



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Hearing Date: May 19, 2022

To: Humboldt County Planning Commission

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

Subject: **Natures Health Group, Inc. Special Permits**
Application Number: PLN-2019-16073
Assessor's Parcel Number: 402-021-050
2498 Greenwood Heights Drive, Kneeland

Table of Contents

Page

Agenda Item Transmittal	2
Recommended Action and Executive Summary	3
Draft Resolution	9
Maps	
Topo Map	14
Zoning Map	15
Aerial Map	16
Site Plans	17
Attachments	
Attachment 1: Recommended Conditions of Approval	18
Attachment 2: CEQA Addendum	25
Attachment 3: Applicant's Evidence in Support of the Required Findings	33
a: Water Rights Protection Plan (Compressed)	Separate
Attachment 4: Referral Agency Comments and Recommendations	62
Attachment 5: Pubic Comments	108

Please contact Megan Acevedo, Planner II, at 707-441-2634 or by email at macevedo@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date May 19, 2022	Subject Special Permits	Contact Megan Acevedo
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Project Description: Natures Health Group, Inc. seeks a Special Permit to permit a microbusiness with the following activities: 9,900 square feet (sf) of mixed-light cultivation (5,500 sf of that was pre-existing under application 12279), non-volatile manufacturing, and distribution. Cultivation activities will occur year-round with 4 to 5 cycles per year, and a 1,125 sf greenhouse is proposed for ancillary propagation. Total existing water storage is 36,800 gallons in hard plastic water tanks, and the applicant plans to add an additional 27,600 gallons of water storage on-site for a total of 64,400 gallons. Anticipated annual water usage for the project is 94,000 gallons: 90,000 gallons for irrigation (8.16 gal/sq. ft./year), 1,000 gallons for distribution, and 3,000 gallons for manufacturing. Water will be recycled throughout the year with the use of dehumidifiers within the greenhouses. Processing will be performed off-site at a licensed third-party processing facility. The parcel is powered by PG&E and the applicant is enrolled in the community choice energy 100% renewable program. An additional Special Permit is being requested to approve a setback reduction to a nearby school bus stop approximately 200 feet to the nearest cultivation area. Cultivation is not visible from the school bus stop, and greenhouses will be fully enclosed with carbon filters used for odor mitigation.

Project Location: The project is located in the Kneeland area, on the north side of Greenwood Heights Drive, approximately 430 feet west from the intersection of Greenwood Heights Drive and Shale Lane, on the property known as 2498 Greenwood Heights Drive.

Present Plan Land Use Designations: Residential Agriculture: 5 to 20 acres (RA5-20), Density: Range is 5 to 20 acres per unit, Freshwater Community Planning Area (FWCP), 2017 General Plan, Slope Stability: Moderate Instability (2) and High Instability (3).

Present Zoning: Agricultural General (AG), Minimum building site area is 5 acres (B-5(5))

Record Number: PLN-2019-16073

Assessor's Parcel Number: 402-021-050

Applicant

Natures Health Group, Inc.
9315 Bolsa Ave #580
Westminster, CA 92683

Owner

Phuoc Truong
9315 Bolsa Ave #580
Westminster, CA 92683

Agent

N/A

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

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

Major Issues: School Bus Stop

Recommended Commission Action

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

1) Find that the 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 Permits and 3) approve the Natures Health Group, Inc. Special Permits as recommended by staff subject to the recommended conditions.

Executive Summary: Natures Health Group, Inc. seeks a Special Permit to permit a microbusiness with the following activities: 9,900 square feet (sf) of mixed-light cultivation (5,500 sf of that was pre-existing under application 12279), non-volatile manufacturing, and distribution. Cultivation activities will occur year-round with 4 to 5 cycles per year, and a 1,125 sf greenhouse is proposed for ancillary propagation. The application was originally submitted under the Commercial Medical Marijuana Land Use Ordinance (CMMLUO 1.0) under application 12279, and was transitioned to the Commercial Cannabis Land Use Ordinance (CCLUO 2.0) under this application 16073, due to the presence of a school bus stop within approximately 200 feet to the nearest cultivation area. An additional Special Permit is being requested to approve a setback reduction to the nearby school bus stop. As there was 5,500 square feet of pre-existing cultivation, the applicant is eligible for a provisional permit and may be allowed to have two years to complete the conditions associated with the provisional permit under a compliance agreement. All new activities associated with non-volatile manufacturing, and distribution shall not be allowed to commence until all development conditions are completed.

The applicant plans to have five (5) 22' x 90' greenhouses used for 9,900 sf of mixed-light cultivation area, and one (1) 15' x 75' greenhouse for 1,125 sf of ancillary propagation. Two (2) storage containers will be used for drying and harvest storage area. Distribution and non-volatile manufacturing activities are proposed to occur within the existing residence, which will require upgrades to bring the building to commercial standards with an ADA compliant restroom. The proposed commercial structure is equipped with a permitted septic (Permit# 18/19-0961). The applicant anticipates utilizing up to six (6) employees for all activities on-site. Trimming activities will be performed off-site at a licensed third-party processing facility, and the applicant shall have documentation kept on-site to show the use of an off-site licensed processing facility to be furnished during an annual inspection (**Ongoing Condition B.1**). The project was referred to the Department of Environmental Health (DEH) on February 10, 2021, and comments were received on February 24, 2021. DEH commented with a recommendation of conditional approval based on the condition that industrial tailings associated with the manufacturing process shall not be discharged into the Onsite Wastewater Treatment System (**Ongoing Condition B.2**).

The project was referred to the Building Division on February 10, 2021. A Building Inspection was conducted on June 15, 2021, and comments from the building inspector recommended conditional approval of the project based on the condition that all required grading, building, plumbing, electrical, and mechanical permits and or Agricultural Exemptions are obtained. The project is conditioned to obtain building permits for the five (5) mixed-light greenhouses, one (1) ancillary propagation greenhouse, two (2) storage containers, and all grading conducted for cannabis cultivation activities in excess of 50 cubic yards (**Condition A.7**).

The applicant plans to utilize the existing residence for non-volatile manufacturing and distribution activities. Non-volatile manufacturing activities will include bubble hash, keif, rosin, and pre-rolls. No

manufacturing or distribution activities shall occur on-site until the proposed commercial structure has been upgraded and obtained commercial building permits with the Building Division (**Condition B.3**).

Setbacks

The project is located within the Freshwater School District and the applicant is applying for a Special Permit to reduce the 600 foot setback from a nearby school bus stop, to approximately 200 feet to the nearest cultivation area. Cultivation activities are not visible from the school bus stop, and greenhouses will be fully enclosed with carbon filters used for odor mitigation. The project was referred to the Freshwater School District on February 10, 2021, and comments were received on March 9, 2021. Comments from the Freshwater School District included that the District cannot "recommend" approval of a permit to engage in illegal activity without risking federal consequences, and should the applicant wish the Freshwater School District to consider a waiver, a Board meeting would be required. The applicant contacted the School District in 2021 to request a Board meeting, but no meeting was scheduled to consider a waiver. The Planning Division reached out to the School District again on April 13, 2022, to see if they still requested a Board meeting, or if they would like to update their referral comments for the project. Updated comments from the Freshwater School District were received on April 21, 2022, removing the request for a Board meeting, and keeping the non-recommendation for approval of the proposed project.

A site visit was conducted on July 9, 2021, and photos were taken at the school bus stop location looking towards the cultivation area (attached), and no visual line of site could be seen through the existing trees at the property line. The applicant plans to have odor mitigation within the greenhouses and drying areas in order to prevent odor pollution for the school children. As the cultivation of cannabis will not be seen or smelled, it has been determined that the proposed activities will not be detrimental to any potential students at the school bus stop location.

All cultivation areas are located 30 feet from property lines, 300 feet from all neighboring residences, 270 feet from undeveloped parcels, and 600 feet from any church or other place of religious worship, public park, or tribal cultural resource.

Timber Conversion

The subject parcel is zoned Agriculture General and there was approximately 0.4 acres of trees removed on the parcel prior to 2005, in association with a homesite and the existing cultivation area. The applicant also had a Less-than-three-acre conversion permit (TRM-17-036) approved on-site in 2018, which is not in association to cannabis activities. Approximately 2.9 acres of tree removal occurred in the northern section of the property in 2018, and the applicant shall not be allowed to have any cultivation activities located within the approved Less-than-three-acre conversion area on-site, and shall designate on the Site Plan as a cannabis restricted area and submit to the Planning Division (**Ongoing Condition B.4 & Condition A.5**). The project was referred to CalFire on August 30, 2018, and comments were received on October 8, 2018, stating that the project involves "Timberlands" and the project referral did not specify that trees are not to be removed, and timber harvest document or Less-than-3-acre conversion exemption may be required to complete the project. No tree removal is proposed as part of the project, and the applicant did obtain a Less-than-3-acre conversion for the area converted on the site. The project was referred to CalFire again on February 10, 2021, and no comments were received.

Fire Hazard

The project is located within an area known to have High Fire Hazard Severity designation, and is within the Humboldt #1 Fire Protection District as well as the State Responsibility Area for CalFire. The project was referred to the Humboldt #1 Fire Protection District on August 30, 2018, and comments were received by the agency on October 4, 2018 recommending approval for the proposed project. There is a designated firetruck turnaround shown on the Site Plan, and the applicant shall designate a minimum of 2,500 gallons of water storage on-site designated for fire suppression needs only, in addition to the 64,400 gallons of water storage designated for cannabis activities and shall submit to the Planning Division (**Condition A.5**).

Water Resources

The project originally proposed the use of a permitted on-site well (Permit# 17/18-1520) for water source, but as the well is located within 400 feet of the property line, and the applicant was not able to obtain groundwater testing of the well to determine the connectivity of the source supply well, the applicant will not utilize the on-site well for cannabis irrigation (**Ongoing Condition B.5**). The project will obtain water through rain catchment off of rooftops connected to on-site water storage. No cultivation shall commence on-site until rain water has been captured and stored in the existing tanks (**Condition A.8**). Total existing water storage is 36,800 gallons in hard plastic water tanks, and the applicant plans to add an additional 27,600 gallons of water storage on-site for a total of 64,400 gallons. The addition of 4,400 sf of mixed-light cultivation and 1,125 sf of ancillary propagation area shall not be added to the site until the 27,600 gallons of proposed water storage has been added on-site, and filled with rain water (**Condition A.9**). Anticipated annual water usage for the project is 94,000 gallons: 90,000 gallons for irrigation (8.16 gal/sq. ft./year), 1,000 gallons for distribution, and 3,000 gallons for manufacturing. Water will be recycled throughout the year with the use of dehumidifiers within the enclosed greenhouses, which will be connected to the water tanks. The applicant shall keep logs of the amount of water collected and added to on-site storage through dehumidifiers, which shall be furnished during an annual inspection to show adequate water supply for the project (**Ongoing Condition B.6**). The applicant anticipates a low annual water demand for the irrigation of cultivation due to the high humidity of the area and the use of water conservation methods and a drip irrigation system. The applicant shall add a water meter to monitor the amount of water used for cannabis irrigation, and shall keep logs on-site to be furnished during an annual inspection (**Condition A.10 & Ongoing Condition B.7**). In the event that there is not enough water storage on-site to meet the annual needs for 9,900 sf of year-round mixed-light cultivation and 1,125 sf of ancillary propagation, the applicant shall either lower the amount of cannabis cultivated on-site, or shall shorten the mixed-light cultivation season until additional water storage is added on-site to meet the needs for the project (**Ongoing Condition B.7**).

The site was historically enrolled in the North Coast Regional Water Quality Control Board's Order R1-2015-0023 for Waiver of Waste Discharge, under WDID 1B170053CHUM. The applicant did obtain a Water Resource Protection Plan (WRPP) for the site, prepared by Green Road Consulting, dated October 19, 2017. The WRPP states that there are no stream crossings that exist on the subject parcel, and includes recommendations for site maintenance and erosion control measures. The applicant shall adhere to the recommendations within the report shown in Table 5. Summary of Required Remediation in the WRPP (**Condition A.11**).

The applicant has also enrolled under the State Water Resources Control Board's (SWRCB) General Order WQ 2019-0001. The applicant has obtained a Notice of Applicability (NOA) letter from the SWRCB dated September 24, 2019, showing enrollment under WDID: 1_12CC415786. The NOA states that the project requires a Site Management Plan (SMP) for the project. The applicant shall obtain an SMP for the project site, shall submit to the Planning Division, and shall adhere to the recommendations within the report (**Condition A.12**).

There are no streams or stream crossings located on the property and water will be sourced from rain catchment collected off of rooftops and dehumidifiers, therefore no Lake or Streambed Alteration Agreement with Fish & Wildlife is required for the project.

Biological Resources

There is one mapped biological resources shown on the subject parcel in the CNDDB database in Humboldt County Web GIS, for alpine marsh violet. The nearest known activity center for Northern Spotted Owls (NSO) is 0.83 miles to the proposed project site. As the site will host existing and new activities, the applicant did obtain a Biological Resource Assessment (BRA) for the project, prepared by Biologist Ivonne Romero & Ecologist Georgia Hammer with Pacific Watershed Associates, dated February 2022. A site visit was conducted on August 10, 2021, and no special status plant species were found on-site during the protocol level plant survey. As the proposed site for new cultivation activities is within a pre-disturbed area, no future plant surveys are required for the rearrangement of greenhouses within the existing footprint. The BRA also states that there is no known occurrence of NSO's within a 0.25

mile radius of the project, but the project area is surrounded by potentially suitable foraging habitat for the species. The BRA recommends that the applicant comply with International Dark Sky Standards, and shall not allow the escape of light between dusk and dawn from any greenhouses utilizing lights (**Ongoing Condition B.8**). As well, the applicant shall work to eradicate any invasive species present on-site, and shall identify and remove any presence of existing invasive species on-site (**Ongoing Condition B.11**).

The project was referred to the California Department of Fish & Wildlife (CDFW) on August 30, 201, and again on February 10, 2021. No comments were received by the agency. As there are no streams, stream crossing or diversions used for the project, the applicant is not required to obtain a Lake or Streambed Alteration Agreement with CDFW.

Noise

As there are no generators proposed for the project, no noise pollution will be present from the use of generators on-site. Section 55.4.12.6 of the CCLUO states that 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. The project is for a pre-existing cultivation site, and measurements of ambient noise levels were taken at three locations at the property line, which showed an existing ambient noise level of 42 to 59 decibels. The project does plan to include the use of fans with carbon filters within the enclosed greenhouses, and noise levels shall not exist in excess of 45 to 62 decibels (three decibels above existing ambient noise) at any property line when all activities are in operation (**Ongoing Condition B.12**). As well the project is conditioned that the combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. (**Ongoing Condition B.9**).

Tribal Cultural Resource Coordination

The proposed project is located within the mapped ancestral aboriginal territories for the Wiyot, Blue Lake Rancheria, and Bear River Band tribes. The project was referred to all three tribes, and the Northwest Information Center (NWIC) on August 30, 2018. The NWIC commented on the project on September 11, 2018, recommending that the lead agency contact the local Native American tribes regarding traditional, cultural, and religious heritage values. A comment was received from the Blue Lake Rancheria tribe on September 5, 2018, recommending that the project adhere to inadvertent discovery protocols. The applicant did have a Cultural Resource Investigation Report (CRIR) prepared for the site by Archaeologist Nick Angeloff with Archaeological Research and Supply Company, dated June 2018. The CRIR found no archaeological or cultural resources during the investigation. The Bear River Band THPO commented on the project on August 12, 2019, also requesting that the applicant adhere to inadvertent discovery protocols (**Informational Note 3**).

Energy Plan

No generators are proposed as part of the project. The parcel is currently powered by PG&E and the applicant is enrolled in the community choice energy 100% renewable program. The applicant shall continue to obtain power from 100% renewable energy source for the life of the project (**Ongoing Condition B.13**). In the event that PG&E is not able to support the increased power required for the additional mixed-light and commercial activities, the applicant shall not commence the additional mixed-light and commercial activities until an increase in power amperage can be supplied to the site by PG&E (**Ongoing Condition B.14**).

Access & Parking

The project site is accessed off of Shale Lane, which is a non-county maintained road located off of Greenwood Heights Drive which is county maintained. The applicant submitted a Road Evaluation Report form for the 300 foot section of Shale Lane, which designates the road as being developed to a Category 4 road standard. The project was referred to the Department of Public Works on February 10, 2021, and comments were received on March 12, 2021. Comments from the agency included a recommendation for conditional approval of the project, based on the following conditions: all fences and gates shall be located outside of the County right of way and no materials shall be stored or placed

in the County right of way (this condition shall be completed prior to commencing new activities on-site), and all driveways and private road intersections onto the County Road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance) (**Condition A.13**).

The applicant anticipates utilizing up to six (6) employees when all activities are in operation on-site. The Site Plan designates a total of four (4) regular off-street parking spaces and one (1) ADA parking space located near the proposed commercial structure. The applicant's Operations Plan states that a maximum of 2-3 vehicles will be used to transport employees per day. One parking space shall be available at all times for a potential visitor, and the applicant's employees shall utilize a carpooling plan to ensure that no more than three (3) vehicles are present at any one time on the property (**Ongoing Condition B.15**). With a maximum of three (3) vehicles on-site for employees, and the potential of up to one visitor per day, a maximum of seven (7) vehicle trips are anticipated per day.

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

Planning staff determined approval of this project is consistent with Humboldt County Board of Supervisors Resolution No. 18-43, which established a limit on the number of cultivation permits and acres which may be approved in each of the County's Planning Watersheds. The project is located in the Eureka Plain Planning Watershed, which under Resolution 18-43 is limited to 89 permits and 31 acres of cultivation. With the approval of this project the total approved permits in this Planning Watershed would be 16 permits and the total approved acres would be 8.97 acres of cultivation.

Public Comment

The project is located within the Freshwater Community Planning Area (FCPA). Although the FCPA is not one of the areas of influence designated in the CCLUO, a Notice of Application was sent to the surrounding property owners within 1,000 feet of the site on May 10th, 2021. Comments were received by several neighbors with concerns regarding water usage from the well and its effects to surrounding water sources, presence of a school bus stop within 600 feet of the cultivation area, past presence of aggressive dogs on-site, increased traffic on the access road, inadequate power provided by PG&E for the proposed activities, concerns regarding potential runoff, safety and security, concerns about the approved 3-acre conversion on-site, distance to fire department, past power outages in the area, and the potential contamination of surrounding water sources with the use of agricultural chemicals on-site.

The applicant has transitioned their project to fully utilize rain catchment and dehumidifiers for water source, and the project is conditioned to not use the on-site well for cannabis irrigation. The applicant is requesting a Special Permit in order to approve a setback reduction to the school bus stop to approximately 200 feet, and will incorporate fully enclosed greenhouses with carbon filters to prevent odor pollution. It has been determined that project activities cannot be seen from the school bus stop, and if the presence of cannabis cannot be seen or smelled, the project will not be detrimental to the presence of students at the school bus stop. The applicant has stated that no one has been living at the site for the last three years, and no dogs are currently present or planned to be at the site in the future. As well, the property is fenced, and in the event that dogs are present on-site the fence will be closed off to prevent the harassment of neighbors. The site is supplied by PG&E power, and no generators are proposed for the project. The project has also been conditioned that if there is inadequate power amperage provided by PG&E, no new activities shall commence until additional power can be sourced by PG&E. The site is enrolled in the SWRCB's General Order and is required to comply with all standard conditions of the Order in order to address potential runoff issues. The applicant has a security plan which incorporates locked gates, the use of security cameras and automatic notification systems, and storing all finished products within a secured and locked area. The property owner did obtain an approved Less-than-3-acre conversion permit on-site, which allowed approximately 2.9 acres of tree to be converted on-site. The conversion area is not associated to cannabis operations and the applicant shall not conduct cannabis activities within the conversion area. The project was referred to the Humboldt #1 Fire Protection District, and was given a recommendation of approval by the agency. In regards to the potential for power outages at the site and no existing emergency back up power source, the Planning Commission may decide to add a condition to the project to add a sufficient emergency

back-up power source to ensure that the greenhouses carbon filtration systems are adequately running in the presence of a power outage.

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).

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).

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

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

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

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

Resolution Number 22-

Record Number PLN-2019-16073

Assessor's Parcel Number: 402-021-050

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Natures Health Group, Inc. Special Permits

WHEREAS, Natures Health Group, Inc., submitted an application and evidence in support of approving a Special Permit for to permit a microbusiness with the following activities: 9,900 square feet (sf) of mixed-light cultivation, non-volatile manufacturing, and distribution, with appurtenant drying, and storage; a Special Permit to reduce the 600 foot setback to a nearby school bus stop; and

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 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; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on **May 19, 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: a Special Permit to permit a microbusiness with the following activities: 9,900 square feet (sf) of mixed-light cultivation (5,500 sf of that was pre-existing under application 12279), non-volatile manufacturing, and distribution. Cultivation activities will occur year-round with 4 to 5 cycles per year, and a 1,125 sf greenhouse is proposed for ancillary propagation. Total existing water storage is 36,800 gallons in hard plastic water tanks, and the applicant plans to add an additional 27,600 gallons of water storage on-site for a total of 64,400 gallons. Anticipated annual water usage for the project is 94,000 gallons: 90,000 gallons for irrigation (8.16 gal/sq. ft./year), 1,000 gallons for distribution, and 3,000 gallons for manufacturing. Water will be recycled throughout the year with the use of dehumidifiers within the greenhouses. Trimming will be performed off-site at a licensed third-party processing facility. The parcel is powered by PG&E and the applicant is enrolled in the community choice energy 100% renewable program. An additional Special Permit is being requested to approve a setback reduction to a nearby school bus stop approximately 200 feet to the nearest cultivation area. Cultivation is not visible from the school bus stop, and greenhouses will be fully enclosed with carbon filters used for odor mitigation.

EVIDENCE: a) Project File: PLN-2019-16073

2. FINDING:

The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Planning Commission has considered the Addendum to and Environmental Impact Report 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 site was historically enrolled in the North Coast Regional Water Quality Control Board's Order R1-2015-0023 for Waiver of Waste Discharge, under WDID 1B170053CHUM. The applicant did obtain a Water Resource Protection Plan (WRPP) for the site, prepared by Green Road Consulting, dated October 19, 2017. The WRPP states that there are no stream crossings that exist on the subject parcel, and includes recommendations for site maintenance and erosion control measures. The applicant shall adhere to the recommendations within the WRPP.
 - c) The project is enrolled under the State Water Resources Control Board's (SWRCB) General Order WQ 2019-0001. The applicant has obtained a Notice of Applicability (NOA) letter from the SWRCB dated September 24, 2019, showing enrollment under WDID: 1_12CC415786. The project is conditioned to have a Site Management Plan prepared for the site in compliance with the SWRCB General Order, and shall complete all recommendations within the report.
 - d) The applicant obtained a Biological Resource Assessment (BRA), prepared by Biologist Ivonne Romero & Ecologist Georgia Hammer with Pacific Watershed Associates, dated February 2022. A site visit was conducted on August 10, 2021, and no special status plant species were found on-site during the protocol level plant survey. As the proposed site for new cultivation activities is within a pre-disturbed area, no future plant surveys are required for the rearrangement of greenhouses within the existing footprint. The BRA also states that there is no known occurrence of NSO's within a 0.25 mile radius of the project, but the project area is surrounded by potentially suitable foraging habitat for the species. The project is conditioned to adhere to noise and lighting standards for wildlife.
 - e) The project was referred to the California Department of Fish & Wildlife (CDFW) on August 30, 201, and again on February 10, 2021. No comments were received by the agency. As there are no streams, stream crossing or diversions used for the project, the applicant is not required to obtain a Lake or Streambed Alteration Agreement with CDFW.
 - f) 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.

FINDINGS FOR SPECIAL PERMITS

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

- EVIDENCE**
- a) The proposed project is not located within an Open Space Action Program because the project site is not planned or zoned as open space, does not have a combining zone that would be considered open space, and there are no other open space general plan or zoning code overlays affecting this project.

4. FINDING The proposed development is consistent with the purposes of the existing AG-B-5(5) zone in which the site is located.

- EVIDENCE**
- a) Humboldt County Code section 314-55.4.6.1.2 allows cultivation of up to 10,000 sf of Cultivation Area with a Special Permit on a parcel between 5 and 10 acres. The application for 9,900 sf of mixed-light cultivation on a 5.15-acre AG zoned parcel is consistent with this.
 - b) Humboldt County Code section 314-55.4.10.3 allows microbusiness activities, subject to a Special Permit, in any of the zones in which authorized cannabis activities is a permitted use. Humboldt County Code section 314-55.4.7.1 allows distribution activities within all zones specified in Sections 55.4.6.1.1 (AE, AG, FR, and U). Humboldt County Code section 314-55.4.8.2.2 (a) allows non-flammable extraction activities within those zones specified under Sections 55.4.6.1.1 (AE, AG, FR, and U). The application for a microbusiness consisting of 9,900 sf of mixed-light cultivation, distribution and manufacturing activities is consistent with this.

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

- EVIDENCE**
- a) Humboldt County Code section 314-55.4.10.3 allows microbusiness activities, subject to a Special Permit, in any of the zones in which authorized cannabis activities are a permitted use. HCC section 314-55.4.6.1.2 allows cultivation of up to 10,000 sf of Cultivation Area with a Special Permit on a parcel between 5 and 10 acres. HCC section 314-55.4.7.1 allows distribution activities within all zones specified in Sections 55.4.6.1.1 (AE, AG, FR, and U). HCC section 314-55.4.8.2.2 (a) allows non-flammable extraction activities within those zones specified under Sections 55.4.6.1.1 (AE, AG, FR, and U). The application for a microbusiness consisting of 9,900 sf of mixed-light cultivation, distribution and manufacturing activities is consistent with this.
 - b) The subject parcel has been determined to be one legal parcel (lot 4) as shown on the Parcel Map recorded in Book 23 of Parcel Maps page 99.
 - c) The project will obtain water from a non-diversionary water source, rain catchment from roof tops and the use of dehumidifiers.
 - d) The project is conditioned to not go over 3 decibels of existing ambient noise measured at the property line.
 - e) The project obtains power from PG&E grid connection, and is enrolled in the solar choice program. The project shall obtain power from 100% renewable energy source for the life of the project.
 - f) It has been verified that new cultivation is to be located on areas that have an existing slope of <15%.
 - g) The parcel is accessed by Shale Lane off of Greenwood Heights Drive which is county maintained. The applicant submitted a Road Evaluation Report form designating Shale Lane as being developed to category 4 road standards. The project was referred to the Department of Public Works, and a recommendation of conditional approval was received.
 - h) The cultivation of cannabis will not result in the net conversion of timberland. A Less-than-3-acre conversion was approved under Record number TRM-17-036, and 2.9 acres of conversion has occurred on the subject parcel. The conversion area has been added as a cannabis restricted area. The project was referred to CalFire and comments were received on October 8, 2018, stating that the project involves "Timberlands" and the project referral did not specify that trees are not to be removed, and a timber harvest document or Less-than-3-acre conversion exemption may be required to complete the project. The project was referred to CalFire again on February

10, 2021, and no comments were received. No tree removal is proposed as part of the project, and the applicant did obtain a Less-than-3-acre conversion for the area converted on the site.

- i) The location of the proposed Cultivation Site complies with all setbacks required in Section 314-55.4.6.4.4. (a.-f.). It is more than 30 feet from any property line, more than 600 feet from any school, church, or Tribal Cultural Resource, and 300 feet from neighboring residences.
- j) There is a school bus stop located within 600 feet of the Cultivation Site, and the applicant is requesting a setback reduction to the school bus stop per HCC section 314-55.4.6.4.4(f). For school bus stops, a setback of less than 600 feet may be allowed with a Special Permit, where it can be demonstrated that the cultivation site would not be detrimental to students at the bus stop, due to specific conditions. The cultivation of cannabis will be within fully enclosed greenhouses with carbon filtration systems. Cannabis will not be seen or smelled from the school bus stop.

6. FINDING

EVIDENCE microbusiness with the following activities: 9,900 square feet (sf) of mixed-light cultivation, non-volatile manufacturing, and distribution 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 determined to be developed to category 4 road standards, and can safely accommodate the amount of traffic generated by the proposed cannabis cultivation.
- b) There is a school bus stop located within 600 feet of the Cultivation Site, and the applicant is requesting a setback reduction to the school bus stop per HCC section 314-55.4.6.4.4(f). For school bus stops, a setback of less than 600 feet may be allowed with a Special Permit, where it can be demonstrated that the cultivation site would not be detrimental to students at the bus stop, due to specific conditions. The cultivation of cannabis will be within fully enclosed greenhouses with carbon filtration systems. Cannabis will not be seen or smelled from the school bus stop.
- c) Irrigation water will come from rain catchment and the use of dehumidifiers in greenhouses.

7. FINDING

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

EVIDENCE

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

8. FINDING

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

FINDING

- a) The project is located in the Eureka Plain Planning Watershed, which under Resolution 18-43 is limited to 89 permits and 31 acres of cultivation. With the

approval of this project the total approved permits in this Planning Watershed would be 16 permits and the total approved acres would be 8.97 acres of cultivation.

DECISION

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

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Special Permits for Natures Health Group, Inc. 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 **May 19, 2022.**

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

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

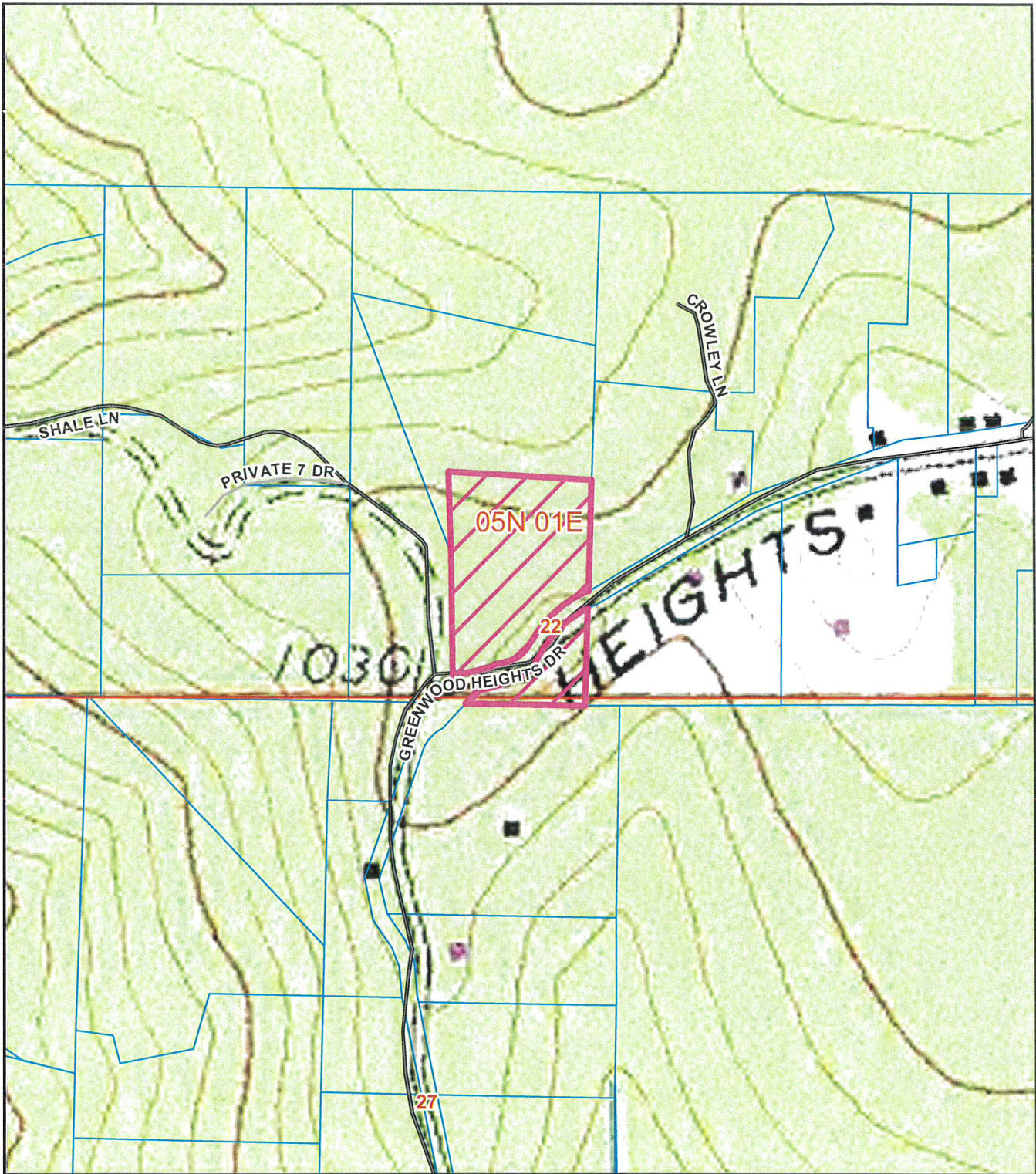
ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION:

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

John Ford, Director
Planning and Building Department

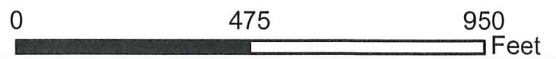


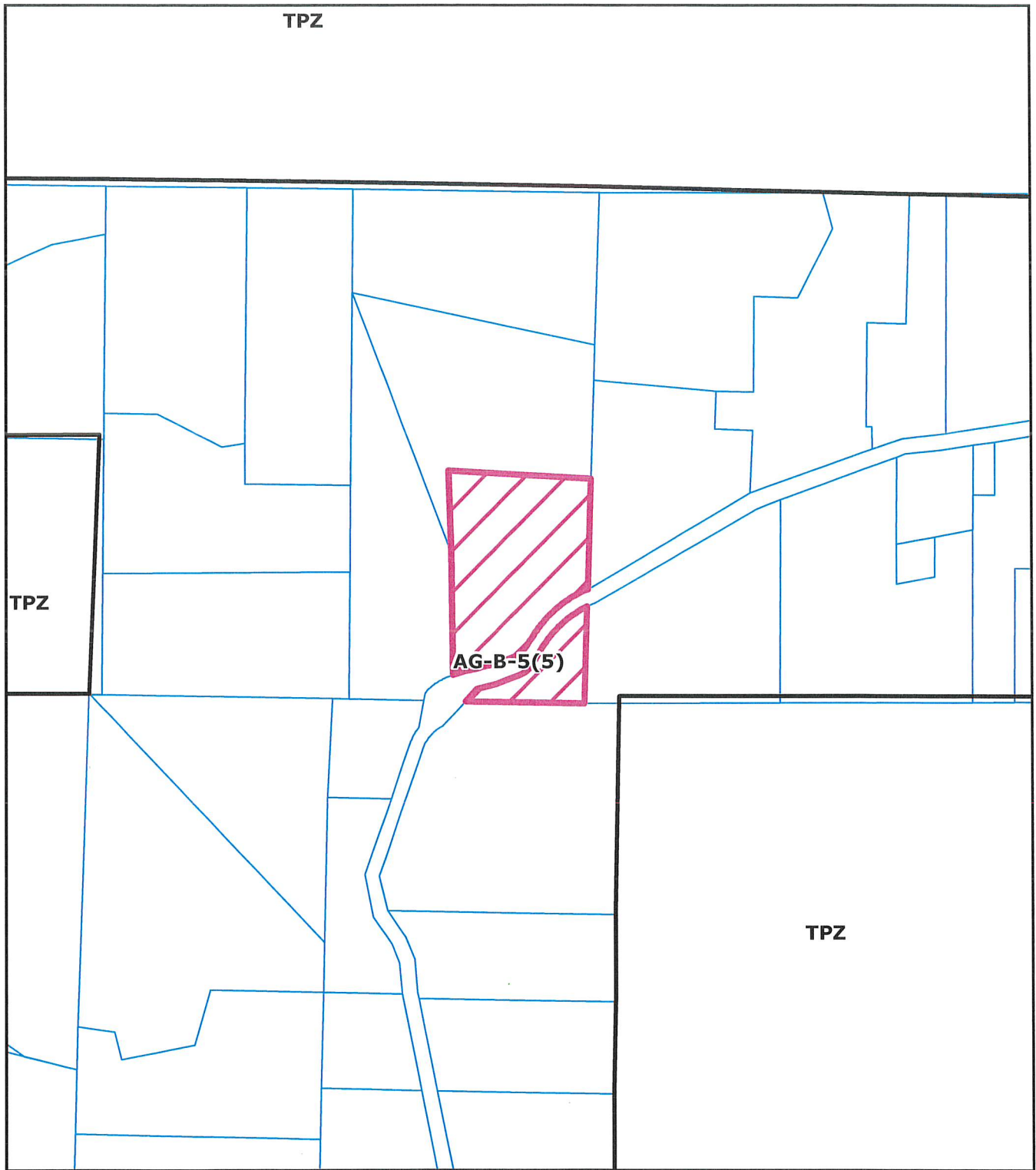
**TOPO MAP
 PROPOSED NATURES HEALTH GROUP, INC
 KNEELAND AREA
 PLN--2019-16073
 APN: 402-021-050-000
 T05N R01E S22; S27 HB&M (ARCATA SOUTH)**

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.






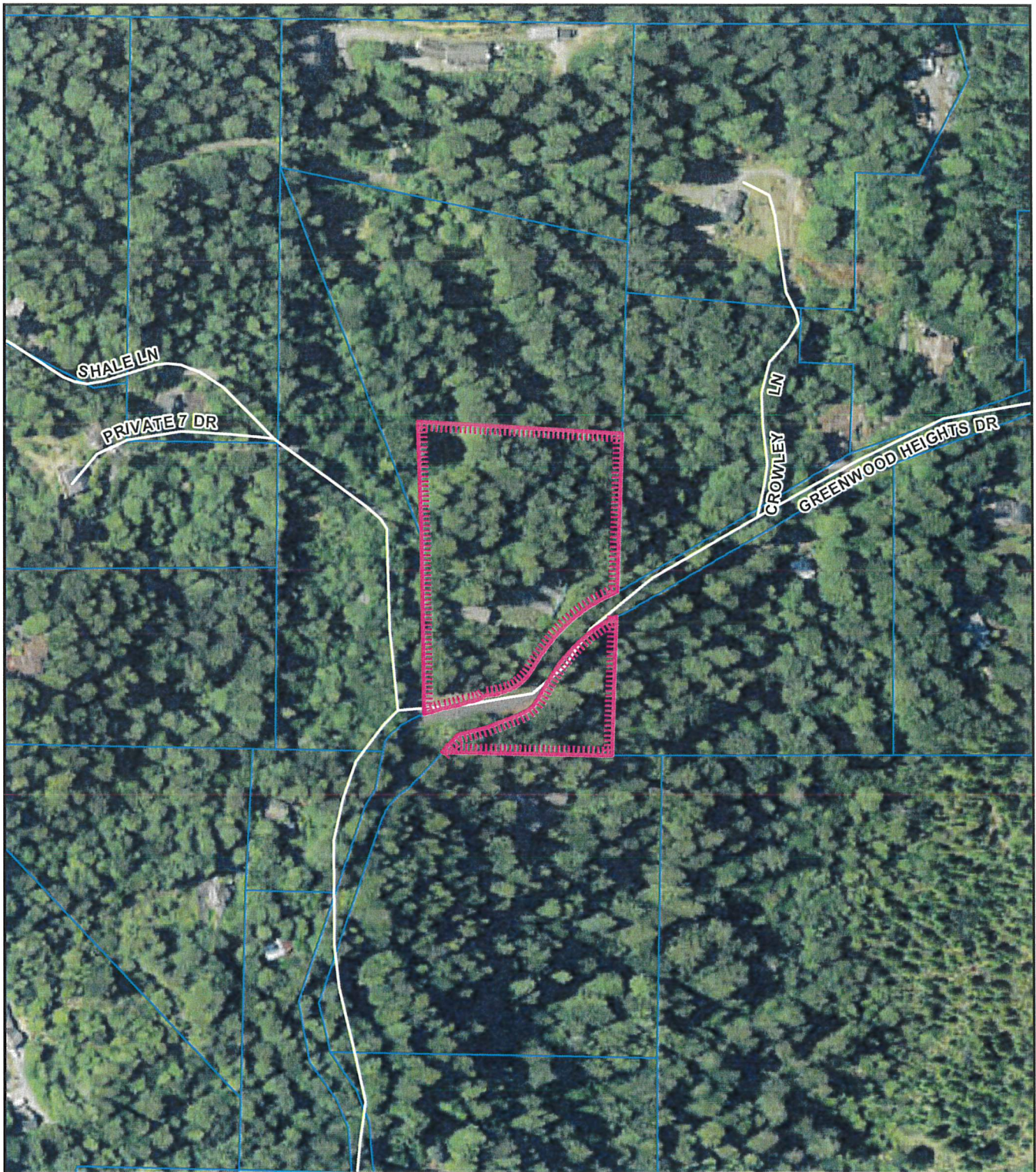
ZONING MAP
PROPOSED NATURES HEALTH GROUP, INC
KNEELAND AREA
PLN--2019-16073
APN: 402-021-050-000
T05N R01E S22; S27 HB&M (ARCATA SOUTH)

Project Area = 

N


0 475 950
 Feet

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

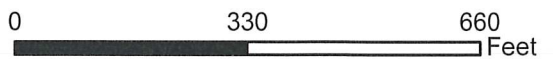


AERIAL MAP
PROPOSED NATURES HEALTH GROUP, INC
KNEELAND AREA
PLN--2019-16073
APN: 402-021-050-000
T05N R01E S22; S27 HB&M (ARCATA SOUTH)

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.

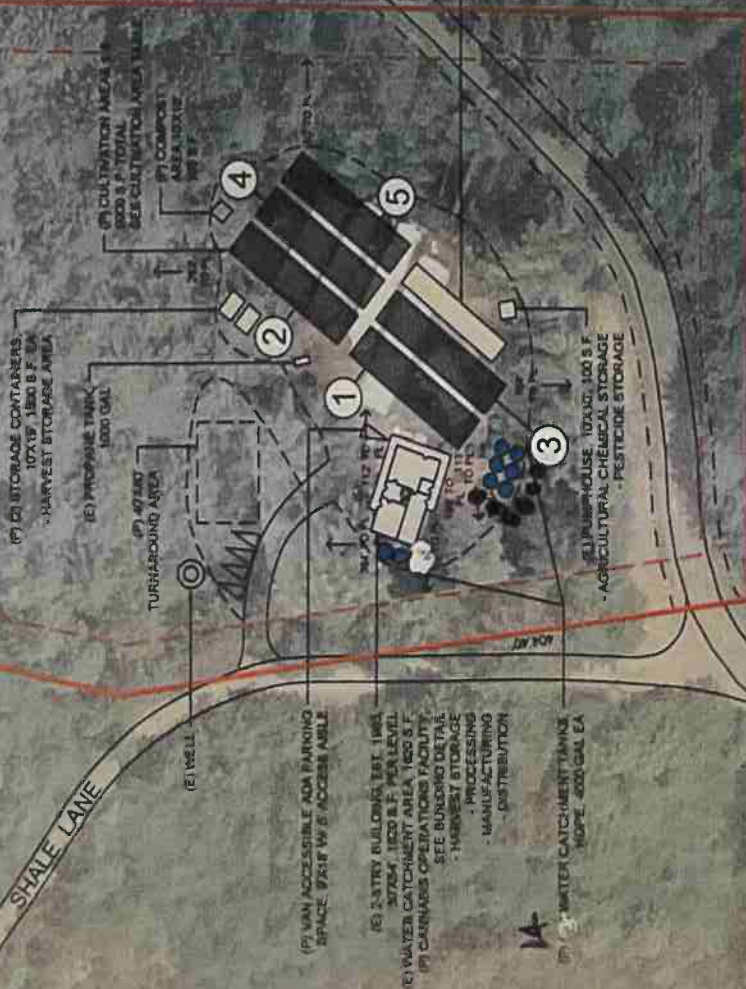


NATURES HEALTH GROUP, INC

GREENWOOD HEIGHTS DRIVE, KNEELAND, CA 95549
 APN: 402-021-050

2498

APN: 402-021-050



NOTES

- NO GARAGE
- PERMITS FOR 100' OF 10' FOR OVERHEAD WATER TREATMENT SYSTEM
- SITE SERVED BY CITY WATER TREATMENT SYSTEM
- ELECTRICAL SERVICE TO BE PROVIDED BY OWNER
- NO WATER TREATMENT SYSTEM INCLUDING CULVERTS, PIPES, VALVES, OR OTHER WATER TREATMENT EQUIPMENT
- NO BODILY FLUIDS, WASTE, OR OTHER HAZARDOUS MATERIALS TO BE STORED ON SITE
- NO FEET OF CULVERT

CULTIVATION AREA

CULTIVATION AREA I.D.	AREA TYPE	CULTIVATION AREA DIMENSIONS	CULTIVATION AREA (SQ FT)	
		WIDTH (FT)	LENGTH (FT)	
1	MIXED LIGHT	22	90	1980
2	MIXED LIGHT	22	90	1980
3	MIXED LIGHT	22	90	1980
4	MIXED LIGHT	22	90	1980
5	MIXED LIGHT	22	90	1980
TOTAL CULTIVATION AREA (SQ FT)			9900	

LEGEND

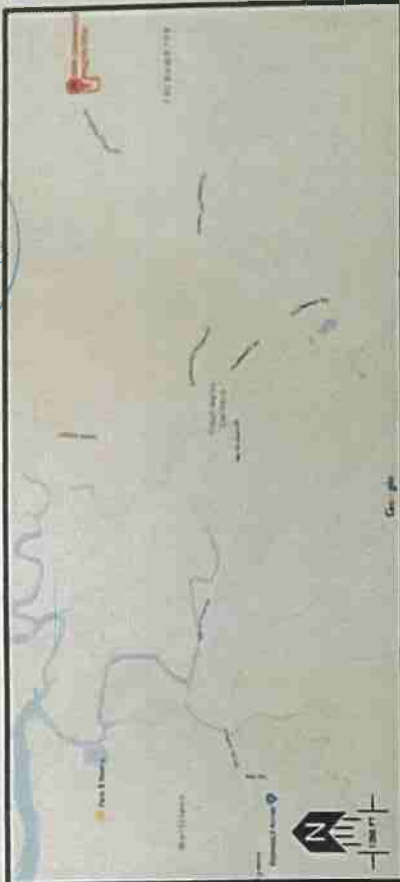
- PROPERTY LINE
- 30 FT SETBACK FROM PROPERTY LINE
- GRADED AREA
- PROPOSED CULTIVATION AREA
- STRUCTURE
- ROAD
- ROADWAY EASEMENT
- WATER TANK
- WELL
- PARKING SPACE

SITE PLAN

First Level
 AREA - B - MANUFACTURING - 720 SQ. FT.
 AREA - C - DISTRIBUTION - 545
 AREA - D - ENTRY - 110 SF.
 AREA - E - ADA RESTROOM - 64 SF.



BUILDING DETAIL



VICINITY MAP

DIRECTIONS TO SITE

- FROM MYRTLETOWN, EUREKA, CA
- START: INTERSECTION OF TRINITY STREET & MYRTLE AVENUE
- TURN SOUTHEAST ONTO MYRTLE AVENUE
- 7.7 MI
- TURN RIGHT ONTO FRESHWATER ROAD
- 0.1 MI
- TURN LEFT ONTO GREENWOOD HEIGHTS DRIVE
- 2.0 MI
- TURN LEFT ONTO SHALE LANE
- 0.1 MI
- FIRST DRIVEWAY ON THE RIGHT
- DESTINATION: 2548 GREENWOOD HEIGHTS DRIVE, KNEELAND, CA 95549



CULTIVATION SETBACKS MAP

LEGEND

- PROPERTY LINE
- 300 FT SETBACK FROM CULTIVATION AREAS
- 600 FT SETBACK FROM CULTIVATION AREA

RECEIVED
 OCT - 5 2021
 Humboldt County
 Planning Staff

SITE PLAN
 SITE ADDRESS: GREENWOOD HEIGHTS DRIVE, KNEELAND, CA 95549
 APN: 402-021-050
 2498
 NATURES HEALTH GROUP, INC

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE SPECIAL PERMITS 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 submit to the Planning Division an updated Site Plan within 30 days of approval to designate the area of conversion approved under an approved Less-than-3-acre-conversion as a cannabis restricted area, and to designate a minimum of 2,500 gallons of water storage on-site designated for fire suppression needs only, in addition to the 64,400 gallons of water storage designated for cannabis activities.
6. Within 60 days of the effective date of permit approval, the applicant shall execute a Compliance Agreement with the Humboldt County Planning and Building Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval #7 through #13. The agreement shall provide a timeline for completing all outstanding items. All activities detailed under the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
7. The applicant shall secure permits for all structures related to the cannabis cultivation and other commercial cannabis activity, including but not limited to, five (5) mixed-light greenhouses, one (1) ancillary propagation greenhouse, two (2) storage containers, and all grading conducted for cannabis cultivation activities in excess of 50 cubic yards. The plans submitted for building permit approval shall be consistent with the project description and the approved project site plan. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.
8. No cultivation shall commence on-site until rain water has been captured and stored in the existing tanks.

9. The addition of 4,400 sf of mixed-light cultivation and 1,125 sf of ancillary propagation area shall not be added to the site until the 27,600 gallons of proposed water storage has been added on-site, and filled with ran water.
10. The applicant shall add a water meter to monitor the amount of water used for cannabis irrigation.
11. The applicant shall adhere to the recommendations within the report shown in Table 5. Summary of Required Remedation in the Water Resource Protection Plan.
12. The applicant shall obtain an Site Management Plan for the project site, shall submit to the Planning Division, and shall adhere to the recommendations within the report.
13. The applicant shall comply with the recommendations for conditional approval from Public Works: all fences and gates shall be located outside of the County right of way and no materials shall be stored or placed in the County right of way (this condition shall be completed prior to commencing new activites on-site), and all driveways and private road intersections onto the County Road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance).
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. Development Restrictions for all NEW Activities & Ongoing Requirements Which Must be Satisfied for the Life of the Project:

1. The applicant shall have documentation kept on-site to show the use of an off-site licensed processing facility to be furnished during an annual inspection.
2. Industrial tailings associated with the manufacturing process shall not be discharged into the Onsite Wastewater Treatment System, and shall be disposed of properly.
3. No manufacturing or distribution activities shall occur on-site until the proposed commercial structure has been upgraded and obtained commercial building permits with the Building Division.
4. The applicant shall not be allowed to have any cultivation activities located within the approved Less-than-three-acre conversion area on-site.
5. The applicant shall not utilize the on-site permitted well (Permit# 17/18-1520) for cannabis irrigation.
6. The applicant shall keep logs of the amount of water collected and added to on-site storage through dehumidifiers, which shall be furnished during an annual inspection to show adequate water supply for the project.
7. The applicant shall add a water meter to monitor the amount of water used for cannabis irrigation, and shall keep logs on-site to be furnished during an annual inspection. In the event that there is not enough water storage on-site to meet the annual needs for 9,900 sf of year-round mixed-light cultivation and 1,125 sf of ancillary propagation, the applicant shall either lower the amount of cannabis cultivated on-site, or shall shorten the mixed-light cultivation season until additional water storage is added on-site to meet the needs for the project.

8. All artificial lighting shall be fully contained within mixed-light and propagation structures such that no light escapes (e.g., through blackout tarps). 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.
9. The combination of background, generator and greenhouse fan or other operational equipment created noise must not result in the harassment of Northern Spotted Owl species as required to meet the performance standards for noise set by Department Policy Statement No. 16-005 clarifying CMMLUO Section 55.4.11 (o) requirements. The combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.
10. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above in items B.8. and B.9., 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.
11. The applicant shall work to eradicate any invasive species present on-site, and shall identify and remove any presence of existing invasive species on-site.
12. The project does plan to include the use of fans with carbon filters within the enclosed greenhouses, and noise levels shall not exist in excess of 45 to 62 decibels (three decibels above existing ambient noise) at any property line when all activities are in operation.
13. The applicant shall continue to obtain power from 100% renewable energy sourced by PG&E or other renewable energy, for the life of the project.
14. In the event that PG&E is not able to support the increased power required for the additional mixed-light and commercial activities, the applicant shall not commence the additional mixed-light and commercial activities until an increase in power amperage can be supplied to the site by PG&E.
15. One parking space shall be available at all times for a potential visitor, and the applicant's employees shall utilize a carpooling plan to ensure that no more than three (3) vehicles are present at any one time on the property.
16. 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.
17. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
18. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.

19. The use of anticoagulant rodenticide is prohibited.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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).
26. Maintain enrollment in Tier 1, 2 certification and compliance with the State Water Resources Control Board General Order WQ 2019-0001-DWQ, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
27. 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).
28. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
29. Pay all applicable application, review for conformance with conditions and annual inspection fees.
30. 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.

31. The master log books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
32. 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

33. 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).
34. 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.
35. 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.
36. 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
37. Term of Commercial Cannabis Activity Conditional Use Permit & Special Permit. Any Commercial Cannabis Cultivation CUP or SP issued pursuant to the CCLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.
38. 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.
39. 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.
40. 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.
41. 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 CCLUO 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.
42. 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 314-55.4.6.5.7 of the CCLUO, 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 314-55.4.5.7 of the CCLUO.
2. This provisional permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"), except where the Compliance Agreement per Condition of Approval #6 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in the Ongoing Requirements/Development Restrictions, above.
3. If cultural resources are encountered during construction activities, the contractor on-site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

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

ATTACHMENT 2

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

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

**APN 402-021-050, 2498 Greenwood Heights Drive, Kneeland
County of Humboldt**

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

May 2022

Background

Modified Project Description and Project History –

The Commercial Cannabis Land Use Ordinance (CCLUO) updated the County's existing Commercial Medical Marijuana Land Use Ordinance (Section 313-55.4 and 314-55.4 of Chapter 3 of Division 1 of Title III of the County Code) as well as repeal of the Medical Cannabis Testing and Research Laboratories provisions and on-site consumption prohibition found in Sections 313-55.3.15, 314-55.3.15, 313-55.3.11.7, and 314-55.3.11.7 of Division 1 of Title III of the County Code, respectively. These regulations establish land use regulations for the commercial cultivation, processing, manufacturing, distribution, testing, and sale of cannabis within the County. These regulations were developed in concert with the Final Environmental Impact Report (EIR) that was adopted for the ordinance in order to implement the mitigation measures of the EIR. The EIR addressed the broad environmental impacts that could be expected to occur from the adoption and implementation of the ordinance. The EIR specified that the regulations established in the CCLUO would mitigate the impacts of new cannabis operations by establishing specific regulations for location and conditions under which the development of pre-existing and new commercial cannabis could occur. The EIR prepared for the CCLUO also established local land use regulations for new and pre-existing commercial cannabis operations in the unincorporated area of the County that ensure the health and safety of residents, employees, County visitors, neighboring property owners and end users of cannabis. The proposed project is consistent with all regulations within the CCLUO and all mitigation measures of the EIR. 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.

Project Description:

The modified project involves a Special Permit to permit a microbusiness with the following activities: 9,900 square feet (sf) of mixed-light cultivation (5,500 sf of that was pre-existing under application 12279), non-volatile manufacturing, and distribution. Cultivation activities will occur year-round with 4 to 5 cycles per year, and a 1,125 sf greenhouse is proposed for ancillary propagation. The application was originally submitted under the Commercial Medical Marijuana Land Use Ordinance (CMMLUO 1.0) under application 12279, and was transitioned to the Commercial Cannabis Land Use Ordinance (CCLUO 2.0) under this application 16073, due to the presence of a school bus stop within approximately 200 feet to the nearest cultivation area. An additional Special Permit is being requested to approve a setback reduction to the nearby school bus stop. As there was 5,500 square feet of pre-existing cultivation, the applicant is eligible for a provisional permit and shall be allowed to have two years to complete the conditions associated with the provisional permit under a compliance agreement. All new activities associated with non-volatile manufacturing, and distribution shall not be allowed to commence until all development restriction conditions are completed.

The applicant plans to have five (5) 22' x 90' greenhouses used for 9,900 sf of mixed-light cultivation area, and one (1) 15' x 75' greenhouse for 1,125 sf of ancillary propagation. Two (2) storage containers will be used for drying and harvest storage area. Distribution and non-volatile manufacturing activities are proposed to occur within the existing residence, which will require upgrades to bring the building to commercial standards with an ADA compliant restroom. The proposed commercial structure is equipped with a permitted septic (Permit# 18/19-0961). The applicant anticipates utilizing up to six (6) employees for all activities on-site. Trimming activities will be performed off-site at a licensed third-party processing facility, and the applicant shall have documentation kept on-site to show the use of an off-site licensed processing facility to be furnished during an annual inspection. The project was referred to the Department of Environmental Health (DEH) on February 10, 2021, and comments were received on February 24, 2021. DEH commented with a recommendation of conditional approval based on the condition that industrial tailings associated with the manufacturing process shall not be discharged into the Onsite Wastewater Treatment System.

The project was referred to the Building Division on February 10, 2021. A Building Inspection was conducted on June 15, 2021, and comments from the building inspector recommended conditional

approval of the project based on the condition that all required grading, building, plumbing, electrical, and mechanical permits and or Agricultural Exemptions are obtained. The project is conditioned to obtain building permits for the five (5) mixed-light greenhouses, one (1) ancillary propagation greenhouse, two (2) storage containers, and all grading conducted for cannabis cultivation activities in excess of 50 cubic yards.

The applicant plans to utilize the existing residence for non-volatile manufacturing and distribution activities. Non-volatile manufacturing activities will include bubble hash, keif, rosin, and pre-rolls. No manufacturing or distribution activities shall occur on-site until the proposed commercial structure has been upgraded and obtained commercial building permits with the Building Division.

Setbacks

The project is located within the Freshwater School District and the applicant is applying for a Special Permit to reduce the 600 foot setback from a nearby school bus stop, to approximately 200 feet to the nearest cultivation area. Cultivation activities are not visible from the school bus stop, and greenhouses will be fully enclosed with carbon filters used for odor mitigation. The project was referred to the Freshwater School District on February 10, 2021, and comments were received on March 9, 2021. Comments from the Freshwater School District included that the District cannot "recommend" approval of a permit to engage in illegal activity without risking federal consequences, and should the applicant wish the Freshwater School District to consider a waiver, a Board meeting would be required. The applicant contacted the School District in 2021 to request a Board meeting, but no meeting was scheduled to consider a waiver. The Planning Division reached out to the School District again on April 13, 2022, to see if they still requested a Board meeting, or if they would like to update their referral comments for the project. Updated comments from the Freshwater School District were received on April 21, 2022, removing the request for a Board meeting, and keeping the non-recommendation for approval of the proposed project.

A site visit was conducted on July 9, 2021, and photos were taken at the school bus stop location looking towards the cultivation area (attached), and no visual line of site could be seen through the existing trees at the property line. The applicant plans to have odor mitigation within the greenhouses and drying areas in order to prevent odor pollution for the school children. As the cultivation of cannabis will not be seen or smelled, it has been determined that the proposed activities will not be detrimental to any potential students at the school bus stop location.

All cultivation areas are located 30 feet from property lines, 300 feet from all neighboring residences, and 600 feet from any church or other place of religious worship, public park, or tribal cultural resource.

Timber Conversion

The subject parcel is zoned Agriculture General and there was approximately 0.4 acres of trees removed on the parcel prior to 2005, in association with a homesite and the existing cultivation area. The applicant also had a Less-than-three-acre conversion permit (TRM-17-036) approved on-site, which is not in association to cannabis activities. Approximately 2.9 acres of tree removal occurred in the northern section of the property, and the applicant shall not be allowed to have any cultivation activities located within the approved Less-than-three-acre conversion area on-site, and shall designate on the Site Plan as a cannabis restricted area and submit to the Planning Division. The project was referred to CalFire on August 30, 2018, and comments were received on October 8, 2018, stating that the project involves "Timberlands" and the project referral did not specify that trees are not to be removed, and timber harvest document or Less-than-3-acre conversion exemption may be required to complete the project. No tree removal is proposed as part of the project, and the applicant did obtain a Less-than-3-acre conversion for the area converted on the site. The project was referred to CalFire again on February 10, 2021, and no comments were received.

Fire Hazard

The project is located within an area known to have High Fire Hazard Severity designation, and is within the Humboldt #1 Fire Protection District as well as the State Responsibility Area for CalFire. The project

was referred to the Humboldt #1 Fire Protection District on August 30, 2018, and comments were received by the agency on October 4, 2018 recommending approval for the proposed project. There is a designated firetruck turnaround shown on the Site Plan, and the applicant shall designate a minimum of 2,500 gallons of water storage on-site designated for fire suppression needs only, in addition to the 64,400 gallons of water storage designated for cannabis activities and shall submit to the Planning Division.

Water Resources

The project originally proposed the use of an on-site well for water source, but as the well is located within 400 feet of the property line, and the applicant was not able to obtain groundwater testing of the well to determine the connectivity of the source supply well, the applicant shall not utilize the on-site well for cannabis irrigation. The project will obtain water through rain catchment off of rooftops connected to on-site water storage. No cultivation shall commence on-site until water has been captured and stored in the existing tanks. Total existing water storage is 36,800 gallons in hard plastic water tanks, and the applicant plans to add an additional 27,600 gallons of water storage on-site for a total of 64,400 gallons. The addition of 4,400 sf of mixed-light cultivation and 1,125 sf of ancillary propagation area shall not be added to the site until the 27,600 gallons of proposed water storage has been added on-site and filled with rain water. Anticipated annual water usage for the project is 94,000 gallons: 90,000 gallons for irrigation (8.16 gal/sq. ft./year), 1,000 gallons for distribution, and 3,000 gallons for manufacturing. Water will be recycled throughout the year with the use of dehumidifiers within the enclosed greenhouses, which will be connected to the water tanks. The applicant shall keep logs of the amount of water collected and added to on-site storage through dehumidifiers, which shall be furnished during an annual inspection to show adequate water supply for the project. The applicant anticipates a low annual water demand for the irrigation of cultivation due to the high humidity of the area and the use of water conservation methods and a drip irrigation system. The applicant shall add a water meter to monitor the amount of water used for cannabis irrigation, and shall keep logs on-site to be furnished during an annual inspection. In the event that there is not enough water storage on-site to meet the annual needs for 9,900 sf of year-round mixed-light cultivation and 1,125 sf of ancillary propagation, the applicant shall either lower the amount of cannabis cultivated on-site, or shall shorten the mixed-light cultivation season until additional water storage is added on-site to meet the needs for the project.

The site was historically enrolled in the North Coast Regional Water Quality Control Board's Order R1-2015-0023 for Waiver of Waste Discharge, under WDID 1B170053CHUM. The applicant did obtain a Water Resource Protection Plan (WRPP) for the site, prepared by Green Road Consulting, dated October 19, 2017. The WRPP states that there are no stream crossings that exist on the subject parcel, and includes recommendations for site maintenance and erosion control measures. The applicant shall adhere to the recommendations within the report shown in Table 5. Summary of Required Remediation in the WRPP.

The applicant has also enrolled under the State Water Resources Control Board's (SWRCB) General Order WQ 2019-0001. The applicant has obtained a Notice of Applicability (NOA) letter from the SWRCB dated September 24, 2019, showing enrollment under WDID: 1_12CC415786. The NOA states that the project requires a Site Management Plan (SMP) for the project. The applicant shall obtain an SMP for the project site, shall submit to the Planning Division, and shall adhere to the recommendations within the report.

There are no streams or stream crossings located on the property and water will be sourced from rain catchment collected off of rooftops and dehumidifiers, therefore no Lake or Streambed Alteration Agreement with Fish & Wildlife is required for the project.

Biological Resources

There is one mapped biological resources shown on the subject parcel in the CNDDb database in Humboldt County Web GIS, for alpine marsh violet. The nearest known activity center for Northern Spotted Owls (NSO) is 0.83 miles to the proposed project site. As the site will host existing and new activities, the applicant did obtain a Biological Resource Assessment (BRA) for the project, prepared by Biologist Ivonne Romero & Ecologist Georgia Hammer with Pacific Watershed Associates, dated February 2022. A site visit was conducted on August 10, 2021, and no special status plant species were

found on-site during the protocol level plant survey. As the proposed site for new cultivation activities is within a pre-disturbed area, no future plant surveys are required for the rearrangement of greenhouses within the existing footprint. The BRA also states that there is no known occurrence of NSO's within a 0.25 mile radius of the project, but the project area is surrounded by potentially suitable foraging habitat for the species. The BRA recommends that the applicant comply with International Dark Sky Standards, and shall not allow the escape of light between dusk and dawn from any greenhouses utilizing lights. As well the applicant shall work to eradicate any invasive species present on-site, and shall identify and remove any presence of existing invasive species on-site.

The project was referred to the California Department of Fish & Wildlife (CDFW) on August 30, 201, and again on February 10, 2021. No comments were received by the agency. As there are no streams, stream crossing or diversions used for the project, the applicant is not required to obtain a Lake or Streambed Alteration Agreement with CDFW.

Noise

As there are no generators proposed for the project, no noise pollution will be present from the use of generators on-site. Section 55.4.12.6 of the CCLUO states that 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. The project is for a pre-existing cultivation site, and measurements of ambient noise levels were taken at three locations at the property line, which showed an existing ambient noise level of 42 to 59 decibels. The project does plan to include the use of fans with carbon filters within the enclosed greenhouses, and noise levels shall not exist in excess of 45 to 62 decibels at any property line when all activities are in operation.

Tribal Cultural Resource Coordination

The proposed project is located within the mapped ancestral aboriginal territories for the Wiyot, Blue Lake Rancheria, and Bear River Band tribes. The project was referred to all three tribes, and the Northwest Information Center (NWIC) on August 30, 2018. The NWIC commented on the project on September 11, 2018, recommending that the lead agency contact the local Native American tribes regarding traditional, cultural, and religious heritage values. A comment was received from the Blue Lake Rancheria tribe on September 5, 2018, recommending that the project adhere to inadvertent discovery protocols. The applicant did have a Cultural Resource Investigation Report (CRIR) prepared for the site by Archaeologist Nick Angeloff with Archaeological Research and Supply Company, dated June 2018. The CRIR found no archaeological or cultural resources during the investigation. The Bear River Band THPO commented on the project on August 12, 2019, also requesting that the applicant adhere to inadvertent discovery protocols.

Energy Plan

No generators are proposed as part of the project. The parcel is currently powered by PG&E and the applicant is enrolled in the community choice energy 100% renewable program. The applicant shall continue to obtain power from 100% renewable energy source for the life of the project. In the event that the site and PG&E is not able to support the increased power required for the additional mixed-light and commercial activities, the applicant shall not commence the additional mixed-light and commercial activities until an increase in power amps can be supplied by PG&E.

Access & Parking

The project site is accessed off of Shale Lane, which is a non-county maintained road located off of Greenwood Heights Drive which is county maintained. The applicant submitted a Road Evaluation Report form for the 300 foot section of Shale Lane, which designates the road as being developed to a Category 4 road standard. The project was referred to the Department of Public Works on February 10, 2021, and comments were received on March 12, 2021. Comments from the agency included a recommendation for conditional approval of the project, based on the following conditions: all fences and gates shall be located outside of the County right of way and no materials shall be stored or placed in the County right of way (this condition shall be completed prior to commencing new activities on-site), and all driveways and private road intersections onto the County Road shall be maintained in

accordance with County Code Section 341-1 (Sight Visibility Ordinance).

The applicant anticipates utilizing up to six (6) employees when all activities are in operation on-site. The Site Plan designates a total of four (4) regular off-street parking spaces and one (1) ADA parking space located near the proposed commercial structure. The applicant's Operations Plan states that a maximum of 2-3 vehicles will be used to transport employees per day. One parking space shall be available at all times for a potential visitor, and the applicant's employees shall utilize a carpooling plan to ensure that no more than three (3) vehicles are present at any one time on the property. With a maximum of three (3) vehicles on-site for employees, and the potential of up to one visitor per day, a maximum of seven (7) vehicle trips are anticipated per day.

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

Planning staff determined approval of this project is consistent with Humboldt County Board of Supervisors Resolution No. 18-43, which established a limit on the number of cultivation permits and acres which may be approved in each of the County's Planning Watersheds. The project is located in the Eureka Plain Planning Watershed, which under Resolution 18-43 is limited to 89 permits and 31 acres of cultivation. With the approval of this project the total approved permits in this Planning Watershed would be 16 permits and the total approved acres would be 8.97 acres of cultivation.

Public Comment

The project is located within the Freshwater Community Planning Area (FCPA). Although the FCPA is not one of the areas of influence designated in the CCLUO, a Notice of Application was sent to the surrounding property owners within 1,000 feet of the site on May 10th, 2021. Comments were received by several neighbors with concerns regarding water usage from the well and its effects to surrounding water sources, presence of a school bus stop within 600 feet of the cultivation area, past presence of aggressive dogs on-site, increased traffic on the access road, inadequate power provided by PG&E for the proposed activities, concerns regarding potential runoff, safety and security, concerns about the approved 3-acre conversion on-site, distance to fire department, past power outages in the area, and the potential contamination of surrounding water sources with the use of agricultural chemicals on-site.

The applicant has transitioned their project to fully utilize rain catchment and dehumidifiers for water source, and the project is conditioned to not use the on-site well for cannabis irrigation. The applicant is requesting a Special Permit in order to approve a setback reduction to the school bus stop to approximately 200 feet, and will incorporate fully enclosed greenhouses with carbon filters to prevent odor pollution. It has been determined that project activities cannot be seen from the school bus stop, and if the presence of cannabis cannot be seen or smelled, the project will not be detrimental to the presence of students at the school bus stop. The applicant has stated that no one has been living at the site for the last three years, and no dogs are currently present or planned to be at the site in the future. As well, the property is fenced, and in the event that dogs are present on-site the fence will be closed off to prevent the harassment of neighbors. The site is supplied by PG&E power, and no generators are proposed for the project. The project has also been conditioned that if there is inadequate power amperage provided by PG&E, no new activities shall commence until additional power can be sourced by PG&E. The site is enrolled in the SWRCB's General Order and is required to comply with all standard conditions of the Order in order to address potential runoff issues. The applicant has a security plan which incorporates locked gates, the use of security cameras and automatic notification systems, and storing all finished products within a secured and locked area. The property owner did obtain an approved Less-than-3-acre conversion permit on-site, which allowed approximately 2.9 acres of tree to be converted on-site. The conversion area is not associated to cannabis operations and the applicant shall not conduct cannabis activities within the conversion area. The project was referred to the Humboldt #1 Fire Protection District, and was given a recommendation of approval by the agency. In regards to the potential for power outages at the site and no existing emergency backup power source, the Planning Commission may decide to add a condition to the project to add a sufficient emergency back-up power source to ensure that the greenhouses carbon filtration systems are adequately running in the presence of a power outage.

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

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

Summary of Significant Project Effects and Mitigation Recommended

No changes are proposed for the Final EIR recommended mitigations. The proposal to authorize microbusiness with the following activities: 9,900 square feet (sf) of mixed-light cultivation, non-volatile manufacturing, and distribution and conditions to bring the operation into 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, and results in no significantly adverse environmental effects beyond those identified in the Final EIR.

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

- Cultivation & Operations Plan received December 24, 2019.
- Addendum to Cultivation & Operations Plan received September 16, 2021.
- Site Plan received October 5, 2021.
- Rainwater Catchment diagram received July 17, 2021.
- Updated Rainwater Catchment diagram received October 5, 2021.
- Notice of Applicability letter from the State Water Resources Control Board dated September 24, 2019, showing enrollment under WDID: 1_12CC415786.
- Road Evaluation Report form for Shale Lane dated October 16, 2019.
- Preliminary Biological Assessment prepared by Pacific Watershed Associates, dated July 2019.
- Biological Resource Assessment prepared by Pacific Watershed Associates, dated February 2022.
- Cultural Resource Investigation Report prepared by Archaeological Research and Supply Company, date June 2018.
- Water Resource Protection Plan prepared by Green Road Consulting, dated October 19, 2017.

- Energy Statement dated April 8, 2019, showing enrollment in Community Choice 100% Renewable Energy Program.

Other CEQA Considerations

Staff suggests no changes for the revised project.

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

See **Purpose** statement above.

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

FINDINGS

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

CONCLUSION

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

ATTACHMENT 3

Applicant's Evidence in Support of the Required Findings

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

1. The name, contact address, and phone number(s) of the applicant. (Application form On-file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (On-file)
3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within one-quarter mile (1,320 feet) of a school, school bus stop, church or other place of religious worship, public park, or tribal cultural resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (**Attached** with 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 & Operations Plan and Addendum to Cultivation & Operations Plan – **Attached**)
5. Copy of the statement of water diversion, or other permit, license or registration filed with the State Water Resources Control Board, Division of Water Rights, if applicable. (Not applicable)
6. Description of water source, storage, irrigation plan, and projected water usage. (Included in Cultivation Operations Plan (item 4. above), and Rainwater Catchment Diagrams - **Attached**)
7. Copy of Notice of Applicability and other documents filed with the State Water Resources Control Board demonstrating enrollment in Tier 1, or 2 under Order No. WQ 2019-0001-DWQ, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (**Attached**)
8. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing, impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the California Department of Fish and Wildlife. (Not applicable)
9. If the source of water is a well, a copy of the County well permit, if available. (Not applicable)
10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under Section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner

has completed a civil or criminal process and/or entered into a negotiated settlement with Cal Fire. (Not applicable)

11. Consent for on-site inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On-file)
12. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in Section 55.4.8.2.3, and plan for compliance with applicable building codes. (Not applicable)
13. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed, will not support diversions for irrigation. (On-file)
14. Acknowledge that the County reserves the right to engage with local tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize, or mitigate impacts to tribal cultural resources, as defined herein. Examples include, but are not limited to, conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The County shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On-file)
15. Water Resource Protection Plan prepared by Green Road Consulting, dated October 19, 2017. **(Attached)**
16. Road Evaluation Report form, dated October 16, 2019. **(Attached)**
17. Energy Statement dated April 8, 2019, showing enrollment in Community Choice 100% Renewable Energy Program. **(Attached)**
18. Preliminary Biological Assessment prepared by Pacific Watershed Associates, dated July 2019. (On-file and Confidential)
19. Biological Resource Assessment prepared by Pacific Watershed Associates, dated February 2022. (On-file and Confidential)
20. Cultural Resource Investigation Report prepared by Archaeological Research and Supply Company, date June 2018. (On-file and Confidential)

Cultivation & Operations Plan

2.0 – Microbusiness Updated 2019

Applicant:

Natures Health Group

App# 12279

2498 Greenwood Heights Dr. Kneeland, Ca 95549

APN: 402-021-050

Mailing Address:

9315 Bolsa Ave. #580

Westminster, CA 92683

Agent:

1 Degree Consulting a division of Humboldt Green

Joe Moran: joe@gohumboldtgreen.com

(707) 890-6600 x361

1391 G Street

Arcata, Ca 95521

Applicant & Parcel Information:

Natures Health Group, Inc. (NHG) is amending their original application (AppNo.12279) and is now applying under 2.0 for a Conditional Use Permit, in order to permit a Microbusiness, as well as a Processing Facility on Assessor's Parcel Number 402-021-050. The proposed Microbusiness will consist of the following activities: 10,000 ft² of mixed-light commercial cannabis cultivation, non-flammable manufacturing, and self-distribution. NHG has received their Provisional License for a Specialty Mixed-Light Tier 1 License, for 5,000 ft² of pre-existing light-deprivation cultivation, and a copy of the License Certificate is included in this application packet. The Applicant intends to continue with the 5,000 ft² of pre-existing light-deprivation cultivation, until they receive final approval for the microbusiness.

The parcel is located in Kneeland Ca, at 2498 Greenwood Heights Drive. The parcel consists of 5.2 acres, and the topography of the site is a majority of less than 15% slope. All areas for new cultivation are located in areas of less than 15% slope, as seen on the included attachment of the Humboldt GIS <15% slope layer. There are no neighboring Residences within 300 feet of the cultivation areas. There are also no schools, state parks, places of Public Worship, or Tribal Cultural Resources within 600 feet of the cultivation site. There is one school bus stop within 600 feet of the cultivation area, and the Applicant is also seeking approval from the county to waive the 600-foot setback to a school bus stop. The Applicant will maintain odor control measures and prevent any visibility of cannabis operations from the school bus stop. All cannabis cultivation at this site will be done within enclosed greenhouse structures, which will be permitted at a later date.

The Processing, Manufacturing and Distribution activities are proposed to take place within the existing residential structure, which will be retroactively permitted with the Building Division in order to bring up to commercial building code. There is a permitted septic system within the building that will be sufficient for proposed commercial activities, and this building will no longer be a residence after improvements. A copy of the septic system permit is included in this application packet.

Cultivation Activities:

NHG plans to continue their 5,000 ft² of pre-existing light-deprivation cultivation under the existing Interim Permit, and Specialty Mixed-Light Tier 1 Provisional License, while in the process of meeting local and state compliance for the microbusiness. They are now applying for 10,000 ft² of new Mixed-Light cultivation. The proposed Mixed-Light cultivation will be within five (5) greenhouses to reach the total 9,900 ft². All five (5) proposed greenhouses will be 22' x 90' (1,980 ft² each), totaling 9,900 ft² of total canopy. All greenhouses will utilize supplemental lighting with the use of 1,000-Watt HPS lamps and will be permitted with the Humboldt County Building division. The Applicant anticipates 4 - 5 cycles from the mixed-light cultivation activities, which can be seen under the Schedule of Activities section below.

The garage, which is attached to the residence/proposed commercial structure, would be used for the storing of tools, nutrients, and agricultural chemicals and for the drying of harvested product. The residence and the garage are going to be converted from a residential structure to a commercial structure up to commercial building code, through a separate building department application. The structure will no longer serve as a residence and will be entirely used for cannabis related activities including the proposed microbusiness activities outlined in this document.

Schedule of Cultivation Activities:

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Mixed Light GH 1	F	F	H/S/V	F	F	H/S/V	F	F	H/S/V	F	F	H/S/V
Mixed Light GH 2	H/S/V	F	F	H/S/V	F	F	H/S/V	F	F	H/S/V	F	F
Mixed Light GH 3	F	H/S/V	F	F	H/S/V	F	F	H/S/V	F	F	H/S/V	F
Mixed Light GH 4	H/S/V	F	F	H/S/V	F	F	H/S/V	F	F	H/S/V	F	F
Mixed Light GH 5	F	H/S/V	F	F	H/S/V	F	F	H/S/V	F	F	H/S/V	F

Stages: S = Start V = Vegetative F = Flowering H = Harvest

Water Source, Storage, Irrigation Plan, and Projected Water Usage:

All water used for the irrigation of cannabis crops is sourced from a permitted well, and a copy of the Well Permit, and Well Completion Report is included in this application packet. The Applicant has also installed a rainwater catchment system, which utilizes gutters on the Residence and will utilize the greenhouses as catchment area. There are eight (8) 4,600-gallon hard plastic tanks, located near the Residence, which are designated for commercial storage. There is also one (1) 4,600-gallon water tank designated for domestic storage and one (1) 2,500-gallon tank designated for fire suppression water. All tanks are labeled and outlined in the updated Site Plan. The project proposes one (1) 500-gallon mixing tank and one (1) 275-gallon mixing tank. There is a total of 36,800 gallons of existing hard plastic water tank storage designated for the use of all cannabis activities on-site including cultivation, manufacturing, and distribution activities.

With a permitted well of 200-foot depth, that hits blue clay shale at 158 feet, we anticipate that this well will be considered a groundwater well by CDFW. We believe that NHG does not need to abide by a forbearance period, and therefore has a sufficient amount of water storage to irrigate the full 9,900 ft² of proposed mixed-light cultivation, as well as supply all other cannabis activities with the necessary amount of water needed. NHG plans to store water from the permitted well during the winter months, to be used for the irrigation of cannabis crops, and

may utilize the well during the summer months for other cannabis activities at this site. There is an existing Pump House where water is pumped through an irrigation line from the permitted well into the Feed Tanks. The Applicant directly hand waters cannabis crops at an agronomic rate to ensure that no overwatering occurs, and to reduce the presence of runoff.

The projected amount of water to be used for the total 9,900 ft² of mixed-light cannabis cultivation will vary throughout the year, with peak periods of water use occurring during the summer months. Distribution manufacturing and processing activities will require less than 50 gallons of water per day. NHG estimates that the total annual water use will be approximately 50,000-gallons, and the Monitoring and Reporting form for the 2018 reporting with the Water Board is included in this application packet to show monthly estimated water use.

Small Parcel Well Testing:

The Applicant has contacted all of his adjacent neighbors to inquire about wells at their properties, in order to conduct the small parcel well testing at their sites. He reached out to the following neighboring parcels: 401-131-065, 402-021-013, 402-021-056, 402-021-051, and 402-021-049. All surrounding neighbors have stated that they do not have any wells, and are all utilizing a spring as their water source. Since there are no wells on any of the adjacent parcels, we believe that this requirement is not applicable for this application.

Summary of SWRCB compliance measures:

NHG was enrolled in the North Coast Regional Water Quality Control Board's Waiver of Waste Discharge Program in 2017, and had a WRPP developed for the site. A copy of the Notice of Applicability Letter from the Water Board is included in this application packet. NHG has transferred their enrollment to the State Water Board's General Order before the July 1st 2019 deadline. In order to be compliant with all Standard Conditions NHG has completed various remediation measures and has goals to complete several more by October 2019. These include maintenance and rock armoring of roads and parking area to prevent erosion, covering all bare soil in cultivation site with straw and seed for stabilization, and the removal of the remaining trash and waste left onsite by the previous owners. NHG is in the process of finalizing a Site Management Plan to accompany General Order enrollment with the SWRCB.

Stormwater Management Plan:

NHG will address stormwater by maintaining all existing stormwater facilities and features and implementing new stormwater drainage features to retain pre-project drainage conditions. All proposed and existing greenhouses are being designed with drainage features that will create flow into rainwater catchment tanks during storms. The existing structures have a guttered

system that spills into rainwater catchment tanks. There will be no net increase in volume of the stormwater runoff from the property resulting from any proposed cannabis related activities.

Invasive Species Control Plan:

NHG agrees to work to eradicate invasive species present on-site. The applicant intends to identify the existence of any/all invasive species on the parcel and will create a plan to control their spread in the event that invasive species are found at the site. All invasive plant species will be removed from the cultivation area and area surrounding the existing structure to be used for commercial cannabis activities using measures appropriate to the species.

Materials Management Plan:

- All fertilizers, pesticides, and other regulated products utilized for cultivation and other cannabis related activities by Natures Health Group will be appropriately stored in an enclosed garage on the property, inside of secondary tote containers. The following products will be used:
 - CES Micro (fertilizer). Amount annually: 15 Gallons
 - CES Bloom (fertilizer). Amount annually: 25 Gallons
 - Earth Juice Hybrix (fertilizer). Amount annually: 20 Gallons
 - Maxsea (fertilizer). Amount annually: 30 lbs
 - Royal Gold (amendment): 200 lbs

*Safety Data Sheets (SDS) for the above fertilizers are included in this application packet.

- All project-related waste will be disposed of appropriately.
 - All green waste and plant material are either composted on-site or directly disposed of by self-hauling to a certified green waste facility such as Wes Green in Arcata.
 - All solid waste associated with the project will be self-hauled to a permitted waste facility such as Humboldt Waste Management Authority and all material that can be recycled will be recycled. Potential solid waste includes but is not limited to: greenhouse framing, plastics, trash, packaging and containers, irrigation tubing, pots, lighting and bulbs, fencing and other solid waste associated with cannabis cultivation.
- No hazardous materials at a reportable quantity will be stored onsite therefore no hazardous waste is anticipated. Household amount of isopropyl alcohol and bleach will be used occasionally to clean surfaces and equipment for processing and manufacturing activities. Less than 1 gallon of each will be present onsite at any given time.

Sewage Disposal Plan:

NHG has recently constructed a new permitted septic system for all sewage produced onsite. This septic was engineered by Whitchurch Engineering to be adequate for all employees and other personnel and will be serviced at regular suggested intervals. A copy of the Onsite Wastewater Treatment System permit application is included in this application packet.

Soils Management Plan:

Natures Health Group is committed to sustainable soil practices, and green waste associated with cannabis is composted onsite. Approximately 40 yds³ of imported soil was used to start the pre-existing cultivation season, and this soil will be reconditioned continually with the use of compost and fertilizers, until it is deemed unusable. Employees of Nature's Health Group will amend soil to re-use and fully utilized the present microorganisms by building a healthy organic microbial system. When/if soil is determined to be "spent" after several cultivation cycles, an employee of NHG will self-haul the "spent" soil to a local green waste facility such as Wes Green. We do not anticipate the use of additional imported soil for cultivation in the next few cultivation seasons.

Processing Plan:

The processing area will be located in the non-residential structure to be brought up to commercial building code. The section of the building dedicated to processing activities will house trimming, curing and packaging operations for NHG and serve as a commercial processing facility for other licensees in need of third-party processing services.

Once fully dry, the plants will be cut down into smaller stalks and separated into trays. The trays of ready-to-trim product will be weighed and recorded. All ready to trim product will then be stored on racks or in totes while each tray is processed by employees. Trimmers and trim machines (detailed below) will process the material and separate trimmed flower, sugar leaf (trim for manufacturing) and compost waste (fan leaves and stems). After each tray is processed, all material will then be re-weighed to ensure that no material is unaccounted for, including compost waste. All compost waste will be disposed of by mixing with more than 50% non-cannabis material as to be made unusable. Cannabis waste material shall be weighed and recorded before disposal by composting. All trim and trimmed flower will be weighed and recorded before being moved into NHG distribution area. All finished product will remain on site and inputted into NHG distribution. Product will be sent off for testing and then back to the distribution. Final sale of product will be from NHG distribution to a licensed retail storefront in CA, distributed by NHG distribution. All activities in the processing department will align with regulations set forth by the relevant State agencies (BCC, CDFA).

All personnel working at the NHG Processing would follow section 55.4.11 Performance Standards for all CCLUO Cultivation and Processing Operations, specifically section u), pertaining to Processing Activities. A maximum of 2 - 4 employees would work in accordance with California labor laws to trim/process the cannabis including drying and packaging.

The safety practices will be upheld at NHG processing, and will be detailed in an employee manual and given to each new employee. All employees will exercise caution while at work, especially when handling sharp object such as trimming scissors, tools and components for trim machines. All employees will wear gloves while in contact with cannabis products, and masks will be available.

The processing facility will be maintained in a clean and sanitary condition including all work surfaces and equipment. Processing operations will implement protocols to prevent processing contamination and mold/mildew growth on cannabis, this includes temperature and humidity control and cross contamination prevention methods. Employees handling cannabis in processing operations will have access to facemasks and gloves in good operable condition as applicable to their job function. Employees will wash hands sufficiently when handling cannabis, or use gloves.

The Processing/Distribution/Manufacturing Facility will contain a shared ADA compliant bathroom. The bathroom ties into an OWTS. Filtered drinking water will be available in the processing area to all employees. Hot water will also be available for handwashing and general cleanup.

There will be no on-site housing of any kind for employees of NHG.

The increased road use from employees of NHG processing will not substantially impact Greenwood Heights Drive or the entrance/parking area of NHG. Greenwood Heights Drive is a category 4, county-maintained road able to support larger vehicles and commercial/industrial activity. There is adequate road infrastructure and parking to support any additional vehicles daily from NHG processing employees.

Road System Assessment – Functional Capacity:

The main access road to NHG is Greenwood Heights Drive, which is a State publicly maintained road. Additionally, the applicant utilizes an approximately 300-foot segment of Shale Lane to access the driveway to the site. Shale Lane is a paved 20-foot private road that meets category 4 road standards. Please see the attached Road Evaluation Report for Shale Lane included in this updated application packet.

Only the Applicant and up to 4 employees will be working on-site during regular operations, and there is expected to be an occasional visitor from a licensed lab testing company or another distributor. There will be a maximum of 2-3 vehicles per day using Greenwood Heights

Drive and Shale Lane to access the property. It is anticipated that operations on-site will not significantly increase traffic on the existing roads, and that the current road infrastructure will be more than adequate to support traffic resulting from the proposed project.

During peak operations there will be a maximum of 10 employees. These employees will carpool to the property as to not exceed the parking capacity of the facility.

Parking Plan:

There will be four (4) “normal sized” parking spaces located onsite that will serve as ‘Off street” parking as defined in Humboldt County Zoning Regulations section 314-109.1. These spaces will serve as parking for the owner and all employees of Natures Health Group LLC. Each space is located directly adjacent to the cultivation areas and is 8” wide and 18” long. There are no overhead clearance issues because the parking area is outside. There will be one paved ADA compliant parking space for any potential handicapped employee, authorized personal, or visitor. No additional spaces shall be required. During peak operations employees will carpool as to not exceed the parking capacity of the facility. All parking spaces are shown on the Site Plan.

Energy Plan:

The Applicant uses only PG&E grid power for all cannabis related activities and has two (2) 5-gallon propane tanks used for the Residence and proposed future commercial structure. All PG&E power is purchased through PG&E’s Redwood Coast Energy Authority, and the applicant has requested to switch to the Solar Choice program. A copy of the verification letter from PG&E for 100% renewable energy purchase is included in this application packet. There are no generators used onsite nor any onsite renewable energy systems in place. Cannabis related activities require power for lights in the propagation area, and the mixed-light greenhouses.

Security Plan:

NHG will keep the premises secure at all times by implementing the following security measures:

- Preventing individuals from entering and remaining on the premises if they are not engaged in activity expressly related to the operations of the permit with the use of a gate, security cameras and automatic notification systems. Each exterior camera will be configured to record upon motion detection during the evening hours and will also be configured to email and/or text the appropriate person(s) if motion is detected in any of the predefined areas of the cameras view. The access control system as well as the camera system can be viewed in real time with the ability of the user to view all entry/exit

logs, camera logs, and review any previously recorded video by using a smart phone, tablet or PC/MAC computer.

- Establishing limited access areas accessible only to authorized personnel of NHG including security measures to deter and prevent unauthorized entrance of areas containing cannabis or cannabis products, or theft of cannabis products. Each door will be equipped with an electric lock that is opened by using a key/code that will be only given to authorized personnel.
- Storing all finished Cannabis and Cannabis products in a secured and locked area (limited access area) to prevent diversion, theft, or loss of cannabis materials. The limited access area which will have a secure door and will be used for storage of anything deemed of high value (e.g. finished product, etc.). This room will be secured with electric locks that are assigned a key/code only given to authorized personnel.
- Providing tamper proof and tamper evident packaging for all “finished cannabis products” by utilizing a sealer and appropriate packaging on site.

NHG will Prevent access to the premises by unauthorized person and will protect the physical safety of employees by:

1. Establishing physical barriers to secure perimeter access and all points of entry into the premises by locking primary entrances with commercial grade, non-residential door locks, and securing any secondary entrances including windows, roofs, or ventilation systems.
2. Installing a real-time security alarm system operated by a local vendor, such as Advanced Security, to notify and record incident(s) where physical barriers have been breached;
3. Establishing an identification and sign-in/sign-out procedure for authorized personnel, and visitors;
4. Maintaining the premises such that visibility and security monitoring of the premises is possible; and
5. Establishing procedures for the investigation of suspicious activities.

NHG will Prevent against theft or loss of cannabis and cannabis products. This includes but is not limited to:

- Establishing an inventory system to track cannabis and cannabis products and the personnel responsible for processing it throughout the process;
- Limiting access of personnel within the premises to those areas necessary to complete job duties, and to those time-frames specifically scheduled for completion of job duties, including access by outside vendors, suppliers, contractors or other individuals conducting business with the licensee that requires access to the premises;
- Supervising tasks or processes with high potential for diversion, including the loading and unloading of cannabis transportation vehicles; and
- Providing areas in which personnel may store and access personal items that are separate from the commercial cannabis activity areas.

NHG will Secure and back up electronic records in a manner that prevents unauthorized access and that ensures the integrity of records maintained. All electronic records will be stored in a limited access area, accessible only to authorized personnel by key/key code.

NHG will notify the Humboldt County Sheriff Office within 24 hours after discovering any of the following:

- Diversion, theft, loss, or any criminal activity involving the cannabis or any agent or employee of the NHG.
- The loss or unauthorized alteration of records related to cannabis, registered qualifying patients, primary caregivers, or employees or agents.
- Significant discrepancies identified during inventory.
- Any other breach of security.

Security breaches will be addressed first by assessing the impact of the breach as well as the type, and if warranted will contact the proper authorities (police, fire, ambulance, etc.) within 24 hours. If the breach takes place when management/Owner is off-site from the property and is notified by phone or text, an additional step will be taken to physically verify that a breach has taken place before contacting any entity. This is to help prevent false alarms from being reported.

Biological Reconnaissance Surveys for special status species & sensitive habitat:

NHG contracted with Pacific Watershed Associates to conduct a Preliminary Biological Assessment for the project location. This assessment consists of researching various databases, etc. to identify known habitat areas in the vicinity of the project. The Preliminary Biological Assessment Report recommended that the project have a presence/absence assessment done for the site, and the NHG will have PWA conduct a site assessment at a later time. A copy of the Preliminary Biological Assessment Report is included in this application packet.

Noise Source Assessment and Mitigation Plan:

The existing ambient noise levels on the parcel are average for the area. Three measurements were taken along three different property lines. See attached screen shots from the noise app showing varying levels from 42 db to 59 db. There will be no substantial increase (more than 3 db) in ambient noise due on the property from the proposed commercial cannabis activities. All 5 greenhouses will contain circular fans and outtake fans that will create ambient noise, but not over 3 db increase from current/previous ambient noise levels. All Processing, Manufacturing, and Distribution activities conducted by NHG will not increase ambient noise levels on the property. Noise levels will be monitored with a decibel reader at the property line once all five (5) greenhouses are up and running to ensure that there is no substantial increase.

Light-Pollution Control Plan:

There will be no light-pollution resulting from the cannabis activities onsite. Nature Health Group begins vegging in Greenhouses using 1,000-Watt HPS lamps and continues to use the 1,000-watt lights to supplement the natural light in each greenhouse. The Applicant will cover the greenhouses with blackout tarps during the sunset/evening hours during times in the growth cycle where light is present between sunset and sunrise in order to comply with the International Dark Sky Standards.

~ Manufacturing Activities**Source of Raw Cannabis Material:**

All raw cannabis material used for manufacturing will be grown onsite. All material used for manufacturing will come from NHG processing operations and will include sugar leaves and smaller buds.

Non-volatile extraction:

NHG group will manufacture high quality concentrated cannabis products such as bubble hash, keif, and rosin as well pre-roll joints from smaller buds and sugar leaf cultivated on-site.

NHG will manufacture extracts using, but not limited to dry sift methods, rosin tech, and cold-water extraction methods. The facility will extract cannabis concentrates to be sold to adults 21 and over. Extraction will take place in a sanitary environment with a freezer, stainless steel table(s), Cold water extraction bags, rosin presses, and pre-roll machines. All manufacturing protocols will be compliant with all applicable state and local regulations, and best manufacturing practices.

Extraction activities at NHG shall be confined to a space within the shared non-residential structure which meets all fire and safety codes, requirements, and guidelines provided by the local fire authority. Manufacturing activities will be limited to non-volatile methods therefore the extraction area(s) at NHG manufacturing facility will comply with H1-Occupancy ratings suggested by local fire authority.

Materials Management Plan:

The manufacturing activities at NHG will not require the storage and use of any hazardous materials at a reportable quantity. There will be household quantities of bleach and isopropyl alcohol stored onsite for cleaning of equipment.

~ Distribution Activities

A distribution center will be housed in an existing residential structure that will be permitted as a commercial building in a separate building department application. The distribution premises will share a building with other proposed non-cultivation activities including manufacturing and processing. NHG will be applying for Type 12 Micro-business license including Distribution from the State of California upon local approval. All finished product produced by NHG will remain on site and inputted into NHG's distribution facility. In addition to cannabis goods produced onsite, NHG distribution will distribute other licensee's cannabis products to other licensed distributors and retailers. Product types will include dried cannabis flowers, cannabis extracts, cannabis infusions, cannabis edibles as well as other regulated cannabis products. There will be no consumption of any cannabis products at the premises. All products will be organized by batch number before being sent to a licensed testing laboratory. Inventory procedures are outlined further below. All products will be sampled for testing by an offsite licensed testing laboratory employee by batch number. Lab testing procedures are outlined further below. NHG distribution will serve as both a distribution center for all cannabis products produced on site as well as cannabis products sourced from other licensees.

Inventory Procedures:

NHG distribution will have strict inventory management procedures. NHG distribution will utilize unique identifiers (UID) pursuant State Regulations to organize products, secure packaging, and record information of:

- (1) The licensee receiving the product (NHG distribution).
- (2) The transaction date(s).
- (3) The cultivator from which the product originated, including the associated unique identifier.

All products will be recorded, weighed and separated into "batches" prior to lab testing. Cannabis flower batches from licensed cultivators will be separated into "harvest batches" which are determined by strain, cultivation site, and date of harvest or each 50-pound batch, if the harvest is over 50 pounds of flower. Manufactured cannabis products will be separated into "manufactured cannabis batches" based on product type, cannabis products will be inputted into local and state track and trace systems, after testing has occurred and results have been verified.

NHG distribution will utilize an electronic database containing the electronic shipping manifests to facilitate the administration of the track and trace program, which shall include, but not be limited to, the following information:

- (1) The variety and quantity or weight of products shipped.

- (2) The estimated times of departure and arrival.
- (3) The variety and quantity or weight of products received.
- (4) The actual time of departure and arrival.
- (5) A categorization of the product.
- (6) The license number and the unique identifier issued by the licensing authority for all licensees involved in the shipping process, including, but not limited to, cultivators, manufacturers, distributors, and dispensaries.

Materials Management Plan

The distribution activities at NHG will not require the storage and use of any hazardous materials at a reportable quantity.

Schedule of Activities:

The hours of operation at NHG will always be between 7 am and 7 pm daily. The schedule for distribution activities will be determined by several factors but will not exceed the hours of operation. It is anticipated that peak operations for NHG distribution will occur between the months of August and February, and standard operations will be year-round. During peak operations up to 3 people will be working full time. During slower times of year, there may only be 1 or 2 employees in Distribution at any given time. Due to the influxes in supply and demand of cannabis and cannabis products, and the nature of Distribution activities, a more detailed schedule is difficult to determine at this time.

Addendum to Natures Health Group
Ordinance 2.0 APP# 16073



1. Agent is no longer 1 Degree consulting.
Contact is Jimmy Truong
9313 Bolsa Ave #580
Westminster CA 92683.
Phone number- 707-877-8888 .
Email- Jimmyca213@gmail.com.

2. Processing on site will not be done on site.
Processing will be done thru a third party. Also since
processing will no longer be done on site, the map of
the building detail area A will be changed to Area B
(Manufacturing Area).

3. Supplemental lighting in green houses will not be
HPS light but will be more energy efficient LED lights.
Also 1,000 gal propane tank is used to assist in heating
the greenhouses and will be refilled as needed by
Sequoia Gas company.

4. The garage will no longer be used for drying
cannabis . 4 x 20ft storage pad locked secure metal
containers on site will we used to dry the cannabis .

5. The water for irrigation will be from 14 x 4,600 gal
rainwater catchment tanks . Total 64,400 gals of rain
water will be stored on site from roof of building. The
well will no longer be used for cannabis activities.

6. Projected annual water use :

Distribution is 1,000 gal.

Manufacturing is 3,000 gal.

Cultivation is 60,000 gal.

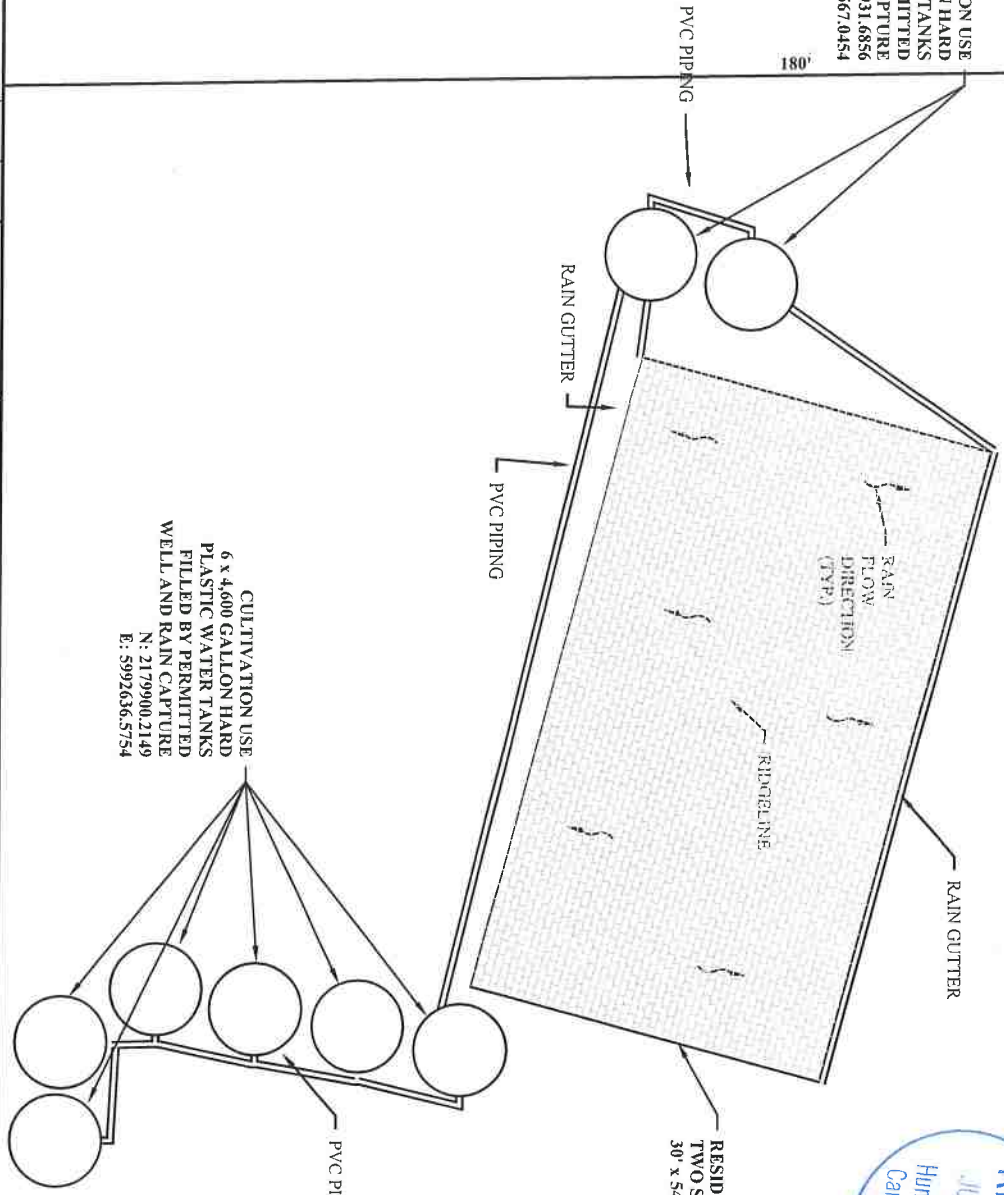
*Water will be recaptured from Dehumidifiers in the inclosed greenhouses and recirculated into the water system.

*Slow drip irrigation method will be used to water the plants set on timers 4 times a day in small amounts to prevent any run off and dramatically lowering water usage.

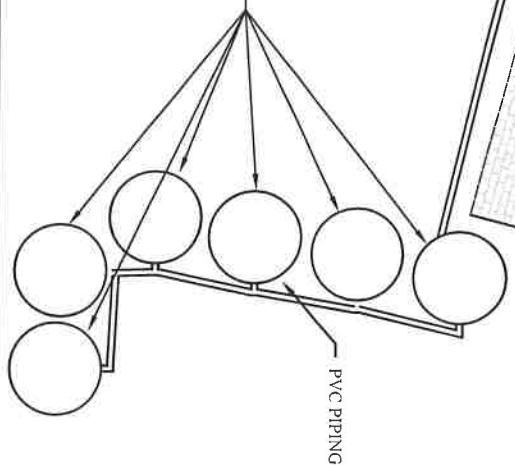
*shade cloth over the green houses will be used in the summer to prevent plant evaporation and conserve water needed to irrigate.

*Humidity is very high at property location because of 1,000 ft elevation and is right at the fog belt . Plants and soil always stay moist and watering is usually in 5-10 days intervals reducing water use.

CULTIVATION USE
2 x 4,600 GALLON HARD
PLASTIC WATER TANKS
FILLED BY PERMITTED
WELL AND RAIN CAPTURE
N: 2179931.6856
E: 5992567.0454



CULTIVATION USE
6 x 4,600 GALLON HARD
PLASTIC WATER TANKS
FILLED BY PERMITTED
WELL AND RAIN CAPTURE
N: 2179900.2149
E: 5992636.5754



WATER SOURCE
ALL WATER USED FOR CULTIVATION IS SOURCED FROM A RAINWATER CAPTUREMENT SYSTEM AND PRIVATE WELL TO THE RIGHT OF 1,690-GALLON RAINWATER CAPTUREMENT TANKS LOCATED ON THE EAST SIDE OF THE RESIDENCE. THE WELL IS 100 FEET DEEP AND IS FED BY THE RESIDENCE GUTTERS AND FILLS THE TEN 100-TANKS BY A PVC PIPE. AN IRRIGATION WATER LINE IS PUMPED FROM THE RAIN CAPTUREMENT TANKS INTO THE FEED TANK. THE APPLICANT DIRECTLY FILLS WATER FROM THE FEED TANK.

ALL WATER FOR DOMESTIC USE IS SOURCED FROM THE PRIVATE WELL AND PUMPED TO 1,690-GALLON HARD PLASTIC WATER TANK. BASED ON THE BELOW CALCULATIONS AND THE APPLICANT'S WATERING SCHEDULE, WE BELIEVE THAT THE TOTAL 8,580 GALLONS OF TANKS STORAGE IS ADEQUATE TO GET THE APLICANT THROUGH WINTER MONTHS. THE APPLICANT'S WATERING SCHEDULE WAS SOURCED FROM KAPPA WEATHERED.COM AND NOAA'S WEATHER FORECAST.

FORMULA USED
CAPTUREMENT AREA FEET X RAINFALL DEPTH IN X 0.623 CONVERSION FACTOR = WINTER WATER GALS.

THE AVERAGE RAINFALL DEPTH FOR EUREKA, CA, THE TOWN RECORDING RAINFALL CLOSEST TO THE APPLICANT'S PARCEL, IS 40.31 IN. (40.31 FT X 40.31 IN X 0.623 = 4683 GALLONS)

IF WE LOOK AT THE DRIEST RECORDED YEAR FOR HUMBOLDT COUNTY, THE DRIEST YEAR WAS 2017 WITH RECORD RAINFALL OF 19.09 IN. (19.09 IN X 0.623 = 11,93 GALLONS)

THE APPLICANT'S USAGE FROM APRIL TO OCTOBER IS APPROXIMATELY 38,000 GALLONS. THE APPLICANT MAY CONSIDER APPROXIMATELY 38,000 GALLONS TO BE ADEQUATE FOR THE MONTHS WHEN THE HOME TANKS ARE FULL. THE RAINWATER CAPTUREMENT SYSTEM DOES NOT CAPTURE THE WATER AND IS DEPOSITED INTO THE FEED TANK. THE APPLICANT'S WATERING SCHEDULE IS 100 GALLONS ANNUALLY. TANKS WERE INSTALLED JANUARY 2017.

IRRIGATION PLAN
ALL IRRIGATION OF CANNABIS IS COMPLETED BY HAND WATERING PROTECTED WATER USE.

THE AMOUNT OF WATER USED FOR THE CULTIVATION OF CANNABIS USE OCCURRING DURING THE SUMMER MONTHS. THE APPLICANT ESTIMATES THEIR ANNUAL WATER USE TO BE 38,000 GALLONS.



SCALE: AS SHOWN	DATE: 9/20/2018	DESIGNED: C. BARRETT	CHECKED: C. BARRETT	CHRISTIAN@CALCC.COM	PH: 707-880-4356
THE CALIFORNIA CANNABIS COMPANY	1624 S. ST. EUREKA, CA 95501	<p>RAIN CATCHMENT DIAGRAM NATURE'S HEALTH GROUP, INC. - APN: 402-021-050-000 HUMBOLDT COUNTY, CA</p>			
W.O. N/A	SHEET 1	OF 1 SHEETS			
PILOT DATE: 20-Sep-18					

North Coast Regional Water Quality Control Board

September 24, 2019

WDID:1_12CC415786

NATURES HEALTH GROUP
ATTN: PHUOC TRUONG
2498 NORTHEAST GREENWOOD HEIGHTS DRIVE
KNEELAND , CA 95549

Subject: Notice of Applicability - Waste Discharge Requirements Water Quality Order WQ 2019-0001-DWQ

The attached Notice of Applicability provides notice that the requirements of the State Water Board *Cannabis Cultivation Policy- Principles and Guidelines for Cannabis Cultivation* (Policy), and the *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities*, Order WQ 2019-0001-DWQ (General Order – previously WQ 2017-0023-DWQ, with updates and revisions effective April 16, 2019) are applicable to the site as described below. Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the State Water Board Policy and General Order.

Please direct all submittals, discharge notifications, and questions regarding compliance and enforcement to the North Coast Regional Water Quality Control Board Cannabis Program at (707) 576-2676 or northcoast.cannabis@waterboards.ca.gov.

Sincerely,

2019.09.25 10:16:06 PDT

Kason Grady

On Behalf Of



Water Boards

Matthias St. John
Executive Officer
North Coast Regional Water Quality Control Board

190924_1L_1_12CC415786_1B170053CHUM_Humboldt_Bay_organics_NOA_TW

NOTICE OF APPLICABILITY – WASTE DISCHARGE REQUIREMENTS, WATER QUALITY ORDER WQ 2019-0001-DWQ, NATURES HEALTH GROUP, HUMBOLDT COUNTY APN(s) 402-021-050-000

Natures Health Group (hereafter “Discharger”) submitted information through the State Water Resources Control Board’s (State Water Board’s) online portal on May 11, 2019, for discharges of waste associated with cannabis cultivation related activities. Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the Policy and General Order. This letter provides notice that the Policy and General Order are applicable to the site as described below. You are hereby assigned waste discharge identification (WDID) number **1_12CC415786**. The original WDID assigned by the North Coast Regional Water Quality Control Board was 1B170053CHUM.

The Discharger is responsible for all the applicable requirements in the Policy, General Order, and this Notice of Applicability (NOA). This includes making any necessary changes to the enrollment, and the Discharger is the sole person or entity with legal authority to make those changes. The Discharger will be held liable for any noncompliance with the Policy, General Order, and the NOA.

1. FACILITY AND DISCHARGE DESCRIPTION

All dischargers enrolled under the North Coast Regional Water Board’s Order (R1-2015-0023) or the Central Valley Regional Water Board’s Order (R5-2015-0113) as of October 17, 2017, (the adoption date of the General Order) may retain the reduced setbacks applicable under the appropriate Regional Water Board order unless the Executive Officer for the appropriate Regional Board determines that the reduced setbacks applicable under their regional order are not protective of water quality. However, sites that expand their cannabis cultivation area or other cannabis related activities must comply with the riparian setbacks in the General Order.

The information submitted by the Discharger states the disturbed area is equal to or greater than 2,000 square feet and less than 1 acre (43,560 square feet) no portion of the disturbed area is within the setback requirements, no portion of the disturbed area is located on a slope greater than 30 percent, and the cannabis cultivation area is less than or equal to 1 acre.

Based on the information submitted by the Discharger, the cannabis cultivation activities are classified as Tier 1 Low Risk.

2. SITE-SPECIFIC REQUIREMENTS

The Policy and General Order are available on the Internet at:

https://www.waterboards.ca.gov/water_issues/programs/cannabis/cannabis_water_quality.html

The Discharger shall ensure that all site operating personnel know, understand, and comply with the requirements contained in the Policy, General Order, this NOA, and the Monitoring and Reporting Program (MRP, Attachment B of the General Order). Note that the General Order contains standard provisions, general requirements, and prohibitions that apply to all cannabis cultivation activities.

The application requires the Discharger to self-certify that all applicable Best Practicable Treatment or Control (BPTC) measures are being implemented, or will be implemented by the onset of the winter period (November 15 - April 1), following the enrollment date. Landowners of the cultivation site in the North Coast Region are required to submit and implement Site Management Plans that describes how BPTC measures are implemented property-wide, including BPTC measures implemented to address discharges from legacy activities (e.g. former timber harvest, road building, mining, etc.) at the site per Provision C.1.a. of the General Order. Dischargers that cannot implement all applicable BPTC measures by the onset of the winter period, following their enrollment date, shall submit to the appropriate Regional Water Board a *Site Management Plan* that includes a time schedule and scope of work for use by the Regional Water Board in developing a compliance schedule as described in Attachment A of the General Order.

The Policy and General Order require that, prior to conducting any work in streams or wetlands, the Discharger obtain water quality certification from the Water Boards and other required permits from other agencies (e.g. a Clean Water Act section 404 permit from the United States Army Corps of Engineers, a Lake and Streambed Alteration Agreement from the California Department of Fish and Wildlife, and other local permits). Enrollment in the General Order requires that the Discharger obtain water quality certification for any such work, but this NOA does not provide the necessary certification. If the Discharger proposes or requires work in streams or wetlands, they must apply for water quality certification separately by filling out and submitting a separate application for that work. The application is available for download at the following Regional Water Board website:

https://www.waterboards.ca.gov/northcoast/water_issues/programs/cannabis/

Currently, the direct link to that application is as follows:

https://www.waterboards.ca.gov/northcoast/water_issues/programs/cannabis/pdf/190403/180731_031616_401_WQ2017-0023-Application.pdf

Note: Water Quality Certifications require separate application and monitoring fees. A fee calculator and additional information are available at:

https://www.waterboards.ca.gov/northcoast/water_issues/programs/water_quality_certification/#401_calc

During reasonable hours, the Discharger shall allow the State Water Board or Regional Water Board (collectively Water Boards), California Department of Fish and Wildlife, CAL FIRE, and any other authorized representatives of the Water Boards upon presentation of a badge, employee identification card, or similar credentials, to:

- i. enter premises and facilities where cannabis is cultivated; where water is diverted, stored, or used; where wastes are treated, stored, or disposed; or in which any records are kept;
- i. access and copy, any records required to be kept under the terms and conditions of the Policy and General Order;
- ii. inspect, photograph, and record audio and video, any cannabis cultivation sites, and associated premises, facilities, monitoring equipment or device, practices, or operations regulated or required by the Policy and General Order; and
- iii. sample, monitor, photograph, and record audio and video of site conditions, any discharge, waste material substances, or water quality parameters at any location for the purpose of assuring compliance with the Policy and General Order.

3. TECHNICAL REPORT REQUIREMENTS

The following technical report(s) shall be submitted by the Discharger as described below:

A Site Management Plan, by August 08, 2019, consistent with the requirements of General Order Provision C.1.a., and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of the Site Management Plan.

A *Site Closure Report* must be submitted 90 days prior to permanently ending cannabis cultivation activities and seeking to rescind coverage under the General Order. The *Site Closure Report* must be consistent with the requirements of General Order Provision C.1.e., and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of the *Site Closure Report*.

4. MONITORING AND REPORTING PROGRAM

The Discharger shall comply with all provisions of the Monitoring and Reporting Program (MRP), which appears as Attachment B to the General Order. The Discharger shall also comply with all provisions of the *North Coast Regional Supplement to Annual Monitoring and Reporting Requirements for Statewide Cannabis General Order WQ 2017-0023-DWQ* (Regional Supplement), which independently appears as Investigative Order No. R1-2019-0023, issued by the Regional Water Board Executive Officer on March 22, 2019. Annual reports for both sets of requirements shall be submitted to the Regional Water Board in a combined report by March 1 following the year being monitored through the online portal (<https://public2.waterboards.ca.gov/cgo>). The Discharger shall not implement any changes to the MRP or to the Regional Supplement unless and until a revised MRP or Regional Supplement is issued by the Regional Water Board Executive Officer or the State Water Board Division of Water Quality Deputy Director, or the State Water Board Chief Deputy Director.

A copy of Attachment B to the General Order can be obtained online at the following location, or by contacting staff at the phone number and email address listed below. https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2019/wq2019_0001_dwq.pdf#page=32.

A copy of the Regional Supplement can be obtained online at the following location, or by contacting staff at the phone number and email address listed below.

https://www.waterboards.ca.gov/northcoast/board_decisions/adopted_orders/pdf/2019/19_0023_Regional%20Supplement%2013267%20Order.pdf.

5. ANNUAL FEE

According to the information submitted, the discharge is classified as Tier 1 Low Risk. The 2018-2019 annual fee for that tier and risk level was set at \$600, but please note that the Fee Schedule is updated annually and future fees may be invoiced at different rates. Invoices are sent by the State Water Board at the beginning of each calendar year (generally in February). Do not submit payments without receiving an invoice. If you have questions or concerns about your fees please contact the Fee Branch at FeeBranch@waterboards.ca.gov or (916) 341-5247. The fee is due and payable on an annual basis until coverage under this General Order is formally rescinded. To rescind coverage, the Discharger must submit a Request for Termination in writing through the online portal (available at: <https://public2.waterboards.ca.gov/cgo>), including a Site Closure Report at least 90 days prior to termination of activities and include a final MRP report.

6. TERMINATION OF COVERAGE UNDER THE GENERAL ORDER & REGIONAL WATER BOARD CONTACT INFORMATION

Enrollees that propose to terminate coverage under the General Order must submit a Request for Termination in writing through the online portal (<https://public2.waterboards.ca.gov/cgo>). The Request for Termination consists of a formal statement regarding the reason for requesting termination (i.e. cultivation is no longer occurring, the property is being sold, etc.), documentation that the site is in compliance with the General Order, including dated photographs and a written discussion. If the site is not meeting the requirements of the General Order, then the enrollment cannot be terminated. Regional Water Board staff will review the Request for Termination for completeness before determining if a property inspection, enrollment termination, or a request for additional information is appropriate.

If the Discharger cannot comply with the General Order, or will be unable to implement an applicable BPTC measure contained in Attachment A by the onset of the winter period each year, the Discharger shall notify the North Coast Regional Cannabis Unit staff at (707) 576-2676 or northcoast.cannabis@waterboards.ca.gov so that a site-specific compliance schedule can be developed.

Cc: Kevin Porzio, State Water Resources Control Board,
dwq.cannabis@waterboards.ca.gov
Cheri Sanville, California Department of Fish and Wildlife,
cheri.sanville@wildlife.ca.gov
Cliff Johnson, Humboldt County Planning and Building,
cjohnson@co.humboldt.ca.us

ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 5803339632-4
 Statement Date: 03/21/2019
 Due Date: 04/08/2019

Details of REDWOOD COAST ENERGY AUTHORITY Electric Generation Charges

2/13/2019 - 03/14/2019 (30 billing days)

Service For: 2498 GREENWOOD HEIGHTS DR
 Service Agreement ID: 5809652337 ESP Customer Number: 5803241391

2/13/2019 - 03/14/2019

Rate Schedule: AG-5-C			
Generation - Off Peak - Winter	6,932.186100 kWh @ \$0.02544		\$176.35
Generation - Part Peak - Winter	5,446.945300 kWh @ \$0.03458		188.36
	Net Charges	364.71	

Energy Commission Surcharge 3.71
 The terms and conditions of the Redwood Coast Energy Authority Community Choice Energy Program have changed. For details please visit redwoodenergy.org/community-choice-energy/about-community-choice/about-cce/cce-terms-and-conditions

Total REDWOOD COAST ENERGY AUTHORITY Electric Generation Charges \$368.42

For questions regarding charges on this page, please contact:
 REDWOOD COAST ENERGY AUTHORITY
 633 3RD ST
 EUREKA CA 95501
 1-800-931-7232

Additional Messages
 Thank you for being a valuable customer of the Redwood Coast Energy Authority (RCEA). Established in 2003, RCEA is a locally-governed public agency providing a wide range of energy services to the community. We are now procuring electricity on behalf of Humboldt County residents and businesses to provide greater choice while increasing the use of renewable energy. Electricity from RCEA is delivered to you by PG&E, who remains an essential partner for power distribution, service, and billing. To learn more about RCEA's energy services, please visit RedwoodEnergy.org or call 1-800-931-7232.

ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 5803339632-4
 Statement Date: 03/21/2019
 Due Date: 04/08/2019

Service For:
 NATURES HEALTH GROUP INC
 2498 GREENWOOD HEIGHTS DR
 KNEELAND, CA 95549

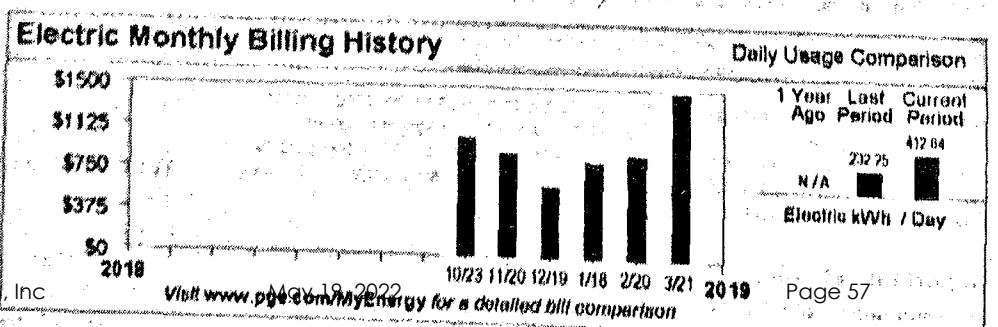
Your Account Summary

Amount Due on Previous Statement	\$913.00
Payment(s) Received Since Last Statement	-1,000.00
Outstanding Credit Balance	-\$87.00
Current PG&E Electric Delivery Charges	\$1,102.77
REDWOOD COAST ENERGY AUTHORITY Electric Generation Charges	368.42

Total Amount Due by 04/08/2019 \$1,384.19

Questions about your bill?
 Agricultural Specialist available:
 Mon-Fri: 7am to 6pm
 1-877-311-3276
www.pge.com/MyEnergy

Ways To Pay
www.pge.com/waysstopay



6:59

LTE

< All Inboxes



From: Customer Service >



To: NATURES HEALTH GROUP I >

Hide

REpower+ Opt-Up Enrollment CRM:
0001459

Today at 6:39 PM

Dear NATURES HEALTH GROUP INC,

Thank you for upgrading to REpower+, Redwood Coast Energy Authority's Community Choice Energy 100% renewable electricity service offering. We appreciate your commitment to a locally controlled energy economy. Your confirmation number for PG&E account number 5803339632 is C52F8389

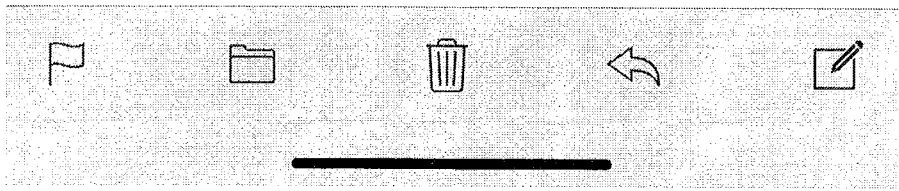
With RCEA's Community Choice Energy service nothing changes about your electric service other than the source of electricity. PG&E will continue to provide maintenance, repairs, service, and billing just like they always have. There are no duplicate or double charges and RCEA charges simply replace what PG&E would otherwise charge you for generation.

Your RCEA REpower+ service will begin on your next regularly scheduled meter read date. There's nothing more you need to do, except tell your friends!

Should you have any questions please contact us at 1-800-931-RCEA (7232) Monday through Friday from 8AM to 5PM. We are always happy to help.

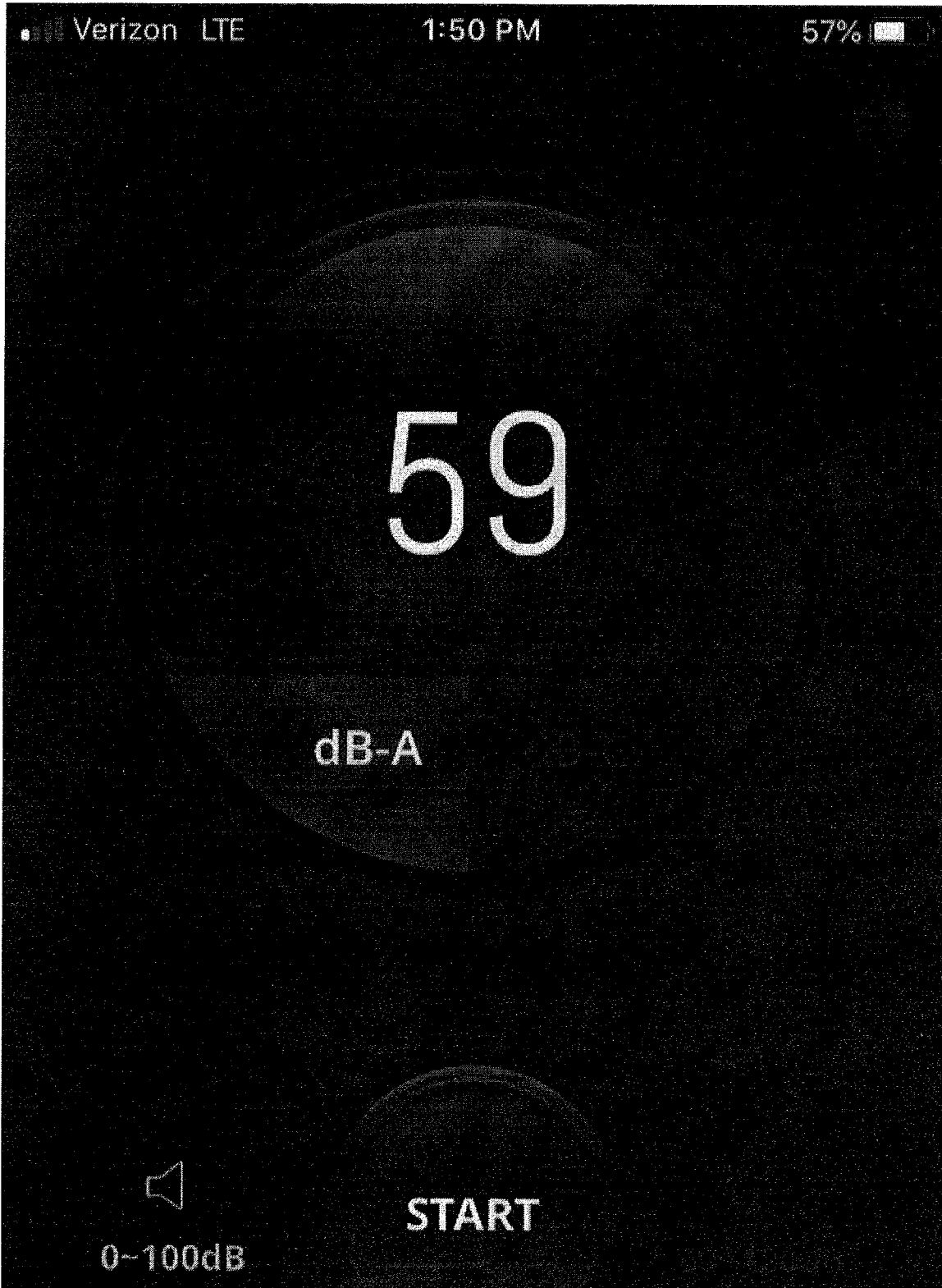
Thank you,

Redwood Coast Energy Authority Customer Service
info@RedwoodEnergy.org
633 3rd Street, Eureka, CA 95501



Joe Moran

From: jimmy truong <jimmyca213@gmail.com>
Sent: Tuesday, December 17, 2019 8:10 AM
To: Joe Moran; Megan Acevedo
Subject: Decibel rest



42

dB-A



51

dB-A



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
Division Environmental Health	✓	Approved	Attached
Building Inspection Division	✓	Approved with Conditions	Attached
Humboldt #1 Fire Protection District	✓	Approved	Attached
CalFire	✓	Comments	Attached
Department of Public Works	✓	Approved with Conditions	Attached
Eureka Unified School District	✓	Comments	Attached
Freshwater School District	✓	Comments	Attached
Blue Lake Rancheria	✓	Approved with Conditions	On file and confidential
Bear River Band THPO	✓	Approved with Conditions	On file and confidential
Northwest Information Center	✓	Comments	On file and confidential
Humboldt County Sheriff	✓	Comments	On file and confidential
Wiyot Tribe		No Comments	
California Department of Fish & Wildlife		No Comments	
County Counsel		No Comments	
North Coast Regional Water Quality Control Board		No Comments	
North Coast Unified Air Quality Management District		No Comments	
District Attorney		No Comments	
State Water Resources Control Board Division of Water Rights		No Comments	

PLN-2019-1...
STATUS > Referrals
LOCATION > 2498 Greenwo...
CONTACT > Damian Karrer
WORKFLOW > 18 total Task
Natures Health Gr...
02/25/2021 by ...
Kneeland, CA
● 1 completed ○ 2 active

- Summary
- Project Description
- Workflow
- 1 Referral Assignments
- 2 Planning Information
- 3 GP / Zoning Information
- 4 CEQA
- 5 Cannabis
- Project Tracking
- 6 Referral Task Log (2)
- Fee (7)
- Payment
- Workflow History (25)**
- Comments (0)
- Documents (25)

A notice was added to this record on 2019-08-01.
 Condition: Parcel Status : 402-021-050 LP 1:1 Severity: Notice
 Total conditions: 1 (Notice: 1)

[View notice](#)

Task	Due Date	Assigned Date
Environmental Health		
Assigned to Department	Assigned to	Status
Environmental Health		Approved with Conditions
Action by Department	Action By	Status Date
Environmental Health	Adam Molofsky	02/24/2021
Start Time	End Time	Hours Spent
		0.0
Billable	Overtime	Comments
No	No	Previous WF Value: Approved with Conditions. Previous Comment: Industrial tailings associated with the manufacturing process shall not be discharged into the Onsite Wastewater Treatment System.
Time Tracking Start Date	Est. Completion Date	In Possession Time (hrs)
Display E-mail Address in ACA	Display Comment in ACA	Comment Display in ACA
No		All ACA Users
		Record Creator
		Licensed Professional
		Contact
		Owner
Estimated Hours	Action	Workflow Calendar
0.0	Updated	Workflow Blockout

M-F Micah

4/14
1/20
~~1/20~~
~~1/20~~
~~1/20~~



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245

2/10/2021

Project Referred To The Following Agencies:

Environmental Health, PW Land Use Building Inspections, School District: Freshwater, Cal Fish & Wildlife, CalFire

Applicant Name Natures Health Group, Inc **Key Parcel Number** 402-021-050-000

Application (APPS#) PLN-2019-16073 **Assigned Planner** Portia Saucedo 707-268-3745

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

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

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

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

Return Response No Later Than: 2/25/2021

Planning Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
Email: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268 - 3792

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

- Recommend Approval. The department has no comment at this time.
- Recommend Conditional Approval. Suggested conditions attached.
- Applicant needs to submit additional information. List of items attached.
- Recommend Denial. Attach reasons for recommended denial.

Other Comments: see referral checklist for comments

DATE: 2/15/2021 PRINT NAME: Micah Mathieson



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
BUILDING DIVISION

3015 H STREET EUREKA CA 95501
PHONE: (707) 445-7245 FAX: (707) 445-7446

Building Division's Referral Comments for Cannabis Operations:

Accela Record No: PLW-2019-16073 APN: 402-021-050-000

The following comments apply to the proposed project, (check all that apply).

- Site plan appears to be accurate.
- Site plan is not accurate, submit revised site plan showing the following items:
 - All grading including ponds and roads,
 - Location of any water course including springs,
 - All structures including size and use and all setbacks from each other, above stated items, and property lines.
 - Site plan is a proposed Actual GH layout is different
 - _____
- Existing operation appears to have expanded as follows: _____

- Proposed new operation has already started.
- Development is near a wet area. If yes, distance from development: _____
- Development is near a Steam side Management Area (SMA). If yes, distance from development: _____
- Recommend approval based on the condition that all required grading, building, plumbing, electrical, and mechanical permits and or Agricultural Exemptions are obtained.
- Other Comments: _____

Name: Michal Matheson

Date: 6/15/2021

Note: Please take photographs and save them to the Planning Accela record number.



3/2

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

2/26/2018

PROJECT REFERRAL TO: Building Inspection Division

Project Referred To The Following Agencies:
Building Inspection Division

Applicant Name Phuoc Truong **Key Parcel Number** 402-021-050-000

Application (APPS#) 13891 **Assigned Planner** Tricia Shortridge (707) 268-3704 **Case Number(s)** TRM17-036

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

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

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

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

Return Response No Later Than 3/13/2018 Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

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

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

Recommend Conditional Approval. Suggested Conditions Attached.

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

Recommend Denial. Attach reasons for recommended denial.

Other Comments: See attached photos

DATE: 2/26/18

PRINT NAME: Dean Beck



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

PROJECT TRANSMITTAL

APPLICANT Phuoc Truong **KEY PARCEL** 402-021-050-000 **DATE** 2/26/2018 **CONTACT** Tricia Shortridge **APPS#** 13891

PROJECT INFORMATION	
SUBJECT Tree Removal	CASE NUMBERS TRM17-036
PROJECT DESCRIPTION <3 acre timber conversion	
PROJECT LOCATION 2498 Greenwood Heights Road, 402-021-050	
PRESENT PLAN DESIGNATIONS AG-B5(5)	PRESENT ZONING RA5-20
KEY PARCEL NUMBER 402-021-050-000	ADDITIONAL PARCEL #S

APPLICANT INFORMATION	OWNER INFORMATION	AGENT INFORMATION
Name Phuoc Truong Address 1 9315 Bolsa Avenue #500 Address 2 City WESTMINSTER State CA Zip 92683 Phone 310-623-2872 E-Mail	Name Truong Phuoc T Address1 Address2 9315 Bolsa Ave #580 City Westminster State CA Zip 92683 Phone E-Mail	Name DENNIS COOK ENTERPRISES Address1 2120 HILLARY COURT Address2 City EUREKA State CA Zip 95503 Phone 707-496-8670 E-Mail

ADDITIONAL PROJECT INFORMATION	
ADDITIONAL OWNERS	
Empty.	
Insert Additional Owner First 50 Previous Next Last All Search Table	
DECISION MAKER	Administrative
ENVIRONMENTAL REVIEW REQUIRED?	No
CEQA EXEMPTION SECTION	15268(a) Ministerial Projects.
MAJOR ISSUES	Other
MAJOR ISSUES DESCRIPTION	50 ft. buffer of trees around cannabis grow site - app. on file
STATE APPEAL STATUS	Project is NOT appealable to the California Coastal Commission

Attn: Gus

Please make sure there is a 50' buffer around Grow site. No trees removed for solar access of grow.



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

RECEIPT

Receipt # C 9115 Receipt Date 10/17/2017 Receipt Type Fee Payment Received By Tricia Shortridge

PROJECT INFORMATION

Apps # 13891 Key Parcel Number 402-021-050-000 Case Numbers TRM17-036 Cannabis Project? No

PAYER INFORMATION

Agent Name DENNIS COOK ENTERPRISES
Agent Phone 707-496-8670
Address1 2120 HILLARY COURT
Address2
City EUREKA
State CA
Zip 95503

PAYMENT

Cash Amount \$ Credit Card Amount \$ Other Amount \$ Check Amount \$154.45 Check # 6587 Amount Paid \$154.45

FEE DETAIL

Planning Fees

[Edit Table](#) [First 50](#) | [Previous](#) | [Next](#) | [Last](#) | [All](#) | [Search Table](#)

No.	Category	Fee Name	Fee Type	Fee Amount
1	Flat Fee	Tree Removal	Miscellaneous	\$55.00
2	Other Dept.	Review Fee	Building Division	\$99.45
Total:				\$154.45

[Edit Table](#) [First 50](#) | [Previous](#) | [Next](#) | [Last](#) | [All](#) | [Search Table](#)

NOTES

Notes

Please call when ready to inspect:
Dennis Cook 496-8670
Bill (William) Dann - bdann@nrmcorp.com

LESS THAN 3 ACRE CONVERSION EXEMPTION

FOR ADMIN. USE ONLY

STATE OF CALIFORNIA
DEPARTMENT OF FORESTRY AND FIRE PROTECTION
NOTICE OF TIMBER OPERATIONS THAT ARE EXEMPT FROM
CONVERSION AND TIMBER HARVESTING PLAN REQUIREMENTS
RM-73 (1104.1a) (11/12)

Ex. # _____
Date of Receipt _____
Date Accepted _____
Date Expires _____

VALID FOR ONE YEAR FROM DATE OF RECEIPT BY CAL FIRE
TIMBER OPERATIONS CANNOT START UNTIL VALID COPY
OF A NOTICE OF ACCEPTANCE IS RECEIVED FROM CAL FIRE

The Director of the Department of Forestry and Fire Protection (CAL FIRE) is hereby notified of timber operations under the requirements of 14 CCR § 1104.1(a): Harvesting of trees that is a single conversion to a non-timber growing use of timberland of less than three acres. (See 14 CCR § 1104.1(a) for a description of the conditions on the conduct of this type of timber operation and additional information that is required to be submitted.) Complete Items 1 through 8 on both pages of this notice.

1. TIMBER OWNER(S) OF RECORD: Name Phuoc Truong
Address 9315 Bolsa Avenue - Unit 500
City Westminster State CA Zip 92683 Phone 310-623-2872

TIMBER TAX EXEMPTION: Timber owners owe timber yield tax when they harvest trees unless the harvest is exempt (Revenue and Taxation Code sec. 38116). Some small or low value harvests may be exempt from timber yield tax: Timber removed from an operation whose value does not exceed \$3,000 within a quarter, according to BOE Harvest Value Schedules, Rule 1024. If you believe your harvest may qualify for this exemption, please complete items A and B below. For timber yield tax information or for further assistance with these questions call the State Board of Equalization, 1-800-400-7115, or write: Timber Tax Section, MIC: 60, State Board of Equalization, P.O. Box 942879, Sacramento, California 94279-0060; or contact the BOE Web Page on the Internet at http://www.boe.ca.gov.

A. Circle the option that most closely estimates the total volume for this harvest, in thousands of board feet (mbf - Net Scribner short log):

Under 8 mbf 8-15 mbf 16-25 mbf Over 25 mbf

B. Estimate the species composition of the timber that will be removed during this harvest (numbers should sum to 100%):

Redwood 98%; Ponderosa/Sugar pine _____%; Douglas-fir 1%; Fir 1%;
Port-Orford Cedar _____%; Cedar (IC, WRC) _____%; Other conifer _____%; Other hardwood _____%.

2. TIMBERLAND OWNER(S) OF RECORD: Name SAME
Address _____
City _____ State _____ Zip _____ Phone _____
I certify, under penalty of perjury, that this is a one-time conversion to a non-timberland use and that there is a "bona fide intent" [14 CCR § 1100(b)] to convert to Open Space

SIGNATURE Phuoc Truong Date 10-15-17

3. LICENSED TIMBER OPERATOR(S): Name Dennis Cook Enterprises Lic. No. A-6418
Address 2120 Hillary Court
City Eureka State CA Zip 95503 Phone 707-496-8670
SIGNATURE Dennis Cook Date 10/15/17

4. Designate the legal land description of the location of timberland conversion. A map showing the location of the timberland conversion MUST be attached. The map must show the ownership boundaries, the location of the timber operation, boundaries of the conversion, location and classification of all watercourses, and landing locations.
Section Township Range Base & Meridian County Acreage to be Converted Assessors Parcel Number
22 5N 1E HUM HUM ~2.9 402-021-050

5. **The following are limitations or requirements for timber operations conducted under a Less Than Three Acre Conversion Exemption (Notice, Notice of Conversion Exemption, Conversion Exemption):**

- A. Timber operations shall comply with all other applicable provisions of the Forest Practice Act and regulations, county general plans, zoning ordinances, and any implementing ordinances; copies of the state rules and regulations may be found on CAL FIRE's Web Page on the Internet at <http://www.fire.ca.gov>.
- B. All timber operations shall be complete within one year from the date of acceptance by CAL FIRE.
- C. All conversion activities shall be complete within two years from the date of acceptance by CAL FIRE unless under permit by local jurisdiction. Failure to complete the conversion requires compliance with stocking standards and stocking report requirements of the Forest Practice Act and Board of Forestry and Fire Protection regulations.
- D. The timber operator shall remove or dispose of all slash or woody debris in accordance with 14 CCR § 1104.1(a)(2)(D)(1)-(9). The timberland owner may assume responsibility for the slash treatment, provided the landowner acknowledges in writing to CAL FIRE such responsibility at the time of submission of this notice. The specific requirements shall be included with the acknowledgement.
- E. Timber operations may be conducted during the winter period. Tractor operations in the winter period are allowed under any of the conditions described in 14 CCR § 1104.1(a)(2)(E)1.-3.
- F. No timber operations are allowed within a watercourse and lake protection zone unless specifically approved by local permit (e.g., county, city).
- G. No timber operations shall be conducted until CAL FIRE's notice of acceptance is received and a valid copy of this notice and CAL FIRE's acceptance shall be kept on site during timber operations.
- H. No sites of rare, threatened or endangered plants or animals or species of special concern shall be disturbed, threatened, or damaged.
- I. No timber operations are allowed on significant historical or archeological sites.
- J. Within one month of the completion of timber operations, including slash disposal, the timberland owner shall submit a work completion report to CAL FIRE.
- K. A violation of the conversion exemption, including a conversion applied for in the name of someone other than the person or entity implementing the conversion in bona fide good faith, are violations of the Forest Practice Act and penalties may accrue up to ten thousand dollars (\$10,000) for each violation pursuant to Article 8 (commencing with Section 4601).

6. Tricia Shortridge, declare as the authorized designee of the County Board of Supervisors that this conversion exemption is in conformance with all county regulatory requirements, including public notice. **(If the county has authorized a designee this item MUST be completed. If it has not, see Item 7.)**

SIGNATURE T. Shortridge Date 3/9/18

7. Registered Professional Forester preparing Notice: Name William S. Dawn Number 1825

Address 2963 Pigeon Point Road

City Eureka State CA Zip 95503 Phone 707-442-3036

I have, or my supervised designee has, (1) prepared this Notice of Conversion Exemption Timber Operations; (2) visited the site and flagged the boundaries of the conversion exemption, applicable WLPZs and equipment limitation zones; (3) prepared a Neighborhood Notice of Conversion Exemption according to 14 CCR § 1104.1(a)(3) to be mailed by the landowner to adjacent landowners; and (4) posted and dated a copy of the Neighborhood Notice of Conversion Exemption on the ownership, visible to the public, at least 5 days prior to the postmark date of submission of the Notice of Conversion Exemption. I certify that if the County Board of Supervisors has not designated a representative authorized to sign in Item 6 that I, or my supervised designee, contacted the county and the Notice is in conformance with county regulations.

SIGNATURE of RPF William S. Dawn Date 10/15/17

8. NOTICE SUBMITTER(S): Name Dennis Cook Enterprises

Address 2120 Hillary Court

City Eureka State CA Zip 95503 Phone 707-496-8670

Submitter must be 1, 2, or 3 above, and must sign.

SIGNATURE Dennis Cook Date 10/15/17

FILE THIS NOTICE WITH THE CAL FIRE OFFICE BELOW FOR THE COUNTY IN WHICH THE OPERATION WILL OCCUR:

Forest Practice, CAL FIRE 135 Ridgway Avenue Santa Rosa, CA 95401	Forest Practice, CAL FIRE 6105 Airport Road Redding, CA 96002	Forest Practice, CAL FIRE 1234 East Shaw Avenue Fresno, CA 93710
Alameda, Colusa, Contra Costa, Del Norte, Humboldt, Lake, Marin, Mendocino, Napa, San Mateo, Santa Clara, Santa Cruz, Solano, Sonoma, western Trinity and Yolo Counties	Butte, Glenn, Lassen, Modoc, Nevada, Placer, Plumas, Shasta, Sierra, Siskiyou, Sutter, Tehama, eastern Trinity and Yuba Counties	Alpine, Amador, Calaveras, El Dorado, Fresno, Imperial, Inyo, Kern, Los Angeles, Madera, Mariposa, Merced, Mono, Monterey, Orange, Riverside, San Benito, San Bernardino, San Diego, San Luis Obispo, Santa Barbara, Stanislaus, Tuolumne, Tulare, and Ventura Counties

*Attachment to:
Less than Three Acre Conversion Exemption
For Phuoc Truong*

To: Department of Forestry & Fire Protection
135 Ridgeway Ave.
Santa Rosa, CA 95401

Re: AP # 402-021-050-000 Humboldt County

This exemption proposes to convert a portion of rural timberland into a non-timber growing area for open space. Humboldt County officials have reviewed the exemption application, visited the site, and approved the proposed action from their jurisdiction per their signature on the attached harvest exemption form. The project area encompasses ~2.9 acres of the parcel.

Pursuant to 14CCR 1104.1(a)(6)(A)&(B):

The extent of the vegetation removal and site preparation required for the conversion;

The conversion area consists of second growth redwood and incidental white wood tree species of merchantable and pre-merchantable size and the associated understory shade tolerant brush, forbs and grasses of the region. The conversion area will require timber harvesting, treatment of logging slash and woody debris and limited site preparation of some areas of brush that may survive the timber harvest activities. Minor grading and excavation are expected to occur at the log landing and blading of the old existing road is needed to remove brush and alder saplings that have encroached..

The suitability of soils, slope, aspect, and microclimate for the stated non-timber use;

The slope varies from gentle (5%) to moderately steep (60%) in short pitches but the majority is moderate (35%). The parcel shares a ridge top and northeasterly aspect. Equipment will not be placed on the slopes over 50% unless on existing tractor trails. The soils, slope, aspect and microclimate are all suitable for the stated open space use. The parcel is zoned for agriculture. The property type is improved rural residential. This parcel and others in the vicinity have the same use.

Pursuant to 14CCR 1104.1(a)(2)(E)1,2,3:

Operations during the Winter Period may occur;

1. During dry rainless periods so long as soils are not saturated to the extent that significant sediment discharge is produced. Erosion control structures shall be installed on all constructed skid trails and tractor roads prior to sunset if the National Weather Service forecast is a "chance" (30% or more) of rain within the next 24 hours.
2. When ground conditions in the conversion area and appurtenant roads satisfy the "hard frozen" definitions in 14CCR 895.1.
3. Over-snow operations where no soil disturbance occurs.

Appurtenant access roads to this project area are paved and graveled. There is a small perennial stream on the northeast side of the parcel and the 100 foot wide WLPZ overlaps onto the parcel. There will be no operations in the WLPZ.

3.



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

NOTICE AND ACKNOWLEDGMENT OF LAND USE LIMITATIONS
Timberland Conversion

OWNER(S): Phuoc Truong
LOCATION: 2498 Greenwood Heights Road
ASSESSOR PARCEL NO.: 402-021-050 APPLICATION NO.: _____
Bona Fide Use (Basis for proposed conversion): Open Space
ZONING: AG-B-5(5)

Pursuant to Section 311-10 of the Humboldt County Zoning Regulations (Title III, Division I, Humboldt County Code), no building shall be erected or premises used in a manner other than included among the uses permitted in the zone in which the property is located.

* A less-than-3-acre conversion of timberland is being sought pursuant to 14 CCR § 1104.1(a) to effectuate a bona fide use on the subject parcel, as described above and in the application materials on file with Cal-FIRE. Sections 313 and 314-55.4.8.2 of the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) prohibit the commercial cultivation of cannabis for medical use within new areas of timberland conversion (not in existence as of January 1, 2016). Additionally, Sections 313 & 314-55.4.8.2.2 prohibit expansion of an existing area under cultivation, unless qualifying in accordance with 313 & 314-55.4.8.2.1 of the CMMLUO.

Use of the proposed conversion area for commercial activities involving cannabis, constitutes a violation of County Code and will subject the owner to possible enforcement action by the County, which may include administrative penalties and/or criminal prosecution.

ACKNOWLEDGMENT:

I have read and acknowledge the land use limitations under which this property and buildings/structures may be used consistent with provisions of the County Zoning Regulations.

Phuoc Truong
Property Owner

10/15/17
Date

Property Owner

Date

* Pre-existing grow site requiring 50 foot Buffer because solar access, not a feasible reason to remove trees. ^{to grow site}
Existing grow area cannot expand into area of tree removal.

*Attachment to:
Less than Three Acre Conversion Exemption
For Phuoc Truong*

To: Department of Forestry & Fire Protection
135 Ridgeway Ave.
Santa Rosa, CA 95401

Re: AP # 402-021-050-000

Pursuant to 14CCR 1104.1(a)(1)(E)(4):

I, Phuoc Truong, certify and declare under penalty of perjury that I am the timberland owner of the subject parcel. I am acting as an individual and am not a member, jointly or individually, of a partnership or an officer of a corporation or any other legal entity. I have not obtained an exemption pursuant to this section in the last five years, nor have I been granted a waiver of same.

Signed Phuoc Truong Date 10/15/17

5.

Phuoc Truong < 3 acre conversion Vicinity Map

WebGIS Portal Comments Help

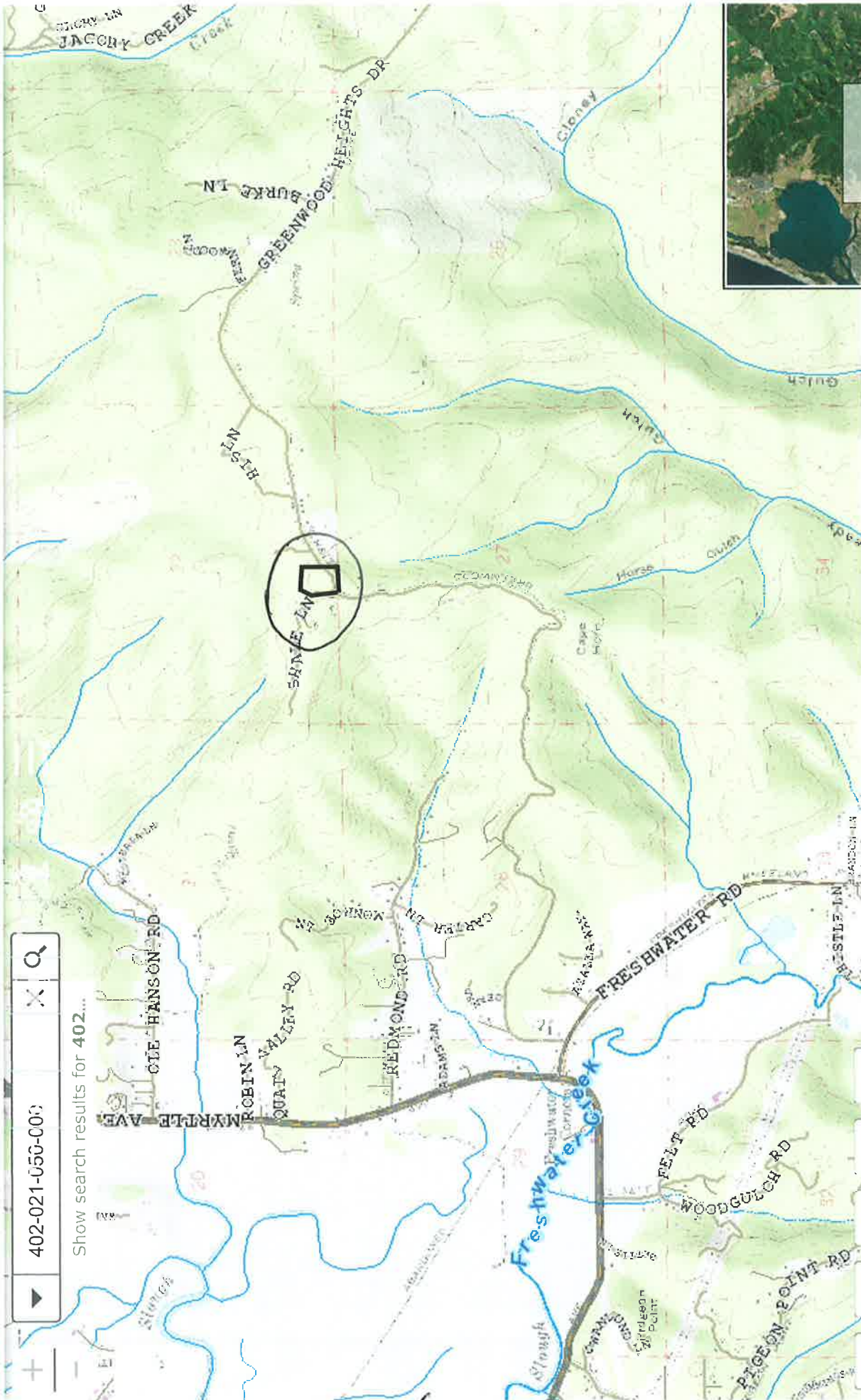
Planning & Building Department

Humboldt County Web GIS



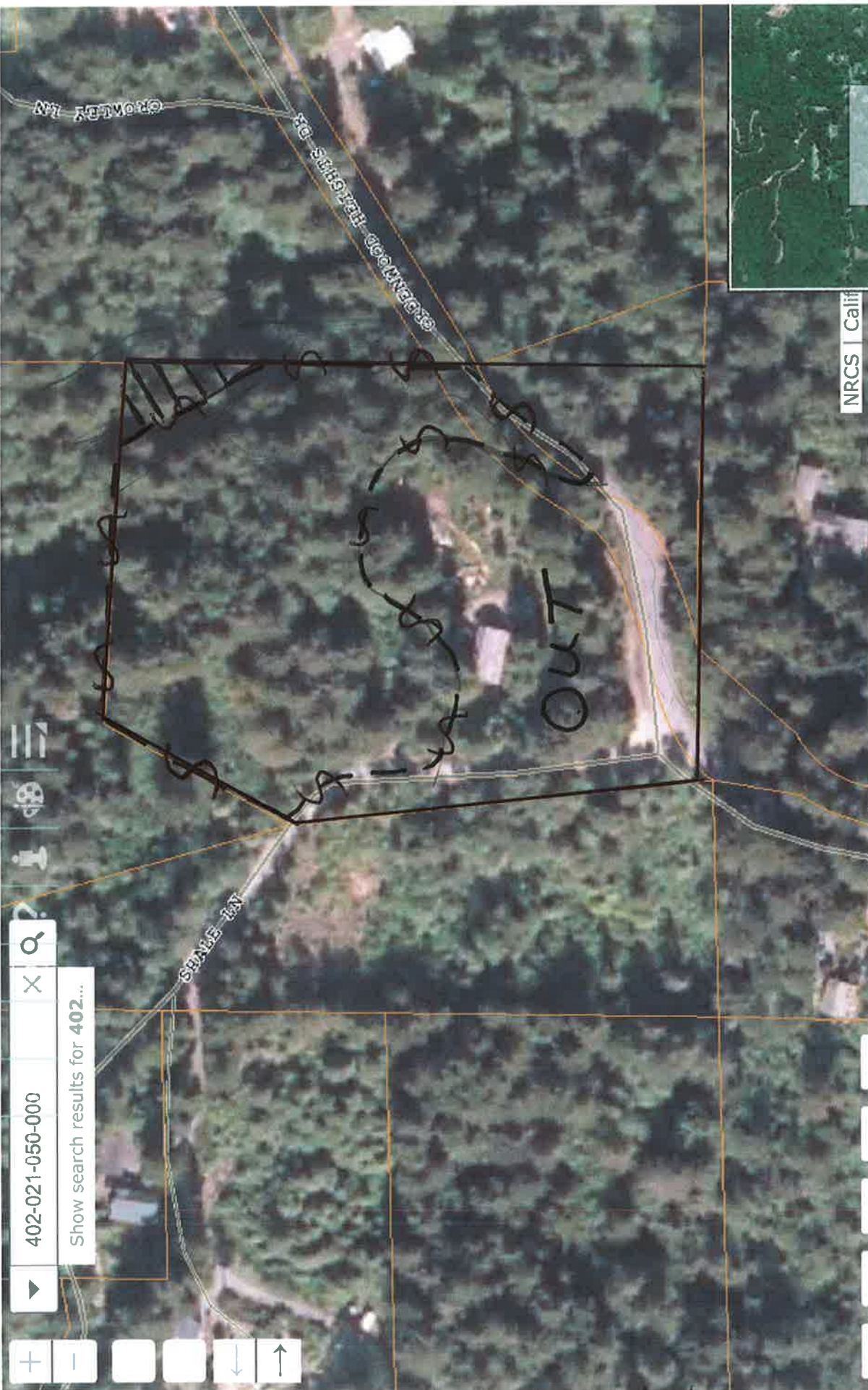
402-021-050-003

Show search results for 402....



40.7858 -124.0459 Degrees

Phuoc Truong - Less than 3 acre conversion - Aerial View

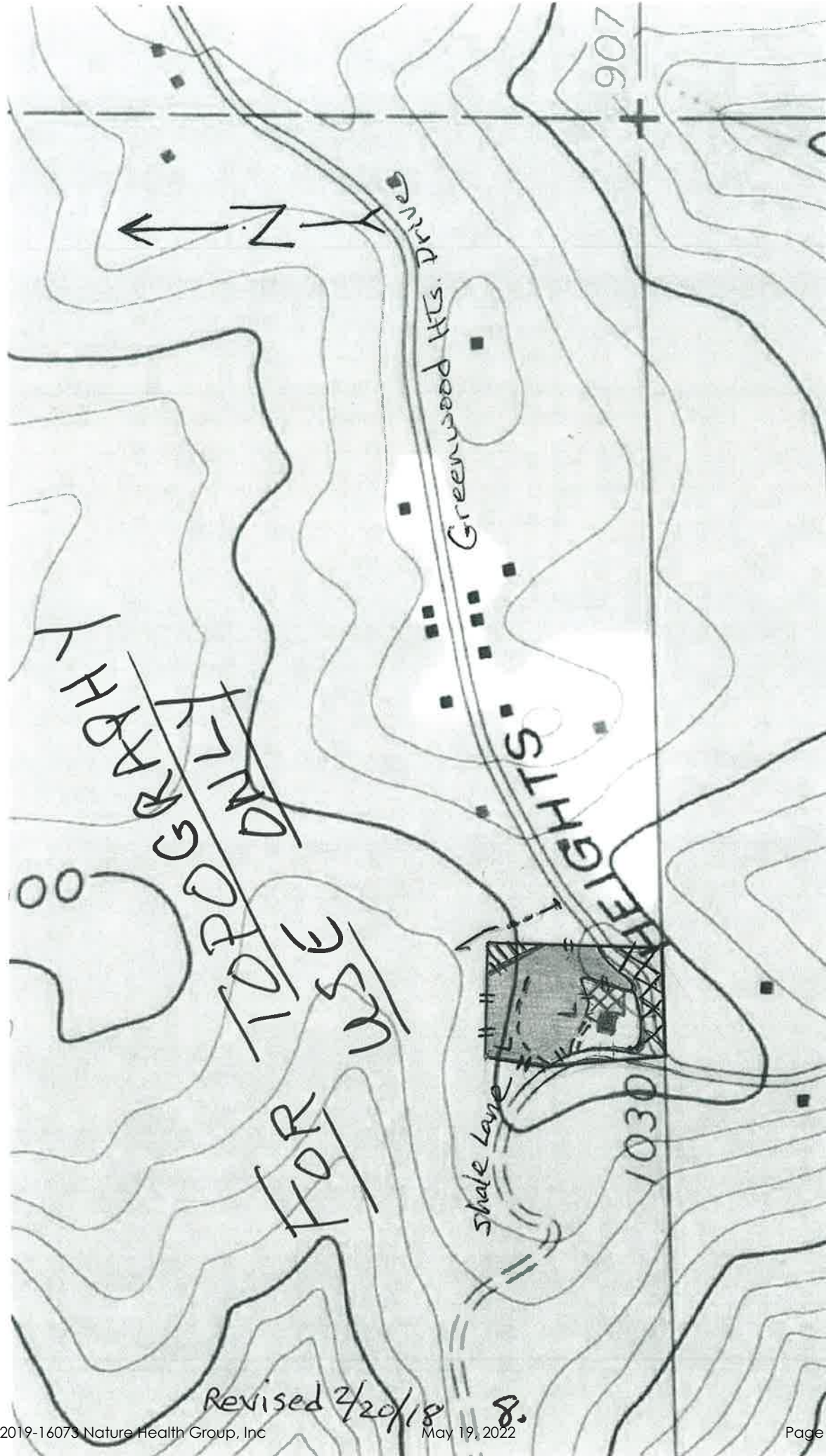


Property bndy —
Project area bndy - - -
Pln Sec. 22 T5N, R1E H6+M

Approx Scale
0 100 200ft
40.7960 -124.0549 Degrees

1 N 1

Phuoc Trung - Less than 3 Acre Conversion - Topographic Map
 Ptn Sec. 22, T5N, R1E, H8+M AP # 402-021-055



**TOPOGRAPHY
 FOR USE**

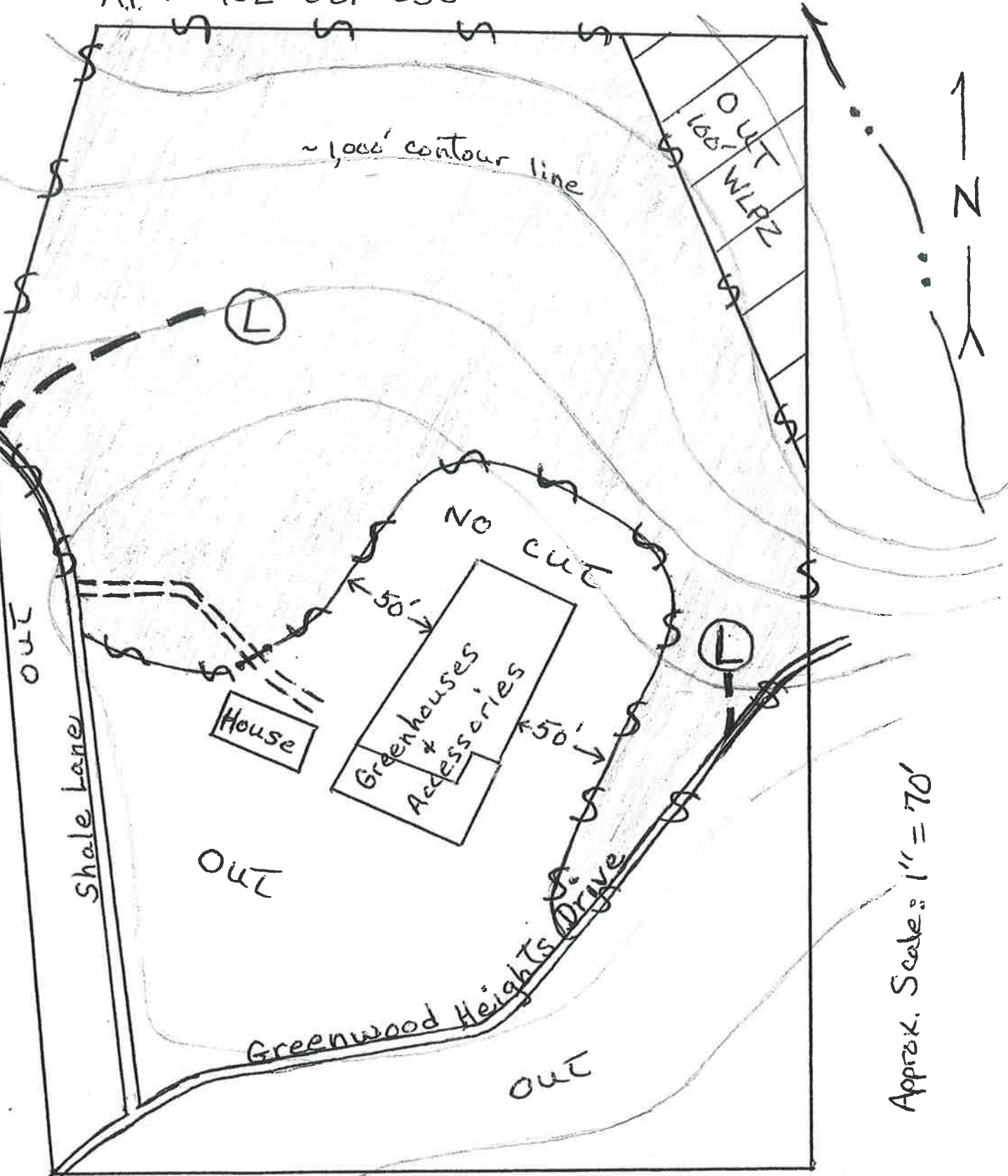
Revised 2/20/18

- Developed or Out
- Property Line
- Project Bndy
- Perennial Stream
- WLPZ
- Paved Road
- Gravel Drive
- Old Seasonal
- Proposed landing L
- Structure
- Approx. Scale: 1" = 460'
- Contour Interval: 40'

Phuoc Truong 2.3 Acre Conversion
 Ptn. Sec. 22 T5N, R1E HB+M
 AP # 402-021-050

Site and Operations Map

Revised 2/20/18



Paved
 Gravel
 Temp. Access Landing (L)

Project Area Bndy
 Project Area Shaded

Contour Interval ~ 40'



Parcel APN or Location

Parcels: 402-021-050-000

Assessor Parcel Number	402-021-050-000
Old APN	
Site Address	2498 GREENWOOD HTS DR
Site City	KNEELAND
Site Zip	
Assessor Parcel Map	Book 402-02 Page
Assessed Lot Size	5.15
GIS Acres	5.79
Tax Rate Area	74002
Current General Plan	AR (FWCP)
Zoning with Combining Zones	AG-B-5(5)
Zoning Ordinance Date	
Use Code Description	Improved, Rural Residential, 5+ to 10 ac
Use Code	3102
Development Plan on file(Y/N)	
In Coastal Zone (Y/N)	N
Coastal Jurisdiction	
In 100 Year Flood Zone (Y/N)	N
FEMA FIRM Flood Rating and Panel Number	
Year Built	1988

[Zoom to](#)



40.7966 -124.0546 Degrees

11.

Addendum 14CCR 1104.1(a)(2)(D) – Treatment of Logging Slash and Woody Debris

(D) This section refers to slash and woody debris resulting from timber operations associated with conversion exemptions. The timber operator shall be the responsible party for the treatment of logging slash and woody debris. Responsibility for treatment of logging slash and woody debris may be assumed by the landowner, provided that the landowner acknowledges in writing to the Director at the time of notice such responsibility and specific slash and woody debris treatment requirements and timing.

(1) Unless otherwise required, slash greater than one inch in diameter and greater than two feet long, and woody debris, except pine, shall receive full treatment no later than April 1 of the year following its creation, or within one year from the date of acceptance of the conversion exemption by the Director, whichever comes first.

(2) All pine slash three inches and greater in diameter and longer than four feet must receive initial treatment if it is still on the parcel, within 7 days of its creation.

(3) All pine woody debris longer than four feet must receive an initial treatment prior to full treatment.

(4) Initial treatment shall include limbing woody debris and cutting slash and woody debris into lengths of less than four feet, and leaving the pieces exposed to solar radiation to aid in rapid drying.

(5) Full treatment of all pine slash and woody debris must be completed by March 1 of the year following its creation, or within one year from the date of acceptance of the conversion exemption by the Director, whichever comes first.

(6) Full slash and woody debris treatment may include any of the following:

- a. burying;
- b. chipping and spreading;
- c. piling and burning; or
- d. removing slash and woody debris from the site for treatment in compliance with (a)-(b).

Slash and woody debris may not be burned by open outdoor fires except under permit from the appropriate fire protection agency, if required, the local air pollution control district or air quality management district. The burning must occur on the property where the slash and woody debris originated.

(7) Slash and woody debris, except for pine, which is cut up for firewood shall be cut to lengths 24 inches or less and set aside for drying by April 1 of the year following its creation. Pine slash and woody debris which is cut up for firewood shall be cut to lengths 24 inches or less and set aside for drying within seven days of its creation.

All treatment work must be completed prior to the expiration date for the conversion exemption.

(8) Any treatment which involves burning of slash or woody debris shall comply with all state and local fire and air quality rules.

(9) This section does not supersede more restrictive treatments or time frames within a Forest district or sub district.

12.

William S. Dann
2963 Pigeon Point Road
Eureka, CA 95503

October 15, 2016

Bear River Band of Rohnerville Rancheria
266 Kiesner Road
Loleta, CA 95551

*Sample of
letters
sent to
tribes*

Dear Sir/Madam,

As the Registered Professional Forester preparing a Conversion Exemption per 14CCR 1104.1 of the California Forest Practice Rules for Phuoc Truong, I am hereby notifying you of the operation and furnishing the following information:

1. **TIMBER OWNER OF RECORD: Phuoc Truong**
Address: **9315 Bolsa Avenue**
City: **Westminster** State: **CA** Zip: **92683** Phone: **310-623-2872**

2. **TIMBERLAND OWNER OF RECORD: SAME**
Address:
City: State: Zip: Phone:

3. **LICENSED TIMBER OPERATOR(S): Dennis Cook Enterprises**
Address: **2120 Hillary Court**
City: **Eureka** State: **CA** Zip: **95503** Phone: **707-496-8670**

4. **Registered Professional Forester Preparing Notice: William S. Dann** Number: **1825**
Address: **2963 Pigeon Point Road**
City: **Eureka** State: **CA** Zip: **95503** Phone: **(707) 442-3036**

AGENCY OF HUMBOLDT COUNTY RESPONSIBLE FOR LAND USE CHANGES: Humboldt County Planning Department

**PROJECT LOCATION: 2498 Greenwood Heights Drive, Kneeland, CA 95549
Ptn. Sec 22, T5N, R1E, HB&M; AP# 402-021-050-000**

TYPE OF CONVERSION: This is a conversion of timbered land to open space. The maximum size of the conversion is less than 3 acres. Zoning is AG-B-5 (5). Area is rural residential.

Please call me at 707-442-3036 if you have any questions.

Sincerely yours,



**William S. Dann
RPF #1825**

14.

Phuoc Truong < 3 acre conversion

(Central Division - Trinidad South to Loleta)

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Room 100

West Sacramento, CA 95691

(916) 373-3710

FAX (916) 373-5471

Attn.: Frank Lienert frank.lienert@nahc.ca.gov

Bear River Band of Rohnerville Rancheria*

Barry Brenard, Chairman

Erika Cooper, Tribal Historic Preservation Officer

266 Kiesner Road

Loleta, CA 95551

Tribal Affiliation: Wiyot, Mattole

(707) 733-1900 / (707) 733-1723 Fax

Blue Lake Rancheria*

Claudia Brundin, Chairperson

Arla Ramsey, Tribal Administrator

Janet Eidsness, Tribal Historic Preservation Officer

Attn: Yasmin Frank, Executive Assistant

P. O. Box 428

Blue Lake, CA 95525

Tribal Affiliation: Wiyot, Yurok, Tolowa

(707) 668-5101 / (707) 668-4272 Fax

Wiyot Tribe*

Ted Hernandez, Chairman

Thomas Torma, Cultural Director/Tribal Historic Preservation Officer

1000 Wiyot Drive

Loleta, CA 95551

Tribal Affiliation: Wiyot Tribe

(707) 733-5055 / (707) 733-5601 Fax

Yurok Tribe of California*

Culture Department

Attn: Frankie Myers, Yurok Tribal Historic Preservation Officer

HC 67

P.O. Box 196

Hoopa, CA 95546

Tribal Affiliation: Yurok

(530) 625-4130 ext. 1629

(707) 498-2536 (cell)

fmyers@yuroktribe.us

151

William S. Dann
2963 Pigeon Point Road
Eureka, CA 95503

October 15, 2017

*Sample of letter
sent to adjacent
owners*

Current Resident
134 Shale Lane
Kneeland, CA 95549

Dear Sir/Madam,

As the Registered Professional Forester preparing a Conversion Exemption per 14CCR 1104.1 of the California Forest Practice Rules for Mr. Phuoc Truong, I am hereby notifying you of the operation and furnishing the following information:

1. **TIMBER OWNER OF RECORD: Phuoc Truong**
Address: **9315 Bolsa Avenue**
City: **Westminster** State: **CA** Zip: **92683** Phone: **310-623-2872**
2. **TIMBERLAND OWNER OF RECORD: SAME**
Address:
City: State: Zip: Phone:
3. **LICENSED TIMBER OPERATOR(S): Dennis Cook Enterprises**
Address: **2120 Hillary Court**
City: **Eureka** State: **CA** Zip: **95503** Phone: **707-496-8670**
4. **Registered Professional Forester Preparing Notice: William S. Dann** Number: **1825**
Address: **2963 Pigeon Point Road**
City: **Eureka** State: **CA** Zip: **95503** Phone: **(707) 442-3036**

AGENCY OF HUMBOLDT COUNTY RESPONSIBLE FOR LAND USE CHANGES: Humboldt County Planning Department

**PROJECT LOCATION: 2498 Greenwood Heights Drive, Kneeland, CA 95549
Ptn. Sec 22, T5N, R1E, HB&M; AP# 402-021-050-000**

TYPE OF CONVERSION: This is a conversion of timbered land to open space. The maximum size of the conversion is less than 3 acres. Zoning is AG-B-5 (5). Area is improved rural residential.

Please call me at 707-442-3036 if you have any questions.

Sincerely yours,



**William S. Dann
RPF #1825**

16.

Attachment to: Phuoc Truong < 3 acre conversion exemption

ADJACENT PARCELS W/IN 300 FEET OF CONVERSION AREA

402-021-035 134 Shale Lane, Kneeland, CA 95549

402-021-034 186 Shale Lane, Kneeland, CA 95549

402-021-033 145 Shale Lane, Kneeland, CA 95549

402-021-049 2488 Greenwood Heights Drive, Kneeland, CA 95549

402-021-051 440 Decker Canyon Lane, Kneeland, CA 95549

402-021-056 2600 Greenwood Heights Drive, Kneeland, CA 95549

402-021-013 2603 Greenwood Heights Drive, Kneeland, CA 95549

403-131-065 2373 Greenwood Heights Drive, Kneeland, CA 95549

17.

William S. Dann
2963 Pigeon Point Road
Eureka, CA 95503

October 15, 2017

Mr. Dennis Cook
2120 Hillary Court
Eureka, CA 95503

Dear Mr. Cook,

As you are aware, I have prepared a Less than 3 acre Exemption, along with the necessary maps and other attachments, for the Truong property on Shale Lane near Kneeland. The Exemption form and accompanying attachments will be submitted to the California Department of Forestry for the Director's approval and Signature. After the CDF Director approves it, you will receive a complete signed copy as will the landowner.

As you also are aware, I am not a licensed surveyor and simply relied upon the assessor's maps with survey notes and employed a metes and bounds (compass and chaining) technique of flagging the property/project area boundaries. Although extreme care was taken, I do not guarantee the property line location. However, you may wish to visit with the landowner about the flagged line or you may choose to remain a few feet off of the flagged line during the timber falling and brushing activities.

Should you have any questions, please feel free to call me at 707-442-3036.

Sincerely yours,



William S. Dann
RPF # 1825

18.

William S. Dann
2963 Pigeon Point Road
Eureka, CA 95503

October 15, 2017

Mr. Phuoc Truong
9315 Bolsa Avenue
Westminster, CA 92683

Dear Mr. Truong,

As you are aware, I have prepared a Less than 3 acre Conversion Exemption, along with the necessary maps and other attachments, for your property on Shale Lane near Kneeland. The Exemption form and accompanying attachments will be submitted to the California Department of Forestry for the Director's approval and Signature. After the CDF Director approves it, you will receive a complete signed copy as will the operator and I.

I must inform you that I am not a licensed surveyor and that I simply relied upon the assessor's maps with survey notes and employed a metes and bounds (compass and chaining) technique of flagging the property/project area boundaries. Although extreme care was taken, I do not guarantee the property line location. However, you may wish to visit with the adjacent landowner(s) about the flagged line or you may choose to instruct the operator to remain a few feet off of the flagged line during the timber falling and brushing activities.

Should you have any questions, please feel free to call me at 707-442-3036.

Sincerely yours,



William S. Dann
RPF # 1825

19.

WILLIAM S. DANN – RPF #1825
2963 PIGEON POINT ROAD
EUREKA, CA 95503
707-442-3036

February 20, 2018

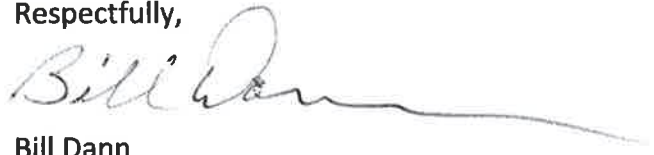
Humboldt County Planning Department
ATTN: Tricia Shortridge
3015 H Street
Eureka, CA 95501

Re: Phuoc Truong Less than 3 acre conversion

Dear Tricia,

Enclosed please find revised pages 7, 8 and 9 of the Phuoc Truong proposed conversion exemption per our meeting last week. Please remove the original pages and replace with these pages revised on 2/20/18.

Respectfully,

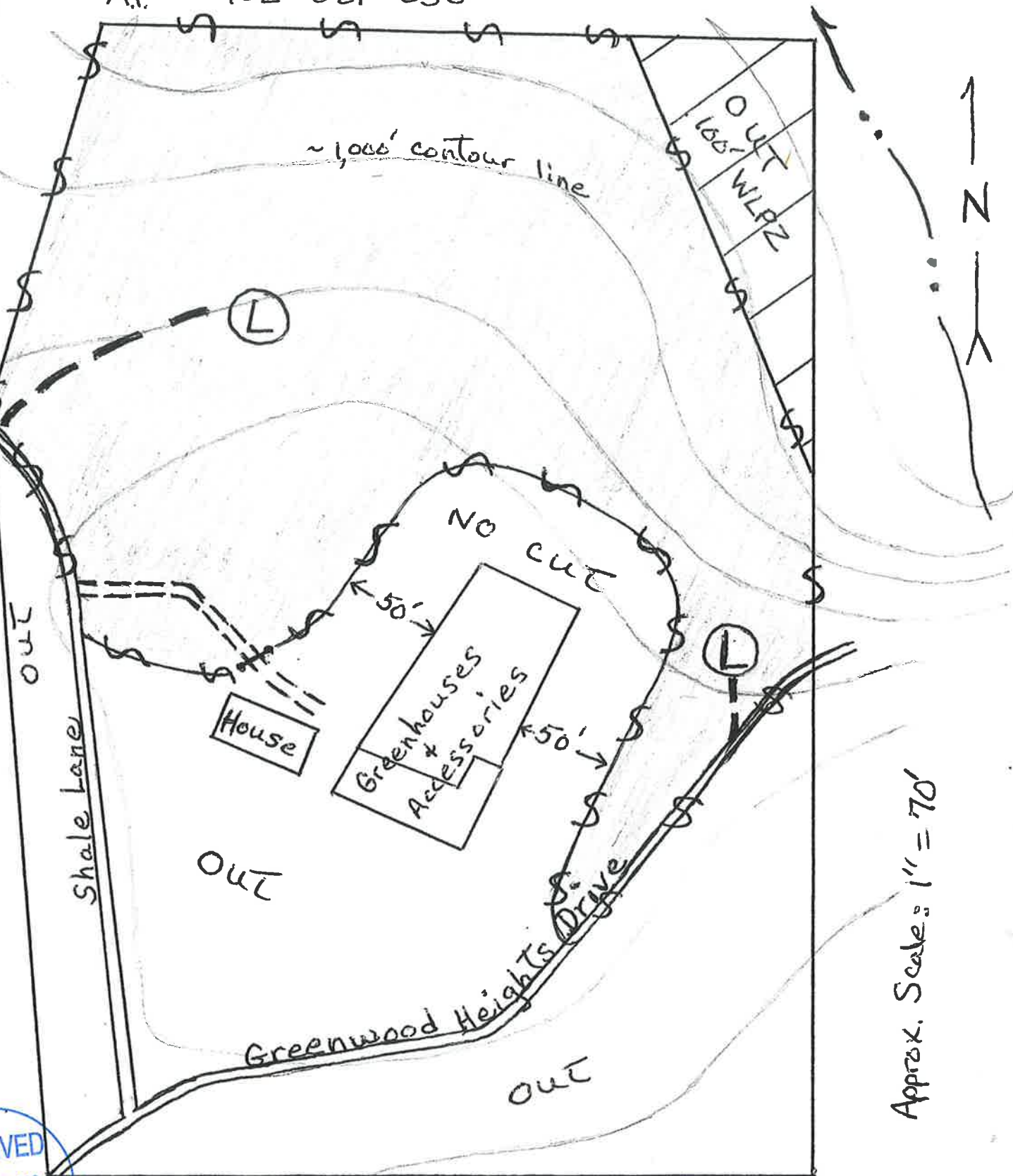
A handwritten signature in black ink that reads "Bill Dann". The signature is written in a cursive style and extends horizontally across the page.

Bill Dann

Phuoc Truong 23 Acre Conversion
 Ptn. Sec. 22 T5N, R1E HB+M
 A.P. # 402-021-050

Site and Operations Map

Revised 2/20/18



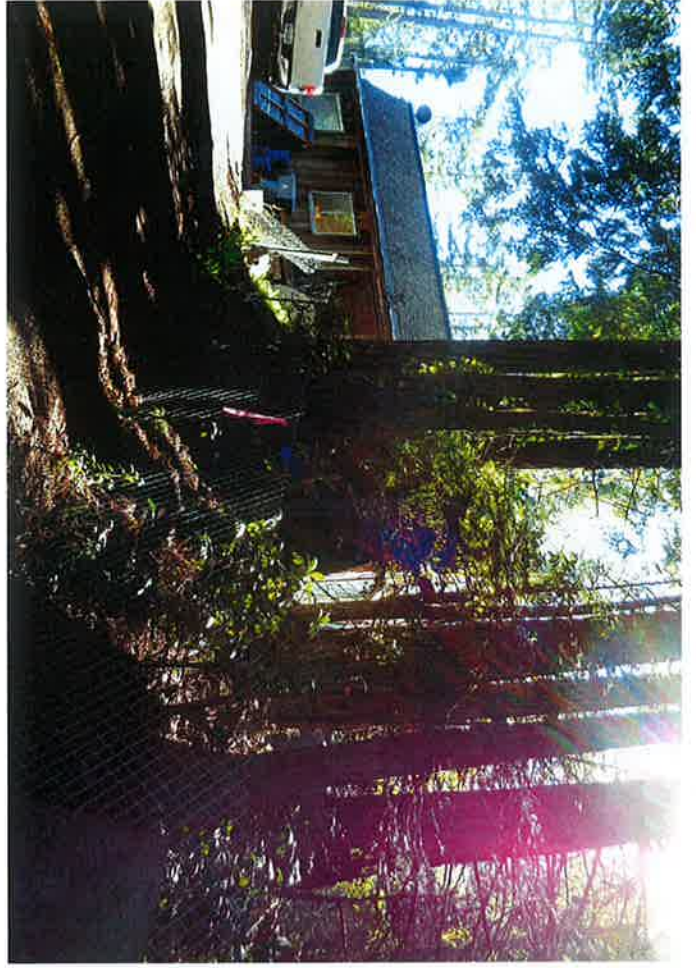
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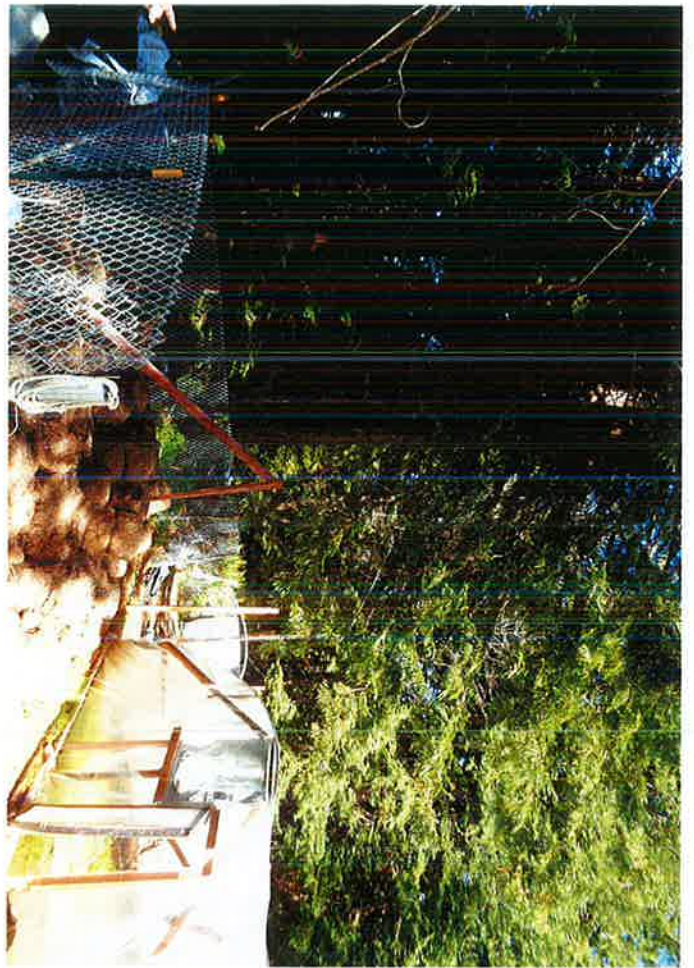
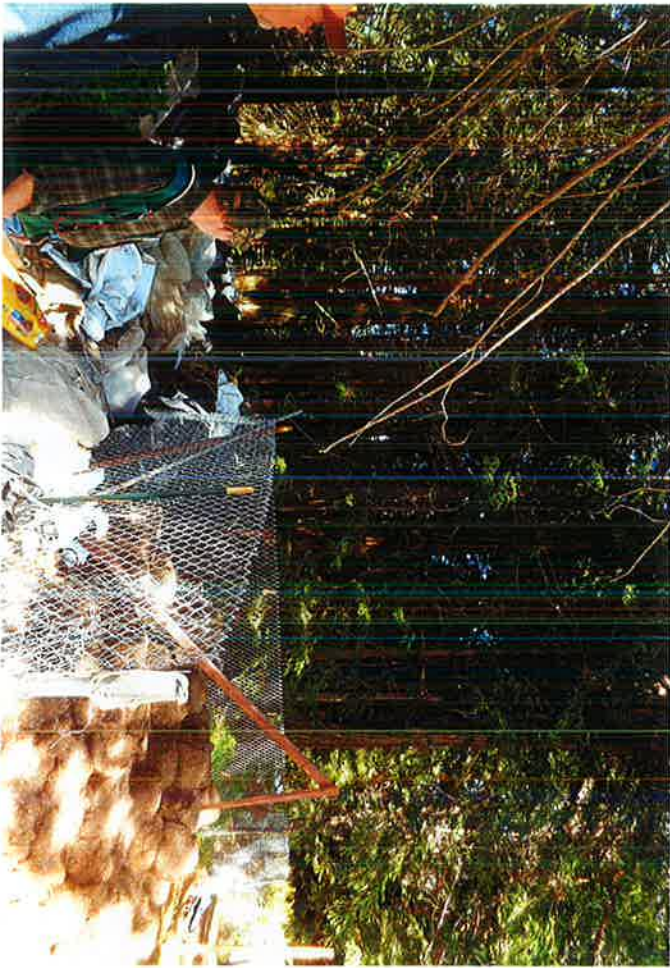
RECEIVED
 MAP 5 2018
 Humboldt County
 Building Division

Paved ==
 Gravel ==
 Temp. Access ==
 Landing (L)

Project Area Body (Project Area Shaded)

3/6/18 400-021-050







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

8/30/2018

PROJECT REFERRAL TO: Humboldt #1 Fire Protection District

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Blue Lake Rancheria, Wiyot Tribe, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, SWRCB - Division of Water Rights, Sheriff, Eureka Unified School District, Humboldt #1 Fire Protection District

Applicant Name Natures Health Group, Inc. **Key Parcel Number** 402-021-050-000

Application (APPS#) 12279 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** SP16-469

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

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

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

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

Return Response No Later Than 9/14/2018

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

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

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

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

Recommend Conditional Approval. Suggested Conditions Attached.

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

Recommend Denial. Attach reasons for recommended denial.

Other Comments: _____



DATE: 10-4-2018

PRINT NAME: William M. Reynolds, Humboldt Bay Fire



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

8/30/2018

PROJECT REFERRAL TO: CalFire

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Blue Lake Rancheria, Wiyot Tribe, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, SWRCB - Division of Water Rights, Sheriff, Eureka Unified School District, Humboldt #1 Fire Protection District

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

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Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
E-mail: PlanningClerk@co.humboldt.ca.us Fax: (707) 268-3792

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Recommend Conditional Approval. Suggested Conditions Attached.

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

Recommend Denial. Attach reasons for recommended denial.

Other Comments: _____

DATE: _____ PRINT NAME: _____

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

The Department has no comment at this time.

Suggested conditions attached.

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

Recommend denial.

Other comments.

Date:

Name:

Forester Comments:

Date:

Name:

Battalion Chief Comments:

Summary:



DEPARTMENT OF PUBLIC WORKS
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


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

	PUBLIC WORKS BUILDING SECOND & L ST., EUREKA FAX 445-7409		
ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MANAGEMENT	445-7493	ROADS	445-7421

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

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Portia Saucedo, Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer 

DATE: 03/12/2021

RE:	Applicant Name	NATURES HEALTH GROUP, INC.
	APN	402-021-050
	APPS#	PLN-2019-16073

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

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

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

No re-refer is required.

*Note: Exhibits are attached as necessary.

Additional comments/notes:

Applicant has submitted road evaluation report, dated 10/19/19, with Part A –Box 1 checked, certifying that the road segment is developed to a road Category 4 standard (20 feet wide) or better.

// END //

Public Works Recommended Conditions of Approval

(All checked boxes apply)

APPS # 16073

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.
- 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.
- 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 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 //



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

8/30/2018

PROJECT REFERRAL TO: Eureka Unified School District

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Blue Lake Rancheria, Wiyot Tribe, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, SWRCB - Division of Water Rights, Sheriff, Eureka Unified School District, Humboldt #1 Fire Protection District

Applicant Name Natures Health Group, Inc. **Key Parcel Number** 402-021-050-000

Application (APPS#) 12279 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** SP16-469

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

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

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

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

Return Response No Later Than 9/14/2018 Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

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

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

Recommend Conditional Approval. Suggested Conditions Attached.

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

Recommend Denial. Attach reasons for recommended denial.

Other Comments: No school or bus stop within 600ft.
for Eureka City Schools

DATE: 9-13-18

PRINT NAME: JEN SNIPES

FRESHWATER

SUPERINTENDENT SI TALTY
BOARD OF TRUSTEES:
REBECCA BAUGH
MICHELLE COLLINS
AUDREY DIEKER
GREG HALL
GRETCHEN MILLER



75 GREENWOOD HEIGHTS DR
EUREKA, CA 95503-9569
P (707) 442-2969
F (707) 442-9527
WWW.FRESHWATERSD.ORG

ELEMENTARY AND CHARTER MIDDLE SCHOOL

March 9, 2021
Via U.S. Mail
Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA. 95501

Re: Nature's Health Group, Inc., Application PLN-2019-16073

To Whom This Concerns:

Freshwater School District ("District") desires to promote a safe, drug-free environment for our students and staff. In our attempts to ensure a drug-free campus, we have adopted board policy 4020 Drug and Alcohol-Free Workplace, and board policy 5131.6 Alcohol and Other Drugs (see attached). These policies are maintained and strictly enforced. Freshwater School District does not condone any illegal activity and endeavors to promote a safe and healthy lifestyle.

The proposal for approval of the above-referenced application raises concerns for the Freshwater School District. The proposed business, which may be legal in Humboldt County, is not legal on a federal level. As such, the District cannot "recommend" approval of a permit to engage in illegal activity without risking federal consequences, including, but not limited to, jeopardizing its federal funds.

The County Commissioner's Office letter asked for Freshwater School District's input on Application PLN-2019-16073 for Nature's Health Group, Inc., and for all of the above-stated reasons, the District cannot "recommend approval" of the application. In addition, upon inspection and in accord with Ordinance 2559, Section 313 of Chapter 3, Division 1 of Title III of the Humboldt County Code, at this time, the proposed project's cultivation area appears to be within 600 feet of our school bus stop which violates this provision of the County Code. Humboldt County Ordinance 2559 requires an applicant to submit a site plan, which must include, among other information, "If the area for cultivation is within ¼ mile (1,320 ft.) of a school [or] school bus stop . . . , 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." 55.4.10(c); 55.4.11(d). Also, "the minimum setback required from property lines or adjacent uses may be waived or reduced with the express consent of the adjacent property owner and occupant." 55.4.11(d).

FRESHWATER

SUPERINTENDENT SI TALTY
BOARD OF TRUSTEES:
REBECCA BAUGH
MICHELLE COLLINS
AUDREY DIEKER
GREG HALL
GRETCHEN MILLER



75 GREENWOOD HEIGHTS DR
EUREKA, CA 95503-9569
P (707) 442-2969
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ELEMENTARY AND CHARTER MIDDLE SCHOOL

Planning Commission Clerk
County of Humboldt Planning and Building Department
Page 2

Re: Nature's Health Group, Inc., Application PLN-2019-16073

Should you wish the Freshwater School District to consider a waiver, this will require a Board meeting to discuss the request. At this time, we do not know if a waiver is being requested by the County or the business owner. Please update us accordingly, so that we can take any additional action that is necessary.

Sincerely,

A handwritten signature in black ink that reads "Simon Talty". The signature is written in a cursive style.

Simon Talty, Superintendent

Freshwater School District



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING
 3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245

2/10/2021

Project Referred To The Following Agencies:

Environmental Health, PW Land Use, Building Inspections, School District: Freshwater, Cal Fish & Wildlife, CalFire

Applicant Name Natures Health Group, Inc **Key Parcel Number** 402-021-050-000

Application (APPS#) PLN-2019-16073 **Assigned Planner** Portia Saucedo 707-268-3745

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

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

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

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

Return Response No Later Than: 2/25/2021

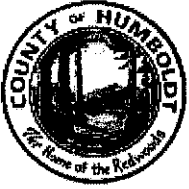
Planning Clerk
 County of Humboldt Planning and Building Department
 3015 H Street
 Eureka, CA 95501
Email: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268 - 3792

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

- Recommend Approval. The department has no comment at this time.
- Recommend Conditional Approval. Suggested conditions attached.
- Applicant needs to submit additional information. List of items attached.
- Recommend Denial. Attach reasons for recommended denial.

Other Comments: See Attached Letter

DATE: 3/9/21 PRINT NAME: Si Taity



COUNTY OF HUMBOLDT
Planning and Building Department – Current Planning
 3015 H Street, Eureka, CA 95501 ~ PHONE (707) 445-7541
PROJECT TRANSMITTAL

APPLICANT **KEY PARCEL** 402-021-050-000 Kneeland **DATE** 2/10/2021 **CONTACT** Portia Saucedo **APPS#** PLN-2019-16073

PROJECT INFORMATION

SUBJECT Natures Health Group, Inc (Previous App. No. 12279)	PROJECT TYPE Conditional Use Permit (CCLUO2)
--	---

PROJECT DESCRIPTION Natures Health Group, Inc. is applying for a CUP to permit a Processing Facility, as well as a micro business with the following activities: 5,000 sf existing outdoor in greenhouses, and 5,000 sf of new mixed light cultivation, non-volatile manufacturing, and distribution. Applicant anticipates 4 to 5 cycles from the mixed light cultivation and one (1) cycle from the outdoor. Water is sourced from a permitted well. Water storage totals 36,800 gallons in hard plastic water tanks. Annual water use for irrigation is anticipated to be 50,000 gallons (5 gallons per sq foot). Processing will be performed off site with a licensed third-party processing facility until the proposed commercial processing can be brought to commercial standards and permitting. The parcel is powered by PG&E.

PROJECT LOCATION
 This project is located in Humboldt County, in the Kneeland area, on the north side of Greenwood Heights Drive, approximately 430 feet west from the intersection of Greenwood Heights Drive and Shale Lane, on the property known as 2498 Greenwood Heights Drive.

PRESENT PLAN DESIGNATIONS Residential Agriculture: 5 to 20 acres (RA5-20), Density: Range is 5 to 20 acres per unit, Freshwater. Community Planning Area (FWCP), 2017 General Plan, Slope Stability: Moderate Instability (2) and High Instability (3).

PRESENT ZONING
 AG-B-5(5)

KEY PARCEL NUMBER 402-021-050-000

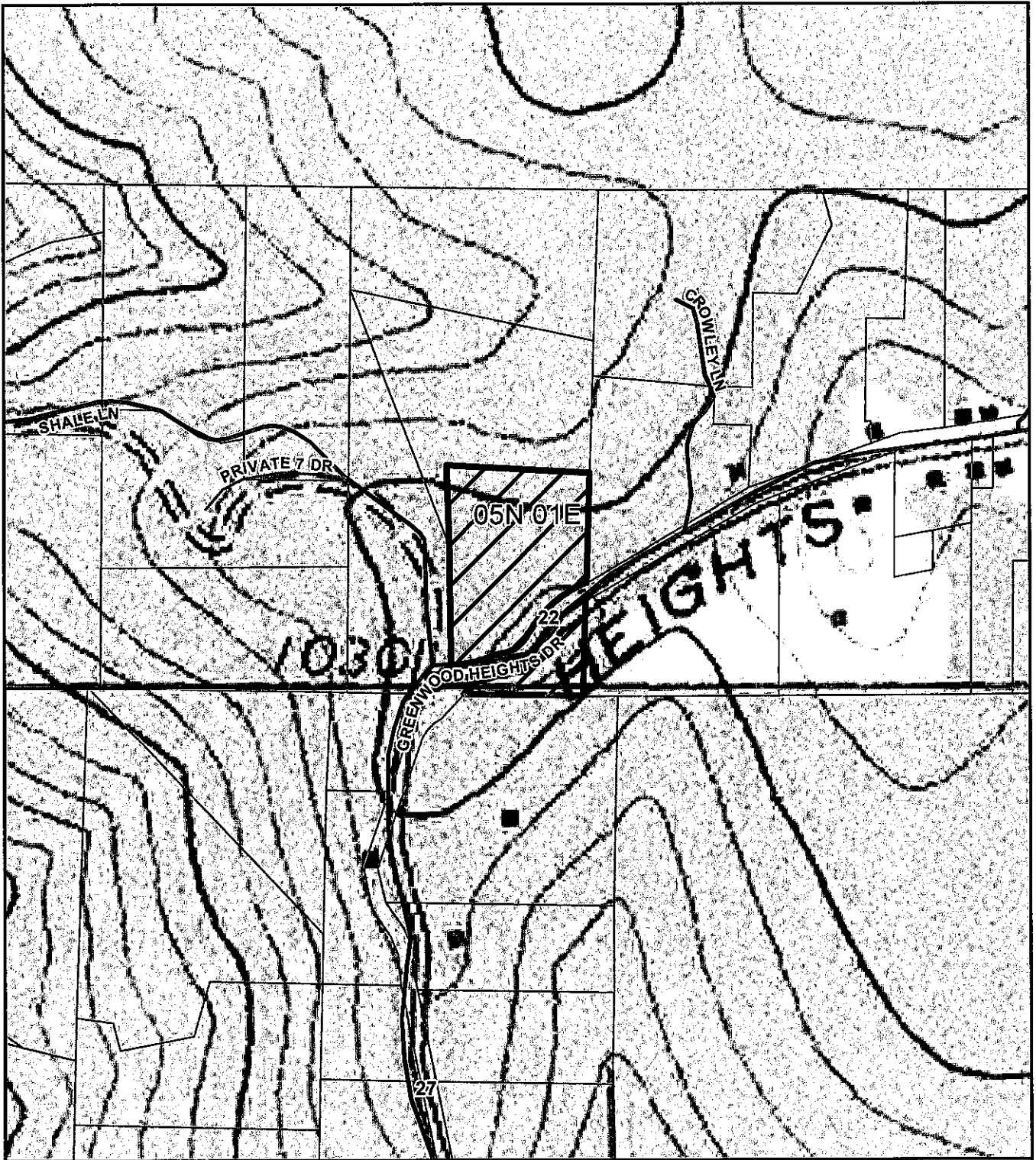
ADDITIONAL PARCEL #S

APPLICANT INFORMATION	OWNER INFORMATION	AGENT INFORMATION
Name Natures Health Group, Inc Address 1 Jimmy Truong Address 2 9315 Bolsa Ave #580 City Westminster State CA Zip 92683 Phone E-Mail jimmyca213@gmail.com; humboldtbaydamo@gmail.com	Name Truong Phuoc T Address 1 Address 2 9315 Bolsa Ave #580 City Westminster State CA Zip 92683 Phone E-Mail	Name Damian Karrer Address 1 1795 Van Eaton ave Address 2 City Mckinleyville State CA Zip 95519 Phone E-Mail humboldtbaydamo@gmail.com


ADDITIONAL PROJECT INFORMATION


ADDITIONAL OWNERS

DECISION MAKER
ENVIRONMENTAL REVIEW REQUIRED?
MAJOR ISSUES
STATE APPEAL STATUS
PRELIMINARY CEQA FINDINGS
CEQA EXEMPTION SECTION
EXEMPTION DESCRIPTION



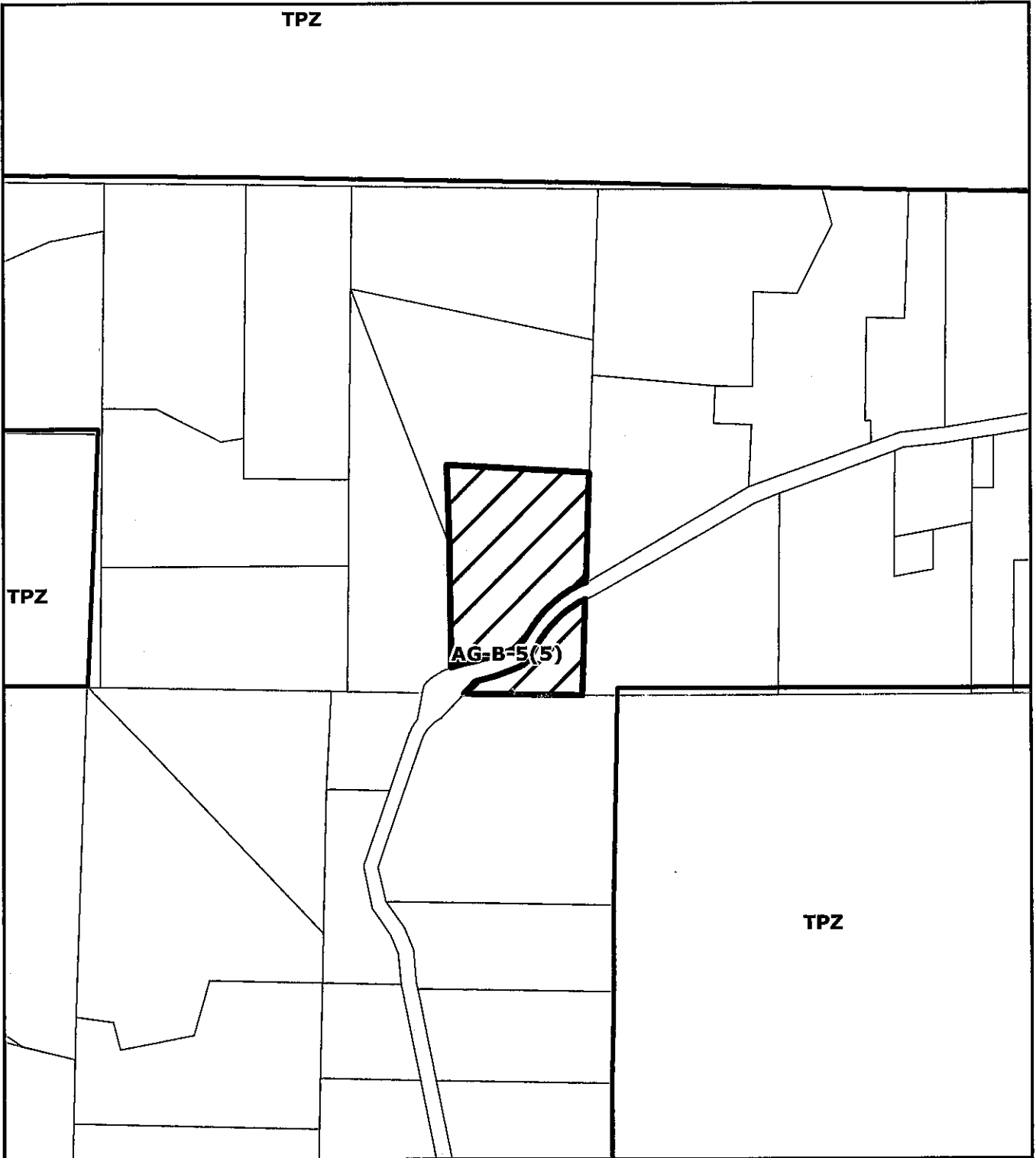
TOPO MAP
PROPOSED NATURES HEALTH GROUP, INC
KNEELAND AREA
PLN--2019-16073
APN: 402-021-050-000
T05N R01E S22; S27 HB&M (ARCATA SOUTH)

Project Area = 



 N


0 475 950
 Feet


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



ZONING MAP
PROPOSED NATURES HEALTH GROUP, INC
KNEELAND AREA
PLN--2019-16073
APN: 402-021-050-000
T05N R01E S22; S27 HB&M (ARCATA SOUTH)

Project Area = 

N


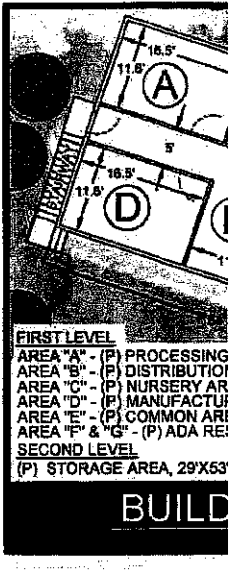
0 475 950
 Feet

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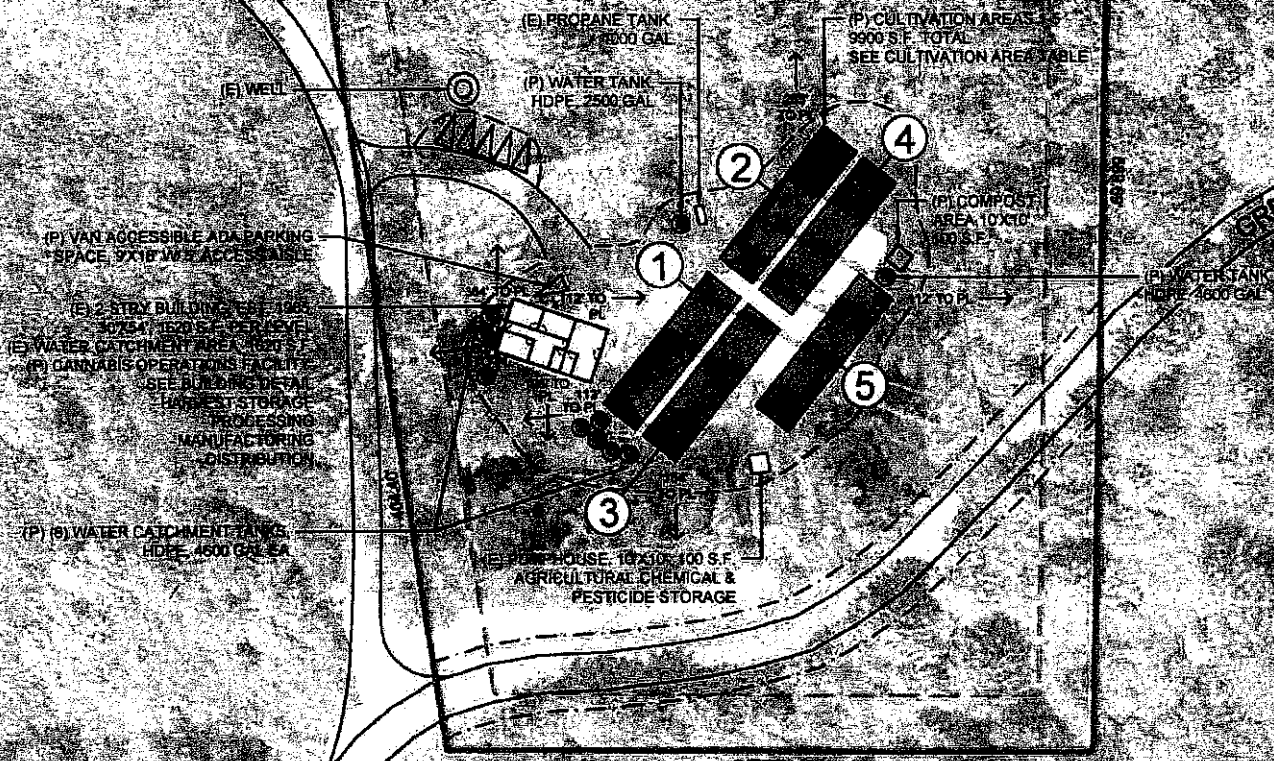
NATURES HEALTH GROUP, INC

2849 GREENWOOD HEIGHTS DRIVE, KNEELAND, CA 95549

APN: 402-021-050



APN: 402-021-050



NOTES

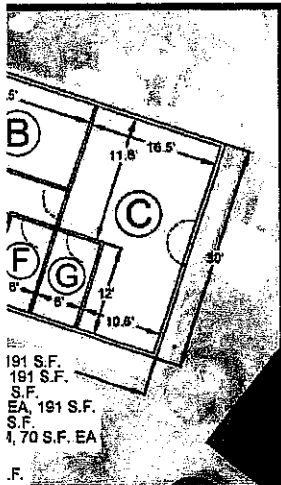
- NO GRADING
- EASEMENT FOR FRESH DEWATER FOR GREENWOOD HEIGHTS DRIVE
- SITE SERVED BY ON-SITE WASTEWATER TREATMENT SYSTEM
- ELECTRICAL SERVICE SUPPLIED BY PG&E
- NO WATER DIVERSIONS INCLUDING CULVERTS, PONDS, DAMS, AND OTHER GROUND DISTURBANCE FROM WATER
- NO SCHOOLS, SCHOOLS BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS, TRIBAL CULTURAL RESOURCES WITHIN 600 FEET OF CULTIVATION AREAS

CULTIVATION AREA

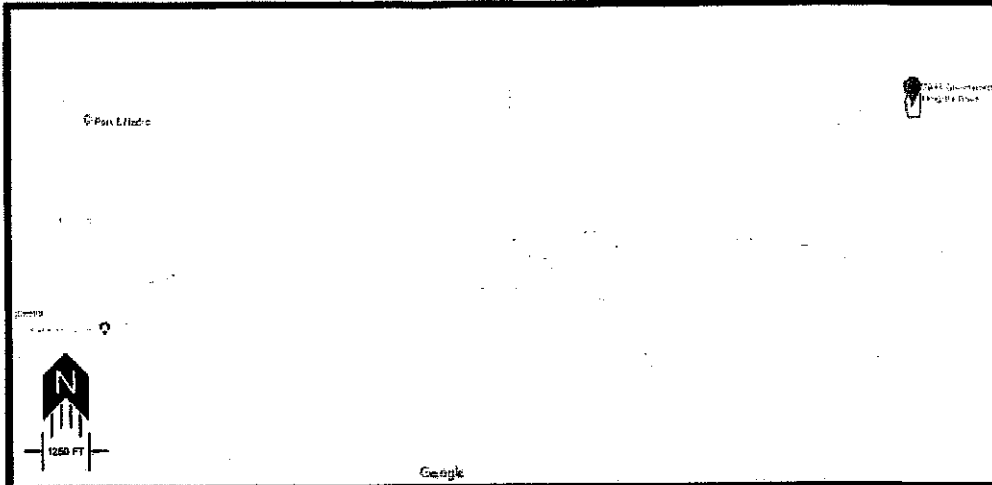
CULTIVATION AREA I.D.	AREA TYPE	CULTIVATION AREA WIDTH (FT)
1	MIXED LIGHT	22
2	MIXED LIGHT	22
3	MIXED LIGHT	22
4	MIXED LIGHT	22
5	MIXED LIGHT	22
TOTAL CULTIVATION AREA (SQ FT)		



SITE PLAN



DETAIL

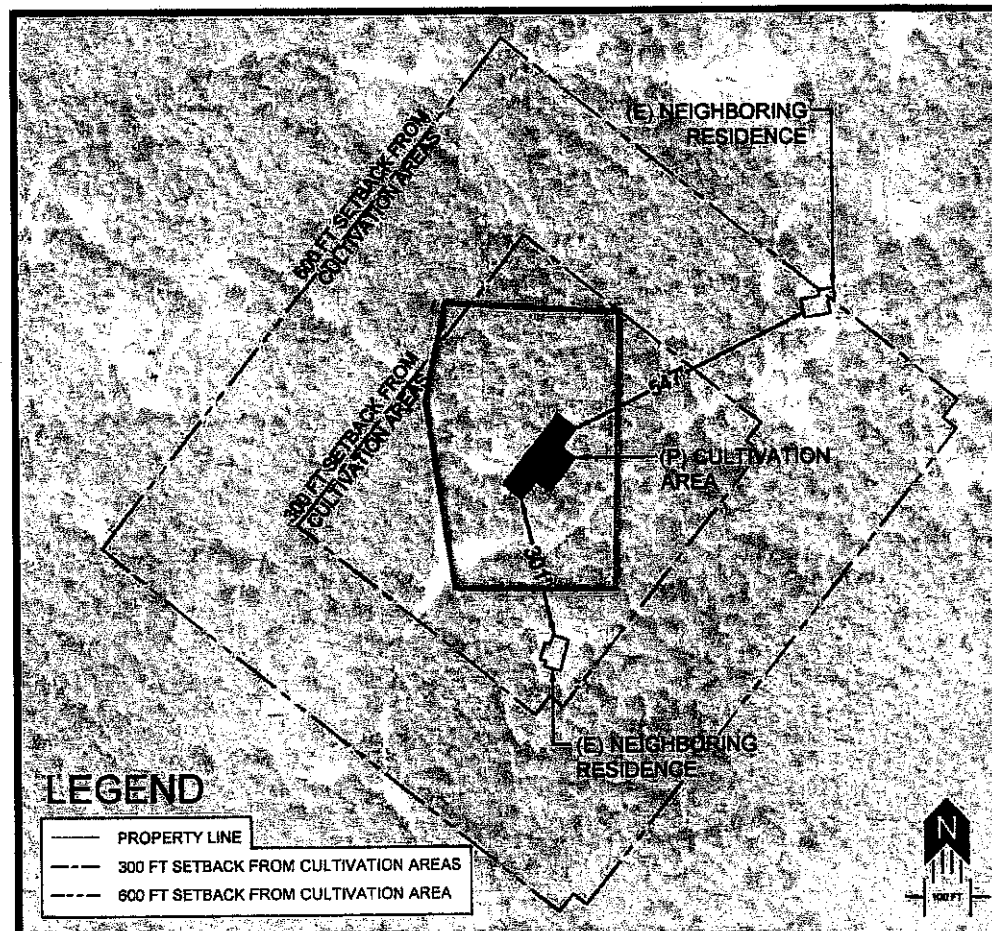


- PROPERTY LINE
- SETBACK FROM PROPERTY LINE
- EXISTING AREA
- DESIGNATED CULTIVATION AREA
- SETBACK
- DRIVEWAY EASEMENT
- WATER TANK
- OPEN SPACE

DIMENSIONS (FT)	CULTIVATION AREA (SQ FT)
30	1980
30	1980
30	1980
30	1980
30	1980
30	9900

DIRECTIONS TO SITE

FROM: MYRTLETOWN, EUREKA, CA
 START: INTERSECTION OF TRINITY STREET & MYRTLE AVENUE
 TURN SOUTHEAST ONTO MYRTLE AVENUE
 2.9 MI
 TURN RIGHT ONTO FRESHWATER ROAD
 0.1 MI
 TURN LEFT ONTO GREENWOOD HEIGHTS DRIVE
 3.0 MI
 DESTINATION: 2849 GREENWOOD HEIGHTS DRIVE
 KNEELAND, CA 95549

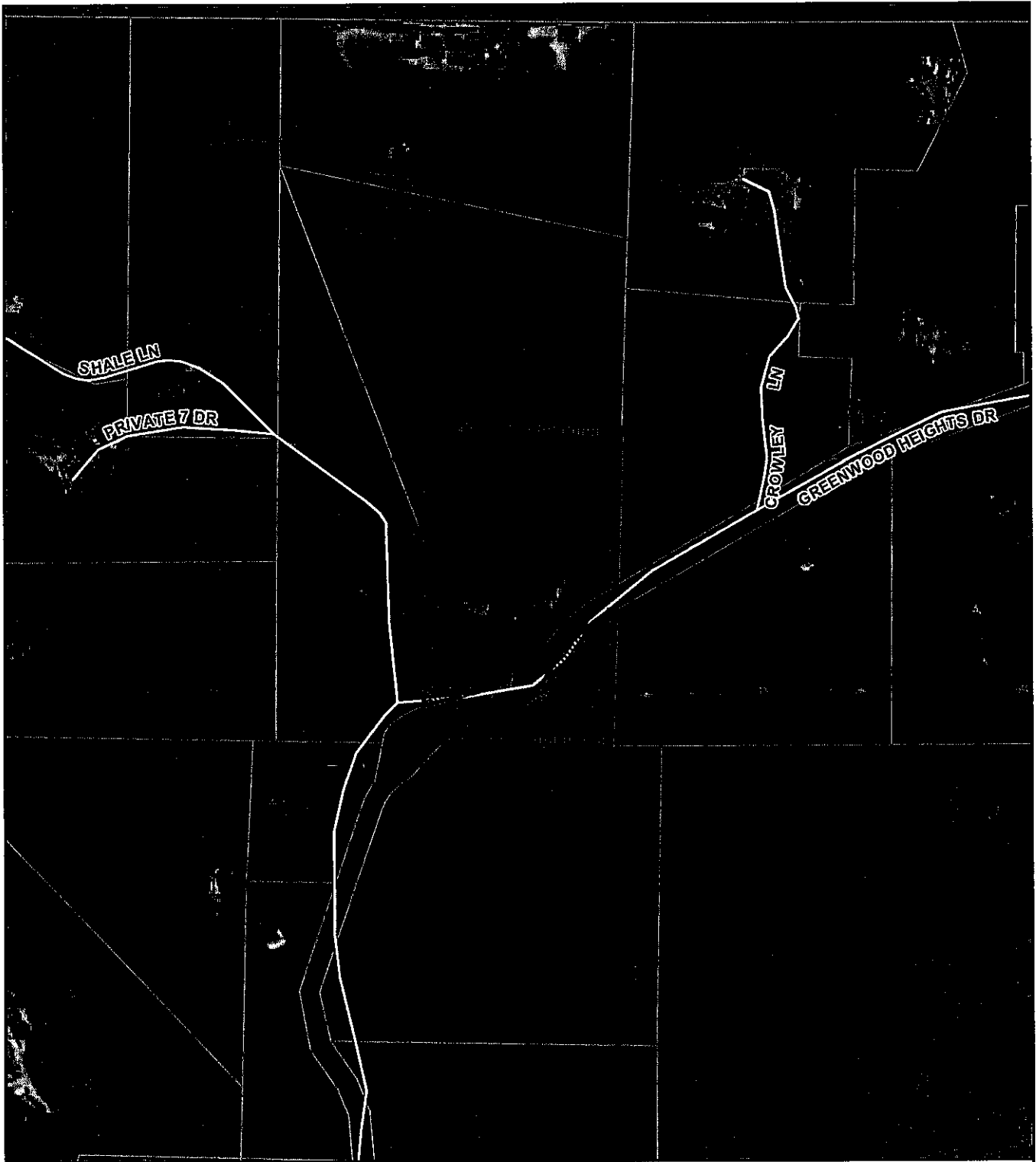


CULTIVATION SETBACKS MAP

APN: 402-021-050

SITE ADDRESS: 2949 GREENWOODHEIGHTS DRIVE, KNEELAND, CA 95549

SITE PLAN
 NATURES HEALTH GROUP, INC.

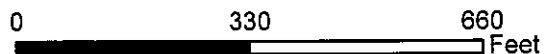


Project Area = 

**AERIAL MAP
 PROPOSED NATURES HEALTH GROUP, INC
 KNEELAND AREA
 PLN--2019-16073
 APN: 402-021-050-000
 T05N R01E S22; S27 HB&M (ARCATA SOUTH)**



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.



FRESHWATER

SUPERINTENDENT: SI TALTY

BOARD OF TRUSTEES:

REBECCA BAUGH
AUDREY DIEKER
MIKE HALEY
GRETCHEN MILLER
DUSTIN OWENS
JOHN WEGIS



75 GREENWOOD HEIGHTS DR
EUREKA, CA 95503-9569
P (707) 442-2969
F (707) 442-9527
WWW.FRESHWATERSD.ORG

ELEMENTARY AND CHARTER MIDDLE SCHOOL

April 21, 2022

Via U.S. Mail & Email

Megan Acevedo, Planner II
Cannabis Services Division
Planning and Building Department
3015 H Street
Eureka, CA. 95501
Email: macevedo@co.humboldt.ca.us

Re: Nature's Health Group, Inc., Application PLN-2019-16073

To Whom This Concerns:

On April 13, 2022, you sent Freshwater School District ("District") a correspondence asking if our non-recommendation of approval, originally dated March 9, 2021, for the above referenced application has changed. It has not.

The District desires to promote a safe, drug-free environment for our students and staff. In our attempts to ensure a drug-free campus, we have adopted board policy 4020 Drug and Alcohol-Free Workplace, and board policy 5131.6 Alcohol and Other Drugs (previously sent to you on March 9, 2021). These policies are maintained and strictly enforced. The District does not condone any illegal activity and endeavors to promote a safe and healthy lifestyle.

The proposal for approval of the above-referenced application raises concerns for the District. The proposed business, which may be legal in Humboldt County, is not legal on a federal level. As such, the District cannot "recommend" approval of a permit to engage in illegal activity without risking federal consequences, including, but not limited to, jeopardizing its federal funds.

In addition, upon inspection and in accord with County Code, Title III, Div. 1, Chapter 4, Ordinance 2667, Section 55.4.6.4.4 of the Humboldt County Code, at this time, the proposed project's cultivation area appears to be within 600 feet of a previously used, and operational school, bus stop. However, as of the date of your April 13, 2022 letter, and the date of the application, it was not in use. This is our second basis of objecting to the approval of this permit.

For the above reasons, our position has not changed since we last corresponded.

Sincerely,

A handwritten signature in black ink that reads "Simon Talty". The signature is written in a cursive style with a large, sweeping initial "S".

Simon Talty, Superintendent
Freshwater School District

ATTACHMENT 5
PUBLIC COMMENTS

Saucedo, Portia

From: B Langer <blanger@peoplepc.com>
Sent: Thursday, April 18, 2019 12:18 PM
To: Planning Clerk
Subject: Application #12279 Case #sp16-469

Good Afternoon,

I am writing to you concerning Application #12279 case # sp16-469 Applicant name Natures Health Group, Inc., Key Parcel Number #402-021-050-000. I am wondering how to determine the status of their application process? I have looked on the county website but am unable to determine how to go about doing this. This particular parcel of land is located on Shale Lane in Kneeland. It is located right next to the bus stop for Shale Lane. I have concerns about this as I live on Shale Lane and have a child that goes to Freshwater School and this is our bus stop. There are also other families on this road that have children at Freshwater. I am trying to determine the status of this companies permit due to the fact they are right next to the bus stop. Can you tell me this information or where I may find this information out?

I appreciate your time on this matter and look forward to your timely response. Please let me know if I need to provide any other information.

Sincerely,

Brandy Langer
blanger@peoplepc.com
381 Shale Ln
Kneeland, CA 95549
(707) 496-4847





May 1, 2019

To Whom it May Concern:

This letter is to document concerns regarding the property at 2498 Greenwood Heights Dr., Parcel APN# 402-021-050-000. This property has applied for special Permit of indoor/outdoor cannabis cultivation, Application #12279, Case #SP16-469.

There are 10 homes and 12 parcels that make up Shale Lane, which intersects with Greenwood Heights Dr. Homeowners along the entirety of Shale Lane have significant concerns regarding the use of this parcel as commercial property for cannabis production.

The property is located at the intersection of Shale Lane and Greenwood Heights Dr., being the first thing we see and drive through upon exiting Greenwood Heights Dr. All neighbors and visitors to Shale Lane must drive through the property, regularly, experiencing uncomfortable or unsafe conditions.

Historically, the property owners have been very difficult neighbors. Our community has experienced the theft of our domestic water supply, an abundance of garbage left behind from said property, and abandoned non-working vehicles. Tenants and occupants have been transient by nature, with watchdogs that have consistently been aggressive and attacking dogs. Due to such aggressive dogs and constant questionable characters coming and going from the property, what once was a calm, quiet lane used for walking, bike riding, and the general commute home, is no more.

The current owners and their tenants, since 2016, have contributed to all of conditions described. They have not paid any dues for either the water or road association. Additionally, the theft of our water supply by the current owners cost our community over \$15,000 in repairs and services and left us without running water for over a week. These owners have failed to pay any portion of the financial burden they caused, leaving the residents who reside here to cover all costs.

The **primary** concerns Shale Lane Neighbors have regarding this property include:

1. the close proximity to a bus stop for 3 separate families on our lane. Neighbors have underutilized this bus stop due to the threatening history of dogs and questionable people in and around the property.
2. the cultivation area is directly upslope from a spring, which is our shared community water source. We have serious concerns regarding discharge and contamination of our domestic water. Even organic fertilizers and pesticides are poisonous.
3. the history of the owners/ tenants not paying their dues for road or water use. A commercial property will only cause more wear and tear to our road, which means increased maintenance costs. The current owners owe significant arrears in dues.

Additional concerns as initially stated include:

- the transient nature of tenants and landlords, posing an increased occurrence and risk for crime and theft in our neighborhood.
- the irresponsibility of owners/ tenants who have not controlled their animals, which have threatened and attacked humans (particularly children) and other neighborhood dogs
- the ongoing unsanitary conditions on the property and the abandonment of vehicles or other debris
- the owners/tenants make no efforts to contribute to a healthy community relationship, never attending community meetings, and having perpetually inaccurate contact information which makes communication impossible.

Should you require further information or documentation regarding our shared community concerns, we can provide whatever is needed. Ultimately, despite the legality of commercial cannabis production, this is a small community in which we live, and the addition of a commercial company such as Nature's Health Group, is not a good addition to making our community safe, our homes maintain their value, and our neighbors feel like they belong to a strong, rural community of friends.

Thank you for your consideration in this matter.

Sincerely,
Audrey Dieker, homeowner

Additional concerned homeowners who agree to submit this signed letter as an official document include:

Stephen Dieker
Irene Bartley
Bill Bartley
Dustin Owens
Chrystal Pepper
Jehlala Ziemba
Niel Ziemba
Tony Schuler
Brandy Langer
Ken Younggreen
Linda Younggreen

Acevedo, Megan

From: Andrea McClure <andreamcclure2@gmail.com>
Sent: Friday, June 11, 2021 5:52 PM
To: Acevedo, Megan
Subject: Nature's Health Group, Inc.

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

This email is in response to the proposed grow site on Greenwood Heights Drive in Kneeland. The proposed name of the entity is Nature's Health Group, Inc.

I believe it is beyond irresponsible to have yet another grow on this hill. My husband and I bought a home and property on Greenwood Heights in October of 2016. Since then our well pressure has dropped considerably, and we have a very real concern about our well eventually running dry.

Humboldt has been included in the list of counties in Governor Newsom's drought proclamation and it seems ridiculous to me that as a county we continue to green light massive grows with no concern for groundwater consumption, traffic on rural mountain roads that were never meant to host big rig traffic, and the impact that all of these things have on neighbors.

Please, do not allow this grow to be permitted.

Thank you,
Andrea McClure

Rita Arena
2116 Greenwood Heights Drive
Kneeland California
95549
APN: 403-131-71

12 June 2021

Humboldt County Planning Department
3015 H Street
Eureka California 95501

RE: PLN 2019-16073

To whom it may concern -

Respectfully,

A lifelong coastal, northern Californian I grew up beside redwoods, made annual visits to Humboldt beginning in 1957 and since 1975, this county has been my home. I hold a personal perspective, commitment and love for this unique region, and our collective interests. As an immediate neighbor to the proposed Natures Health Group project I have concerns for your thoughtful consideration:

1. Health concerns—well water and septic system

Greenwood Heights Drive (GHD) has limited water, and not all homes/properties have a well, or water year round. Residents are dependent upon trucked water delivered up Kneeland mountain for clean drinking, household, gardening and fire preparedness.

Questions:

- a. There's a large home on this proposed project and 3 acre* compliant cut property.
 - . Is the structure solely intended for their business' operation?
 - . Is the structure (also) intended as (permanent or temporary) living quarters?
- b. This property's septic system is estimated to accommodate a four employee-only operation at 25 gallons x person x 365 days = 20,000 gal/yr.
 - . Would this approved system accommodate 4 workers, *plus an unknown number of worker-residents pending the processing facility's completion?*
- c. How will the proposed project properly store and dispose of toxic greenhouse/generator waste?
- d. What is the projected health and safety consequences upon their neighbors:
 - . continued access to clean well water?
 - . well(s) drying up?
 - . from project's soil amendments' surface water runoff and leaching into ground water?
- d. Given operation's low projection of 50,00 gallon/annual water usage, if their neighbors wells are compromised and contaminated would the County and/or Natures Health Group:
 - . be held accountable and financially responsible for restoration?
 - . provide water to all effected neighbors as compensation for our health, safety, and loss of an established, clean well water?

2. Safety and Security concerns

Humboldt County sheriff patrol and response are lacking on Greenwood Heights Drive

- (GHD). Our community is vulnerable to ongoing random individuals throughout our rural, isolated, forest homes and properties. Current activities, include but are not limited to:
- . Travel by foot or vehicle on GHD, living rough in the forest for extended periods of time.
 - . Reckless driving and speeding in oncoming lane on GHD, during all weather conditions.
 - . Stealing mail from roadside postal boxes.
 - . Wander about single or clustered homes and forests, on GHD and private gravel roads.
 - . Wanderers have appeared under the influence, been threatening, have become agitated.
 - . Burglarized cars and sheds—**27-28 April 2021: HCSO report published in the LoCO.** Upon notifications, sheriff's dispatch informed us *the deputy would not* drive up to affected homes, take fingerprints or do DNA test on the burglar's cast-aside food, as is too expensive.
 - . Makeshift hidden forest meth labs.
 - . Drug-related home intrusion, gun assaults and murders.

Questions:

- a. Natures Health Group will provide year-round security for their project and its product.
 - . How will they protect their GHD neighbors from consequences of increased (inter)national foot and vehicle traffic on and around GHD homes and forest properties?
- b. Public awareness of grow operation will increase traffic and crime.
 - . Will more sheriff deputies be hired to patrol, protect, assure consequences on GHD?
- c. With increased traffic, will the County provide extensive road repair and upkeep of this county road, additional to seasonal tarring patchwork of potholes and brush cutting?

3. Utilities

The proposed Natures Health Group mentions 9,900 sq/ft greenhouses and five cycles. That's a lot of energy usage even if—*powered by PG&E ... 100% renewable energy source.*

Questions:

- a. Does Natures Health Group include large diesel generators for its 9,900sq/ft greenhouses?
- b. If diesel, will they address 24/7 fumes lingering and spreading over neighbors' properties?
- c. How will they properly store and dispose of fuels and toxic waste?
- d. What are safeguards should a fire erupt** on their rural, forested hillside property?
- e. If determined negligent with fire and/or negative health-related consequences from 24/7 fumes, are they prepared to pay compensation to neighboring property owner-residents?
- f. Would large (diesel) generators for 9,900 sq/ft greenhouses—*droning 24/7 next door or near to your residence*—be welcomed? With diesel fumes?
- g. Wouldn't a designated **commercial location** be better suited, for the County to accommodate and monitor a grow operation, environmental regulations and impacts?
- h. Wouldn't a designated **commercial location** be better suited, for water access, proper drainage, environmental concerns and dependable grow businesses' utilities*** usage?

Offered in the spirit of civility. On behalf of my family and rural Kneeland and Freshwater valley neighbors, please do not approve Natures Health Group's proposed plans. Advocate that commercial grow operations are designated for commercial, industrial or existing agrarian locations; suggested alternatives presented to responsibly address and meet, our greater community's mutual interests.

With appreciation for your time and thoughtful consideration of these concerns, that touch present and future generations, including your families and descendants, historically documented for all to review.

Every good intention -



Rita Arena

Reference with additional information for your consideration:

***1. It could be said, the 2.9 acre loophole, now 3 acre compliance—is a potential opening up of Pandora’s Box—visible from 101 Humboldt-Arcata Bays and beyond.**

- . For decades forest property owners used the 2.9 acre loophole to get around logging permits and environmental regulation requirements, such as erosion and impact upon streams.
- . Roadside and overhead images of 2498 Greenwood Heights Drive at Shale Lane property, and the County confirmed 3 acre compliance logging of Redwoods, Doug fir, Alders and removed understory.
- . For the County to be aware, allow a 3 acre cut for this intended GHD grow, encourages accelerated 3 acre forest cuts throughout isolated hillside locations, that are difficult for fire-fighters’ response.
- . The potential for countless clear cut scars, within once redwood landscapes, would be visible along north-south Highway 101 (and west-east Highways 299 and 36).
- . This would have an adverse effect on Humboldt County’s reputation, (eco)tourism, (un)related cottage industries and our collective economy. Bad news travels fast.
- . (Inter)national visitors to our renown majestic redwoods—would clearly see these numerous clear cuts and greenhouses—advertising their locations from most vantage points.
- . Isolated roads such as Greenwood Heights Drive would become a magnet for the curious, at best.
- . Unsuitable industrial rural hillside forest grows would adversely effect our county’s lives and livelihoods, including but not limited—to Orick, Big Lagoon, Trinidad, Westhaven, McKinleyville, Fieldbrook, Blue Lake, Arcata, Eureka, Elk River, Loleta, FernBridge, Ferndale, Fortuna, Rio Dell and Scotia—south.
- . South: Please check out the reality of the documented aerial views of Southern Humboldt (and other neighboring counties) hillsides that reveal—once redwood forests now clearcut scars—with dozen of glowing, humming grow site operations and greenhouses. Dimming night sky and sounds of silence.

****3. Distance from closest responding Fire Department(s):**

From Natures Health Group’s rural, mountain property at 2498 Greenwood Heights Drive, the Kneeland Volunteer Fire Department is located approximately 4 miles uphill, and downhill 6 miles, is the Humboldt Bay Fire Station 5—available for aid, with favorable weather and road conditions.

*****2. Multiple power outages are common year-round on GHD, lasting hours to over a week.**

- . Natures Health Group is located on *PG&E* power line covering an approximate, fifteen (15) mile loop.
- . The loop *begins* near Freshwater School and runs eastward down the valley on *Freshwater Road* through Freshwater Park. There, the line travels up *Kneeland Road*, then heads west and down *Greenwood Heights Drive* to the bottom of the hill at the school and *Freshwater Road*.
- . Dependent upon *PG&E*, Natures Health Group property is located two and a half miles from the *end of the loop and one of the last properties to regain power*.
- . Year round, any fallen branch or tree on the line along this route shuts down power.
- . Residential generators echo across the ridges during outages.
- . Whether from 24-7 regular operation usage, or *PG&E* power outages—imagine the dreaded daily reality for their neighbors with the pervasive echoed volume/fumes from large diesel generators.

Acevedo, Megan

From: Audrey Dieker <stephenodd@gmail.com>
Sent: Sunday, June 13, 2021 7:46 AM
To: Acevedo, Megan
Subject: Permit concerns

Follow Up Flag: Follow up
Flag Status: Flagged

June 1, 2021

To whom it may concern:

I am writing this letter of concern for the permit request of Nature's Health Group at 2498 Greenwood Heights Drive. I have submitted letters in the previous application process by the same applicant; the issues of concern have not been resolved or addressed. As Nature's Health Group has reapplied for a new permit, without ever addressing the concerns that our neighborhood and school district has expressed, I urge you to strongly consider the repercussions of previous behavior, and concerns for the future as outlined below.

Natures Health Group has owned this particular property since 2017. Before it was organized as an official business, the owner Phuoc Truong purchased the property, and proceeded to use the site illegally as an unpermitted cannabis grow operation. During that time he stole thousands of gallons of water daily from our residential municipal water source. He ran our reserve and spring dry, requiring \$20,000 of funds to repair broken pressure and siphon pumps. Neighbors had to accrue the cost of repairing the water source and supply house. There was no effort made by Troung to acknowledge fault, pay the dues of water maintenance, offer money related to repair cost, or pay for the disconnection of the property from our water source. In fact all correspondence through letters and phone calls were outright rejected.

Throughout the years Truong's residence has had perpetually aggressive and unsafe animals, so aggressive to the point of impacting residents of Shale Lane. Multiple resident's pets were attacked, and simply walking the road to and from the mailboxes was dangerous. The animals have also threatened children and pedestrians walking to and from the bus stop.

A third concern involves the close proximity of the permitted property to a school bus stop. We have 11 other residents on Shale Lane, 4 of whom have children who use the bus stop to Freshwater Elementary school. Such close proximity to children walking to and from their residences is unacceptable. The property is not in a business zone, it is a house in a residential neighborhood that has been used to grow cannabis for years. The historically transient nature of workers on the property, and aggressive animals is unsafe for school children in this community.

Finally, I have significant concerns regarding the water use of this potentially permitted operation. Greenwood Heights is well known in our community as having a limited water resource supply. Allowing an operation such as this to partake of our precious resources, already in short supply for seems irresponsible and hazardous.

There has been no effort made toward communication or reparation to damages caused with our neighborhood, with the associated school district, and with the people who live here. Given the history of Nature's Health Group of irresponsibility a lack judgement but for personal gain, I vehemently oppose this permit application and feel it should be denied.

Should there be any questions or concerns, please feel free to contact me.

Sincerely,

Audrey Dieker
(Parent, Freshwater school board member, and concerned neighbor)

Sent from my iPhone

Moxon, Delilah

APN: 402-021-050

From: Cannabis Services Division
Sent: Wednesday, June 16, 2021 4:08 PM
To: Acevedo, Megan; Moxon, Delilah
Subject: FW: PLN-2019-16073 --- Request to Deny Water Well

Hello Megan,

I wanted you to be aware of this request that was just received in the CPOD inbox. Also, Delilah, could you please upload into Accela, e-file and place a copy in the physical file?

Mary-Jane Ashton

Humboldt County Planning Department

3015 H Street

Eureka, CA 95501

mashton@co.humboldt.ca.us

(707) 268-3724

From: Brooke Gillespie <brookemae1@yahoo.com>
Sent: Wednesday, June 16, 2021 2:07 PM
To: maceredo@co.humboldt.ca.us; PlanningBuilding <planningbuilding@co.humboldt.ca.us>; Code Enforcement <codeenforcement@co.humboldt.ca.us>; Cannabis Services Division <cannabis@co.humboldt.ca.us>
Subject: PLN-2019-16073 --- Request to Deny Water Well

Hello,

I am writing in extreme concern about a recent petition to drill well for a Cannabis Farm to use up to 50k gallon of water.

I am a homeowner in the 2000 block of 'Greenwood Heights' and are dependent on the water source from our aquifer.

Over the last few years around Aug/Sept we run out of natural sourced water and have to pay to bring water to our tanks for living.

It is already concerning to see how bad our drought and water levels are this year and fear it will be much sooner.

It is very disheartening to see you would approve a permit for drilling a well that will consume 50k gallons from our local sources.

This will take water away from my family living.

I don't think this is appropriate and need to rationally consider water source to homeowners and immediate living needs before business matters.

I wish you to reconsider denying this permit for commercial sourced needs.

Thank you.
Best Regards,
Brooke McKee

June 22, 2021

From:

Robert Arena
2116 Greenwood Heights Drive
Kneeland, California
95549
APN: 403-131-71

To:

Humboldt County Planning Department
3015 H Street
Eureka CA 95501

RE: PLN 2019-16073

To whom it may concern,

I am writing as an immediate neighbor to the proposed project and have several concerns:

1. The project proposes to cultivate with four or five cycles per year. This would mean utilizing power over the winter season and is likely much more power than is currently being delivered to the site. I am very concerned about the use of generators and impact of noise and fire risk as my residence is very close to the operation. I request that:
 - All power to be sourced from PGE grid service and that no generator usage be allowed for the day to day operations if PGE power is not available or the service upgrade is not yet complete.
 - No operations beyond the standard April to October/November season be allowed until sufficient PGE power is proven to be provided to power winter activities.
 - The project does not propose generator usage and I request as a condition of approval that generator use be prohibited even in emergencies as this impact was not studied. I also request that no fuels be stored on-site or that fuel stored on-site be limited to five or ten gallons to limit fire risk.
2. The project proposes to expand cultivation operations from the existing conditions and operate on a well and the estimated water usage is significantly lower than what one would expect to cultivate one or two harvest cycles especially with the proposed potting soil media and is likely a gross underestimate for the proposed four to five cycles. Even if there is no watershed impact with respect to connection to surface waters, I am downstream of this property and also rely on a well for my water usage and am concerned that this project will deplete the ground water table since the applicant has identified that it is not connected to surface waters and thus would have a longer recovery and recharge rate. I request that the project be revised and re-noticed with the proper information below:
 - An updated water usage plan be provided with accurate information on water usage for the total growing season.

- Sufficient rain catchment and water storage be provided to ensure no net impact in well use even in drought conditions. I request an analysis of how much rain water would be captured in the previous winter season and that be the basis of the analysis as our current challenges with respect to water usage occurs in a drought year and not in an average season.
 - That the use of well water to be limited to the amount used in the baseline condition. Based on the estimate provided, for two cultivation cycles this would be approximately 20,000 gallons. I request that any proposed cultivation expansion be limited to what additional water could be sourced and stored from rain catchment and that the allowed expansion be reduced from what could be sourced from catchment in a drought year.
 - That meters be installed within 30 days of approval on the well and water system to document the use and ensure it meets the conditions.
 - Given reliance on a well and use of rainwater catchment, there is no feasible emergency I foresee that would justify trucking of water if the operations and project are planned out and executed accordingly. I request that trucking of water be prohibited in all instances for this project. If there is such an emergency, it would indicate there is insufficient water to support the project and the cultivation area should be reduced to the original square footage.
3. The operation proposes to “amend” their growing media. I find this difficult to believe as the operations plan disclosed the use of synthetic fertilizers alongside potting soil media will likely lead to chemical salt build up which cannot be resolved by amendments. I am deeply concerned about runoff to my property, the watershed, and chemicals entering my well water system. I am also concerned about hauling of soil during the winter season will create a substantial impact on the road system. I request that the project be conditioned as follows:
- No soil import or export occur during the wet weather season from October 1st to April 1st.
 - No mixing or of amending of soil will occur outside of a greenhouse or other structure during the wet weather period.
 - No stockpiling of potting soil media outdoors to allow chemicals to “leach out”.
 - The operations plan did not disclose the N-P-K values of the proposed nutrients/amendments. I request that a nitrogen management plan be provided to ensure the use of nutrients is at agronomic rates to reduce the risk of excessive runoff.

Respectfully,

Robert Arena

Humboldt County Planning and Building Department
ATTN: Megan Acevedo
3015H St.
Eureka, CA 95501
macevedo@co.humboldt.ca.us

August 15, 2021



Supervisor Mike Wilson
825 5th Street, Room 111
Eureka, CA 95501
Mike.wilson@co.humboldt.ca.us

Re: Objecting to Nature's Health Group, Inc. PLN2019-16073 Application for Cannabis Permit at 2498 Greenwood Heights Dr. Kneeland

Dear Ms. Acevedo and Supervisor Wilson:

I write to each of you to voice my specific concerns about the above project and to state my opposition to the project being approved as currently proposed.

I have lived at 2600 Greenwood Heights Drive, Kneeland, CA 95549 since 1975. As a resident who lives close to the proposed project site, I am deeply concerned about the increased traffic impact, source of water, and proximity of the cultivation operation to the school bus stop.

The project is located on Greenwood Heights Drive, a steep, winding, and rural road that is not engineered to sustain a heavy flow of commercial traffic. Numerous blind corners and sharp turns, combined with its steep slope, lack of shoulder, and lack of clearly painted lines, make this road unsuitable for increased use for commercial purposes generally and incompatible with the CCLUO's requirement, for example, that Indoor Cultivation be located on roads that are paved with a centerline stripe, or paved meeting the Category 4 standard 55.4.8.1.3. To my knowledge no road evaluation report has been prepared and submitted by a licensed engineer to demonstrate to substantial evidence that measures have been taken to protect the public health and safety. In addition, while I have lived here, very little maintenance of the road has been done. On rare occasions, a little patching took place, but it has been done so poorly, that it creates its own potholes and bumps that fill with water during the winter making the road risky to drive.

As already noted by several other commenters, the project has an uncertain source for its water. Given that this community, which is rural and residential in nature, is largely supported by individual wells rather than by city or a community services district piped water system, the county would be remiss if it were to rubber stamp a well report without the support of a qualified hydrogeologist claiming that any well or wells supporting this project is or are not hydrologically connected. For the last four years due to drought conditions, I have had to closely monitor my water sources to avoid needing to have a commercial water delivery, as numerous neighbors do weekly. Excessive water usage by a commercial grow business such as this can quickly drain the water table I and many others rely on.

The project violates 55.4.6.4.4 (c) because it is located within the mandatory six hundred foot set back from a school bus stop required by the CCLUO. This requirement of the CCLUO is based on sound public policy and must be enforced, even if inconvenient for the applicant.

Moreover, this project is located in the Freshwater Community Planning Area, and as such should be considered under this framework, rather than simply under the General Plan alone. Approving this project as proposed would defy the purpose and intent of the CCLUO to “ensure the public health, safety, and welfare of residents of the County of Humboldt...(and) to protect the environment from harm resulting from cannabis activities, including but not limited to streams, fish, and wildlife, residential neighborhoods, schools, community institutions and Tribal Cultural Resources.”

Thank you for considering my comments and making them part of the administrative record in this matter.

Regards,

A handwritten signature in cursive script that reads "Sylvia Ryan".

Sylvia Ryan

September 5, 2021

Humboldt County Planning and Building Department

Attn: Megan Acevedo

3015 H Street

Eureka, CA 95501

macevedo@co.humboldt.ca.us

Attn: Planning Clerk

planningclerk@co.humboldt.ca.us

Supervisor Mike Wilson

825 5th Street, Room 111

Eureka, CA 95501

mike.wilson@co.humboldt.ca.us

Subject: Objection to Nature's Health Group, Inc. application for cannabis permit PLN2019-16073 at 2498 Greenwood Heights Drive, Kneeland

Dear Ms Acevedo and Supervisor Wilson:

We write to you regarding our concerns about Nature's Health Group Inc.'s permit application for a cannabis operation, and to make sure our opposition to that project is on the record.

We live at 463 Shale Lane, Kneeland, CA 95549; the property in question is at the corner of Shale Lane and Greenwood Heights, less than half a mile from our home. Everyone who lives on Shale Lane must drive past the property to access their homes. Our concerns about the proposed project are primarily related to groundwater supply, traffic impacts, and previous unneighborly conduct by the applicant; we understand that our neighbors with school-aged children are also concerned about the proximity of the proposed cannabis operation to the school bus stop.

Groundwater Supply

The project has an uncertain source for the water it will require, which is of great concern for all residents on Greenwood Heights and Shale Lane. A few years ago, the tenant of the property in question (which we believe is the same people behind Nature's Health Group), while operating a cannabis grow operation, sucked dry the community water system upon which most residents of Shale Lane depend. We were told that community water association representatives informed the tenant that they were in violation of the association's agreement that water was to be used for residential purposes only, and that the association cut off the property's tie-in to the system.

We have our own well and are not part of the community water system. Our concern is that if the project moves forward and drills a high-capacity well, the increased draw on our aquifer will negatively impact the water table, decreasing our own residential water supply as well as that of this primarily residential community. Plus, the tenant of that property has a track record of using more water than allowed (see paragraph just above), and of being thoughtless and ignorant about the water needs of their neighbors as well as their own responsibilities as part of this community.

We assume that Nature's Health Group, Inc. wants to drill a well (or wells) to supply its large cannabis operation in the midst of our rural residential community. **We implore the county planning department to ensure that a qualified hydrogeologist studies the area to ensure that any new well will not adversely impact the water supply of other properties in the area, and for the planning department to include additional permit conditions to protect current users of the limited groundwater supply in this rural residential area (for example, requiring groundwater-level monitoring to identify any negative impacts to local water supplies and mitigation, if such impacts are detected).**

Traffic Impacts

The proposed cannabis operation is on a steep and windy rural road that is likely not built to support a sustained flow of commercial traffic; there are blind corners, sharp turns, and no painted center lines or shoulders. The road already has several areas that have been in need repair, to address buckling and erosion, that have not been addressed in the eleven years we've lived here. The CCLUO has a requirement that indoor cannabis cultivation operations be located on paved roads with a centerline stripe (section 55.4.8.1.3). To gain an exception of that requirement requires a road evaluation report; we are not aware that any such report has been produced.

Though the proposed project's address is Greenwood Heights, it is actually accessed from Shale Lane, a narrow private lane with a deteriorating chip-sealed surface. Does the permit application lay out a plan for paving the section of Shale Lane that will be affected by the increased traffic?

Shale Lane is maintained by the Greenwood Heights Road Maintenance Association, and the property in question is a member of that association. To our knowledge, dues to the association have not ever been paid, but records before 2016 were lost when the person who kept those records died. The most current records we have seen show that dues were paid in 2016, but not since then. **The owner of the property and the current tenant have not met their obligations to the road association**, and we have had no indication that they intend to do so. We consider this lack to live up to neighborhood responsibilities an indication of future actions, as well as of future intentions to act in good faith.

Moreover, when there was land-clearing activity at the property a few years ago, some workers parked on Shale Lane, which is simply hazardous for all others on the lane — the property in question is the very first one on Shale Lane, which otherwise includes only residential properties. If this project were to move ahead, we request that on-property parking must be provided for all employees.

Unneighborly Conduct

As described above, Nature's Health Group Inc. has not demonstrated their willingness to exist in harmony with its residential neighbors, in terms of water use and road maintenance and safety.

Other Concerns

The project is located within the 600-foot setback from a school bus stop required by the CCLUO. We know that our neighbors with children have raised concerns over this issue.

We understand that the project is located in the Freshwater Community Planning Area, and should be considered under this framework as well as under the county General Plan. The purpose and intent of the CCLUO is to "ensure the public health, safety, and welfare of residents of the County of Humboldt... [and] to protect the environment from harm resulting from cannabis activities, including but not limited to streams, fish, and wildlife; residential neighborhoods, schools, community institutions, and Tribal Cultural Resources."

On balance, approval of a large cannabis cultivation operation on steep land in the midst of a rural residential community would not meet the stated purpose and intent of the CCLUO.

Thank you for your careful consideration of the concerns we have described.

Sincerely,
Neil and Victoria Jelehla Ziembra



September 6, 2021

Humboldt County Planning and Building Department
ATTN: Megan Acevedo
3015 H St.
Eureka, CA 95501
macevedo@co.humbolddt.ca.us

Supervisor Mike Wilson
825 5th Street, Room 111
Eureka, CA 95501
Mike.Wilson@humboldt.ca.us

Re: Objecting to Nature's Health Group, Inc. PLN2019-16073 Application for Cannabis Permit at 2498 Greenwood Heights Drive, Kneeland

Dear Ms. Acevedo and Supervisor Wilson:

I write to each of you to voice my specific concerns about the above project and to state my opposition to the project being approved as currently proposed.

I live at 205 Shale Lane, Kneeland, CA 95549. As a resident who lives close to the proposed project site, I am particularly concerned about the increased traffic impacts, source of water, and proximity of the cultivation operation to the school bus stop.

The project is located on Greenwood Heights Drive, a steep, winding, and rural road that is not engineered to sustain a heavy flow of commercial traffic. Numerous blind corners and sharp turns, combined with its steep slope, lack of shoulder, and lack of painted lines, make this road unsuitable for increased use for commercial purposes generally and incompatible with the CCLUO's requirement, for example, that Indoor Cultivation be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. §55.4.8.1.3. To my knowledge, no road evaluation report has been prepared and submitted by a licensed engineer to demonstrate by substantial evidence that measures have been taken to protect the public health and safety.

As already noted by several other commenters, the project has an uncertain source for its water. Given that this community, which is rural and residential in nature, is largely supported by individual wells rather than by city or a community services district piped water system, the County would be remiss if it were to rubber stamp a well report, without the support of a qualified hydrogeologist, claiming that any well or wells supporting this project is or are not hydrologically connected.





The project violates §55.4.6.4.4(c) because it is located within the mandatory six hundred foot setback from a school bus stop required by the CCLUO. This requirement of the CCLUO is based on sound public policy and must be enforced, even if inconvenient for the applicant.

Moreover, this project is located in the Freshwater Community Planning Area, and as such should be considered under this framework, rather than simply under the General Plan alone. Approving this project as proposed would defy the purpose and intent of the CCLUO to "ensure the public health, safety, and welfare of residents of the County of Humboldt... [and] to protect the environment from harm resulting from cannabis activities, including but not limited to streams, fish, and wildlife, residential neighborhoods, schools, community institutions, and Tribal Cultural Resources."

Thank you for considering my comments and making them part of the administrative record in this matter.

Regards,

A handwritten signature in blue ink, appearing to read "Alex Bowman".

Alex R. Bowman, Ed.S.

9/29/2021

~~July 6, 2021~~



Humboldt County Planning and Building Department
ATTN: Megan Acevedo
3015 H St.
Eureka, CA 95501
macevedo@co.humboldt.ca.us

Supervisor Mike Wilson
825 5th Street, Room 111
Eureka, CA 95501
Mike.wilson@co.humboldt.ca.us

Re: Objecting to Nature's Health Group, Inc. PLN2019-16073 Application for Cannabis Permit at 2498 Greenwood Heights Drive, Kneeland

Dear Ms. Acevedo and Supervisor Wilson:

I write to each of you to voice my specific concerns about the above project and to state my opposition to the project being approved as currently proposed.

I live at 2694 Greenwood Heights Drive, Kneeland, CA 95549. As a resident who lives close to the proposed project site, I am particularly concerned about the increased traffic impacts, source of water, and proximity of the cultivation operation to the school bus stop.

The project is located on Greenwood Heights Drive, a steep, winding, and rural road that is not engineered to sustain a heavy flow of commercial traffic. Numerous blind corners and sharp turns, combined with its steep slope, lack of shoulder, and lack of painted lines, make this road unsuitable for increased use for commercial purposes generally and incompatible with the CCLUO's requirement, for example, that Indoor Cultivation be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. §55.4.8.1.3. To my knowledge, no road evaluation report has been prepared and submitted by a licensed engineer to demonstrate by substantial evidence that measures have been taken to protect the public health and safety.

As already noted by several other commenters, the project has an uncertain source for its water. Given that this community, which is rural and residential in nature, is largely supported by individual wells rather than by city or a community services district piped water system, the County would be remiss if it were to rubber stamp a well report, without the support of a qualified hydrogeologist, claiming that any well or wells supporting this project is or are not hydrologically connected.

The project violates §55.4.6.4.4(c) because it is located within the mandatory six hundred foot setback from a school bus stop required by the CCLUO. This requirement of the CCLUO is based on sound public policy and must be enforced, even if inconvenient for the applicant.

Moreover, this project is located in the Freshwater Community Planning Area, and as such should be considered under this framework, rather than simply under the General Plan alone. Approving this project as proposed would defy the purpose and intent of the CCLUO to “ensure the public health, safety, and welfare of residents of the County of Humboldt... [and] to protect the environment from harm resulting from cannabis activities, including but not limited to streams, fish, and wildlife, residential neighborhoods, schools, community institutions, and Tribal Cultural Resources.”

Thank you for considering my comments and making them part of the administrative record in this matter.

Regards,



Michael J. Crowley, Esq

MJC/em

I am adding my opposition to this proposed project.

(1) In or around 1982, the County changed the zoning from 2.5 acres to a 5 acre minimum. The reason for the change was the road could not handle extra traffic. The road has not changed any in the past 35 years, other than more potholes.

(2) Water has always been an issue on Greenwood Htgs. Drive. When this person drilled the well, he was forced to due to over usage of the water that Shale Lane residences share. My water source is next to Shale Lane and I am concerned that his project will impact my water supply. The neighbor across the street had never had a water issue until he drilled his well. With the heavy California drought we must all conserve water. This project will cause nothing but problems for all residents who use this water supply.

(3) When this Natures Health Group put their first two greenhouses in they cut some of our trees without our permission, I did talk to the person doing the logging.

(4) I am worried about more crime. In June of 2021, my shop was broken into and nine guns were stolen. This report was filed with the Humboldt County Sheriff's Department.

(5) When you drive past the two greenhouses that are now in, you can at times smell the marijuana. This is a small residential group of houses that have children that must use the bus stop that will be very close to this grow. They will be forced to smell this marijuana every morning before getting on the school bus.

I would appreciate when this comes before the Boad that all residents on Greenwood Htgs. Drive should be notified to get a fair response time. PLEASE DO NOT DO A ZOOM MEETING! We realize covid is a problem at the present time but so is the California drought and the road is not going to improve anytime soon.

Thank you for taking the time to see the problems that will arise if this project is approved.

Mike Watts, Property Owner



October 7, 2021

Via Email and U.S. Mail

Humboldt County Planning Department
3015 H Street
Eureka, CA 95501

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Dear Planning Department Staff, Planning Commission Staff, and Supervisors:

We are writing as concerned neighbors with regard to Planning Application Number PLN-2019-16073. As neighboring property owners, we are strongly opposed to this project. A summary of primary areas of concern and opposition we have are as follows:

- The project location is within 600' of a school bus stop where our local children catch the bus to attend Freshwater School.
- The water source for the project is a well that is hydrologically connected to the spring and creek which serve as our community's source of domestic drinking water.
- The project location is directly up-grade from the spring and creek which serve as our community's water source of domestic drinking water and proposes to use materials that have been identified as harmful for the skin, eyes, ingestion,

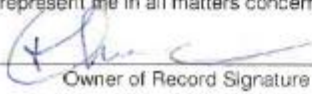
and inhalation. This is not accurately addressed in the applicant’s Water Resource Protection Plan.

- The applicants have been poor neighbors and stewards of the land.
- The applicants for this discretionary project appear to have not completed a full environmental impact report, or CEQA compliance.

Applicable Ordinance

The applicant filed a previous application, numbered PLN-12279-SP in December of 2016, under the CMMLUO (Ordinance 1.0). However, that application was abandoned in favor of this application, numbered PLN-2019-16073 which was filed on October 16, 2019. See below excerpt from the application:

If the applicant is not the owner of record: I authorize the applicant/agent to file this application for a development permit and to represent me in all matters concerning the application.

 _____
 Owner of Record Signature

_____ 10/16/19 _____
 Date

 Owner of Record Signature

 Date

Page 1 of 2

PLN-2019-16073
1.0

rev Aug 2013

The application incorrectly identifies the applicable ordinance as “1.0.” Section 55.4.3 of the CCLUO (Ordinance 2.0), provides that it applies to “All facilities and activities involved in the commercial cultivation, processing, manufacturing, and distribution, testing, and sale of cannabis...” The exception being “Applications for Commercial Cannabis Activity land use permits filed on or before December 31, 2016.” On July 23, 2021, the applicant withdrew his 1.0 application. The notes from Accela indicated that Staff received the withdrawal, but improperly decided to withhold processing it until after the 2.0 application was approved. See below:

Due on 06/27/2019, assigned to TBD

Marked as In Progress on 07/26/2021 by Megan Acevedo

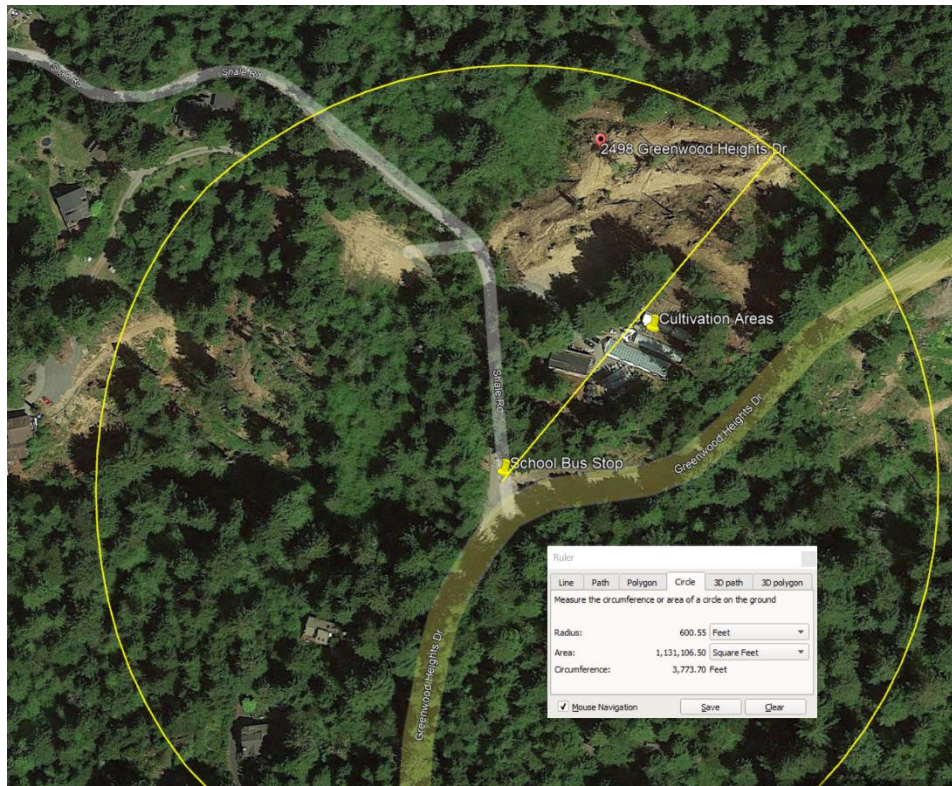
Comment: Received request to withdraw application. I have saved to the folder, but will wait for 2.0 application to go to hearing and get approved before withdrawing this application.

There is nothing in the ordinance that allows a party who applied under the CMMLUO to file a new application, after December 31, 2016 and escape the requirements of the CCLUO. This project does not comply with the approval requirements of the CCLUO, and cannot be approved as proposed.

School Bus Stop

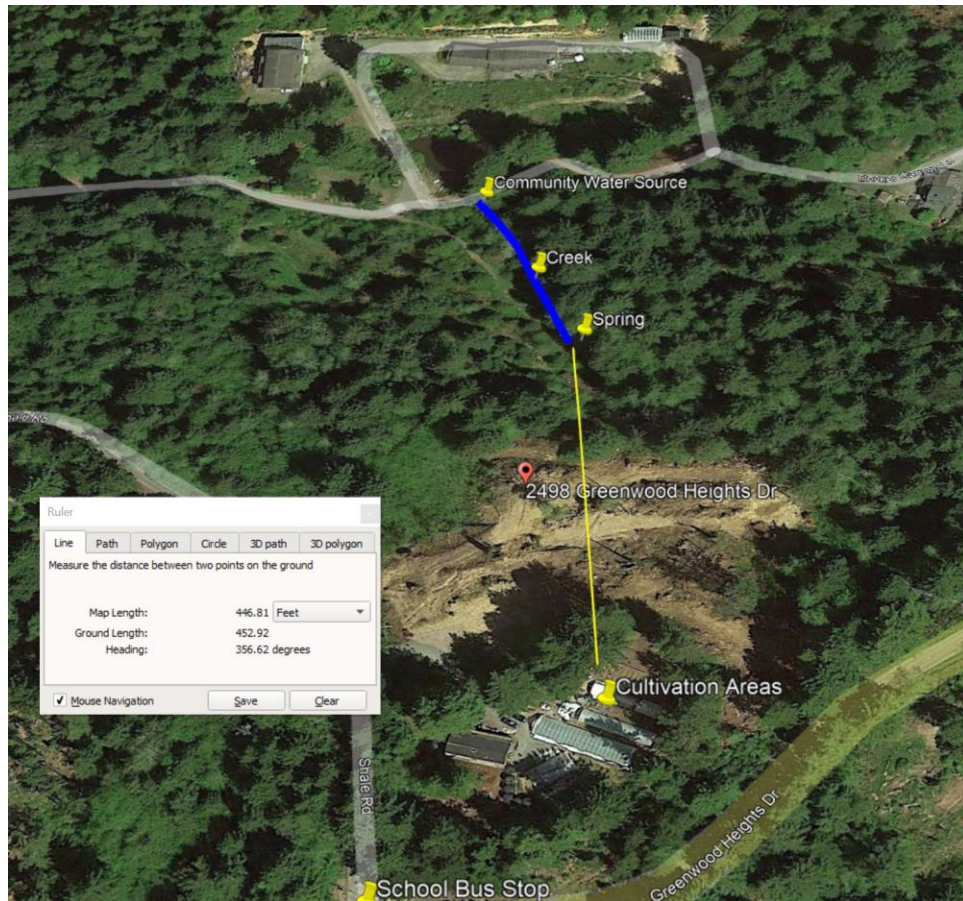
With the CCLUO (Ordinance 2.0) being applicable, there is a standard cultivation site setback under § 55.4.6.4.4(c) of “Six hundred feet (600’) from a ... School Bus Stop currently in use at the time of project application submittal.” There is a school bus stop currently in use at the intersection of Greenwood Heights Drive and Shale Lane (ie. the project location), and the

proposed cultivation fails to meet the setback requirement. Therefore, the application **must be denied absent the express written consent of the Freshwater School District.** (See § 55.4.6.4.4(f).) This consent will require a public hearing of the District's board of directors, which has not occurred. This is particularly concerning because local children, using this bus stop, will have to now deal with commercial traffic to the proposed cultivation site. Below is a map showing the location and setback requirement showing that the proposed cultivation is clearly located within the setback.



Water Source

The water source for this project is a permitted well located on the property. Several of the neighboring property owners on Shale Lane have their residences serviced by a spring-fed creek that is directly down-grade from the project site. Any well servicing this project is, obviously and indisputably, hydrologically connected to the same aquifer. The spring-fed creek is approximately 450' from the cultivation area (see below), directly down-grade. Notably, this is not addressed at all in the Water Resources Protection Plan.



It is extremely concerning to the neighbors that use this spring-fed creek for a domestic water supply that this cultivation project would deplete the domestic water supply, especially in the time of a drought. Furthermore, rain catchment would likely decrease the water flow into the creek. There have previously been problems with this neighbor depleting the community water system as described in more detail in the “problem neighbor” section below. Given the recent litigation against the County and other applicants regarding the use of wells to service cannabis cultivation, it would be prudent for both the County and applicant to take this concern very seriously.

Water Source Contamination

As specified above, this project is directly up-grade from the spring-fed creek that serves as the domestic water supply for several of the neighboring residences. The project proposes to use nutrients including Cutting Edge Solutions: Micro, Cutting Edge Solutions: Blook, Royal Gold, MaxSea, and Earth Juice Hybrix. The Material Data Safety Sheets for each of these items indicate that they are harmful for the skin, eyes, ingestion, and inhalation. Furthermore, the water resources protection plan indicates that **pesticides and herbicides** will be used in the future, but fails to identify which pesticides and herbicides will be used. The Water Resources Protection Plan correctly states that the project location is on a ridge. However, that plan inaccurately states that

the project is more than 800' from a watercourse and fails to identify, address, or discuss the community water system or spring-feed creek that is within 450' of the cultivation site. **It is extremely concerning that this project will be placing contaminants, identified as being harmful for ingestion, into the ground which will indisputably leech into the local domestic water system.** Again, this project is directly up-grade from the spring-fed creek that services several local residences and the WRPP is completely unreliable as it fails to even mention this creek.

Problem Neighbors

The occupants of the proposed cultivation site have historically been what I would describe as problem neighbors. They have not been good stewards of the land. The project site is constantly messy and unappealing. However, there have been very serious concerns historically.

In or around 2017, the Applicant installed a 2" water pipe and 80PSI pump in our community water system's holding tank without permission from anyone, resulting in the depletion of our domestic water reserves, damaging neighboring property owner's water systems and pressure tanks/pumps, and costing the neighboring property owners nearly \$15,000.00 to resolve the problem and remove the pipe from the system. No reimbursement, or even offer thereof, was ever made. The applicant literally, without so much as asking the neighbors, installed a 2" pipe and started stealing water.

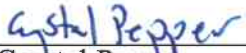
The applicant has historically had dogs on their property, which they have allowed to run loose creating a nuisance. Although these dogs have not been observed recently, they were quite a problem in 2017 and 2018. They would run loose, chasing, lunging at, and barking at the neighbors while walking to get their mail. They would chase vehicles driving on Shale Lane. Beyond just allowing their dogs to run loose, these neighbors once left a deceased dog on the side of the road for well over one week without removing it. It is difficult to conceive that anyone who would do that can be a good neighbor or steward of the land.

CEQA Compliance

The California Environmental Quality Act requires that a discretionary project (Special Permit), such as this project, mandates an Environmental Impact Report as well as appropriate mitigation efforts in the event that the project is approved. No categorical CEQA exemptions apply to this project. This project, if approved, will materially and negatively impact the environment in several ways including, but not limited to, each of those issues identified above: increased traffic, interference with the School Bus Stop, water system depletion, and water system contamination. This project, simply put, cannot be properly considered for approval without full CEQA compliance and mitigation. If the project is considered without a full environmental study, an appeal to the Board of Supervisors and Superior Court will immediately follow at great cost to the County and the Applicant.

Conclusion


For the foregoing reasons, the application and project must be denied.




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