)
 - whwg** Wildwood (Chanchelulla Peak of Wright and Fahan, 1988) pluton (Middle Jurassic)
 - whwp** Clinopyroxenite
 - whji** Diorite and gabbro plutons (Middle? Jurassic)

Rattlesnake Creek terrane

- rcm** Melange (Jurassic and older)
- rcls** Limestone
- rcc** Radiolarian chert
- rcis** Volcanic Rocks (Jurassic or Triassic)
- rcic** Intrusive complex (Early Jurassic or Late Triassic)
- rcp** Plutonic rocks (Early Jurassic or Late Triassic)
- rcum** Ultramafic rocks (age uncertain)
- rcpd** Blocky peridotite

Western Klamath terrane

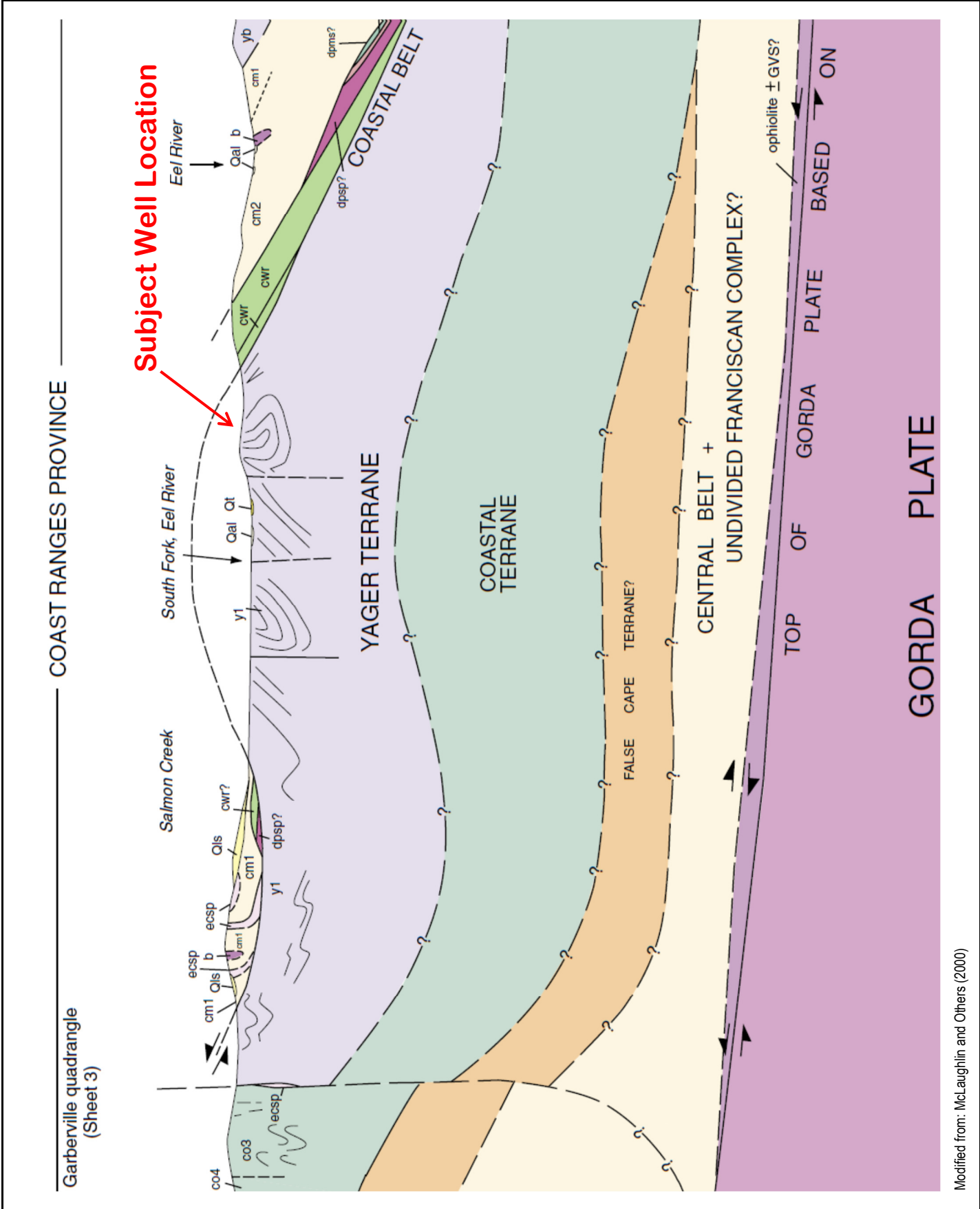
- Smith River subterrane:
- srs** Galice? formation (Late Jurassic)
 - srv** Pyroclastic andesite
 - srgb** Glen Creek gabbro-ultramafic complex of Irwin and others (1974)
 - srpd** Serpentinized peridotite

MAP SYMBOLS

- Contact
- - - - Fault
- ▼▼▼▼ Thrust fault
- Trace of the San Andreas fault associated with 1906 earthquake rupture
- Strike and dip of bedding:
 - $10^{\circ} / 20^{\circ}$ Inclined
 - \times / \times Vertical
 - \oplus Horizontal
 - $10^{\circ} / 20^{\circ}$ Overturned
 - $\sim 20^{\circ}$ Approximate
 - $\sim 10^{\circ}$ Joint
 - $10^{\circ} /$ Strike and dip of cleavage
 - Shear foliation:
 - $10^{\circ} /$ Inclined
 - \times Vertical
 - Folds:
 - $\leftarrow \rightarrow$ Synclinal or synformal axis
 - $\leftarrow \rightarrow$ Anticlinal or antiformal axis
 - $\rightarrow \leftarrow$ Overturned syncline
 - Landslide
 - Melange Blocks:
 - \triangle Serpentine
 - \square Chert
 - \diamond Blueschist
 - \circ Greenstone
 - \circ^{10} Fossil locality and number

GEOLOGY OF THE CAPE MENDOCINO, EUREKA, GARBERVILLE, AND SOUTHWESTERN PART OF THE HAYFORK 30 X 60 MINUTE QUADRANGLES AND ADJACENT OFFSHORE AREA, NORTHERN CALIFORNIA (McLaughlin et al., 2000)

Lindberg Geologic Consulting	Engineering-Geologic Hydrogeologic Well Isolation Report	Figure 5
Post Office Box 306	11152 Dyerville Loop Road, Myers Flat, Humboldt County	April 22, 2022
Cutten, CA 95534	APN: 211-341-028, Mr. Alex Glick, Client	Project 0453.00
(707) 442-6000	Geologic Cross Section (all locations approximate)	No to Scale



Lindberg Geologic Consulting	Engineering-Geologic Hydrogeologic Well Isolation Report	Figure 6
Post Office Box 306	11152 Dyerville Loop Road, Myers Flat, Humboldt County	April 22, 2022
Cutten, CA 95534	APN: 211-341-028, Mr. Alex Glick, Client	Project 0453.00
(707) 442-6000	Soils Map of Subject Property (all locations approximate)	No Scale



Modified from: Natural Resource Conservation Service Web Soil Survey (<https://websoilsurvey.sc.egov.usda.gov/>), 2022. N ≈



WELL DEVELOPMENT AND TESTING

Client: Alex Glick
 Location: 11152 Dyerville Loop Road, Myers Flat
 Pump Setting: _____

Date: 3-18-22
 Test Type: Draw Down
 Page: 1

Minutes	Time	Flow (GPM)	Static Level	Pumping Level	Draw Down	Specific Yield	Turbidity (NTU)	Sand (PPM)
1	8:01	13.21	45'		45'			
2	8:02	13.21	45'		45.5'			
3	8:03	13.21	45'		46.1'			
4	8:04	13.21	45'		46.6'			
5	8:05	13.21	45'		47.1'			
6	8:06	13.21	45'		47.3'			
7	8:07	13.21	45'		47.5'			
8	8:08	13.21	45'		47.9'			
9	8:09	13.21	45'		48.3'			
10	8:10	13.21	45'		48.9'			
12	8:12	13.21	45'		49.5'			
14	8:14	13.21	45'		49.9'			
16	8:16	13.21	45'		50.4'			
18	8:18	13.21	45'		50.6'			
20	8:20	13.21	45'		50.8'			
25	8:25	13.21	45'		51.4'			
30	8:30	13	45'		52.5'			
35	8:35	13	45'		53.3'			
40	8:40	13	45'		54.6'			
45	8:45	13	45'		55.8'			
50	8:50	13	45'		55.9'			
60	9:00	13	45'		56.92'			
70	9:10	13	45'		56.63'			
80	9:20	13	45'		56.2'			
90	9:30	13	45'		55.6'			
100	9:40	13	45'		55.5'			
110	9:50	13	45'		55.5'			
120	10:00	13	45'		55.5'			
150	10:30	13	45'		55.5'			
180	11:00	13	45'		55.5'			
210	11:30	13	45'		55.8'			
240	12:00	13	45'		55.8'			
270	12:30	13	45'		56.1'			
300	13:00	13	45'		56.5'			
360	14:00	13	45'		56.8'			

3150 Johnson Road, Hydesville, CA 95547 Phone: 707-768-9800

State of California
Well Completion Report
 Form DWR 188 Complete 12/27/2020
 WCR2020-015146

Owner's Well Number _____ Date Work Began 10/16/2020 Date Work Ended 10/21/2020
 Local Permit Agency Humboldt County Department of Health & Human Services - Land Use Program
 Secondary Permit Agency _____ Permit Number 20-21-0261 Permit Date 09/18/2020

Well Owner (must remain confidential pursuant to Water Code 13752)	Planned Use and Activity
Name <u>XXXXXXXXXXXXXXXXXXXXXX</u>	Activity <u>New Well</u>
Mailing Address <u>XXXXXXXXXXXXXXXXXXXXXX</u> <u>XXXXXXXXXXXXXXXXXXXXXX</u>	Planned Use <u>Water Supply Irrigation - Agriculture</u>
City <u>XXXXXXXXXXXXXXXXXXXXXX</u> State <u>XX</u> Zip <u>XXXXX</u>	

Well Location	
Address <u>11152 Dyerville Loop RD</u>	APN <u>211-341-028</u>
City <u>Myers Flat</u> Zip <u>95554</u> County <u>Humboldt</u>	Township <u>02 S</u>
Latitude <u>40 17 22.3115 N</u> Longitude <u>-123 48 34.7472 W</u>	Range <u>03 E</u>
Deg. Min. Sec. Deg. Min. Sec.	Section <u>14</u>
Dec. Lat. <u>40.289531</u> Dec. Long. <u>-123.809652</u>	Baseline Meridian <u>Humboldt</u>
Vertical Datum _____ Horizontal Datum <u>WGS84</u>	Ground Surface Elevation _____
Location Accuracy _____ Location Determination Method _____	Elevation Accuracy _____
	Elevation Determination Method _____

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

Water Level and Yield of Completed Well	
Depth to first water <u>51</u> (Feet below surface)	
Depth to Static _____	
Water Level <u>49</u> (Feet) Date Measured <u>10/21/2020</u>	
Estimated Yield* <u>15</u> (GPM) Test Type <u>Air Lift</u>	
Test Length <u>4</u> (Hours) Total Drawdown <u>109</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	4	top soil
4	16	silty clay
16	43	soft shale
43	65	loose blue sandstone
65	88	blue sandstone
88	160	soft shale

State of California
Well Completion Report
 Form DWR 188 Auto-Completed 4/19/2021
 WCR2021-001960

Owner's Well Number W2210 Date Work Began 02/09/2021 Date Work Ended 02/12/2021
 Local Permit Agency Humboldt County Department of Health & Human Services - Land Use Program
 Secondary Permit Agency _____ Permit Number 20/21-0647 Permit Date 01/13/2021

Well Owner (must remain confidential pursuant to Water Code 13752)			
Name	<u>XXXXXXXXXXXXXXXXXXXX</u>		
Mailing Address	<u>XXXXXXXXXXXXXXXXXXXX</u> <u>XXXXXXXXXXXXXXXXXXXX</u>		
City	State	Zip	<u>XXXXX</u>

Planned Use and Activity	
Activity	<u>New Well</u>
Planned Use	<u>Water Supply Irrigation - Agriculture</u>

Well Location					
Address	<u>10985 Dyerville Loop RD</u>			APN	<u>211-341-016</u>
City	<u>Myers Flat</u>	Zip	<u>95554</u>	County	<u>Humboldt</u>
Latitude	<u>40</u> <u>17</u> <u>25.1843</u> N	Longitude	<u>-123</u> <u>48</u> <u>31.1616</u> W	Township	<u>02 S</u>
	Deg. Min. Sec.		Deg. Min. Sec.	Range	<u>03 E</u>
Dec. Lat.	<u>40.290329</u>	Dec. Long.	<u>-123.808656</u>	Section	<u>14</u>
Vertical Datum	_____			Horizontal Datum	<u>WGS84</u>
Location Accuracy	_____			Location Determination Method	_____
				Baseline Meridian	<u>Humboldt</u>
				Ground Surface Elevation	_____
				Elevation Accuracy	_____
				Elevation Determination Method	_____

Borehole Information			
Orientation	<u>Vertical</u>	Specify	_____
Drilling Method	<u>Other - Under-Ream Down Hole Hammer</u>	Drilling Fluid	<u>Air</u>
Total Depth of Boring	<u>180</u>	Feet	
Total Depth of Completed Well	<u>180</u>	Feet	

Water Level and Yield of Completed Well			
Depth to first water	<u>71</u>	(Feet below surface)	
Depth to Static	_____		
Water Level	<u>63</u> (Feet)	Date Measured	<u>02/12/2021</u>
Estimated Yield*	<u>50</u> (GPM)	Test Type	<u>Air Lift</u>
Test Length	<u>4</u> (Hours)	Total Drawdown	<u>109</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	1	Top Soil
1	24	Brown Silty Clay
24	32	Gray Clay
32	43	Brown Silty Clay
43	62	Shale Clay
62	73	Fractured Shale
73	118	Blue Fractured Sandstone
118	162	Shale Clay
162	180	Fractured Shale

State of California
Well Completion Report
 Form DWR 188 Auto-Completed 4/1/2019
 WCR2019-001148

Owner's Well Number 1 Date Work Began 01/11/2019 Date Work Ended 01/15/2019
 Local Permit Agency Humboldt County Department of Health & Human Services - Land Use Program
 Secondary Permit Agency _____ Permit Number 18/19-0216 Permit Date 01/10/2019

Well Owner (must remain confidential pursuant to Water Code 13752)	Planned Use and Activity
Name <u>XXXXXXXXXXXXXXXXXXXX</u>	Activity <u>New Well</u>
Mailing Address <u>XXXXXXXXXXXXXXXXXXXX</u> <u>XXXXXXXXXXXXXXXXXXXX</u>	Planned Use <u>Water Supply Irrigation - Agriculture</u>
City <u>XXXXXXXXXXXXXXXXXXXX</u> State <u>XX</u> Zip <u>XXXXX</u>	

Well Location	
Address <u>522 Brown RD</u>	APN <u>211-374-013</u>
City <u>Myers Flat</u> Zip <u>95554</u> County <u>Humboldt</u>	Township <u>02 S</u>
Latitude <u>40</u> <u>17.986</u> <u>N</u> Longitude <u>-123</u> <u>48.684</u> <u>W</u>	Range <u>03 E</u>
Deg. Min. Sec. Deg. Min. Sec.	Section <u>14</u>
Dec. Lat. <u>40.2997667</u> Dec. Long. <u>-123.8114</u>	Baseline Meridian <u>Humboldt</u>
Vertical Datum _____ Horizontal Datum <u>WGS84</u>	Ground Surface Elevation _____
Location Accuracy _____ Location Determination Method _____	Elevation Accuracy _____
	Elevation 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>140</u> Feet	
Total Depth of Completed Well <u>140</u> Feet	

Water Level and Yield of Completed Well	
Depth to first water <u>40</u> (Feet below surface)	
Depth to Static _____	
Water Level <u>12</u> (Feet) Date Measured <u>01/15/2019</u>	
Estimated Yield* <u>20</u> (GPM) Test Type <u>Air Lift</u>	
Test Length <u>4</u> (Hours) Total Drawdown _____ (feet)	
*May not be representative of a well's long term yield.	

Geologic Log - Free Form		
Depth from Surface	Feet to Feet	Description
0	12	Brown Silty Clay
12	25	Soft Blue Shale
25	40	Hard Broken Shale Wet
40	140	Blue Shale Fractured

Casings										
Casing #	Depth from Surface Feet to Feet		Casing Type	Material	Casings Specificatons	Wall Thickness (inches)	Outside Diameter (inches)	Screen Type	Slot Size if any (inches)	Description
1	0	40	Blank	PVC	OD: 4.950 in. SDR: 17 Thickness: 0.291 in.	0.291	4.95			
1	40	50	Screen	PVC	OD: 4.950 in. SDR: 17 Thickness: 0.291 in.	0.291	4.95	Milled Slots	0.032	
1	50	130	Blank	PVC	OD: 4.950 in. SDR: 17 Thickness: 0.291 in.	0.291	4.95			
1	130	140	Screen	PVC	OD: 4.950 in. SDR: 17 Thickness: 0.291 in.	0.291	4.95	Milled Slots	0.032	

Annular Material					
Depth from Surface Feet to Feet		Fill	Fill Type Details	Filter Pack Size	Description
0	20	Bentonite	Other Bentonite		3/8 Hole Plug
20	140	Filter Pack	Other Gravel Pack	3/8 Pea gravel	

Other Observations:

Borehole Specifications		
Depth from Surface Feet to Feet		Borehole Diameter (inches)
0	140	10

Certification Statement			
I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief			
Name <u>RICH WELL DRILLING & PUMP SERVICE INC</u>			
Person, Firm or Corporation			
<u>1251 RAILROAD DRIVE</u>		<u>MC</u>	<u>CA</u> <u>95519</u>
Address		City	State Zip
Signed	<u>electronic signature received</u>	<u>01/24/2019</u>	<u>902702</u>
	C-57 Licensed Water Well Contractor	Date Signed	C-57 License Number

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

HUMBOLDT COUNTY HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

100 H Street, Suite 100
Eureka, CA 95501

Phone: 707-445-6215

05/06 0988

APPLICATION TO CONSTRUCT REPAIR OR DESTROY A WATER WELL

APPLICANT Bushnell Ent. ADDRESS 1049 Bear Creek Rd Garberville
(if other than owner)
SITE LOCATION Fruitland Ridge, Myers Flat Ca A.P. # 211-341-30
DIRECTIONS Myers flat to Fruitland Ridge 11280 Dyerville Loop PHONE # 943 3617
Road Myers Flat
DRILLING CONTRACTOR Bushnell Enterprises LICENSE # 403708

ATTACH PLOT PLAN TO THIS APPLICATION

DESIGN SPECIFICATIONS: Construction Repair Destruction

<u>Intended Use</u>	<u>Distance From Well Site To:</u>	<u>Type of Well</u>
Domestic, private <input checked="" type="checkbox"/>	Septic Tank Systems (ft.)	Rotary <input checked="" type="checkbox"/>
Domestic, public <input type="checkbox"/>	<u>300' FROM ANY SEPTIC</u>	Cable <input type="checkbox"/>
Irrigation <input type="checkbox"/>	Sewer (ft.) <u>OR LEACH FIELD</u>	Dug <input type="checkbox"/>
Industrial <input type="checkbox"/>	<u>Casing</u>	Other _____
Other <input type="checkbox"/>	Single <input checked="" type="checkbox"/> Double <input type="checkbox"/>	<u>Estimated Work Dates</u>
<u>Construction</u>	Material <u>PVC</u>	Start <u>6/30/06</u>
Depth (ft.) <u>150'</u>	Type of Joint <u>Glue</u>	Completion <u>7</u>
Diameter (in.) <u>8"</u>	Gravel Pack <input checked="" type="checkbox"/>	
Depth of Seal (ft.) <u>20'</u>		

I hereby agree to comply with all laws and regulations of the County of Humboldt and State of California pertaining to water well construction. I will contact the County Health Department when I commence the work. Within fifteen days after completion of work I will furnish the Humboldt County Health Department a report of the work performed and notify them before putting the well into use. All well work will be completed in accordance with Department of Water Resources Bulletin 74.

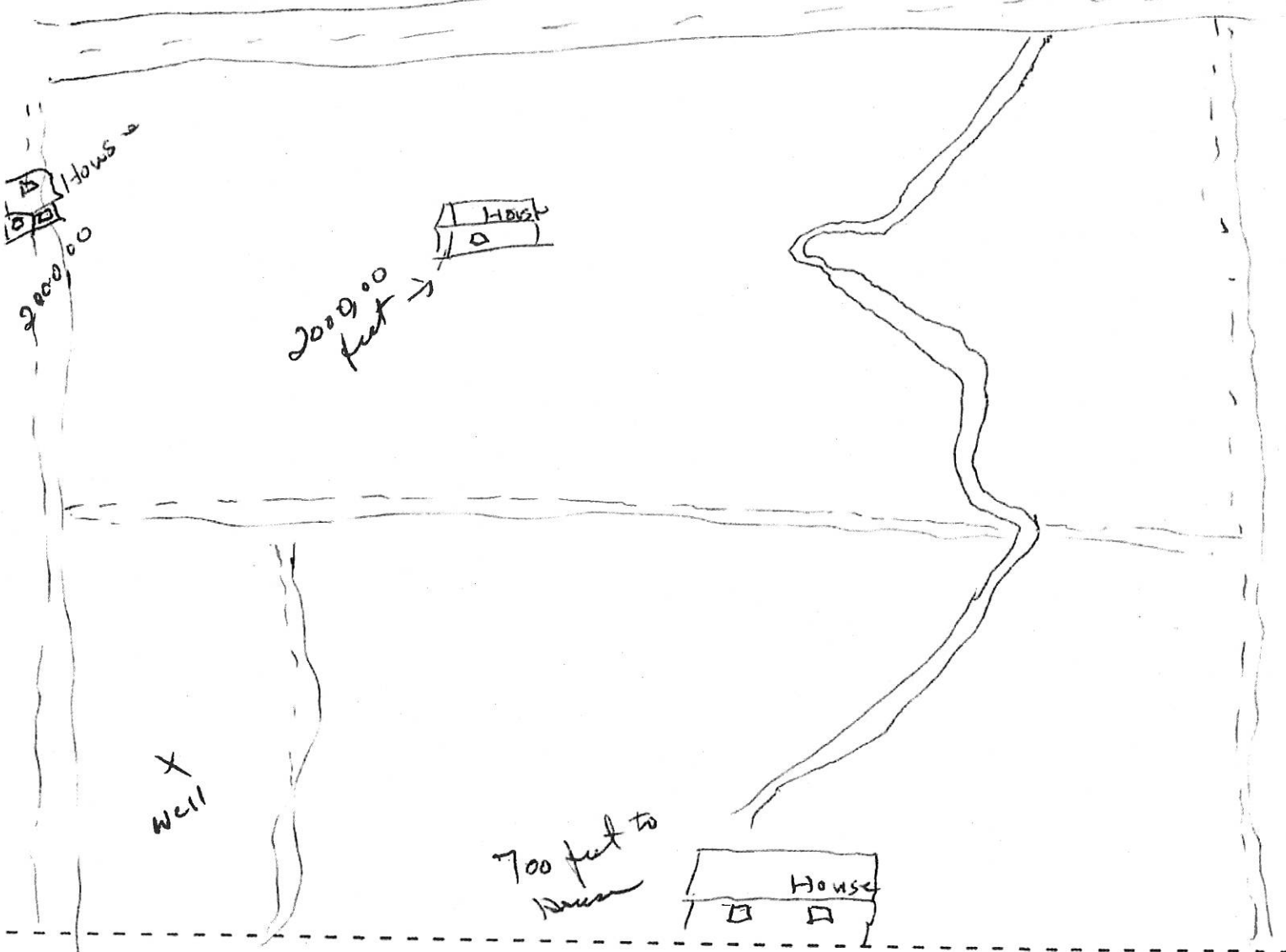
Signed: [Signature]

FOR OFFICE USE ONLY

Permit # _____
Approved By [Signature]
Date 6/28/06
FEE 236.00 RECEIPT 231544
DATE 6-27-06 ck # 4506
clear

Site: _____
Inspections: PO 6/28/06
(initial) (date)
Final: _____
(initial) (date)

County Rd



FOR OFFICE USE ONLY

Applicant's Name _____

WELL PERMIT

Approval is granted to: construct a well on _____
 repair _____ Assessor's parcel number
 destroy _____

pursuant to a permit application received by the Humboldt County Department of Health. The well shall be constructed, repaired, or destroyed in conformance with the "Design Specifications" listed on the permit application and approved by the Health Department. A new well shall be constructed in the location approved by the Humboldt County Health Department.

Area Sanitarian _____

Humboldt County, South Part, California

643—Windynip-Rainbear complex, 15 to 50 percent slopes

Map Unit Setting

National map unit symbol: 119pq

Elevation: 200 to 2,490 feet

Mean annual precipitation: 60 to 100 inches

Mean annual air temperature: 54 to 57 degrees F

Frost-free period: 240 to 280 days

Farmland classification: Not prime farmland

Map Unit Composition

Wirefence and similar soils: 55 percent

Rainbear and similar soils: 30 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wirefence

Setting

Landform: Ridges, mountain slopes

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Mountaintop

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Colluvium and residuum derived from sandstone

Typical profile

A1 - 0 to 6 inches: loam

A2 - 6 to 19 inches: loam

A3 - 19 to 28 inches: loam

Bw1 - 28 to 43 inches: loam

Bw2 - 43 to 61 inches: loam

C - 61 to 79 inches: loam

Properties and qualities

Slope: 15 to 50 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: High (about 10.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R004BI202CA - Loamy Uplands
Hydric soil rating: No

Description of Rainbear

Setting

Landform: Mountain slopes, ridges
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Residuum weathered from sandstone

Typical profile

A1 - 0 to 6 inches: loam
A2 - 6 to 14 inches: loam
Bw - 14 to 24 inches: gravelly loam
C - 24 to 63 inches: paragravel

Properties and qualities

Slope: 15 to 50 percent
Depth to restrictive feature: 20 to 39 inches to strongly contrasting textural stratification
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R004BI202CA - Loamy Uplands
Hydric soil rating: No

Minor Components

Windynip

Percent of map unit: 5 percent
Landform: Mountain slopes
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Tankridge

Percent of map unit: 4 percent

Landform: Mountain slopes, ridges

Landform position (two-dimensional): Shoulder

Landform position (three-dimensional): Center third of mountainflank

Down-slope shape: Linear, convex

Across-slope shape: Concave, linear

Hydric soil rating: No

Briceland

Percent of map unit: 3 percent

Landform: Mountain slopes

Landform position (two-dimensional): Backslope

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: No

Yorknorth, moist

Percent of map unit: 3 percent

Landform: Mountain slopes

Landform position (two-dimensional): Backslope, footslope

Landform position (three-dimensional): Mountainflank

Down-slope shape: Concave, linear

Across-slope shape: Concave, linear

Hydric soil rating: No

Data Source Information

Soil Survey Area: Humboldt County, South Part, California

Survey Area Data: Version 10, Sep 6, 2021



3150 JOHNSON RD.
HYDESVILLE, CA.
(707) 768-9800
dave@fischdrilling.com

April 4, 2022

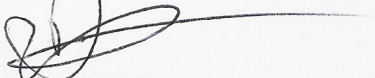
Steve Breitenstein
Green Road Consulting
1650 Central Ave. Suite C
McKinleyville, CA 95519

Alex Glick Water Testing Results

This letter is to further explain water testing conducted for Alex Glick at his property located at 11152 Dyerville Loop Road in Myers Flat. The testing also involved the monitoring of his neighbor's well on the adjacent parcel (10985 Dyerville Loop Road in Myers Flat).

While conducting pump tests on Glick's property (11152 Dyerville Loop Road), we monitored the property adjacent (10985 Dyerville Loop Road) and found there to be no difference in water level at the beginning nor the end of Glick's pump test.

Please feel free to contact our office if you have any questions at 707-768-9800.



David Fisch
Fisch Drilling

3150 JOHNSON RD. • HYDESVILLE • 95547
PHONE: 707-768-9800 • FAX: 707-768-9800



WELL DEVELOPMENT AND TESTING

Client: Alex Glick
 Location: 11152 Dyerville Loop Road, Myers Flat
 Pump Setting: _____

Date: 3-18-22
 Test Type: Draw Down
 Page: 1

Minutes	Time	Flow (GPM)	Static Level	Pumping Level	Draw Down	Specific Yield	Turbidity (NTU)	Sand (PPM)
1	8:01	13.21	45'		45'			
2	8:02	13.21	45'		45.5'			
3	8:03	13.21	45'		46.1'			
4	8:04	13.21	45'		46.6'			
5	8:05	13.21	45'		47.1'			
6	8:06	13.21	45'		47.3'			
7	8:07	13.21	45'		47.5'			
8	8:08	13.21	45'		47.9'			
9	8:09	13.21	45'		48.3'			
10	8:10	13.21	45'		48.9'			
12	8:12	13.21	45'		49.5'			
14	8:14	13.21	45'		49.9'			
16	8:16	13.21	45'		50.4'			
18	8:18	13.21	45'		50.6'			
20	8:20	13.21	45'		50.8'			
25	8:25	13.21	45'		51.4'			
30	8:30	13	45'		52.5'			
35	8:35	13	45'		53.3'			
40	8:40	13	45'		54.6'			
45	8:45	13	45'		55.8'			
50	8:50	13	45'		55.9'			
60	9:00	13	45'		56.92'			
70	9:10	13	45'		56.63'			
80	9:20	13	45'		56.2'			
90	9:30	13	45'		55.6'			
100	9:40	13	45'		55.5'			
110	9:50	13	45'		55.5'			
120	10:00	13	45'		55.5'			
150	10:30	13	45'		55.5'			
180	11:00	13	45'		55.5'			
210	11:30	13	45'		55.8'			
240	12:00	13	45'		55.8'			
270	12:30	13	45'		56.1'			
300	13:00	13	45'		56.5'			
360	14:00	13	45'		56.8'			

3150 Johnson Road, Hydesville, CA 95547 Phone: 707-768-9800

ATTACHMENT 4

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

Referral Agency	Response	Recommendation	Location
Building Inspection Division	✓	Approved	On file
Division Environmental Health	✓	Conditional Approval	Attached
Public Works, Land Use Division	✓	Conditional Approval	Attached
California Department of Fish & Wildlife		No response- Email sent to CDFW dated August 16, 2021.	Attached
Northwest Information Center	✓	Further Study	On file and confidential
Bear River Band Rancheria	✓	Conditional Approval	On file
CalFire	✓	Approved	Attached
PG&E	✓	Conditional Approval	Attached
Sheriff	✓	Approved	On file
Fruitland Ridge Fire Protection District		No response	
North Coast Unified Air Quality Management District		No response	
North Coast Regional Water Quality Control Board		No response	
Southern Humboldt Joint Unified School District		No response	
AG Commissioner		No response	
Code Enforcement		No response	
County Counsel		No response	
District Attorney		No response	



Attachment for Commercial Medical Marijuana (CMM) Clearances/Permits

Applications for CMM Clearances and/or Permits are reviewed by the Division of Environmental Health (DEH) for compliance with regulations intended to protect public health and the environment. Individuals preparing a CMM Permit Application are encouraged to provide information addressing the items listed below, as applicable, to assist DEH with a timely review. If the requested information is already provided in a complete operations manual submitted to the Planning Division, provide the page and section numbers where it is located.

Name of Business: Fruitland Ridge Farms, LLC.

Primary Contact Person: Kaylie Saxon

Site Address: 11152 Dyerville Loop RD, Myers Flat, CA 95554

Phone: (707) 630-5041

APN: 211-341-028

Email: Kaylie@greenroadconsulting.com

General Project Description (cultivation, processing, manufacturing; seasonal vs year round etc.)

Fruitland Ridge Farms, LLC. ("Applicant") is submitting this application for a Special Permit for an existing 11,000-square feet of Mixed-Light and 32,210-square feet of Open Air commercial cannabis cultivation on a 22.6-acre parcel, located near Myers Flat, CA ("Parcel"), Assessor's Parcel Number 211-341-028. The Applicant intends to transition the Open-Air cultivation into Mixed-Light bringing the total Mixed-Light cultivation to 43,540-square feet.

Wastewater (page ___ section ___)

- Connected to public sewer ___ Onsite waste water system yes
- Number of Employees: average 1 peak operations: 5
- Hours of Operation/shifts per day: average 8 peak operations: 12
- Additional flow from processing: N/A GPD. Description of effluent _____
- Describe the proposed and existing wastewater generating structures and method(s) of effluent disposal.
N/A

Water Source (page ___ section ___)

- Describe and show the water source(s) available on the property and what they serve.

<input type="checkbox"/> Public Water System	<input type="checkbox"/> Approved Surface
<input checked="" type="checkbox"/> Well Permit Number(s): <u>20-21-0261</u>	Water/Description _____
<input type="checkbox"/> Unpermitted Well	<input type="checkbox"/> Unapproved Surface
<input type="checkbox"/> No Existing Water Source	Water/Description _____
<input type="checkbox"/> Spring	<input type="checkbox"/> Other: _____
- Describe the approximate daily water demand for the current and projected uses on the property and method used to calculate demand: 500,000 gallons per year

Consumer Protection (page ___ section ___)

- List/Describe any food production or service: N/A
- Describe and show on site plan, any existing or proposed kitchen infrastructure: N/A

Note: DEH does not currently regulate edible cannabis products. Any other food production may require a Plan Check and permitting.

Hazardous Materials (page ___ section ___)

- List/describe production/cultivation machinery (e.g. generator, tractor, OHV, trimmer, heaters etc.): Please see the Applicant's Materials and Management Plan

- Equipment Maintenance/Service (e.g., changing oil, antifreeze, etc.): Onsite or Offsite
- List/describe fuel/oil(s) used or produced onsite (e.g. gasoline, diesel, propane, other?); Provide amounts and storage method(s): Please see the Applicant's Materials and Management Plan

- List/describe all compressed gases, cleaners, solvents and sanitizers (including, but not limited to, household chemicals, bleach and alcohol). Provide amounts and storage method(s):
Please see the Applicant's Materials and Management Plan

- List/describe fertilizers, soil amendments and biocides (including organic ones). Provide amounts and storage method/area(s): Please see the Applicant's Materials and Management Plan
_____ *Attach Safety Data Sheets (SDS)

Solid Waste/Recycling (page ___ section ___)

- List/describe the different anticipated solid waste/recycling, composting products and anticipated amounts: Please see the Applicant's Materials and Management Plan

- Describe, and show on the site plan, the designated area for storage of recycling and solid waste (containers stored outside must be covered): Please see the Applicant's Materials and Management Plan and premises diagram for the designated storage area for recycling and solid waste.

- Describe waste removal plan including frequency and destination
 - Garbage (1x/week) The Applicant will dispose of trash once per week or as needed
 - Recycling(x/month) Twice a month or as needed (avoid nuisances including odors and vermin.)
 - Hauling via Garbage/Recycling Service: _____ or Self Haul yes
- Preferred permitted solid waste/recycling facility: Eel River Recology

Note: Spent growth medium with no further agricultural use is considered solid waste. It must be stored under cover until it can be hauled to a waste facility.



DEPARTMENT OF PUBLIC WORKS
C O U N T Y O F H U M B O L D T

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

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

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

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

ADMINISTRATION 445-7491
BUSINESS 445-7652
ENGINEERING 445-7377
FACILITY MANAGEMENT 445-7493

NATURAL RESOURCES 445-7741
NATURAL RESOURCES PLANNING 267-9540
PARKS 445-7651
ROADS 445-7421

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Cliff Johnson, Supervising Planner, Planning & Building Department
FROM: Kenneth M. Freed, Assistant Engineer *KM*
DATE: 04/28/2021

RE:	Applicant Name	FRUITLAND RIDGE FARMS LLC
	APN	211-341-028
	APPS#	PLN-2021-17108

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:

// END //

Exhibit "A"

Public Works Recommended Conditions of Approval

(All checked boxes apply)

APPS # 17108

COUNTY ROADS- PROXIMITY OF FARMS:

Applicant is advised that County maintained roads may generate dust and other impacts to farm(s). Applicant shall locate their farm(s) in areas not subject to these impacts. Applicant shall be responsible for protecting their farm(s) against these impacts. Applicant shall hold the County harmless from these impacts. Applicant is advised that a paved road may not always remain paved and Applicant shall locate their farms appropriately. Applicant is advised that the amount of traffic on a road will vary over time which may increase or decrease the impacts.

COUNTY ROADS- FENCES & ENCROACHMENTS:

All fences and gates shall be relocated out of the County right of way. All gates shall be setback sufficiently from the County road so that vehicles will not block traffic when staging to open/close the gate. In addition, no materials shall be stored or placed in the County right of way.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- DRIVEWAY (PART 1):

The submitted site plan is unclear and/or shows improvements that are inconsistent with County Code and/or Department of Public Works policies. The applicant is advised that these discrepancies will be addressed at the time that the applicant applies to the Department of Public Works for an Encroachment Permit. If the applicant wishes to resolve these issues prior to approval of the Planning & Building permit for this project, the applicant should contact the Department to discuss how to modify the site plan for conformance with County Code and or Department of Public Works policies. Notes:

COUNTY ROADS- DRIVEWAY (PART 2):

Any existing or proposed driveways that will serve as access for the proposed project that connect to a county maintained road shall be improved to current standards for a commercial driveway. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way. This also includes installing or replacing driveway culverts; minimum size is typically 18 inches.

- If the County road has a paved surface at the location of the driveway, the driveway apron shall be paved for a minimum width of 18 feet and a length of 50 feet (or to break in slope) where it intersects the County road.
- If the County road has a gravel surface at the location of the driveway, the driveway apron shall be rocked for a minimum width of 18 feet and a length of 50 feet where it intersects the County road.
- If the County road is an urban road, frontage improvements (curb, gutter, and sidewalk) shall also be constructed to the satisfaction of the Department. Any existing curb, gutter or sidewalk that is damaged shall be replaced.

The exact location and quantity of driveways shall be approved by the Department at the time the applicant applies to the Department of Public Works for an Encroachment Permit.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- DRIVEWAY (PART 3):

The existing driveway will require substantial modification in order to comply with County Code. The applicant may wish to consider relocating the driveway apron if a more suitable location is available.

COUNTY ROADS-PARKING LOT- STORM WATER RUNOFF:

Surfaced parking lots shall have an oil-water filtration system prior to discharge into any County maintained facility.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- DRIVEWAY & PRIVATE ROAD INTERSECTION VISIBILITY:

All driveways and private road intersections onto the County Road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance).

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- PRIVATE ROAD INTERSECTION: (AT COUNTY MAINTAINED RD)

Any existing or proposed non-county maintained access roads that will serve as access for the proposed project that connect to a county maintained road shall be improved to current standards for a commercial driveway. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way.

- If the County road has a paved surface at the location of the access road, the access road shall be paved for a minimum width of 20 feet and a length of 50 feet (or break in slope) where it intersects the County road.
- If the County road has a gravel surface at the location of the access road, the access road shall be rocked for a minimum width of 20 feet and a length of 50 feet where it intersects the County road.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- ROAD EVALUATION REPORT(S):

All recommendations in the Road Evaluation Report(s) for County maintained road(s) shall be constructed/implemented to the satisfaction of the Public Works Department prior to commencing operations, final sign-off for a building permit, or approval for a business license. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way.

// END //

Giannini, Trip

From: Alberts, Chris
Sent: Monday, August 16, 2021 2:18 PM
To: O'connell, Gregory@Wildlife; Orahoske, Andrew@Wildlife
Cc: david.manthorne@wildlife.ca.gov; Bauer, Scott@Wildlife
Subject: Referral Response for Application No. 17108 (APN 211-341-028)
Attachments: 17108 Biological Report 03.24.2021.pdf; 17108 Operations Plan 03.24.2021.pdf; 17108 Site Plan 03.24.2021.pdf; 17108 Site Management Plan 03.24.2021.pdf

Good Afternoon,

The subject project is anticipated to be scheduled for the September 16, 2021, Zoning Administrator Hearing. Please see the project description below:

"A Special for 43,560 square feet of mixed light cannabis cultivation. The proposed project will occur in two phases. Phase 1 will include 11,000 square feet of mixed light cannabis cultivation and 32,210 square feet of outdoor full-sun cannabis cultivation. Phase 2 includes transitioning the 32,210 square feet of outdoor full-sun cannabis cultivation to 32,210 square feet of mixed light cannabis cultivation. Ancillary propagation will occur in three (3) greenhouses: one (1) 2,000-square-foot greenhouse and two (2) 1,000- square-foot greenhouses. The applicant anticipates there will be two cultivation cycles occurring annually. Water for irrigation will be provided by a permitted onsite well (Permit No. 20-21-0261). The applicant anticipates 500,000 gallons of water will be required annually for irrigation. Existing water storage totals 40,000 gallons occurring in eight (8) 5,000-gallon tanks. Processing such as drying, curing and trimming will occur onsite in a proposed 3,200-square-foot processing building. All processing will occur offsite at a third-party licensed processing facility until the proposed processing building is constructed. The applicant anticipates three (3) employees will be required for operations. Power for the project will be provided by PG&E. Generators will be used for emergency backup purposes only."

I attached the following documents for your reference:

- Biological Report
- Operations Plan
- Site Plan
- Site Management Plan

Please let me know if you have any questions or concerns.

Thank You,



Christopher Alberts
Planner II
[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.



Forester Comments: Date: Name:

AP# 17108
APN 211-341-028

Battalion Chief Comments: Date: Name:

Summary:

June 25, 2021

Planning Clerk
County of Humboldt
3015 H St
Eureka, CA 95501

Ref: Gas and Electric Transmission and Distribution

Dear Humboldt County Planning Clerk,

Thank you for submitting the 11152 Dyerville Loop plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.