



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Hearing Date: November 4, 2021

To: Humboldt County Planning Commission

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

Subject: **Redwood Valley Farms, LLC, Conditional Use Permit and Special Permit**
Record Number: PLN-12310-CUP
Assessor's Parcel Number (APN): 316-174-010
Section 24 of Township 06 North, Range 03 East, H.B.&M., Titlow Hill area

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

AGENDA ITEM TRANSMITTAL

Hearing Date November 4, 2021	Subject Conditional Use Permit and Special Permit	Contact Megan Marruffo
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Project Description: A Conditional Use Permit for an existing 14,180 square foot (SF) outdoor cannabis cultivation including 660 SF of ancillary propagation. Irrigation water is sourced from a stream diversion and a rainwater catchment pond on the subject parcel. Processing, including drying, curing, and packing, occurs onsite within an existing 1,000 SF agricultural barn. A maximum of ten (10) employees may be utilized during peak operations. Power is provided by solar, with two (2) generators utilized for drying, curing, and supplemental domestic uses. There are long-term plans to incorporate additional solar power or connect to Pacific Gas and Electric Company (PG&E) in the future. The applicant also seeks a Special Permit for development within the Streamside Management Area for the use and maintenance of the point of diversion.

Project Location: The project is located in the Titlow Hill area, on the south side of State Highway 299, approximately 3.38 miles east from the intersection of State Highway 299 and Lower Sabertooth Road, on the property known to be in Section 24 of Township 06 North, Range 03 East, Humboldt Base & Meridian.

Present Plan Land Use Designations: Agriculture Grazing (AG) Density: 20 to 160 acres per dwelling unit, Slope Stability: High instability (3).

Present Zoning: Unclassified (U)

Record Number: PLN-12310-CUP

Assessor's Parcel Number: 316-174-010

Applicant

Redwood Valley Farms, LLC
C/O Jason Kidd
2100 Golf Course Road
Bayside, CA 95524

Owner

Jason and Angela Kidd
2100 Golf Course Road
Bayside, CA 95524

Agent

AgDynamix
C/O Teisha Mechetti
732 5th Street, Suite 1
Eureka, CA 95501

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

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

Major Issues: Access.

Recommended Planning Commission Action:

1. Describe the application as part a public hearing;
2. Request that staff present the project;
3. Open the public hearing and receive testimony; and
4. Close the hearing and take the following action to approve the application:

Adopt the Resolution to 1) find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) pursuant to Section §15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Conditional Use Permit and 3) approve the Redwood Valley Farms, LLC, project as recommended by staff subject to the recommended conditions.

Executive Summary: Redwood Valley Farms, LLC, seeks a Conditional Use Permit to allow the continued cultivation of 14,810 square feet (SF) of outdoor cannabis in accordance with Humboldt County Code Section 314-55.4 of Chapter 4 of Division I of Title III, Commercial Medical Marijuana Land Use Ordinance (CMMLUO). The applicant also seeks a Special Permit for development within the Streamside Management Area for the use the point of diversion (see Water Resources discussion below for additional information). The site is designated as Agriculture Grazing (AG) in the Humboldt County 2017 General Plan Update and zoned Unclassified (U). Currently, there is 4,992 SF of outdoor cultivation that is cultivated using light deprivation techniques within three (3) greenhouses and 4,492 SF of existing full-sun outdoor cultivation grown in long bed, raised boxes, trenches, and smart pots (9,484 SF total); however, the applicant would like to reserve the additional cultivation amount (up to 14,810 SF total) verified by the cultivation area verification performed by the County for future use. Currently, cultivation takes place in four (4) separate areas within the northern portion of the parcel. Per the applicant, the additional cultivation (up to the total 14,810 SF requested and verified by the County) would be added at a future date to the north of the cabin, within the Less Than Three Acre Conversion Exemption area. Ancillary propagation occurs to the east of the cultivation areas within a 360 SF mixed light area and a 300 SF outdoor area (660 SF total). One harvest is anticipated annually in the full-sun outdoor area and up to two harvests for the light deprivation greenhouses for a growing season that extends from April through October.

Processing, including drying, curing, and packing, occurs onsite within an existing 1,000 SF agricultural barn, which also provides temporary labor housing. An additional 800 SF barn is proposed to the northeast of the cultivation areas to support drying activities. Up to ten (10) employees may be utilized during peak operations. Power is provided by solar, with two (2) generators utilized for minor activities related to the cultivation activities and supplemental domestic uses. The operation is secured behind a gated access, video surveillance and security lighting, are utilized, and product processing and storage areas are locked.

Timber Conversion

A Less Than Three Acre Conversion Exemption was issued by the California Department of Forestry and Fire Protection (CAL FIRE) in February 2016 for 2.5 acres of timberland conversion (Attachment 3). As such timber conversion onsite was performed under the Less Than Three Acre Conversion Exemption and, per review of aerial imagery dating back to 2004, no additional timber conversion appears to have occurred on the subject property. However, per review of the Site Plan and the Humboldt County Web GIS, a small section of the eastern conversion area, within the southernmost portion of the conversion area, occurred within the Streamside Management Area of an onsite stream (Windy Creek). As a result, the project is conditioned to retain a Registered Professional Forester (RPF) to evaluate the portion of the conversion area that occurred within the Streamside Management Area and prepare a Restocking Plan monitoring plan for three (3) years which includes performance evaluations, performance standards, and contingency measures should performance standards not be met.

Water Resource

Estimated annual water usage is 217,900 gallons (13.01 gal/SF) with peak demand occurring in September at approximately 38,350 gallons. Water for irrigation is provided by a water diversion on a Class II tributary stream to Windy Creek and a 390,000-gallon rainwater catchment pond on the subject parcel. The applicant also seeks a Special Permit for development within the Streamside Management Area for the use and maintenance of the point of diversion. Per the applicant, the rain catchment pond supplies the water needs for the entire season; however, they intend to pursue a Small Irrigation Use Registration (SIUR) to supplement filling the pond in case of future droughts.

Per the applicant's Initial Statement of Water Diversion and Use (S025320; Attachment 3), filed with the State Water Resources Control Board (SWRCB), approximately 170,040 gallons of water was directly diverted in 2015 and is utilized for both irrigation (0.13 acres) and domestic uses (2 persons). A Final Streambed Alteration Agreement (FSAA) was issued by the California Department of Fish and Wildlife (CDFW; Notification No. 1600-2015-0543-R1) in May 2016 (Attachment 3) for the existing stream diversion, including use and maintenance of the water diversion infrastructure, in addition to the off-stream pond, to provide water storage for irrigation use. Per the FSAA, the applicant is required to forebear from May 15 to October 15 annually; however, the applicant is permitted to divert up to 150 gallons per day during this period for domestic use only. Sufficient water storage is available on the subject site to serve the project during the forbearance period. Conditions of approval require the applicant to obtain a Right to Divert and Use Water from the SWRCB for use of the stream diversion and monitor water use from the stream diversion and rainwater catchment pond annually to demonstrate there is sufficient water available to meet operational needs. Additionally, the project is conditioned to implement all terms and conditions of the FSAA. By adhering to the terms and conditions of the FSAA, which limits the diversion amount and duration in addition to the specifying the use of intake structures that will not impact aquatic species, Planning staff determined that impacts to the watershed are minimized allowing the use of point diversion pursuant to a Special Permit.

A Water Resources Protection Plan (WRPP) was prepared by Timber Resource Consultants in August 2016 (Attachment 3) for the subject site, pursuant to North Coast Regional Quality Control Board (NCRWQCB) Order No. R1-2015-0023. The WRPP identified seven (7) places onsite requiring corrective actions, including: seeding all open space and rock armor spillway at Erosion Control Point (ECP) #1 and ECP #2, upgrading Stream Crossing (SC) #1 to a minimum 18-inch-diameter culvert; restore riparian vegetation in areas of riparian buffer encroachment; install well or enough storage for 150-day forbearance period; install secondary containment at fuel storage; and install a septic system compliant with applicable County health standards. The project is conditioned to implement all remaining corrective actions detailed in the WRPP.

In addition, in comparing the "WRPP Site Map" contained in the WRPP with the Site Plan provided by the applicant, it appears that two former cultivation areas (labeled as "CS #2" and "CS #3" on the WRPP Site Map) have been decommissioned and removed. Per the WRPP, the area identified as CS #2, noted to contain 7,600 SF of outdoor cultivation, was described to be encroaching on a Class II riparian buffer and was planned for immediate abandonment by the applicant. The project is conditioned to provide, within 90 days, an updated site plan depicting all onsite structures and decommissioned cultivation areas, as well as a Remediation Plan detailing any remediation efforts that have occurred and/or are proposed for the decommissioned areas. Conditions of approval also require the applicant to comply with the State Water Resources Control Board Cannabis Cultivation Policy, which includes development of a Site Management Plan.

Biological Resources

Per review of CDFW's California Natural Diversity Database (CNDDDB) in July 2021, there are no mapped sensitive species onsite and the nearest NSO activity center is located approximately 0.83 miles from the nearest cultivation area, with the nearest NSO sighting located approximately 0.31 miles away. Per the Cultivation and Operations Plan, "the project is supported by solar power and generator power [from] two (2) Honda EU7000is for supplemental domestic uses and minor activities related to the cultivation

activities." The project is conditioned to ensure the combination of background, generator and greenhouse fan, or other operational equipment created noise, meets the noise level threshold of a maximum of 50 decibels at the property line. Conformance will be evaluated using current auditory disturbance guidance prepared by the United States Fish and Wildlife Service (USFWS). Additional conditions of approval require the applicant to refrain from using synthetic netting, ensure refuse is contained in wildlife proof storage, refrain from using anticoagulant rodenticides, and prepare and adhere to a bullfrog management plan to further protect wildlife. Further, due to the on-site pond, the applicant is required to prepare and implement a Bullfrog Management Plan. As proposed and conditioned, the project is consistent with CMMLUO performance standards and CDFW guidance and will not negatively impact NSO or other sensitive species.

As shown on the Site Plan, an unnamed Class III stream traverses the northern portion of the subject property and Windy Creek traverses the central portion of the site, south of the existing cultivation areas; Humboldt County WebGIS only depicts Windy Creek on the subject site. The Site Plan also includes the respective 50- and 100-foot Streamside Management Area (SMA) buffers. As described above, the Site Plan shows that a small section of the eastern conversion area, within the southernmost portion of the conversion area, occurred within the 100-foot Streamside Management Area buffer of Windy Creek. The project is conditioned to retain a Registered Professional Forester (RPF) to evaluate and prepare a Restocking Plan for the portion of the conversion area that occurred within the Streamside Management Area, in addition to a monitoring plan for three (3) years which includes performance evaluations, performance standards, and contingency measures should performance standards not be met. Additionally, as discussed above under the "Water Resources" section, two cultivation areas (labeled as "CS #2" and "CS #3" on the WRPP Site Map) have been decommissioned and removed. Per the WRPP, the area identified as CS #2 was encroaching on a Class II riparian buffer and was planned for immediate abandonment by the applicant. The project is conditioned to provide, within 90 days, an updated site plan depicting all onsite structures and decommissioned cultivations areas, as well as a Remediation Plan detailing any remediation efforts that have occurred and/or are proposed for the decommissioned areas.

Access

Access to the site is via an access road from Lower Sabertooth Road (a private road) from State Highway 299. Highway 299 is maintained by the California Department of Transportation (Caltrans). Lower Sabertooth Road is a fairly narrow and steep roadway. A Road Evaluation Report for a 3.3-mile segment of Labor Sabertooth Road (labeled as "Saber Tooth Road" on the Road Evaluation Report) from Highway 299 to the subject property was prepared by DTN Engineering and Consulting in January 2018 (Attachment 3), which indicates that the roadway is not developed to the equivalent of a road Category 4 standard or better. However, per Part B of the Road Evaluation Report, the road is considered very low volume and can accommodate the cumulative increased traffic from this project and all known cannabis projects, if the recommendations in the Roadway Evaluation Report are implemented. The submitted road evaluation included sufficient photographic evidence to verify the roadway condition as described, including roadway width and line of sight.

A written Roadway Evaluation Report, included with the Road Evaluation Report form, was also prepared by DTN Engineering and Consulting (not dated) and further evaluates the current condition of Lower Sabertooth Road. It is noted in the Report that there are multiple commercial marijuana cultivation facilities on other parcels served by the roadway. Per the Report, the access road is relatively consistent at 10 feet with 1- to 2-foot shoulders on each side of the road, which does not provide sufficient space for two vehicles to pass. The steepest portion of the access road has a grade of approximately 20%. There are pullouts along the access road; however, they are not at all curves. Lower Sabertooth Road has a width of 10 to 12 feet with 1- to 2-foot shoulders, and grades are under 15%. Although the road segments do not meet a Category 4 standard, the engineer does not recommend the "roadway be brought up to a Category 4 roadway due to the negative environmental impacts of construction." The engineer does, however, recommend improvements to the roadway, including constructing pullouts at curve locations where no pullouts currently existing, replacing existing culverts that are undersized, replace or improve the two bridge crossings, construct culverts and water bars, grade and resurface the

roadway with 2 inches of gravel to help stabilize the roadway, clear garbage, debris, and soil pile on Lower Sabertooth Road, install signage, and develop a Traffic Management Plan. In addition, the Report recommends formation of a Road Maintenance Association to provide regular maintenance to the roadways evaluated in the Report. Per comments received from the Department of Public Works, Land Use Division in October 2018, the Department recommends all the recommendations contained in the Report be constructed and/or implemented as conditions of approval. The project engineer, DTN Engineering has stated that they believe the roadway can safely accommodate the traffic associated with the proposed project (see Attachment 3) and as a result County staff is recommending approval subject to conditions of approval. The project is conditioned to construct and/or implement the recommendations contained in the Report.

Due to the number of cultivation projects along Lower Sabertooth Road and recommendations in the Road Evaluation Report, both approved and pending, conditions of approval require the applicant to take steps to form a Road Maintenance Association for the maintenance of Lower Sabertooth Road. The necessary steps include sending notices to all road users of the requirement to form a Road Maintenance Association and conducting a meeting with the users of the road, especially those engaged in commercial cannabis activities to discuss formation of the Road Maintenance Association. The applicant shall provide evidence, including notice, meeting minutes, and the decision as to whether a Road Maintenance Association is being formed to show this effort. In the event the applicant is unable to coordinate formation a Road Maintenance Association, the applicant shall pay fair-share cost for maintenance of the road to any road user engaged in maintaining the road. With the formation of the Road Maintenance Association and recommended improvements, the roadway will be improved over the existing baseline condition.

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

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

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

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

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

**Resolution Number: 21-
Record Number: PLN-12310-CUP
Assessor's Parcel Number: 316-174-010**

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

WHEREAS, Redwood Valley Farms, LLC, submitted an application and evidence in support of approving a Conditional Use Permit for the continued operation of an existing 14,810 square foot (SF) outdoor cannabis cultivation, with appurtenant propagation and processing activities. Annual water use is 217,900 gallons and there will be a total of 422,500 gallons of water storage on-site. A Special Permit is also being requested for the use and maintenance of a point of diversion; and

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

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on November 4, 2021, and reviewed, considered, and discussed the application for a Conditional Use Permit and Special Permit, and reviewed and considered all evidence and testimony presented at the hearing.

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

1. FINDING: **Project Description:** The application is a Conditional Use Permit to allow an existing 14,810 square foot (SF) outdoor cannabis cultivation, with appurtenant propagation and processing activities. Power is provided by solar, with two (2) generators utilized for drying, curing, and supplemental domestic uses. There are long-term plans to incorporate additional solar power or connect to Pacific Gas and Electric Company (PG&E) in the future. Water for irrigation is provided by a stream diversion and a rainwater catchment pond. Annual water use is 217,900 gallons and there will be 422,500 gallons of water storage on-site. A Special Permit is also being requested for the use and maintenance of a point of diversion,

EVIDENCE: a) Project File: PLN-12310-CUP

2. FINDING: **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Planning Commission has considered the Addendum to and the Mitigated Negative Declaration (MND) prepared for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016.

EVIDENCE: a) Addendum prepared for the proposed project.
b) The proposed project does not present substantial changes that would require major revisions to the previous MND. No new information of

substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.

- c) A Water Resources Protection Plan (WRPP) and Notice of Applicability was prepared by the applicant to show compliance with the Regional Water Board and State Water Board Cannabis General Order for Waste Discharge. The project is conditioned to prepare and submit a Site Management Plan (SMP).
- d) California Department of Fish and Wildlife Resource Maps indicate no Special Status species are known to occur within the project area. A review of the California Natural Diversity Database (CNDDDB) Spotted Owl Observation Database in July 2021 showed that Northern Spotted Owl habitat exists in the vicinity and the nearest positive sighting is 0.31 miles from the project area, with the nearest activity center located approximately 0.83 miles from the project area. Conditions of approval will require noise to be at below 50 decibels at 100 feet which is below the guidance established by the California Department of Fish and Wildlife for protection of the species.
- e) No net loss of timberland after the environmental baseline of December 31, 2015, would occur under the project. A Less Than Three Acre Conversion Exemption was issued by the California Department of Forestry and Fire Protection (CAL FIRE) in February 2016 for 2.5 acres of timberland conversion. As such timber conversion onsite was performed under the Less Than Three Acre Conversion Exemption and, per review of aerial imagery dating back to 2004, no additional timber conversion appears to have occurred on the subject property. However, a small section of the eastern conversion area, within the southernmost portion of the conversion area, occurred within the Streamside Management Area (SMA) of an onsite stream (Windy Creek). As a result, in order to mitigate for impacts to the SMA, the project is conditioned to retain a Registered Professional Forester (RPF) to evaluate the portion of the conversion area that occurred within the SMA and prepare a Restocking Plan monitoring plan for three (3) years which includes performance evaluations, performance standards, and contingency measures should performance standards not be met.
- f) The Cultural Resources referral process carried out by staff concluded that the proposed project will not result in any adverse changes to historical or archaeological resources and recommended Inadvertent Discoveries Protocol.
- g) A Road Evaluation Report for a 3.3-mile segment of Lower Sabertooth Road (labeled as "Saber Tooth Road" in the Road Evaluation Report) from Highway 299 to the subject property was prepared by DTN Engineering and Consulting in January 2018, which indicates that the roadway is not developed to the equivalent of a road Category 4 standard or better. However, per Part B of the Road Evaluation Report, the road is considered very low volume and can accommodate the cumulative increased traffic from this project and all known cannabis projects, if the recommendations in the Roadway Evaluation Report are implemented, which is included as a condition of approval. In addition, due to the number of cultivation projects along Lower Sabertooth Road, both approved and pending, conditions of approval require the applicant to take steps to form a Road Maintenance Association for the maintenance of Lower Sabertooth Road. As conditioned, the access roads are suitable for safe access to a from the project site.

FINDINGS FOR CONDITIONAL USE PERMIT AND SPECIAL PERMIT

- 3. FINDING** The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program.
- EVIDENCE**
- a) General agriculture is a use type permitted in the Agricultural Grazing (GA) land use designation. The proposed cannabis cultivation, an agricultural product, is within land planned and zoned for agricultural purposes, consistent with the use of Open Space land for managed production of resources. The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.
- 4. FINDING** The proposed development is consistent with the purposes of the existing U zone in which the site is located.
- EVIDENCE**
- a) The Unclassified or U Zone is intended to be applied to areas of the County in which general agriculture residential uses are the desirable predominant uses.
 - b) All general agricultural uses are principally permitted in the U zone.
 - c) Humboldt County Code section 314-55.4.8.2.2 allows cultivation of up to 43,560 square feet of existing outdoor cannabis and up to 22,000 square feet of existing mixed-light cannabis on a parcel over 1 acre subject to approval of a Conditional Use Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application for 14,810 square feet of outdoor cultivation on a 40-acre parcel is consistent with this and with the cultivation area verification prepared by the County.
 - d) Conditions of approval require the applicant to adhere to and implement the projects and recommendations contained in the Final SAA and provide evidence to the Planning Department that the projects included in the Final SAA are completed to the satisfaction of CDFW. By adhering to the terms and conditions of the FSAA, which limits the diversion amount and duration in addition to the specifying the use of intake structures that will not impact aquatic species, impacts to the SMA are minimized.
- 5. FINDING** The proposed development is consistent with the requirements of the CMMLUO Provisions of the Zoning Ordinance.
- EVIDENCE**
- a) The CMMLUO allows existing cannabis cultivation to be permitted in areas zoned U (HCC 314-55.4.8.2.2).
 - b) The parcel was created in compliance with all applicable state and local subdivision regulations, as it was created in its current configuration by patent (Patent No. 867174) dated June 10, 1922, before the establishment of county and state subdivision regulations that would have applied to the creation of the parcel.
 - c) Water for irrigation is provided by a water diversion on a Class II tributary stream to Windy Creek and a 390,000-gallon rainwater catchment pond on the subject parcel. Conditions of approval require the applicant to adhere to all terms and conditions of the CDFW FSAA and monitor water use from the stream diversion, storage tanks, and rainwater catchment pond annually to demonstrate there is sufficient water available to continue to meet operational needs.

- d) A Road Evaluation Report for a 3.3-mile segment of Lower Sabertooth Road (labeled as "Saber Tooth Road" in the Road Evaluation Report) from Highway 299 to the subject property was prepared by DTN Engineering and Consulting in January 2018, which indicates that the roadway is not developed to the equivalent of a road Category 4 standard or better. However, per Part B of the Road Evaluation Report, the road is considered very low volume and can accommodate the cumulative increased traffic from this project and all known cannabis projects, if the recommendations in the Roadway Evaluation Report are implemented, which is included as a condition of approval. In addition, due to the number of cultivation projects along Lower Sabertooth Road, both approved and pending, conditions of approval require the applicant to take steps to form a Road Maintenance Association for the maintenance of Lower Sabertooth Road. As conditioned, the access roads will be functionally appropriate for the expected traffic.
- e) A review of Humboldt County WebGIS shows the slopes on the subject parcel range from less than 15% to 50%, with the existing cultivation areas mapped as having naturally occurring slopes of 15% - 30%. According to the Water Resources Protection Plan (WRPP) prepared by Timberland Resource Consultants dated August 21, 2016, the cultivation sites were located on slopes of less than 30%. The applicant relocated two smaller cultivation sites that were located on slopes ranging from 20% - 30% to a centralized location where slopes are 15% or less as described in the WRPP.
- f) The cultivation of cannabis will not result in the net conversion of timberland. A Less Than Three Acre Conversion Exemption was issued by the California Department of Forestry and Fire Protection (CAL FIRE) in February 2016 for 2.5 acres of timberland conversion. As such timber conversion onsite was performed under the Less Than Three Acre Conversion Exemption and, per review of aerial imagery dating back to 2004, no additional timber conversion appears to have occurred on the subject property. However, a small section of the eastern conversion area, within the southernmost portion of the conversion area, occurred within the Streamside Management Area (SMA) of an onsite stream (Windy Creek). As a result, in order to mitigate for impacts to the SMA, the project is conditioned to retain a Registered Professional Forester (RPF) to evaluate the portion of the conversion area that occurred within the SMA and prepare a Restocking Plan monitoring plan for three (3) years which includes performance evaluations, performance standards, and contingency measures should performance standards not be met.
- g) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 feet from any property line, more than 300 feet from any off-site residence, more than 600 feet from any school, church, public park or Tribal Cultural Resource.

6. FINDING

The cultivation of 14,810 square feet of cannabis cultivation and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE

- a) The site is located on road that has been certified to safely accommodate the amount of traffic generated by the proposed cannabis cultivation.
- b) The site is in a rural part of the County where the typical parcel size is over 40 acres and many of the land holdings are very large. The proposed cannabis

will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park or other use which may be sensitive to cannabis cultivation. Approving cultivation on this site and the other sites which have been approved or are in the application process will not change the character of the area due to the large parcel sized in the area.

- c) The location of the proposed cannabis cultivation is more than 300 feet from the nearest off-site residence.
- d) Irrigation water will come from a stream diversion that has been registered with the State Water Resources Control Board (SWRCB) and California Department of Fish and Wildlife (CDFW) and a rainwater catchment pond. As a condition of approval, the applicant shall obtain a Right to Divert and Use Water from the SWRCB.
- e) Provisions have been made in the applicant's proposal to protect water quality and thus runoff to adjacent property and infiltration of water to groundwater resources will not be affected.
- f) In order to mitigate for impacts to the SMA, the project is conditioned to retain a Registered Professional Forester (RPF) to evaluate the portion of the conversion area that occurred within the SMA and prepare a Restocking Plan monitoring plan for three (3) years which includes performance evaluations, performance standards, and contingency measures should performance standards not be met.

7. FINDING

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

EVIDENCE

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

8. FINDING

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

EVIDENCE

The project site is located in the Redwood Creek Planning Watershed, which under Resolution 18-43 is limited to 141 permits and 49 acres. Approval of this application would result in 11 approved permits for a total of 3.16 acres.

DECISION

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

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

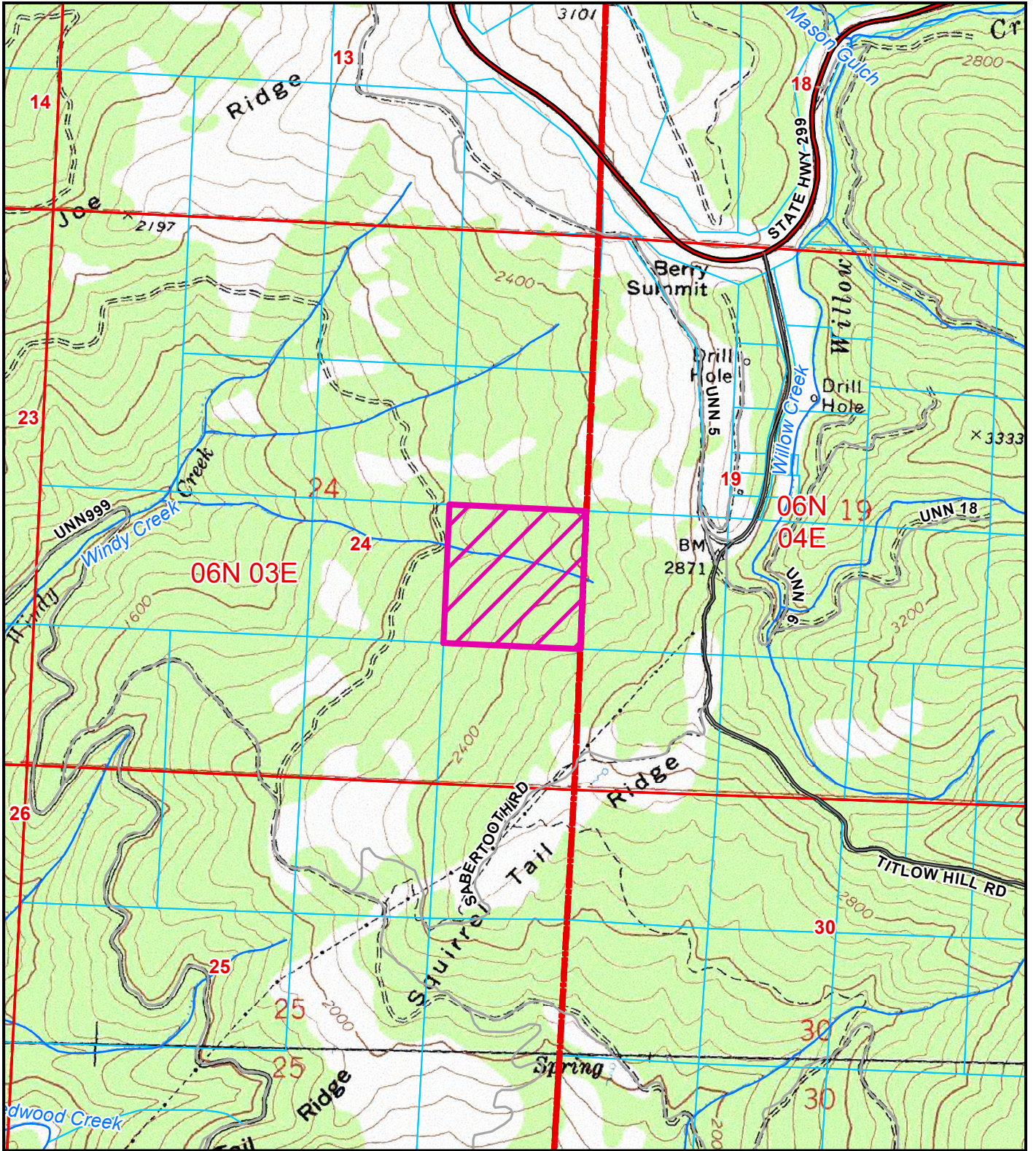
Adopted after review and consideration of all the evidence on November 4, 2021.

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:

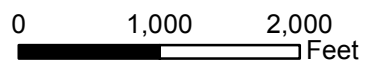
I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

 John Ford, Director
 Planning and Building Department

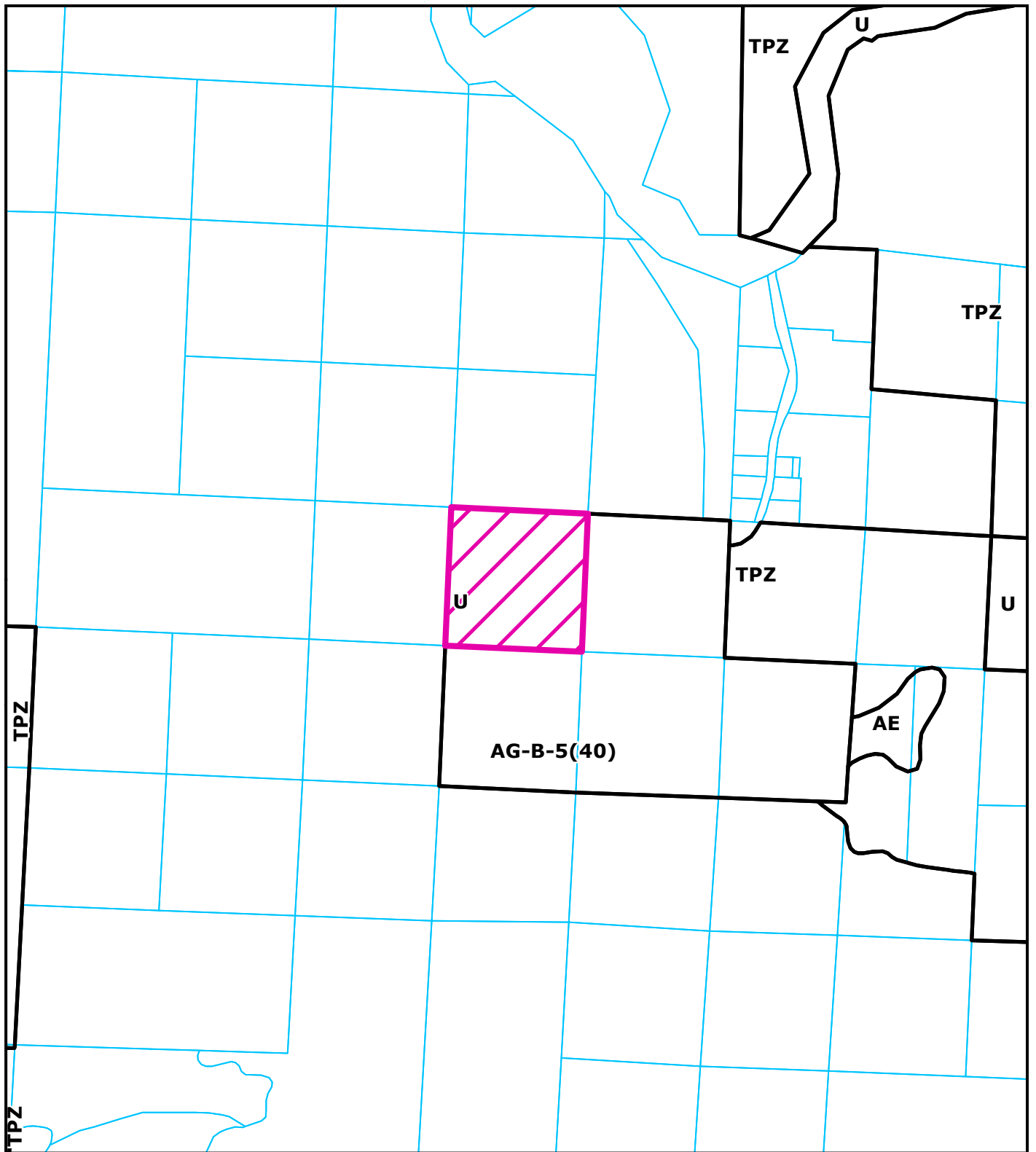


TOPO MAP
PROPOSED REDWOOD VALLEY FARMS, LLC
KORBEL AREA
CUP-16-619
APN: 316-174-010
T06N R03E S24 HB&M (LORD-ELLIS SUMMIT)

Project Area =

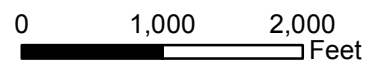


This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

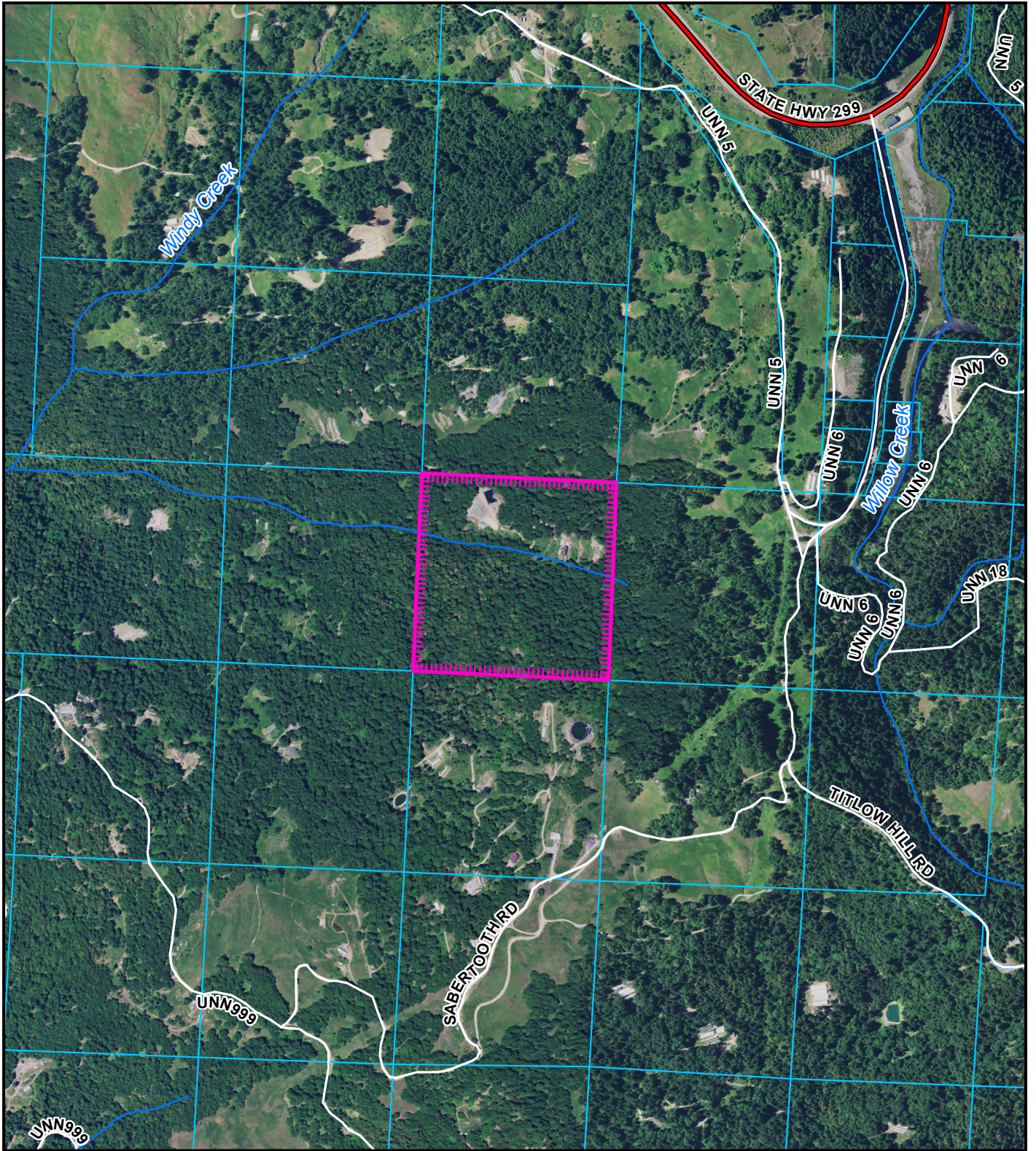


ZONING MAP
PROPOSED REDWOOD VALLEY FARMS, LLC
KORBEL AREA
CUP-16-619
APN: 316-174-010
T06N R03E S24 HB&M (LORD-ELLIS SUMMIT)

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.

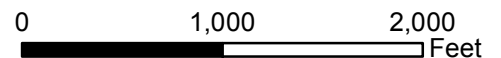


Project Area = 

**AERIAL MAP
 PROPOSED REDWOOD VALLEY FARMS, LLC
 KORBEL AREA
 CUP-16-619
 APN: 316-174-010
 T06N R03E S24 HB&M (LORD-ELLIS SUMMIT)**



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.



ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

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

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. **Within three days of the effective date of permit approval** the Department will file the NOD and will charge this cost to the project.
5. Within 90 days of the effective date of permit approval or issuance of a building permit, whichever comes first, the applicant shall submit a revised plot plan showing the following, in addition to what is shown:
 - a. All structures currently located onsite, including but not limited to the existing residence.
 - b. Exact use and dimensions of each structure onsite.
 - c. Any grading that has occurred.
 - d. Location, storage capacity, and use of all hard storage tanks to replace the existing 20,000-gallon water storage bladder. The tanks shall be placed on a previously disturbed area, outside of existing Streamside Management Areas per the Humboldt County Code (314-61) Streamside Management Areas and Wetlands Ordinance.
 - e. Location, type, size, dimensions, and setback distances from property lines of the additional cultivation to be added, up to the amount verified by the County (14,810 SF total). The cultivation area shall be located on a previously disturbed area, outside of existing Streamside Management Areas.
 - f. All decommissioned cultivations areas.
6. Within 90 days of the effective date of permit approval or issuance of a building permit, whichever comes first, the applicant shall submit a Remediation Plan detailing any remediation efforts that have occurred and/or are proposed for the decommissioned areas. Any proposed remediation efforts shall occur within a period of 6 months from project approval. A sign-off from the Planning Department will satisfy this condition.

7. 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 #8 through #20. 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.
8. The applicant shall secure building permits for all structures related to the cannabis cultivation and other commercial cannabis activity, including but not limited to, existing and proposed greenhouses, water tanks over 5,000 gallons, existing and proposed structures associated with drying and storage, or any activity with a nexus to cannabis, and any noise containment structures as necessary. The plans submitted for building permit approval shall be consistent with the project description and the approved project site plan. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.
9. The applicant shall retain a Registered Professional Forester (RPF) to evaluate the portion of the conversion area that occurred within the Streamside Management Area and prepare a Restocking Plan monitoring plan for three (3) years which includes performance evaluations, performance standards, and contingency measures should performance standards not be met. A monitoring report prepared by a licensed professional forester shall be submitted annually to the Planning and Building Department until the restocking is complete as indicated by the monitoring report. A sign-off from the Planning Department will satisfy this condition.
10. Due to the onsite pond, the applicant shall coordinate with CDFW to determine if a bullfrog management plan is required for management of bullfrogs for the off-stream pond and if not already in place, the applicant shall install an overflow spillway to the off-stream pond that will withstand a 100-year flood event and exit ramps to the off-stream pond to prevent wildlife entrapment. Exit ramps shall be installed no greater than 2:1 slope, secured at the upslope end, and made of solid material (e.g., wood). The overflow spillway shall be designed with a dispersal mechanism, or low-impact design, that discourages channelization and promotes dispersal and infiltration of flows to prevent surface overflow from reaching waters of the State. As applicable, the applicant shall obtain an addendum to the Final Streambed Alteration Agreement from CDFW for these items or obtain an additional Final Streambed Alteration Agreement from CDFW, whichever is required. Reporting requirements shall be submitted to the Planning Department and the California Department of Fish and Wildlife at 619 Second Street, Eureka, CA 95501, no later than December 31 of each year. The applicant shall adhere to the Final Streambed Alteration Agreement issued by the California Department of Fish and Wildlife (CDFW) and comply with all applicable terms. Alternatively, a letter or similar communication from CDFW stating an addendum or second agreement is not required shall satisfy this condition.
11. The applicant shall ensure the off-stream pond holds no more than the necessary volume of water needed for the project, with consideration to evaporative loss. The volume of water contained within the pond should be based on the square footage and method of cultivation in use prior to January 1, 2016.
12. The applicant shall construct and/or implement the recommendations contained in the Roadway Evaluation Report, prepared by DTN Engineering and Consulting, dated January 2017, including the following:
 - a. Construct pullouts at curve locations where no pullout currently exists
 - b. Perform engineering and evaluate existing culvert sizes and replace those culverts that are undersized
 - c. Perform engineering and appropriate permitting (if not yet already completed) for the two bridge crossings in Streamside Management Areas. Replace or improve as necessary.
 - d. Construct culverts at appropriate locations identified with drainage issues.

- e. Construct water bars on the portions of roadway where grade is steeper than 15%.
- f. Grade the roadways with appropriate cross slopes to provide proper drainage.
- g. Resurface the roadway with 2 inches of gravel to help stabilize the roadway.
- h. Clear garbage, debris, and grow soil pile on Saber Tooth Road.
- i. Sign the roadway at approaches that intersect the roadways according to County standards.
- j. A Traffic Management Plan between the applicant, owners, and operators of the residences and cultivation operations along both the access road and Saber Tooth Road shall be developed.

The applicant shall submit evidence (e.g., a letter from a qualified professional and photographs) that the recommendations were completed as described by the Road Evaluation Report. Alternatively, the applicant may request a site inspection from the Planning and Building Department to review the recommended improvements. A sign-off from the Planning Department will satisfy the condition.

13. The applicant shall implement any corrective actions included in the Water Resource Protection Plan (WRPP), prepared by Timber Resource Consultants in August 2016, including the following:
 - a. Seeding all open space per attached specifications at Erosion Control Point (SCP) #1
 - b. Rock armor spillway at ECP #2
 - c. Upgrade Stream Crossing (SC) #1 to a minimum 18-inch-diameter culvert
 - d. Restore riparian vegetation in areas of riparian buffer encroachment
 - e. Install well or enough storage for 150-day forbearance period
 - f. Install secondary containment at fuel storage
 - g. Install a septic system compliant with applicable County health standards

The applicant shall submit evidence (e.g., a letter from a qualified professional and photographs) that the corrective actions were completed as described by the WRPP. Alternatively, the applicant may request a site inspection from the Planning and Building Department to review the corrective actions. A sign-off from the Planning Department will satisfy the condition.

14. Within 1 year from the effective date, the applicant shall take steps to form a Road Maintenance Association for the maintenance of Lower Sabertooth Road. The necessary steps include sending notices to all road users of the requirement to form a Road Maintenance Association and conducting a meeting with the users of the road, especially those engaged in commercial cannabis activities to discuss formation of the Road Maintenance Association. The applicant shall provide evidence, including notice, meeting minutes, and the decision as to whether a Road Maintenance Association is being formed to show this effort. In the event the applicant is unable to coordinate formation a Road Maintenance Association, the applicant shall pay fair-share cost for maintenance of the road to any road user engaged in maintaining the road. A sign-off from the Planning Department will satisfy this condition.
15. The applicant to submit copies of all documents filed with the State Water Resources Control Board, including, but not limited to, a Notice of Availability and Site Management Plan. The applicant is required to adhere to and implement the requirements contained in the SWRCB's Cannabis Cultivation Policy, the General Order, the Site Management Plan and the Notice of Applicability. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted annually to the Planning and Building Department concurrent with the submittal to the SWRCB.
16. The applicant shall adhere to and implement the Final Streambed Alteration Agreement issued by CDFW in May 2016 (Notification No. 1600-2015-0543-R1). Reporting requirements shall be submitted to the Planning Department and the California Department of Fish and Wildlife at 619 Second Street, Eureka, CA 95501, no later than December 31 of each year.
17. The applicant shall apply for and obtain a Right to Divert and Use Water from the State Water

Resources Control Board (SWRCB) for use of the existing point of diversion or provide evidence of an existing water right. The applicant shall adhere to and implement the requirements of the Right to Use and Divert Water for the life of the project and reporting to the SWRCB available during the annual inspection. A sign-off from the Planning Department will satisfy this condition.

18. The applicant shall secure permits and install an on-site sewage disposal systems and restroom facilities prior to processing on-site. Portable toilet and handwashing facilities may not be utilized during the construction of these improvements. The applicant shall furnish receipts or other documentation to the DEH for the continual use of portable toilets for employees until a permanent septic system is installed to their satisfaction. A letter or similar communication from DEH verifying that all their requirements have been met will satisfy this condition.
19. Per comments received from DEH, the existing pit privy must either be destroyed by permit or obtain DEH approval for continued use. A letter or similar communication from DEH verifying that all their requirements have been met will satisfy this condition.
20. The applicant shall construct noise containment structures for all generators used on the parcel. The applicant shall obtain all required building permits for such structures. The applicant shall maintain generator, fan, and dehumidifier noise at or below 50 decibels at the edge of the clearing or 100 feet, whichever distance is closer. This will satisfy the auditory disturbance guidance prepared by the U.S. Fish and Wildlife (USFS), California Fish and Wildlife (CDFW) and Department Policy Statement No. 16-005 to minimize impacts to the Northern Spotted Owl and Marbled murrelet. All generators must be located on stable surfaces with a minimum 200-foot buffer from Class I and Class II streams, per the requirements of CDFW. No generator use is authorized by this permit until the applicant can demonstrate to compliance with this standard.
21. The applicant shall not use any erosion control measures that contain synthetic (e.g. plastic or nylon) monofilament netting, including photo- or biodegradable plastic netting, on a regular and on-going basis. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without weaves.
22. All refuse shall be contained in wildlife proof containers, at all times, and relocated to an authorized waste management facility, in compliance with State and local laws, on a regular and on-going basis.
23. The applicant shall install and utilize a water meter to demonstrate that there is sufficient water supply to meet the demands of the project from the rainwater catchment pond and point of diversion. Each source shall be separately metered. The water use for cultivation is limited to the use of the water diversion, rainwater catchment pond, and amount of water available in storage tanks and shall be provided annually prior to or during the annual inspection.
24. The applicant shall cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required.
25. 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.
26. The applicant shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning Division.

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

27. 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.
28. The applicant shall abide by recommendations of the Timber Conversion Report prepared by Timberland Resource Consultants (TRC) July 4, 2019, and received November 8, 2019 which include but are not limited to, floristic surveys to ensure no potentially special status plant species or communities are present should additional ground disturbance or habitat conversion be proposed in the future; ensuing supplemental lighting associated with mixed-light cultivation is fully contained with black out tarps and have all outside lighting on timers or motion sensors to reduce light exposure to wildlife and their potential habitat; and, avoid heavy equipment operations during NSO critical period (February 1 – July 31) or perform protocol level surveys prior to initiating that work.
29. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above in items B.1. and B.2., within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
30. 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.
31. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
32. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
33. The use of anticoagulant rodenticide is prohibited.
34. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.
35. 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.

36. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MAUCRSA, as applicable to the permit type.
37. 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.
38. 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.
39. 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.
40. 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).
41. Maintain enrollment in Tier 1, 2, or 3, certification with North Coast Regional Water Quality Control Board (RWQCB) Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
42. Comply with the terms of the Final Lake and Streambed Alteration Agreement (EPIMS-HUM-09230-R1), as well as any subsequent amendments, obtained from the California Department of Fish and Wildlife (CDFW).
43. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire), if applicable.
44. 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).
45. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
46. Pay all applicable application, review for conformance with conditions and annual inspection fees.
47. 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.
48. The master log books maintained by the applicant to track production and sales shall be maintained for inspection by the County.

49. 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

50. Pursuant to the MCRSA, Health and Safety Code Section 19322(a)(9), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
51. 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).
52. 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.
53. 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.
54. 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

55. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation SP issued pursuant to the CMMLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.
56. 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.
57. 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.
58. 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.
59. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
- a. Identifying information for the new owner(s) and management as required in an initial permit application;
 - b. A written acknowledgment by the new owner in accordance as required for the initial permit application;
 - c. The specific date on which the transfer is to occur;
 - d. Acknowledgement of full responsibility for complying with the existing permit; and
 - e. Execution of an Affidavit of Non-diversion of Medical Cannabis.
60. Inspections. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

Informational Notes:

1. Pursuant to Section 314-55.4.11(a) of the CMMLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state or county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity but in no event more than two (2) years after the date of issuance of the provisional clearance or permit. Plans for curing the violations shall be submitted to the Planning and Building Department by the permittee within one (1) year of the issuance of the provisional certificate or permit. The terms of the compliance agreement may be appealed pursuant to Section 314-55.4.13 of the CMMLUO.
2. This provisional permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"), except where the Compliance Agreement per Condition of Approval #6 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in Conditions of Approval #26 and 27 of the Ongoing Requirements/Development Restrictions, above.
3. If cultural resources are encountered during construction activities, the contractor on-site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

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

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

ATTACHMENT 2

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

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

**APN 316-174-010; Section 24 of Township 06 North, Range 03 East, H.B.&M., Titlow Hill area
County of Humboldt**

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

October 2021

Background

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

The modified project involves a Conditional Use Permit for an existing 14,810 square foot (SF) cannabis cultivation with 660 SF of ancillary propagation. Irrigation water is sourced from a stream diversion and a rainwater catchment pond on the subject parcel. Existing available water storage is 422,500 gallons, including the 390,000-gallon pond, 12,500 gallons in a series of hard-sided tanks, and a 20,000-gallon bladder. Estimated annual water usage is 217,900 gallons. Processing, including drying, curing, and packing, occurs onsite within an existing 1,000 SF agricultural barn. A maximum of ten (10) employees may be utilized during peak operations. Power is provided by solar, with two (2) generators utilized for drying, curing, and supplemental domestic uses. There are long-term plans to incorporate additional solar power or connect to Pacific Gas and Electric Company (PG&E) in the future. The applicant also seeks a Special Permit for development within the Streamside Management Area for the use and maintenance of the point of diversion.

The project site contains riparian habitat associated with Windy Creek and an unnamed Class III watercourse, which traverse the central and northern portions of the subject property, respectively. All approved cannabis cultivation activities would occur outside of the required stream setbacks and on slopes less than 50%. The Nearest Northern Spotted Owl (NSO) activity center is located approximately 0.83 miles from the nearest cultivation area, with the nearest NSO sighting located approximately 0.31 miles away. Artificial lighting is used to support the 360 SF mixed light propagation area. Conditions of approval require the applicant use light and noise attenuation to ensure the project has a Less than Significant Impact on NSO. A condition of project approval is inadvertent discovery protocols for cultural resources consistent with the recommendation of the Bear River Band of the Rohnerville Rancheria.

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

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

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

Summary of Significant Project Effects and Mitigation Recommended

No changes are proposed for the original MND recommended mitigations. The proposal to authorize the continued operation of an existing cannabis cultivation site consisting of 14,810 square feet of outdoor cultivation with ancillary propagation and processing activities is fully consistent with the impacts identified and adequately mitigated in the original MND. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the MND. Compliance with the CMMLUO ensures consistency with the adopted MND and provides for mitigation of all project related impacts to a less than significant level.

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

- Plot Plan prepared by Trinity Valley Consulting Engineers, received 5/12/21.
- Cultivation and Operations Plan prepared by AgDynamix, LLC, received 5/2/17.
- Project Addendum prepared by Universal Enterprise, received 5/12/21.
- Water Resource Protection Plan (WDID 1B26428CHUM) prepared by Timber Resource Consultants, dated 8/21/16 for the North Coast Regional Water Quality Control Board (NCRWQCB) Order No. R1-2015-0023 Waiver of Waste Discharge Requirements and General Water Quality Certification for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects In the North Coast Region (Order).
- Less Than Three Acre Conversion Exemption Application prepared by Timberland Resource Consultants, and Less Than Three Acre Conversion Exemption issued by CAL FIRE, both received 5/2/17.
- Road Evaluation Report for Saber Tooth Road/Access Road and Roadway Evaluation Technical Memorandum, both prepared by DTN Engineering and Consulting, dated 1/18/18.
- Streambed Alteration Agreement (Notification No. 1600-2015-0543-R1) issued by the California Department of Fish and Wildlife, received 5/2/17.
- Septic Site Suitability Analysis prepared by DTN Engineering and Consulting, received 9/14/18.

Other CEQA Considerations

Staff suggests no changes for the revised project.

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

See **Purpose** statement above.

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

FINDINGS

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

CONCLUSION

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

ATTACHMENT 3

Applicant's Evidence in Support of the Required Findings

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

1. The name, contact address, and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (On file)
3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within one-quarter mile (1,320 feet) of a school, school bus stop, church or other place of religious worship, public park, or tribal cultural resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (**Attached** - Plot Plan prepared by Trinity Valley Consulting Engineers, received 5/12/21)
4. A cultivation and operations plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel; and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season. (**Attached** - Cultivation and Operations Plan prepared by AgDynamix, LLC, received 5/2/17, and Project Addendum prepared by Universal Enterprise, received 5/12/21)
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. (Condition of Approval)
6. Description of water source, storage, irrigation plan, and projected water usage. (Included in Cultivation Operations Plan (item 4. above) and Water Resource Protection Plan prepared for the North Coast Regional Water Quality Board Order No. 2015-0023 (item 7. below)
7. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Control Board demonstrating enrollment in Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (**Attached** - NOI and reporting, and Water Resource Protection Plan prepared by 1B16428CHUM; prepared by Timber Resource Consultants, dated 8/21/16)
8. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing, impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the California Department of Fish and Wildlife. (**Attached** – Final Streambed Alteration Agreement issued by the California Department of Fish and Wildlife (Notification No. 1600-2015-0543-R1) dated 5/2/17)
9. If the source of water is a well, a copy of the County well permit, if available. (Not applicable).

10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under Section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with Cal Fire. (**Attached** - Less Than Three Acre Conversion Exemption Application prepared by Timberland Resource Consultants, and Less Than Three Acre Conversion Exemption issued by CAL FIRE, both received 5/2/17)
11. Consent for on-site inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
12. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in Section 55.4.8.2.3, and plan for compliance with applicable building codes. (Not applicable)
13. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed, will not support diversions for irrigation. (On file)
14. Acknowledge that the County reserves the right to engage with local tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize, or mitigate impacts to tribal cultural resources, as defined herein. Examples include, but are not limited to, conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The County shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On file)
15. Road Evaluation Report for Saber Tooth Road/Access Road and Roadway Evaluation Technical Memorandum, both prepared by DTN Engineering and Consulting, dated 1/18/18 (**Attached**).
16. Septic Site Suitability Analysis prepared by DTN Engineering and Consulting, received 9/14/18 (**Attached**).
17. Division of Environmental Health Attachment for Commercial Medical Marijuana (CMM) Clearances/ Permits (DEH Form). (On file)
18. Grading Plan prepared by Trinity Valley Consulting Engineers dated December 2015. (**Attached**)



Commercial Cannabis Application Plan

Project Name REDWOOD VALLEY FARMS

Project Location N/A

Project Sponsor Redwood Valley Farms, LLC.
2100 Golf Course Rd.
Bayside, CA, 95524

Sponsor Contact Jason Kidd; (707)498-3351
redwoodvalleyfarms@gmail.com

Agent AgDynamix, LLC
Teisha Mechetti, 707-798-6199
teisha@agdynamix.com

APN 316-174-010

Existing Zoning Designation U; AG (FRWK)

Executive Summary

Redwood Valley Farms, LLC. is a sole member Limited Liability Company (LLC) operating under entity number 201702010306 and features one member-manager. Redwood Valley Farms, LLC. would produce specialty agricultural cannabis and on-site nursery products to support the cultivation project.

The Project parcel is zoned U, with a General Plan Land Use Designation of AG, which falls within the allowable zoning, and is supported by the land use designation association with the parcel of interest. The Sponsor seeks a permit approval for 20,000 sq. ft. of outdoor cultivation that is pre-existing, is supported by evidence, and involves only natural light—except for the nursery areas, which are supplemented by low-intensity lighting. Because it is pre-existing, no prime soil requirement pertains.

The site has an approved 3-acre exemption and is signed off by the California Department of Forestry & Fire, and the County. The Project features thirteen (13) cultivation areas as of 2016 comprised of: one (1) 20x96 GH, one (1) 40x60 GH, one (1) 45x35 GH, one (1) 20x 60 GH, and a total of 11,110 sq. ft. of outdoor cultivation, equaling a total of 18,205 sq. ft. and is consistent with historical (2015) production marginally.

The business intends to conduct all processing activities on-site within the existing permitted Agriculture Exempt structure, until commercial permit modifications can be made. The site is supported by a 20x50 shop/barn currently a permitted Agricultural Exempt structure that would be intended to convert into a commercial building to support processing functions and offer Agricultural housing for employees. The site is also supported by a small shed for agricultural product storage and two generator/fuel sheds. The Project is supported by solar power and generator power two (2) Honda EU7000is' and the project will require some fuels to supply the domestic cultivation related needs.

The proposed Project has plans to equip the site with a 1500-gallon septic/leach field system that would be plumbed to the existing shop/barn intended to support processing functions. Employees would utilize the primary septic system for regular uses. The Sponsor has identified that the operation requires ten (10) employees during peak staffing to perform seasonal work activities. It is estimated that peak staffing would occur for a duration of approximately two (2) weeks (cumulatively) throughout the peak working parts of the season.

The Project is supported by rainwater catchment and one (1) water diversion from Redwood Creek (see plot plan for location). The diversion currently support some domestic and cultivation uses. Applicant has established water rights for the diversion from the Redwood Creek.

A Small Domestic Use (SDU) has been filed for, to report for the domestic uses associated with the project. No Small Irrigation Use (SIU) is currently available for this region. It was determined that a LSA-1600 was required for this Project because water diversion is necessary from Redwood Creek. An agreement has been entered between the applicant and CDFW. The initial notice of intent and monitoring/reporting forms, under the WWD, have been filed with the SWRCB under the North Coast Regional Water Quality Control Board (NCRWQCB).

Water for the Project would be sourced from an existing 390,000-gallon pond, a 50,000-gallon water bladder, five (5) 3,000-gallon tanks, and one (1) 1,100-gallon tank. Most water storage is intended to support cultivation activities, while other storage is intended for emergency fire suppression, and other storage is intended for domestic uses.

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Industry Analysis

Industry regulations have been enacted at the State, County, local and—in some instances—municipal levels. The proposed Project will adhere to all applicable regulations that govern the region.

Summary

A complex framework of regulatory laws influences commercial cannabis activities and regulations pertaining to the proposed Projects, including the Compassionate Use Act, Senate Bill 420, the Medical Cannabis Regulation and Safety Act (MCRSA), and Proposition 64; the Adult Use Marijuana Act (AUMA).

Local permitting must be obtained before seeking licensure at the State level (which becomes effective January 2018). Some local jurisdictions in California, to date, have established and implemented regulations to permit, permit, and/or license cannabis business operations.

In November 2016, the Adult Use of Marijuana Act (AUMA) legalized “recreational” cannabis possession, consumption, and personal indoor cultivation, but had no effect on medical marijuana permitting or licensing.

State Regulatory Framework

With the passage of the Compassionate Use Act (Proposition 215) in 1996 and the Medical Marijuana Program Act (MMPA) in 2003 (Senate Bill 420), California created a system of possession and cultivation limits, a voluntary identification program, and assurance of a non-diversionary system of medical cannabis cultivation and dispensation. The intent of these legislative efforts was to clarify the scope of application, prevent arrest and prosecution, promote uniform application, increase accessibility of product, and address issues within the act to promote fair and orderly implementation.

In September 2015, the California State legislature enacted three bills under the MCRSA, consisting of AB-243, AB-266, and SB-643. Each bill addresses various issues pertaining to licensing and regulatory requirements involving medical cannabis cultivation, manufacturing, transportation, distribution, retail sales, and testing. These bills became effectual January 1, 2016.

The MCRSA establishes a multi-agency framework to regulate commercial cannabis. The foundation of MCRSA is: “No person shall engage in commercial cannabis activity without possessing both a State license and a local permit, license, or other authorization.” This legislation provides for the licensure of commercial cannabis activity in California, strengthens environmental protections, and creates licensing opportunities for small and specialty cultivators and ancillary industry sectors.

Assembly Bill 243 (AB-243) requires the California Department of Food and Agriculture (CDFA), California Department of Fish and Wildlife (CDFW), and the State Water Resources Control Board (SWRCB) to promulgate regulations and standards pertaining to medical cannabis cultivation efforts, mitigate impacts on environments, and coordinate enforcement efforts with State agencies.

Under the CDFA, CalCannabis Cultivation Licensing, will be the sole licensing authority for issuing licenses for cultivation activities.

Assembly Bill 266 (AB-266) addresses the licensure and regulation of testing labs, transportation, distribution, dispensaries, and microbusinesses under the Bureau of Marijuana Control (BMC) for which the framework and licensing agency is primarily the responsibility of the Department of Consumer

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Affairs (DCA) and the Bureau of Medical Cannabis Regulation (BMCR). Collaboratively, the Board of Equalization (BOE) and the CDFA are responsible for tracking and reporting the movement of cannabis goods throughout the State.

Senate Bill 643 (SB-643) addresses the setting of standards on behalf of physicians and surgeons prescribing medical cannabis and requires the Medical Board of California (MBC) to implement investigations of physicians who repeatedly or excessively prescribe medical cannabis to patients without good faith exemption. This bill requires the BMCR to gather fingerprints to conduct criminal history background checks.

This Act also grants the DCA sole authority to implement and govern the system for creation, issuance, renewal, discipline, suspension, or revocation of such licensure under the Bureau of Medical Cannabis program. Additionally, the CDFA is responsible for administering provisions of the act related to or associated with cultivation of medical cannabis. This bill also authorizes counties and municipalities to propose and implement taxation on medical cannabis activity.

In addition to the initial framework developed to support local regulations and State licensing, there has been a broad legislative effort to institute clean-up bills to further clarify the scope and definitions under the MCRSA.

The Adult Use of Marijuana Act (AUMA), which passed in November 2016, has legalized adult use (“recreational”) cannabis possession, consumption, and limited personal indoor cultivation. Because the AUMA legislation addresses only recreational cannabis issues, it currently has no effect on medical marijuana permitting or licensing.

Lastly the Department of Public Health’s (DPH), Office of Manufactured Cannabis Safety (OMCS) is responsible for ensuring the safety and initiating the licensing for cannabis products such as edibles.

Local Regulatory Framework

Under State legislation, MCRSA, municipalities possess the authority to set their own regulations pertaining to land use and commercial cannabis business activities. Local permitting must be obtained before seeking licensure at the State level (which becomes effective January 2018).

Humboldt County

In October 2015, Humboldt County began its review process of the Commercial Medical Cannabis Land Use Ordinance (CMCLUO). This legislation governs commercial medical cannabis activities within the jurisdiction of the County of Humboldt and establishes zoning regulations, performance standards, and environmental compliance—as well as requiring proof of documentation. The ordinance went into effect February 26, 2016. The deadline for applicants was December 31, 2016.

On September 13, 2016, Humboldt County issued a correcting and clarifying document to address the elements of the CMCLUO that were not clear under the initial Ordinance No. 2544 and the implementation of the program.

As of, December, 31, 2016, there were approximately 2,300 potential applicants that participated in what we consider Phase II of the application process, however, many applications remain incomplete, and it is unclear as to when we might see completion of the many of the applications to the County’s satisfaction, nor the approval of the completed applications currently.

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Project Overview

The Project concerns Parcel No. 316-174-010 in the Redwood Creek/Blue Lake area, in California. Sponsor is seeking permitting and approval for 20,000 sq. ft. of outdoor medical cannabis cultivation, partly consisting of Greenhouses and Outdoor cultivation areas. The Project as of 2016 featured thirteen (13) cultivation areas totaling 18,205 sq. ft. The dimensions and location of the cultivation sites will remain the same, except for the re-location of one site (See Plot Plan) to address setback concerns with the NCRWQCB's cannabis board order. Cultivation and processing activities would occur on the Northwest and Northern Central portions of the parcel.

Summary

The Project parcel is zoned U, with a General Plan Land Use Designation of AG, which falls within the allowable zoning, and is supported by the land use designation association with the parcel of interest. The Sponsor seeks a permit approval for 20,000 sq. ft. of outdoor cultivation that is pre-existing, is supported by evidence, and involves only natural light—except for the nursery areas, which are supplemented by low-intensity lighting. Because it is pre-existing, no prime soil requirement pertains.

Location Description

The proposed Project would occur on legal Parcel No. 316-174-010 at unknown address, approximately 20.4 miles east of Blue Lake in the northeast quarter of the southeast quadrant of Section 24, Township 6 North, Range 3 East, Humboldt Meridian.

The Project features thirteen (13) cultivation areas as of 2016 comprised of: one (1) 20x96 GH, one (1) 40x60 GH, one (1) 45x35 GH, one (1) 20x 60 GH, and a total of 11,110 sq. ft. of outdoor cultivation, equaling a total of 18,205 sq. ft. and is consistent with historical (2015) production marginally.

Zoning

The property features zoning U:AG and the following characteristics:

- GIS acres: 40 Acres.
- Coastal Zone: Outside.
- 100 Year Flood Zone: Outside.
- Alquist-Priolo Fault Hazard Zone: Outside.
- FEMA FIRM Flood Rating & Panel Number: N/A.
- Slope: >15% in most cultivation areas.
- Relative Slope Stability (Per General Plan Geologic maps): High Instability.

Soil Ratings

As per Humboldt County's Ordinance No. 2544, because the project is pre-existing, no prime agricultural soil rating requirement pertains.

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Project-Specific Factors

The following table details any potential effects to environmental elements related to the Project:

<input type="checkbox"/>	Aesthetics	<input checked="" type="checkbox"/>	Agriculture and Forestry	<input checked="" type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input checked="" type="checkbox"/>	Geology/Soils
<input checked="" type="checkbox"/>	Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	Hazards and Hazardous Materials	<input checked="" type="checkbox"/>	Hydrology/Water Quality
<input checked="" type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise
<input type="checkbox"/>	Population/Housing	<input checked="" type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation
<input checked="" type="checkbox"/>	Transportation/Traffic	<input checked="" type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance

Mandatory Compliance Factors

In accordance with the State of California, it is a requirement that agricultural operations obtain the appropriate environmental filings to support land alterations, diversions, and discharges of affluent.

Water Sources

The Project is supported rainwater catchment impoundment and by one (1) water diversion from Windy Creek tributary to Redwood Creek (see plot plan for location). The diversion currently supports domestic and some cultivation uses.

Water Rights

Applicant has established water rights for the diversion from the Windy Creek tributary to Redwood Creek.

Small Domestic Use Registration

A SDU has been filed for, to report for the domestic uses associated with the project.

Small Irrigation Use

No SIU is currently available for this region.

Lake and Streambed Alteration Agreements

It was determined that a LSA-1600 was required for this Project because water diversion is necessary from Windy Creek. An agreement has been entered between the applicant and CDFW. Periodic inspections may be conducted by a third-party agent, Timberland Resources Consultants (TRC), on behalf of CDFW, or CDFW inspectors.

Prepared for Redwood Valley Farms, LLC by AgDynamix, LLC (Mar, 22, 2017)



Water Board Order: Waste Water Discharge

Initial inspections by TRC regarding water usage and discharges have been conducted. The initial notice of intent and monitoring/reporting forms, under the WWD, have been filed with the SWRCB under the North Coast Regional Water Quality Control Board (NCRWQCB). A reporting/recording system would be developed, monitored, and reported to comply with annual renewal requirements under this order.

Additional inspections (post enrollment) would be conducted by the TRC, with no current confirmation of when this inspection would occur. The proposed Project falls into Tier 2 due to the pre-existing cultivation site, canopy size, and water uses. The Project does not pose a notable threat to the environment due to several conditions that are documented in the WRPP, although mitigation and remediative measures have been assigned and are likely to be addressed in the next two years.

Water Resource Protection Plan

A WRPP has been generated by the designated agency, TRC. This document is held by the third-party agent and client, and maintained onsite to satisfy any request by the SWRCB. This ensures protection of nearby habitats via management of spoils, limitations of runoffs, use of DPR-approved inputs, correct use of fertilizer, and proper storage of fungicides, pesticides, and fuel.

Department of Pesticide Regulation Requirements

The Project would adhere to DPR requirements and limitations regarding pesticide, fungicide, and rodenticide inputs for cannabis cultivation and management of pests and/or disease. Quality and consumer-safe production requires medical cannabis cultivation inputs that are approved as environmentally sound and deemed safe for medical consumption.

Archaeological Inspections & Survey

There is no current archaeological inspection on file of which the permitting agent is aware. However, records may be accessible through Sonoma State University's Northwest Information Center (NWIC) and the local THPO.

Performance Standards

Performance standards include nuisance mitigation (for noise, odors, light, and other potential hazards of the Project), setback requirements, and a consent to inspect.

Setback Requirements

The proposed Project area meets all setbacks required by the County jurisdiction and adheres to all other setbacks from neighboring parcels and property boundaries. Nearby parcel residences are more than 300' from the proposed cultivation space (applicable only to parcels of five (5) acres or less). There are no known schools, school bus stops, public parks, places of religious worship, or Tribal cultural resources that are known within 600' to 1,320' of the cultivation area. Additionally, a 30' setback from the PG&E pole and property borders is satisfied.

Setbacks from nearby waterways ultimately adhere to the SWRCB and the CDFW's setback requirements, with exception of one (1) cultivation area that needs to be relocated and is noted on the plot plan. It is deemed that Environmentally Sensitive Habitat areas will not be impacted by the proposed Project.

Prepared for Redwood Valley Farms, LLC by AgDynamix, LLC (Mar, 22, 2017)



Nuisance Mitigation

The Project would mitigate the potential for or existing nuisances, including through odors, lights, sounds, and other nuisances that extend beyond the boundaries of an adjacent property, with adherence to State and local (County and/or municipality) regulations pertinent to this Project.

Best mitigation efforts:

- Odor: Scrubbers.
- Light: Escape shielding.
- Sound: Buffering.

Generator Use

The Project is supported by solar power and generator power two (2) Honda EU7000is' for supplemental domestic uses and minor activities related to the cultivation activities. Nuisance mitigation and hazardous waste efforts will be in place to reduce any potential impacts.

Consent to Inspect

This section grants County officials to conduct inspections during business days/hours from M-F, 9a-5p, with 24-hour notification to the permit applicant. The applicant understands that various agencies govern industries locally and that inspections are a standard form of good business auditing protocol.

Contingency Plan

In accordance with specifications provided by the DEH and the California Unified Program Act (CUPA) —to meet the business plan criteria required to ensure compliance with regulations that are intended to protect public health and the environment —this section addresses water production (including well construction) and the handling of onsite wastewater, solid waste, and hazardous materials.

Summary

The Contingency Plan addresses onsite wastewater and hazardous wastes, solid waste removal and recycling, water production and water well construction, hazardous materials handling, agricultural product storage, and chemical spill procedures and handling guidelines.

All site reporting of wastes, chemical products, fertilizers, and dry materials, including, volume and types, would need to be initiated as per the California Environmental Reporting System (CERS) reporting system along with a site plan showing the location of these items. This program would need to be updated regularly as items/locations change.

Material Safety Data Sheets (MSDS) for all fertilizers, soil amendments, and pesticides would be made available onsite. If requested, all equipment maintenance performed onsite would be listed/described.

Per California Department of Food and Agriculture (CDFA) regulations, chemicals would be stored separately from fuels, oils, and similar products. Fertilizers and pesticides, specifically, would be stored in locked containment within an outdoor structure.

Chemical spills would be handled and reported per directions in the Project's Chemical Spill Procedure.

Common waste products that would be used or generated onsite include:

Prepared for Redwood Valley Farms, LLC by AgDynamix, LLC (Mar, 22, 2017)



- Fertilizers.
- Fuels.
- Household chemicals.
- Human refuse.
- Human waste.
- Pesticides/herbicides/fungicides.

To ensure mitigation of potential pollution of grounds, nearby waterways, and ecological habitats, the proper treatment, storage, removal, and overall security of potentially polluting products would be ensured via use of dedicated areas and containers that are covered, watertight, and rodent/or natural pest/wildlife proofed.

Project Waste Management

The sections below address the Project-specific details, impacts, and procedures for handling waste products.

Project Details

The site is supported by a 20x50 shop/barn currently a permitted Agricultural Exempt structure that would be intended to convert into a commercial building to support processing functions and offer Agricultural housing for employees. The site is also supported by a small shed for agricultural product storage and two generator/fuel sheds. The site also proposes a 20x40 Agricultural Exempt barn that would support drying activities. Plans for septic facilities would be implemented in the current location of the 20x50 shop/barn.

Onsite Wastewater/Hazardous Wastes

The proposed Project has plans to equip the site with a 1500-gallon septic/leach field system that would be plumbed to the existing shop/barn intended to support processing functions. Employees would utilize the primary septic system for regular uses. At this time, no record of permit or data exists. Further inspections may be required to identify the septic system's ability to support increased use during peak seasonal work times.

The Sponsor has identified that the operation requires ten (10) employees during peak staffing to perform seasonal work activities. It is estimated that peak staffing would occur for a duration of approximately six (6) weeks (cumulatively) throughout the peak working parts of the season.

Waste Management Standards

As per the CCR, Title 8, § 3457, which addresses field sanitation standards, the cultivation site is required to provide access to waste facilities within one-quarter (1/4) mile or a five (5) minute walk, whichever is shorter.

If the primary septic system is not within this accessibility threshold, a portable facility or pit privy may be provided in lieu of septic to support waste activities. The standards for portable waste facilities are as follows:

- **Toilet facilities:** Shall be always operational, maintained in a clean and sanitary condition, and kept in good repair. Records of service and maintenance shall be retained for two years.

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- Chemical toilet wastewater tank: Shall be constructed of durable, easily cleanable material and have a minimum tank capacity of forty (40) gallons. Construction shall prevent splashing on the occupant, field, or road.
- Chemical tanks: Contents shall be disposed of by draining or pumping into a sanitary sewer, an approved septic tank of sufficient capacity, a suitably sized and constructed holding tank approved by the local health department, or any other method approved by the local health department.
- Privies: Shall be moved to a new site or taken out of service when the pit is filled within two (2) feet of the adjacent ground surface. When the privy is moved, the pit contents will be covered with at least two (2) feet of well-compacted dirt.

Solid Waste Removal/Recycling

All garbage will be contained within a holding structure and is to be removed no less than once per week. All waste and/or recycling materials will be processed by a permitted solid waste/recycling facility.

Water Production/Well Construction

The Project is supported rainwater catchment and by one (1) water diversion from Windy Creek tributary to Redwood Creek (see plot plan for location). The diversion currently support all domestic and some cultivation uses for storage in rainwater catchment impoundment.

Approximated water use for activities are denoted within the *Cultivation Schedule* under the Cultivation Plan below. Monthly monitoring and annual reporting must be implemented to identify actual total uses for domestic and cultivation activities.

Hazardous Materials Handling

The Project is supported by solar power and generator power two (2) Honda EU7000is' and the project will require some fuels to supply the domestic energy needs of the structures and some cultivation related activities. Other fuels may be used for small equipment and machinery and may include gasoline, oils, and diesel. All fuels used for equipment would be stored per the (CUPA) fuel and chemical storage guidelines.

To meet environmental health standards, applicants must maintain a list of and describe all compressed gases, cleaners, and sanitizers (including, but not limited to, household chemicals, bleach, and alcohol) and document quantities stored onsite. Fuels, pesticides, and other agricultural/household chemicals are required to be stored in locked containment, separate from other input products. Any substance in use shall be accompanied by a posted notification that clearly identifies its nature. To prevent spills onto ground surfaces, any motors, fuel containers, etc. would be stored in drop pans and within an enclosed area.

Hazardous Material Standards

Quantities that trigger disclosure are based on the maximum amount onsite at any one time, as follows:

- 55 gallons, 500 pounds, or 200 cubic feet (for 30 days or more at any time during a year).
- Any amount of hazardous waste.
- Category I or II pesticides.
- Explosives.
- Extremely hazardous substances (above the planning threshold).

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MSDS for all fertilizers, soil amendments, and pesticides (including organically produced examples) would be furnished and made available onsite. Compressed gases, cleaners, and sanitizers are stored on the premises in the quantities outlined in the *Gases and Cleaners* inventory list that is maintained onsite.

Applicants are required under CUPA guidelines to list/describe all equipment maintenance performed onsite (including changing oil, antifreeze, etc.). Upon request, applicant will furnish information regarding ongoing maintenance of small machinery and equipment that is necessary to support cultivation activities.

Agricultural Product Storage

As per the DPR (enforced by CDFA or the local Agriculture Commissioner), Projects that utilize pesticides and fertilizers must meet guidelines pursuant to CCR, § 6670, Title 3, Division 6, *Pesticide and Pesticide Control Operations*. General guidelines dictate that chemicals are to be stored separately from fuels, oils, and similar products. Fertilizers and pesticides would be stored in locked containment within an enclosed outdoor structure.

Chemical Spill Procedure/Handling

In the event of emergency spills, the incident would be reported to the Cal OES State Warning Center at 800-852-7550 or 916-845-8911. The California Highway Patrol must be notified via 9-1-1 of spills occurring on highways in the State. The *Chemical Spill Procedure* would be followed and emergency services also contacted via 9-1-1.

The procedure would follow the California Office of Emergency Services (Cal OES) *California Hazardous Materials Spill/Release Notification Guidance* (February 2014) and the (EPA) (Pacific Southwest, Region 9) *Chemical Spills Prevention and Preparedness* webpage.

In the State of California, many statutes require emergency notification of a hazardous chemical release, including:

- California Labor Code § 6409.1 (b).
- Government Code § 51018, 8670.25.5 (a).
- Health and Safety Code § 25270.8, § 25510.
- Public Utilities Code § 7673 (General Orders #22-B, 161).
- Title 42, U.S. Code § 9603, 11004.
- Vehicle Code § 23112.5.
- Water Code § 13271, § 13272.

In addition to statutes, several agencies have notification or reporting regulations:

- Title 8, CCR, § 342.
- Title 13, CCR, § 1166.
- Title 14, CCR, § 1722 (h).
- Title 17, CCR, § 30295.
- Title 19, CCR, § 2703, 2705.
- Title 22, CCR, § 66265.56 (j), § 66265.196 (e).
- Title 23, CCR, § 2230, 2250, 2251, 2260.
- Title 40, CFR, § 263 esp. § 263.30.

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Operational Plan

The Operational Plan covers many aspects of the business, including location, organization, and a description of the Project's business sponsor that includes its mission, vision, and values. It also includes a description of what is produced by the Project, including sales and marketing efforts.

Summary

The Operational Plan details use of the organization's resources in pursuit of the strategic plan. It prescribes specific activities and events to be undertaken to implement strategies. It is a plan for the day-to-day management of the organization (encompassing a one-year time frame). An operational plan should not be formulated without reference to a strategic plan. Operational plans may evolve from year to year with business growth. The Operational Plan is often produced by the chief executive and lead staff of the organization.

The products produced by the Project would have the primary designated use of the treatment of patients with varying ailments. Medical cannabis products would be distributed to qualified medical cannabis consumers via wholesale outlets and retail dispensary locations.

Business Organization

Redwood Valley Farms, LLC. is a sole member Limited Liability Company (LLC) operating under entity number 201702010306 and features one member-manager. The member-manager is responsible for delegating primary activities pertinent to the organization's daily and future management.

Management Team

Jason Kidd, Chief Executive Officer.

Business Description

The primary goal of Redwood Valley Farms, LLC. is, within the State of California, to conduct agricultural activities and produce specialty agricultural products.

Mission

Redwood Valley Farms, LLC. is a for-profit entity, locally owned, with the mission of sustainably producing terroir cannabis to medical consumers with a preference for high grade products. The company aims to support the operation with locally sourced products and services in order to stimulate the local economy and support its employees with a reliable means of employment with a professional, safe environment to support a comfortable lifestyle.

Vision

Redwood Valley Farms, LLC. visualizes an integrative and regenerative farm model that would serve as a model for other farmers. Currently, the farm supports a sustenance vegetable garden to support the operation and plans to implement a fruit orchard and various specialty herbs to expand on the diversification. RVF hopes to integrate educational opportunities into their business model to support the operation and afford the opportunity to learn sustainable production and land management strategies.

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Values

Redwood Valley Farms, LLC. values the need for prudent land management strategy, social equity, and the quality production of cannabis to supply medical consumers and the treatment of their conditions. The company is committed to operating within full compliance of local, County, and State regulations.

Products

Redwood Valley Farms, LLC. would produce specialty agricultural cannabis and on-site nursery products to support the cultivation project. The finished product is a high-grade organically produced cannabis flower products that would be tested and assured for quality. Cultivation byproducts of additional value would be sold to permitted manufacturers (for the processing of extracts, concentrates, edibles, and topical products).

The primary designated use of the raw medical cannabis (flower) produced would be the treatment of patients with varying ailments. Premium-grade medical cannabis can be consumed via multiple methods, including inhalation, ingestion, and dermal (topical) applications. Cannabis has proven to deliver positive efficacy for myriad ailments, conditions, and symptoms. Research is underway regarding additional benefits of medical cannabis.

Sales & Marketing

Redwood Valley Farms, LLC.'s product would be distributed to medical cannabis consumers via wholesale outlets and retail dispensary locations and ancillary marketplaces. The quality, testing thresholds, and branding would target consumers who lead a Lifestyle of Health and Sustainability (LOHAS) and who prefer premium organically produced medicine.

Chain of Custody

Redwood Valley Farms, LLC. adheres to a robust system of chain of custody for recordkeeping and sourcing potential contamination of seed/nursery product, flower product, trim, or value-added byproducts. This system would serve to verify responsibility for and liability of products during cultivation, processing, distribution, and wholesale/retail sales.

Packaging

After testing and processing, products would be packaged per quality control standards and in tamper-proof packaging that does not appeal to minors. Products packaged in larger volumes would be distributed directly to consumers and retail outlets. Individual consumer labelling may be applied at the distributor or retailer level, after transfer of ownership in the chain of custody. If the business chooses to protect its branding through the Agricultural Commissioner, products would be individually packaged and labelled, and stamped within the County of origin.

Distribution

Redwood Valley Farms, LLC. will secure trading outlets for its products through existing wholesale and or retail distribution networks. These distribution networks service retail dispensary outlets that seek licensure within their respective jurisdictions, as well as the State licensing platform under the CDFA. The established patient base has created a demand and fulfills the need for many medical cannabis products from multiple licensed suppliers within the State of California.

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Track and Trace Standards

Article 7.5, § 19335 (a), Unique Identifier and Track and Trace Program: “The CDFA, in consultation with the BMCR, shall establish a track and trace program for reporting the movement of medical marijuana items throughout the distribution chain that utilizes a unique identifier pursuant to § 11362.777 of the Health and Safety Code (HSC), secure packaging, and is capable of providing information that captures, at a minimum, the following:

- (1) The licensee receiving the product.
 - (2) The transaction date.
 - (3) The cultivator from which the product originates, including the associated unique identifier (pursuant to § 11362.777 of the HSC).
- (b) (1) The Department of Food and Agriculture shall create a database containing the shipping manifests which shall include, but not be limited to, the following information:
- (A) The quantity (or weight) and variety of products shipped.
 - (B) The estimated times of departure and arrival.
 - (C) The quantity (or weight) and variety of products received.
 - (D) The actual time of departure and arrival.
 - (E) A categorization of the product.
 - (F) The license number and the unique identifier pursuant to § 11362.777 of the HSC issued by the licensing authority for all licensees involved in the shipping process, including cultivators, transporters, distributors, and dispensaries.”

Transportation

All products would be transported through either the permitted cultivator to processing or distribution and/or via a licensed transporter to trading partners that are authorized to distribute cannabis products to end consumers (when applicable). These transporters would be responsible for adhering to guidelines that involve (but are not limited to) permitting, weights and measures, packaging/packing/labeling, verification of packing and freight volumes, and liability insurance that covers product loss resulting from unintentional diversion or emergency.

Transporters would be responsible for fulfilling contractual deadlines and ensuring delivery of products in a timely fashion to maintain positive standing with trading partners and protect the quality of a product that features a limited shelf life.

SB-643, Chapter 719, § 19302.1 (d): “The DCA shall have the sole authority to create, issue, renew, discipline, suspend, or revoke licenses for the transportation, storage unrelated to manufacturing activities, distribution, and sale of medical marijuana within the State and to collect fees in connection with activities the BMCR regulates. The bureau may create licenses in addition to those identified in this chapter that the bureau deems necessary to effectuate its duties under this chapter.”

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Cultivation Plan

The Cultivation Plan adheres to robust standards promulgated under the DPR and regulated under the CDFA, and in accordance with DCA's consumer standards maintained by the Department of Public Health (DPH).

In preparation for future certification related to organically produced product, the Cultivation Plan also follows National Organic Program (NOP) standards. The input guidelines established by the DPR are in accordance with certification regarding organically produced product requirements and follow a whole-farm BMP plan for management of land, crops, and end products.

Summary

The Project proposes 20,000 sq. ft. of Type 3 pre-existing outdoor cultivation in the form of thirteen (13) garden areas on 40 acres of property with U zoning that would be serviced entirely by natural light—except for the nursery areas, which will be supplemented by low-intensity lighting.

Water for the Project would be sourced from an existing 390,000-gallon pond, a 50,000-gallon water bladder, five (5) 3,000-gallon tanks, and one (1) 1,100-gallon tank. Most water storage is intended to support cultivation activities, while other storage is intended for emergency fire suppression, and for domestic uses.

A WRPP will be available upon completion for further information regarding site-specific conditions, mitigation measures, and remediation efforts.

Cultivation Schedule

The following table details the annual cultivation schedule, comprised of two (2) harvests per year, with breakdown by area. Water figures are indicated in gallons.

Area	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
GH 1	Cover	Cover	Cover	Veg	Blm	Blm	Blm	Veg/Blm	Blm	Blm	Cover	Cover
GH 2	Cover	Cover	Cover	Veg	Blm	Blm	Blm	Veg/Blm	Blm	Blm	Cover	Cover
GH 3	Cover	Cover	Cover	Veg	Veg/Blm	Blm	Blm	Veg/Blm	Blm	Blm	Cover	Cover
GH 4	Cover	Cover	Cover	Veg	Veg/Blm	Blm	Blm	Veg/Blm	Blm	Blm	Cover	Cover
Outdoor	Cover	Cover	Cover	Cover	Veg	Veg	Veg	Veg	Veg/Blm	Blm	Cover	Cover
Water	0	0	3200*	15500*	17850*	21500*	36200*	36900*	38350*	37400*	11000*	0

*Water Use as reported in the self-reporting attachment Appendix C or (MRP) of the WWD Enrollment Documentation

Winterization Plan

During the fallow months, exposed ground would be cropped with green cover and native vegetation seed, mulches, or matting to protect against winter erosion and denitrification of the soil. Green manures would be incorporated into the native soils to enhance productivity during the forthcoming planting season.

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Water Resources

Water for the proposed cultivation Project would be sourced from the rainwater impoundment, and some from diversion and additional emergency storage tanks.

To mitigate runoff from cultivation activities, high-retention soil mediums and special irrigation techniques would be employed.

Irrigation Plan

For most of the season, crop production would be directly irrigated from rainwater impoundment primarily.

Irrigation System

Drip system water reduction methodologies are as follows:

1" Mainline

3'4" Inline

¼" Subline

1' Spacing between all drip emitters

Approximate flow rate of 3.5-5-gallons/hour/emitter

Emergency Water Plan

A WRPP has been filed by TRC. There will be adequate tank storage to support the cultivation activities for forbearance periods from May through October.

In the event of a water emergency, the proposed Project currently features adequate water storage to supply the cultivation activities from rainwater catchment and one (1) diversion from Windy Creek tributary to Redwood Creek, the diversion is approved through CDFW. Existing and future water tank development is noted on the site plan (see *Site Plan/WRPP Map*).

Backup emergency fire suppression water storage is also available on-site via storage tanks and bladder.

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Processing Plan

The Processing Plan covers many aspects of the end stage cultivation workflow employed by the business to harvest, dry, trim, cure, package, and assure the quality of medical cannabis products. Quality assurance efforts include sanitation, dust control, and environmental standards necessary for optimal processing.

Background

As promulgated under various regulatory agencies, including but not limited to the Labor Commission (LC) and Wage & Hour Division (WHD), Employment Development Department (EDD), the Agricultural Labor Relations Board (ALRB), United States Department of Agriculture (USDA), the Food and Drug Administration (FDA), California Department of Food & Agriculture (CDFA), and are responsible for varying aspects of governing labor laws, quality control, minimum wage and hour laws, administrative responsibilities, and health and safety regulations that govern processing and day labor activities related to Agricultural industries.

Summary

The business intends to conduct all processing activities on-site within the existing permitted Agriculture Exempt structure, until commercial permit modifications can be made. In addition to drying, curing, processing and packaging, the business would need to ensure robust quality control, the business would employ stringent grading and sorting of medical cannabis product during harvest.

Cultivation activities undergo a common process flow that involves, cultivation, to harvest, drying/curing, to testing, grading/sorting processing, curing, to testing, packaging, to testing again (distributor level), and end sales.

Administrative

Administrative elements of the Project include payroll, recording and reporting, chain of custody, safety procedures and protocols, product safety materials, labor and subcontractor issues, and quality assurance/control of product.

Labor Management

The primary organization currently responsible for the recordkeeping of employees (both seasonal and permanent) would be Redwood Valley Farms, LLC. All records maintained by sponsor would be made available upon request.

The organization has considered payroll options for peak times of the season during which employment periods would be up to several months in duration (particularly during the harvesting, processing, and packaging stages of cultivation). A licensed labor contractor may be contracted at a later time to assume responsibility for soliciting, recruiting, and hiring employees to help ease the burden of human resources and payroll requirements and reduce barrier issues to banking.

The designated entity is responsible for ensuring property, business, and workplace compliance under the guidelines of the following departments:

- Bureau of Medical Marijuana Regulation (BMCR).

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- California Department of Food & Agriculture (CDFA).
- County Agriculture Commissioner (CAC).
- County Planning Department (CPD)/Community Planning (CP)/Development Department (DD).
- Department of Industrial Relations (DIR).
- Department of Labor, Wage and Hour Division (DL-WHD).
- Department of Pesticide Regulation (DPR).
- National & California Agricultural Labor Relations Board (NALRB/CALRB).
- Occupational Safety and Health Administration (OSHA).
- U.S. Department of Labor (US-DOL).

Recording & Reporting

All employee records for hours worked and reported would be kept onsite or via a payroll recordkeeping center and submitted to the managing payroll department to ensure timely reporting. Requests for review of payroll records would be the sole responsibility of the managing human resources agent (upon request and under certain lawful circumstances).

Quality Assurance & Control of Product

Quality assurance efforts encompass sanitation, climate control, dust control, and a variety of environmental standards. Quality control measures include prevention of contamination, monitoring, testing, harvesting, drying, curing, grading, sorting, packaging, secure storage, and distribution procedures.

In 2011, the Food and Drug Administration tasked the U.S. Department of Agriculture (USDA) to co-create with the U.S. Department of Health and Human Services (USDHHS) and the Center for Food Safety and Applied Nutrition (CFSAN) a program to implement Good Agricultural Practices (GAPs) and Good Handling Practices (GHPs). The goal was to mitigate food safety hazards and set standards and management regulations for processing facilities to ensure quality and consumer safety of agricultural products when handled in processing environments.

Found in the April 2011 *Guide to Minimize Microbial Food and Safety Hazards for Fresh Fruit and Vegetables* (authored by the USDA, USDHHS, and CFSAN) is discussion about the fundamental procedures that should be developed and implemented. This document features a list of principles applied to the workplace in efforts to meet these standards and is as follows:

- Accountability for product quality.
- Controls for workplace sanitation.
- Employee hygiene.
- Minimization of microbial exposures.
- Operating procedures.
- Packaging procedures and protocols.

Chain of Custody

Agricultural businesses must adhere to a rigorous chain of custody system for product management and the identification of contamination in all raw and finished products.

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Monitoring

Pre/post-harvest workflow would be monitored on a predetermined schedule and involve documentation of the condition of the product during its active stage of monitoring.

Drying/Curing

Product would be harvested at maturity and dried and cured in a climate-controlled environment. The primary equipment used would include dehumidifiers, fans, and heaters.

Testing Procedure

All product testing would be conducted by a permitted/licensed testing laboratory. This would encompass testing for potency and purity, including the presence of pesticides, fungicides, and harmful micro biologics.

Grading/Sorting

Products would be graded based on testing results, maturity, and specific intended use (flower, manufacturing of extracts, concentrates, topical products, etc.)

Processing

Product would be harvested, trimmed, dried, and cured in a manner best suited to the specific environmental factors of the crop. This would include both visual inspections by master cultivators and data collection and analysis (via automated sensors).

Testing

Final testing before packaging to ensure no contamination or presence of new mildews or harmful biologics to consumers.

Packaging

Packaging would adhere to the guidelines for package type, quantity/weights, warning labels, and stamping procedures.

Health & Safety

The first response emergency contact phone number is 9-1-1. Hospitals are Mad River Community Hospital at 707-822-3621 (Arcata) and St. Joseph Hospital at 707-445-8121 (Eureka). The American Association of Poison Control Centers (AAPCC) can be reached at 800-222-1222.

Job Hazard Analysis

Labor duties would vary throughout the harvesting, drying, processing, and packaging stages of the operation. With each task, an analysis would be conducted to identify potential hazards associated with a task, including weather conditions, the physical aptitude of employees, tools utilized, and potential exposure to chemicals and other substances. Identification of these hazards is intended to mitigate potential job hazards and help ensure employee adherence to safety practices.

Injury Illness Prevention Plan

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It is required by the DIR that every employer shall establish, implement, and maintain an effective Injury and Illness Prevention Plan (IIPP).

Components of an IIPP include:

- Employee compliance with safe and healthy work practices.
- Investigation of injuries and/or illnesses.
- Procedures for correction of unsafe/unhealthy conditions, work practices, and/or procedures.
- Procedures to identify and evaluate workplace hazards.
- Responsible person(s) and contact information.
- Safety training.
- System for communication with employees.
- Thorough safety program recordkeeping and document retention practices.

Heat Illness Prevention Plan

Written protocols regarding heat illness prevention would be available to employers, managers, supervisors, and employees regarding how to prevent and handle heat illness incidents.

To prevent heat illness to employees in the field, several factors must be considered:

- Ambient temperature (measured via thermometer or weather report).
- Crew size.
- Excessive clothing.
- Other relevant exposures.
- Presence of personal protective equipment or additional sources of heat.
- Work shift duration.

The following heat illness factors would be considered:

- Accessibility of drinking water.
- Accessibility of shade (via protective structures).
- Periodic rest breaks.
- Reminders to employees to remain hydrated.

Hazard Communication Policies

Hazard communication is important to ensure the safety of all on site employees, contractors, and subcontractors. Potential and known hazards would be made clear prior to conducting tasks and activities. Implementing this procedure is important to ensure that employees, contractors, and subcontractors are informed about the relevant risks associated with certain onsite tasks, health and safety concerns/risks, and ultimately the reduction of liabilities against the employer for improper use of equipment, machinery, and tools.

Emergency Procedures

Emergency procedures include the availability of eye washing stations and detailed procedures for dealing with chemical spills. In the event of an emergency, certain protocols would be developed and followed regarding fire evacuation plans, earthquake safety, and other emergency scenarios.

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Chemical Handling

Any input products used onsite would be accompanied by MSDS and Chemical Inventory Lists that would be available to inspectors and employees and maintained onsite.

Call 9-1-1 and then report to the California State Warning Center (CSWC) at 800-852-7550 or 916-845-8911 and identify proper steps to isolate the incident and cleanup.

Eye Washing Station

Often, chemicals used onsite provide MSDS sheets that indicate the need for applicators to utilize an eye washing station after exposure. The eye washing station must be positioned within 200' of the cultivation area and any areas where chemicals, fertilizers, or pesticides would be used or administered for various applications.

Employee Accident Policies

An investigation would be conducted to determine next steps.

The company adheres to protocols for employee accident reporting. The manager is responsible for documenting any onsite incidents using *Form 5020*, including:

- Address of accident/event site.
- Description of accident/event and if the accident scene/instrumentation has been altered.
- Employer's name, address, and telephone number.
- Law enforcement agencies present at the accident/event site.
- Location of medical treatment.
- Name and address of injured employee(s).
- Name and job title of reporting party.
- Name of contact person at accident/event site.
- Nature of injuries.
- Time and date of accident/event.

Accidents need to be reported immediately to Cal/OSHA in Redding at 530-224-4743.

Contact the business' medical provider, the employee's designated medical provider, or 9-1-1. Follow up with contact to the California Division of Workers' Compensation (CDWC).

Personal Protective Equipment Policies

Application of pesticides and fungicides requires personal protective equipment, including respirators, Tyvek suits, and gloves. It is the applicator's responsibility to ensure safety in the field. The farm manager is responsible for furnishing, applying, and informing of the appropriate uses associated with such products.

Applicators are required to acquire an Operator ID through the Agriculture Commissioner via the Pesticide Handling Training Program (PHTP). This would involve training applicators about labels, cautions, and recommended Personal Protective Equipment (PPE). Pesticide PPE would be stored onsite and separately from fertilizers, pesticides, and fungicides. Restricted Entry Intervals (REI) would be imposed and posted after application of chemicals to prevent exposures.

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Additional PPE provided onsite for any processing labor would include access to gloves and dust masks by employees during drying, processing, and packaging.

It is the responsibility of managers/supervisors to ensure that PPE policies are followed during appropriate working conditions. In the event of product application by an employee, the applicator must be designated an operator ID and is required to employ the proper PPE during application, as well as abide by label warnings in the event of exposure, poisoning, or a spill.

Processors may be required by State law to employ PPE equipment for the duration of their shifts to ensure no exposure to and/or contamination from a product.

All laborers must be made aware of REI and tangible notification of the recommended REI after the application of pesticides, fungicides, and other chemical applications.

Occupancy & Structural Guidelines

The general environments in which laborers would work include the Greenhouses, the field, and within the existing and proposed processing building.

The environments in which any agricultural activity would occur would follow all guidelines (per agricultural and labor oversight agencies). The facility would need to meet commercial building standards in accordance with California Building Codes and would be made compliant with the American with Disabilities Act (ADA) and Architectural Barriers Act (ABA).

Housings, Buildings, and Structures

Any housings, buildings, and structures provided to employees for this Project will be subject to CCR regulations found in the Source Guide for Federal & State Requirement for Employees and Migrant Housing. This encompasses California Building Code (CBC) that may include possible permitting requirements, inspections, and certificate(s) of occupancy.

Additionally, specific exemptions exist that pertain to agricultural standards under the Occupational Safety and Health Administration (OSHA) and in conformance with the Occupational Safety and Health Guidelines (OSHG) (unless the Project meets certain exemptions, such as being a family-owned and operated business, does not offer temporary labor housing, or employs fewer than 10 employees at any given time). In other such cases, the site would need to comply with OSHA Guidelines pertaining to agricultural employment.

Any housing provided to employees for this Project will be subject to CCR regulations found in the *Source Guide for Federal & State Requirement for Employees and Migrant Housing*.

Project Processing Environment

The Plot Plan includes a existing 20x50 permitted Agriculture Exempt structure onsite that is furnished to support trimming, curing, grading, sorting, and storage, and temporary labor housing activities, the structure will need to be retrofitted to meet commercial building standards to support processing functions. There is a proposal for a 20x40 barn onsite that would be intended to support drying activities. It is expected that structures for this project would support a maximum of ten (10) people during peak processing activities. Applicant may propose additional structural development to accommodate enhanced operational needs.

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Notification of Occupancy & Terms

As per the DIR and the US-DOL, all notices and labor postings would be provided and visible to all onsite employees. Any notification of occupancy status and terms of employee occupancy would be posted in compliance with all local, State, and Federal laws governing agricultural employers under the following regulatory bodies and regulations:

- California Agricultural Labor Relations Act (CALRA).
- California Occupational Safety & Health Administration (Cal/OSHA).
- Department of Industrial Relations (DIR).
- State and National Agricultural Labor Relations Board (CLRB & NLRB).
- U.S. Department of Labor (US-DOL).

Maintenance of Sanitary Facility

To help ensure the quality of finished product, a clean working environment would be maintained during the drying, curing, processing, and packaging stages of cultivation. Among other benefits, this would prevent potential contamination between crop batches. All product would be batch tested prior to processing. In the event of a recall, it would be assured that each batch or variety has not become contaminated during these stages within the processing facility.

Dust Control Measures

In the event of high dust levels, all processing environments would maintain clean working areas to prevent potential dust exposure to employees.

To ensure product quality and to prevent potential contamination of processing environments, certain dust control measures would be implemented. These measures would include maintenance of sanitary working environments and possible air filtration systems.

Water Access & Facilities

The Project site would provide employees with access to the following facilities/resources within reasonable proximity to work areas:

- Handwashing facilities (processing area).
- Onsite potable water (work areas).
- Restroom facilities (processing area).

Waste Management Standards

Common waste products that would be used or generated onsite include:

- Fertilizers.
- Fuels.
- Household chemicals.
- Human refuse.
- Pesticides/herbicides/fungicides.

Prepared for Redwood Valley Farms, LLC by AgDynamix, LLC (Mar, 22, 2017)



To ensure mitigation of potential pollution of grounds, nearby waterways, and ecological habitats, the proper treatment, storage, removal, and overall security of these products would be ensured via use of a dedicated area and containers that are covered and watertight.

Hazardous Materials

Hazardous waste is broadly defined as a waste or combination of wastes which, because of its quantity, concentration, or physical or chemical characteristics, may either 1) cause or significantly contribute to an increase in mortality or an increase in serious irreversible illness, or 2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

Hazardous waste can be a solid, semi-solid, liquid, or a contained gaseous substance that may have one or more of the following properties:

- Carcinogenicity.
- Corrosivity.
- Ignitability.
- Persistence or bioaccumulation.
- Reactivity.
- Toxicity.

As per the CCR, Title 22, § 66261.21-24, Characteristic Hazardous Wastes, hazardous wastes are those that exhibit certain measurable and/or observable properties and are designated as D code wastes. Four characteristics are used to determine whether a waste is hazardous:

- Ignitability (CCR, Title 22, § 66261.21): “Ignitable wastes can readily catch fire and sustain combustion. Many paints, cleaners, and other liquid industrial wastes pose such a hazard.”
- Corrosivity (CCR, Title 22, § 66261.22): “Corrosive wastes are acidic (low pH) or basic (high pH). Such wastes can readily corrode or dissolve flesh, metal, or other materials. Liquid wastes or nonliquid wastes (when mixed with water) exhibit the characteristic for corrosiveness if they have a pH less than or equal to 2 ($\text{pH} \leq 2$) or greater than or equal to 12.5 ($\text{pH} > 12.5$).”
- Reactivity (CCR, Title 22, § 66261.23): “Reactive wastes readily explode or undergo violent reactions.”
- Toxicity (CCR, Title 22, § 66261.24(a)(1)): “A waste which exhibits the characteristic of toxicity has a potential to harm humans when eaten, inhaled, or touched. Toxic waste can also negatively affect the environment.”

Fuels that may be used for small equipment and machinery may include gasoline, oils, and diesel. All fuels would be stored per CUPA fuel and chemical storage guidelines.

To meet DEH standards, applicants must maintain a list of and describe all compressed gases, cleaners, and sanitizers (including, but not limited to, household chemicals, bleach, and alcohol) and document quantities stored onsite. Fuels, pesticides, and other agricultural/household chemicals are required to be stored in locked containment, separate from other input products. Any substance in use shall be accompanied by a posted notification that clearly identifies its nature. To prevent spills onto ground surfaces, any motors, fuel containers, etc. would be stored in drop pans and within an enclosed area.

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Quantities that trigger disclosure are based on the maximum amount onsite at any time:

- 55 gallons, 500 pounds, or 200 cubic feet (for 30 days or more at any time during a year).
- Any amount of hazardous waste.
- Category I or II pesticides.
- Explosives.
- Extremely hazardous substances (above the planning threshold).

MSDS for all fertilizers, soil amendments, and pesticides (including examples produced organically) would be furnished and made available onsite. Compressed gases, cleaners, and sanitizers are stored on the premises in the quantities outlined in the *Gases and Cleaners* inventory list that is maintained onsite.

Applicants are required to list/describe all equipment maintenance performed onsite (changing oil, antifreeze, etc.). Upon request, applicant will furnish information regarding ongoing maintenance of small machinery and equipment necessary to support cultivation activities.

Agricultural Product Storage

As per the DPR enforced by CDFA, projects that utilize pesticides and fertilizers must meet guidelines pursuant to the CCR, Title 3, § 6670, Division 6, Pesticide and Pesticide Control Operations. General guidelines dictate that chemicals are to be stored separately from fuels, oils, and similar products. Fertilizers and pesticides would be stored in locked containment within an enclosed outdoor structure.

Chemical Spill Procedure/Handling

In the event of emergency spills, the Chemical Spill Procedure would be followed and emergency services contacted via 9-1-1. The spill would then be reported to the Cal OES State Warning Center at 800-852-7550 or 916-845-8911.

Onsite Wastewater/Hazardous Wastes

The CCR, Title 22, § 66262.7, Farmers, specifies the following:

“(a) Waste pesticide, which meets the definition of hazardous waste, including rinse generated pursuant to subsection (b) of this section, generated as part of a commercial farming operation is not required to be managed in compliance with the standards in this chapter or chapters 14, 15, 18, or 20 of this division, provided the waste pesticide is applied as part of a commercial farming operation in a manner consistent with the use instructions on the pesticide label.

(b) Pesticide containers, or inner liners from pesticide containers, generated by a commercial farming operation shall not be regulated as hazardous waste if the container or inner liner is emptied by removing all the contents that can be removed by draining, pouring, pumping, or aspirating and the container or inner liner is triple rinsed with a liquid capable of dissolving the pesticide which the container held; and

- (1) the container or inner liner is punctured, shredded, crushed, or otherwise similarly changed to prevent subsequent use or reuse and is disposed of; or
- (2) the container is punctured, shredded, crushed, or otherwise similarly changed to prevent subsequent use or reuse and is recycled by reclaiming its scrap value; or

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(3) the container is reused in accordance with the provision of Health and Safety Code section 25143.2(d)(6).”

Further inspections may be required to identify the septic system’s ability to support increased use during peak seasonal work times and if it requires an upgrade to meet commercial standards.

The site features a personal residence that is available to employees for waste facility access only. The site also features a shop that supports the propagation of nursery stock.

The applicant must identify the total number of personnel that the operation requires throughout the active working season.

CCR, Title 8, § 3457 addresses field sanitation standards and requires employers of field workers to provide potable drinking water, toilets, and hand washing facilities to hand laborers in the field. The cultivation site is required to provide access to waste facilities within one-quarter (1/4) mile or a five (5) minute walk, whichever is shorter.

If the primary septic system is not within this accessibility threshold, a portable facility or pit privy may be provided in lieu of septic to support waste activities. The standards for portable waste facilities are as follow:

- Toilet facilities: Shall be always operational, maintained in a clean and sanitary condition, and kept in good repair. Records of service and maintenance shall be retained for two (2) years.
- Chemical toilet wastewater tank: Shall be constructed of durable, easily cleanable material and have a minimum tank capacity of forty (40) gallons. Construction shall prevent splashing on the occupant, field, or road.
- Chemical tanks: Contents shall be disposed of by draining or pumping into a sanitary sewer, an approved septic tank of sufficient capacity, a suitably sized and constructed holding tank approved by the local health department, or any other method approved by the local health department.
- Privies: Shall be moved to a new site or taken out of service when the pit is filled to within two (2) feet of the adjacent ground surface. When the privy is moved, the pit contents will be covered with at least two (2) feet of well-compacted dirt.

Solid Waste Removal/Recycling

Agricultural operations are required by the CCR, Title 14, Chapter 3, Article 5, Solid Waste Storage and Removal Standards to remove all garbage no less frequently than once per week. All waste and/or recycling materials must be processed by a permitted solid waste/recycling facility.

Water Access

Both the CCR and CEQA provide strict regulatory guidance pertaining to water access for California agricultural operations.

For diversions within CDFW jurisdictions (per the LSA-1600/1602):

“The Lake and Streambed Alteration Permit: Fish and Game Code § LSA-1600 requires a permit prior to commencing any activity that may substantially divert or obstruct the natural flow of any river, stream, or lake or substantially change or use any material from the bed, channel, or bank of any river, stream, or lake. For more information, see <http://bit.ly/23VJL8b>.”

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For diversion within SWRCB jurisdictions (per CCR Water Code § 5101):

“A statement of diversion of surface water as required by, or other applicable permit, license, or registration. For more information: <http://calsalmon.org/programs/water-rights-education>. Where surface water diversion provides any part of the water supply for irrigation of cannabis cultivation, the applicant shall either:

- (1) Consent to (a) forebear from any such diversion during the period from May 15 to October 31 of each year and (b) establish onsite water storage for retention of wet season flows sufficient to provide adequate irrigation water for the size of the area to be cultivated; or
- (2) Submit a water management plan prepared by a qualified person—such as a licensed engineer, hydrologist, or similar qualified professional—that establishes a minimum water storage and forbearance period, if required, based upon local site conditions; or
- (3) Obtain approval from the SWRCB through enrollment pursuant to NCRWQCB Order No. 2015-0023 and/or preparation of a WRPP.”

For groundwater-only diversions (per County DEH):

Wells: If using water from a well, the well must be permitted by the County. For more information, see <http://bit.ly/1SGUTCr>.

Agricultural Product Storage

As per the DPR enforced by CDFA, projects that utilize pesticides and fertilizers must meet guidelines pursuant to the CCR, § 6670, Title 3, Division 6, Pesticide and Pesticide Control Operations. General guidelines dictate that chemicals are to be stored separately from fuels, oils, and similar products. Fertilizers and pesticides would be stored in locked containment within an enclosed outdoor structure.

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Security Plan

The Project's *Security Plan* includes product security, inventory management, and diversion prevention. Pertinent regulatory language includes the following:

Assembly Bill 604 (AB-604), Article 3, Mandatory Commercial Registration, § 26040 (5): "Security requirements, including, but not limited to, procedures for limiting access to facilities and for the screening of employees. The department shall require all registrants to maintain an accurate roster of any employee's name, date of birth, and relevant identifying information, which shall be available for inspection by the department or State or local law enforcement upon demand."

AB-604, Article 3, Mandatory Commercial Registration, § 26046 (a)(3): "Operating and inventory control procedures to ensure security and prevent diversion."

AB-604, Article 3, Mandatory Commercial Registration, § 26046 (a)(4): "Detailed operating procedures for the proposed facility, which shall include, but not be limited to, provisions for facility and operational security, prevention of diversion, employee screening, storage of medical cannabis, personnel policies, and recordkeeping procedures."

Summary

The Security Plan details efforts to prevent loss and diversion of medical cannabis product at all stages of its cultivation and processing, including drying, trimming, curing, processing, and packaging. Robust recordkeeping would be implemented and maintained for quality assurance, inventory management, and prevention of diversion.

Measures of Security

Several security measures would be involved in the comprehensive protection of medical cannabis product during the cultivation and processing lifecycles. These include exterior lighting, alarms, cameras and video capture, and the hardening of doors, windows, and fencing.

Security measures would encompass, at a minimum:

- Locked containment for product processing and storage (in development).
- One locked gate property boundary (see plot plan).
- Surveillance and monitoring systems (to be developed).

Inventory Management

An adequate recordkeeping system would be facilitated to adhere to the State's Track and Trace requirements of all cannabis products. This would include (but not be limited to) flower, trim, and stem to ensure zero diversion of product throughout processing.

To prevent loss and diversion, all cannabis products would be stored under locked containment during the drying, curing, and packaging phases of processing. Products would also be subject to conformance with a checks and balances system to ensure the prevention of unintentional diversion.

Prepared for Redwood Valley Farms, LLC by AgDynamix, LLC (Mar, 22, 2017)



Prevention of Diversion

The most vulnerable stage of product security is transit to retail outlets. The best way to ensure product safety and prevention of diversion and loss is to maintain adequate chain of custody records via the Agricultural Commissioner and initiate legal sales chains within the State of California. It is important that cultivators conduct due diligence about the intended end location of their products and ensure that it makes it through the system to a legal sales channel.

A robust tracking program will be implemented under the oversight of the CDFA and local Agricultural Commissioner, in congruence with State's approved Track and Trace Program. This program aims to monitor the entire cycle of chain of custody of all products and by-products through the legal marketplace from nursery, to cultivator, distributor, to transporter, manufacturer, and to retail.

Additionally, retail outlets would be informed of expected delivery quantities. This would include packing slips, tamper-evident seals, verification of credibility, liability coverage, and manifests provided by licensed transporters and adequate records showing the viability of the source.

Prepared for Redwood Valley Farms, LLC by AgDynamix, LLC (Mar, 22, 2017)





512 I St., Eureka, CA, 95501 ° teishamechetti.com ° 707-798-6199

Project Addendum for App # 12310

- 1) CAV imagery that was provided from the County included 2015 & 2016 measurements because the aerial imagery for 2015 was unclear. The 2016 imagery is more consistent with the actual activities occurring on the property except the one (1) 1,500 SF GH on the Eastern portion of the parcel, which has since been removed. The applicant would like to appeal to amend the CAV to 16,745 SF in light of this. As of 2019 and subsequently 2020 the applicant filed a Cannabis Cultivation reduction form to 10,000 SF, which is what is currently depicted on the Plot Plans and all diagrams to the State. The applicant would like to continue with this reduction into 2021 and reserve additional cultivation for future use. The applicant will sign a Cultivation Area reduction form for 2021.
- 2) The Grading & Erosion Control Plan was previously submitted by the applicant in paper form to address this item.
- 3) See individual application addendums below
 - a) Applicant is currently cultivating 10,000 SF as per the Cultivation Area Reduction forms previously filed and to be updated in 2021.
 - b) Total water storage capacity on site to support Cultivation activities is 419,500 gallons of storage (See Updated Plot Plan) which includes one (1) 20,000 gallon bladder that is bermed to hold the capacity of the tank and is consistent with CDFW requirements for bladder use.
 - c) The operation requires two (2) persons for ongoing cultivation season activities, and up to ten (10) persons during peak activities. Additional staff would be carpooled to the site to reduce additional impacts to the road.
- 4) The engineer was in contact with the County of Humboldt regarding this, we are unsure if he submitted something in writing directly to the Department of Public Works but the applicant was advised that this item had been satisfied by the Engineer, David Nicoletti, who conducted the Road Evaluation. If you need any additional items please contact the Engineer pertaining to his conversation with the Department on this matter.

September 6, 2019

WDID:1_12CC417353

JASON KIDD
2100 GOLF COURSE ROAD
BAYSIDE, CA 95524


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,

 2019.09.06 14:48:59 PDT

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

190906_1L_1_12CC417353_1B16428CHUM_Redwood_Valley_Farms_NOA_TW

NOTICE OF APPLICABILITY – WASTE DISCHARGE REQUIREMENTS, WATER QUALITY ORDER WQ 2019-0001-DWQ, JASON KIDD, HUMBOLDT COUNTY APN(s) 316-174-010

Jason Kidd (hereafter “Discharger”) submitted information through the State Water Resources Control Board’s (State Water Board’s) online portal on June 17, 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_12CC417353**. The original WDID assigned by the North Coast Regional Water Quality Control Board was 1B16428CHUM.

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 September 14, 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

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
REGION 1 – NORTHERN REGION
619 Second Street
Eureka, CA 95501



STREAMBED ALTERATION AGREEMENT
NOTIFICATION NO. 1600-2015-0543-R1
Unnamed Tributary, Tributary to Windy Creek, Tributary to the
Redwood Creek and the Pacific Ocean

Mr. Jason Kidd and Ms. Angela Kidd
Water Diversion
1 Encroachment



This Streambed Alteration Agreement (Agreement) is entered into between the California Department of Fish and Wildlife (CDFW) and Mr. Jason Kidd and Ms. Angela Kidd (Permittees).

RECITALS

WHEREAS, pursuant to Fish and Game Code (FGC) section 1602, the Permittees initially notified CDFW on December 29, 2015, that the Permittees intend to complete the project described herein.

WHEREAS, pursuant to FGC section 1603, CDFW has determined that the project could substantially adversely affect existing fish or wildlife resources and has included measures in the Agreement necessary to protect those resources.

WHEREAS, the Permittees have reviewed the Agreement and accept its terms and conditions, including the measures to protect fish and wildlife resources.

NOW THEREFORE, the Permittees agree to complete the project in accordance with the Agreement.

PROJECT LOCATION

The project to be completed is located within the Redwood Creek watershed, approximately 8.5 miles southwest of the town of Willow Creek, County of Humboldt, and State of California. The project is located in Section 24, T6N, R3E, Humboldt Base and Meridian; in the Willow Creek U.S. Geological Survey 7.5-minute quadrangle; Assessor's Parcel Number 316-174-10; latitude 40.8878 N and longitude 123.7765 W at the Point of Diversion (POD-1).

PROJECT DESCRIPTION

The project is limited to one existing stream diversion located on a Class II tributary stream to Windy Creek. The work for this project will include use and maintenance of the water diversion infrastructure for domestic use and irrigation. An off-stream pond located adjacent to a Class III stream will be constructed to provide water storage for irrigation use. The pond will have a bio-swale spillway to contain overflow at the edge of the riparian buffer.

PROJECT IMPACTS

Existing fish or wildlife resources the project could substantially adversely affect include: Chinook salmon (*Oncorhynchus tshawytscha*), coho salmon (*O. kisutch*), steelhead trout (*O. mykiss*), amphibians, reptiles, aquatic invertebrates, mammals, birds, and other aquatic and riparian species.

The adverse effects the project could have on the fish or wildlife resources identified above include:

Impacts to water quality:

increased water temperature;
reduced instream flow;

Impacts to natural flow and effects on habitat structure and process:

cumulative effect when other diversions on the same stream are considered;
diversion of flow from activity site;
direct and/or incidental take;
water quality degradation; and
damage to aquatic habitat and function.

MEASURES TO PROTECT FISH AND WILDLIFE RESOURCES

1. Administrative Measures

The Permittees shall meet each administrative requirements described below.

- 1.1 Documentation at Project Site. The Permittees shall make the Agreement, any extensions and amendments to the Agreement, and all related notification materials and California Environmental Quality Act (CEQA) documents, readily available at the project site at all times and shall be presented to CDFW personnel, or personnel from another state, federal, or local agency upon request.
- 1.2 Providing Agreement to Persons at Project Site. The Permittees shall provide copies of the Agreement and any extensions and amendments to the Agreement to all persons who will be working on the project at the project site on behalf of the

Permittees, including but not limited to contractors, subcontractors, inspectors, and monitors.

- 1.3 Adherence to Existing Authorizations. All water diversion facilities that the Permittees own, operate, or control shall be operated and maintained in accordance with current law and applicable water rights.
- 1.4 Change of Conditions and Need to Cease Operations. If conditions arise, or change, in such a manner as to be considered deleterious to the stream or wildlife by CDFW, operations shall cease until corrective measures approved by CDFW are taken. This includes new information becoming available that indicates that the bypass flows and diversion rates provided in this agreement are not providing adequate protection to keep aquatic life downstream in good condition or to avoid "take" or "incidental take" of federal or State listed species.
- 1.5 Notification of Conflicting Provisions. The Permittees shall notify CDFW if the Permittees determine or learn that a provision in the Agreement might conflict with a provision imposed on the project by another local, state, or federal agency. In that event, CDFW shall contact the Permittees to resolve any conflict.
- 1.6 Project Site Entry. The Permittees agrees to allow CDFW employees access to any property it owns and/or manages for the purpose of inspecting and/or monitoring the activities covered by this Agreement, provided CDFW: a) provides 24 hours advance notice; and b) allows the Permittees or representatives to participate in the inspection and/or monitoring. This condition does not apply to CDFW enforcement personnel.

2. Avoidance and Minimization Measures

To avoid or minimize adverse impacts to fish and wildlife resources identified above, the Permittees shall implement each measure listed below.

- 2.1 Permitted Project Activities. Except where otherwise stipulated in this Agreement, all work shall be in accordance with the Permittees' Notification received with fees paid in full on December 29, 2015, together with all maps, BMP's, photographs, drawings, and other supporting documents submitted with the Notification.
- 2.2 Maximum Diversion Rate. The maximum instantaneous diversion rate for consumptive use from the water intake shall not exceed 5 gallon per minute. The instantaneous diversion rate shall not exceed 20% of the total flow at any time. This condition is subject to modification should further analysis warranting such action become available at a later date.
- 2.3 Bypass Flow. The Permittees shall pass sufficient flow at all times to keep all aquatic species including fish and other aquatic life in good condition below the point of diversion.

- 2.4 Forbearance Period – Irrigation. The Permittees shall add sufficient water storage and/or water conservation measures by July 1, 2016, and the Permittees shall forbear diverting stream flow for irrigation from July 1 to October 15 of 2016. The Permittees shall forbear from May 15 to October 15 of each year beginning in 2017.
- 2.5 Domestic Water Use. Water diverted during the irrigation forbearance period shall be used strictly for domestic use. **No more than 150 gallons per day shall be diverted for strictly indoor domestic use during the forbearance period** beginning May 15, 2016. Diversion for domestic use shall occur only if conditions 2.2 and 2.3 of this Agreement are met.
- 2.6 Measurement of Diverted Flow. The Permittees shall install a device acceptable to CDFW for measuring the quantity of water diverted to and from the storage system. Alternatively, the Permittees can record the frequency of pumping and the time to fill storage. This measurement shall begin as soon as this Agreement is signed by the Permittees. The Permittees shall record the quantity of water pumped to and from the system on a weekly basis.
- 2.7 Intake Structure. No polluting materials (e.g., particle board, plastic sheeting, bentonite) shall be used to construct or screen, or cover the diversion intake structure.
- 2.8 Intake Shall Not Impede Aquatic Species Passage. The water diversion structures shall be designed, constructed, and maintained such that they do not constitute a barrier to upstream or downstream movement of aquatic life.
- 2.9 Water Conservation. The Permittees shall make best efforts to minimize water use, and to follow best practices for water conservation and management.
- 2.10 Water Storage Maintenance. Storage tanks shall have a float valve to shut off the diversion when tanks are full to prevent overflow from being diverted when not needed. The Permittees shall install any other measures necessary to prevent overflow of tanks resulting in more water being diverted than is used.
- 2.11 Pond Construction. Final plans shall be submitted to CDFW for approval prior to pond construction. After pond construction is complete, a licensed engineer shall inspect the pond and determine if the pond was built as designed.
- 2.12 State Water Code. This Agreement does not constitute a valid water right. The Permittees shall comply with State Water Code sections 5100 and 1200 et seq. as appropriate for the water diversion and water storage. The application for this registration is found at:
http://www.swrcb.ca.gov/waterrights/publications_forms/forms/docs/sdu_registration.pdf.

3. Reporting Measures

- 3.1 Measurement of Diverted Flow. The **water diversion records** (condition 2.6 of this Agreement) shall be provided to CDFW at 619 Second Street, Eureka, CA 95501 office **no later than December 31 of each year beginning in 2016.**
- 3.2 Pond Construction Inspection. A letter shall be submitted by a licensed engineer to CDFW at 619 Second Street, Eureka, CA 95501 office **no later than 60 days after pond construction** is completed. The letter shall state if the pond was constructed as designed.

CONTACT INFORMATION

Written communication that the Permittees or CDFW submits to the other shall be delivered to the address below unless the Permittees or CDFW specifies otherwise.

To Permittee:

Mr. Jason Kidd and Ms. Angela Kidd
2100 Golf Course Road
Bayside, CA 95524
707-498-3351

To CDFW:

Department of Fish and Wildlife
Northern Region
619 Second Street
Eureka, California 95501
Attn: Lake and Streambed Alteration Program
Notification #1600-2015-0543-R1

LIABILITY

The Permittees shall be solely liable for any violation of the Agreement, whether committed by the Permittees or any person acting on behalf of the Permittees, including its officers, employees, representatives, agents or contractors and subcontractors, to complete the project or any activity related to it that the Agreement authorizes.

This Agreement does not constitute CDFW's endorsement of, or require the Permittees to proceed with the project. The decision to proceed with the project is the Permittees alone.

SUSPENSION AND REVOCATION

CDFW may suspend or revoke in its entirety this Agreement if it determines that the Permittees or any person acting on behalf of the Permittees, including its officers, employees, representatives, agents, or contractors and subcontractors, is not in compliance with the Agreement.

Before CDFW suspends or revokes the Agreement, it shall provide the Permittees written notice by certified or registered mail that it intends to suspend or revoke. The notice shall state the reason(s) for the proposed suspension or revocation, provide the Permittees an opportunity to correct any deficiency before CDFW suspends or revokes the Agreement, and include instructions to the Permittees, if necessary, including but not limited to a directive to immediately cease the specific activity or activities that caused CDFW to issue the notice.

ENFORCEMENT

Nothing in the Agreement precludes CDFW from pursuing an enforcement action against the Permittees instead of, or in addition to, suspending or revoking the Agreement.

Nothing in the Agreement limits or otherwise affects CDFW's enforcement authority or that of its enforcement personnel.

OTHER LEGAL OBLIGATIONS

This Agreement does not relieve the Permittees or any person acting on behalf of the Permittees, including its officers, employees, representatives, agents, or contractors and subcontractors, from obtaining any other permits or authorizations that might be required under other federal, state, or local laws or regulations before beginning the project or an activity related to it.

This Agreement does not relieve the Permittees or any person acting on behalf of the Permittees, including its officers, employees, representatives, agents, or contractors and subcontractors, from complying with other applicable statutes in the FGC including, but not limited to, FGC sections 2050 *et seq.* (threatened and endangered species), 3503 (bird nests and eggs), 3503.5 (birds of prey), 5650 (water pollution), 5652 (refuse disposal into water), 5901 (fish passage), 5937 (sufficient water for fish), and 5948 (obstruction of stream).

Nothing in the Agreement authorizes the Permittees or any person acting on behalf of the Permittees, including its officers, employees, representatives, agents, or contractors and subcontractors, to trespass.

AMENDMENT

CDFW may amend the Agreement at any time during its term if CDFW determines the amendment is necessary to protect an existing fish or wildlife resource.

The Permittees may amend the Agreement at any time during its term, provided the amendment is mutually agreed to in writing by CDFW and the Permittees. To request an amendment, the Permittees shall submit to CDFW a completed CDFW "Request to Amend Lake or Streambed Alteration" form and include with the completed form payment of the corresponding amendment fee identified in CDFW's current fee schedule (see Cal. Code Regs., tit. 14, § 699.5).

TRANSFER AND ASSIGNMENT

This Agreement may not be transferred or assigned to another entity, and any purported transfer or assignment of the Agreement to another entity shall not be valid or effective, unless the transfer or assignment is requested by the Permittees in writing, as specified below, and thereafter CDFW approves the transfer or assignment in writing.

The transfer or assignment of the Agreement to another entity shall constitute a minor amendment, and therefore to request a transfer or assignment, the Permittees shall submit to CDFW a completed CDFW "Request to Amend Lake or Streambed Alteration" form and include with the completed form payment of the minor amendment fee identified in CDFW's current fee schedule (see Cal. Code Regs., tit. 14, § 699.5).

EXTENSIONS

In accordance with FGC section 1605(b), the Permittees may request one extension of the Agreement, provided the request is made prior to the expiration of the Agreement's term. To request an extension, the Permittees shall submit to CDFW a completed CDFW "Request to Extend Lake or Streambed Alteration" form and include with the completed form payment of the extension fee identified in CDFW's current fee schedule (see Cal. Code Regs., tit. 14, § 699.5). CDFW shall process the extension request in accordance with FGC 1605(b) through (e).

If the Permittees fail to submit a request to extend the Agreement prior to its expiration, the Permittees must submit a new notification and notification fee before beginning or continuing the project the Agreement covers (FGC section 1605(f)).

EFFECTIVE DATE

The Agreement becomes effective on the date of CDFW's signature, which shall be: 1) after the Permittees' signature; 2) after CDFW complies with all applicable requirements under the California Environmental Quality Act (CEQA); and 3) after payment of the

applicable FGC section 711.4 filing fee listed at
http://www.wildlife.ca.gov/habcon/ceqa/ceqa_changes.html.

TERM

This Agreement shall **expire five years** from date of execution, unless it is terminated or extended before then. All provisions in the Agreement shall remain in force throughout its term. The Permittees shall remain responsible for implementing any provisions specified herein to protect fish and wildlife resources after the Agreement expires or is terminated, as FGC section 1605(a)(2) requires.

AUTHORITY

If the person signing the Agreement (signatory) is doing so as a representative of the Permittees, the signatory hereby acknowledges that he or she is doing so on the Permittees' behalf and represents and warrants that he or she has the authority to legally bind the Permittees to the provisions herein.

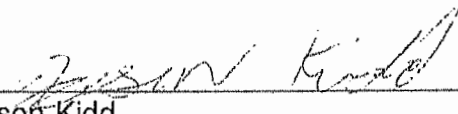
AUTHORIZATION

This Agreement authorizes only the project described herein. If the Permittees begin or complete a project different from the project the Agreement authorizes, the Permittees may be subject to civil or criminal prosecution for failing to notify CDFW in accordance with FGC section 1602.

CONCURRENCE

The undersigned accepts and agrees to comply with all provisions contained herein.

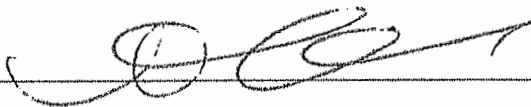
FOR Mr. Jason Kidd and Ms. Angela Kidd



Jason Kidd

5/9/16

Date

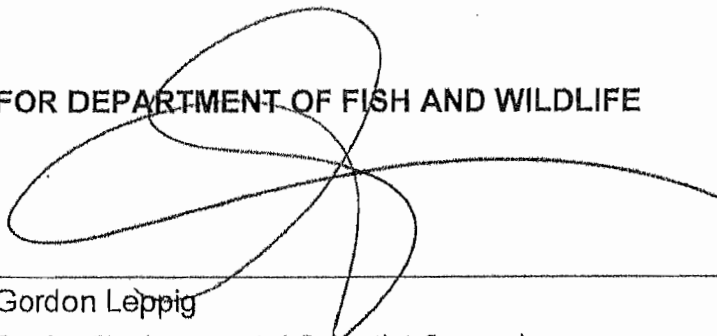


Angela Kidd

5/9/16

Date

FOR DEPARTMENT OF FISH AND WILDLIFE



Gordon Leppig
Senior Environmental Scientist Supervisor

5/18/16

Date

12310

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Planning Divis on

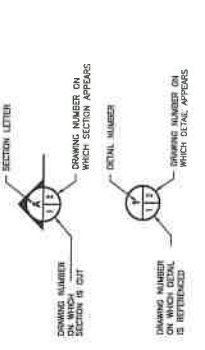
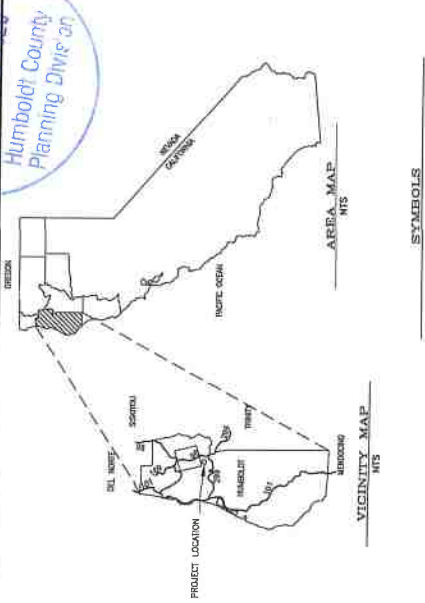
TITLE SHEET
APN: 316-174-010
FOR
JASON KIDD
SABERTOOTH ROAD
REDWOOD CREEK, CA 95573



Table with columns for drawing title, sheet number, and date.

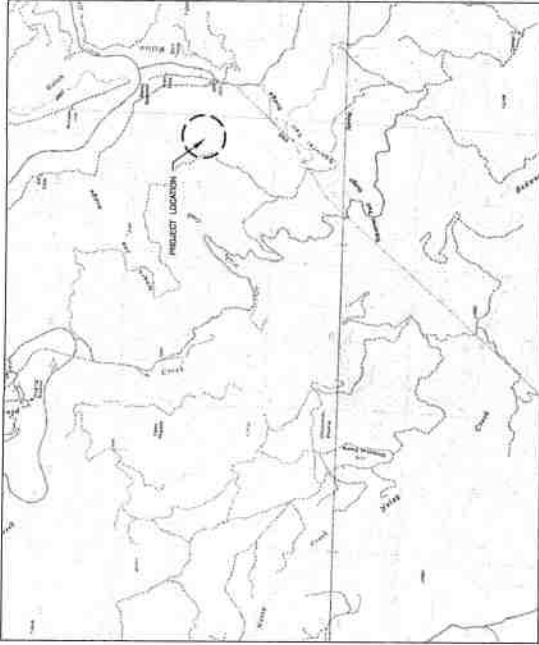
JASON KIDD
APN: 316-174-010
SABERTOOTH ROAD
HUMBOLDT COUNTY, CALIFORNIA
TITLE SHEET

Table with columns for drawing title, sheet number, and date.



SHEET INDEX table with columns: SHEET NO., TITLE, SHEET DATE.

CONTRACTOR ALERT!
CONTRACTOR MUST CONTACT USA DIG AT 800-272-2800 AT LEAST 72 HOURS BEFORE ANY EXISTING UTILITY ALIGNMENTS BOTH HORIZONTALLY AND VERTICALLY MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES.



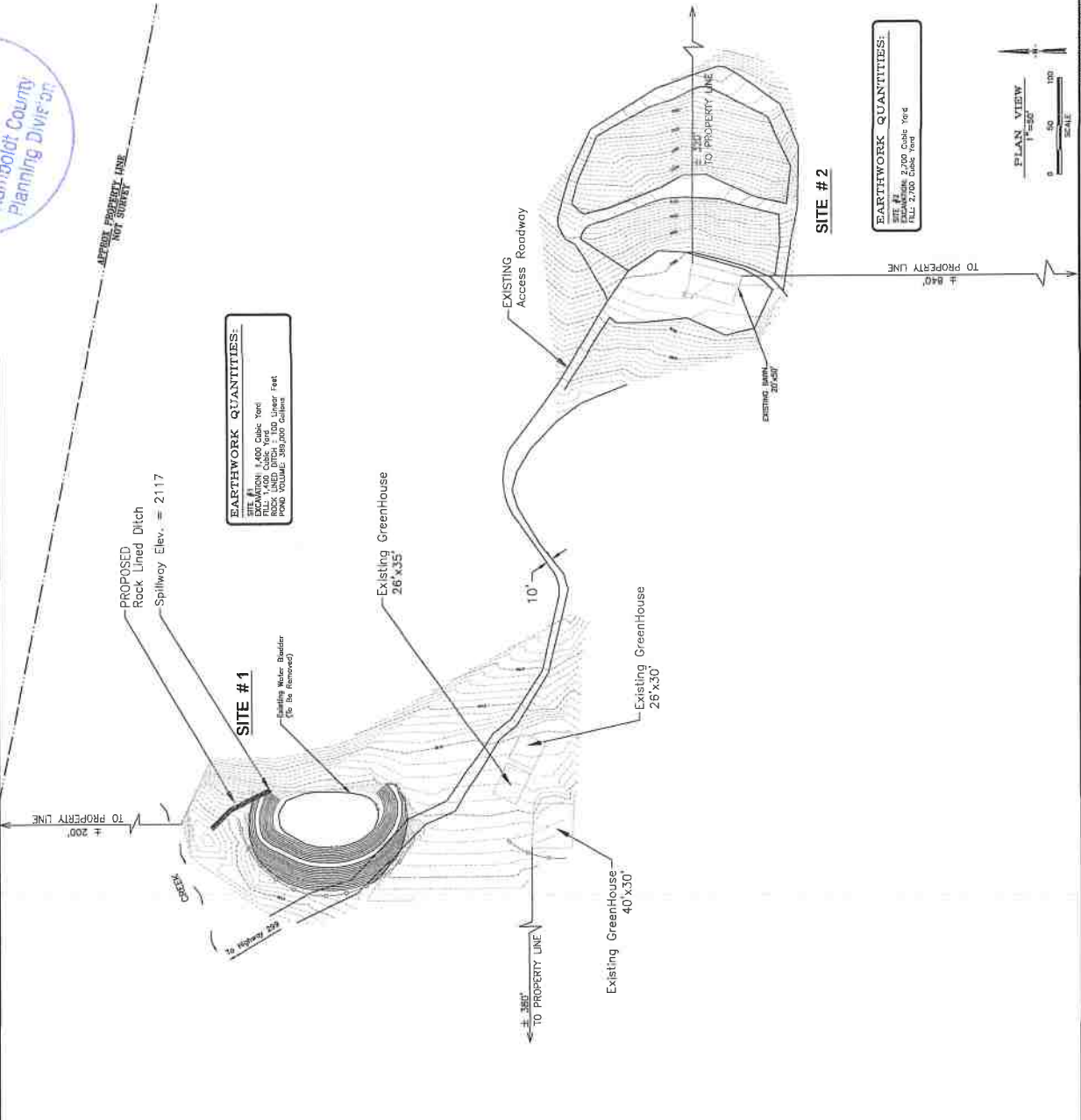
LEGEND table listing symbols for various engineering features like manholes, valves, and pipes.

ABBREVIATIONS table listing abbreviations for materials and construction terms.



REV	DATE	DESCRIPTION

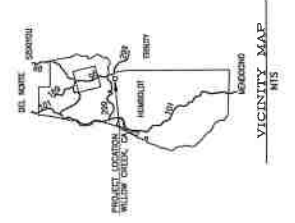
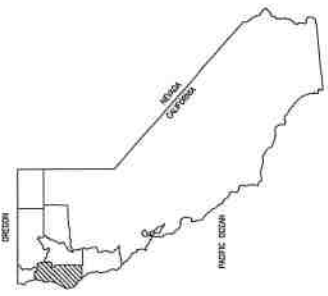
PROJECT NO	316-174-010
SHEET NO	1 of 1
DATE	JANUARY 2018
SCALE	AS SHOWN
DESIGNED BY	J. KIDD
DRAWN BY	J. KIDD
CHECKED BY	J. KIDD
APPROVED BY	J. KIDD



EARTHWORK QUANTITIES:
 SITE #1
 FULL 1,400 cubic yard
 FULL 1,400 cubic yard
 POOL VOLUME: 390,000 Gallons

EARTHWORK QUANTITIES:
 SITE #2
 FULL 2,700 cubic yard
 FULL 2,700 cubic yard

PLOT PLAN
 APN: 316-174-010
 FOR
 JASON KIDD
 SABBERTWOOTH ROAD
 WILLOW CREEK, CA

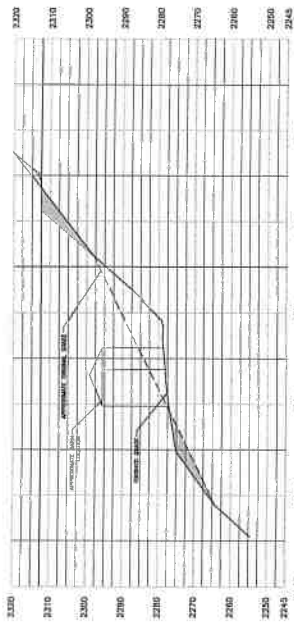
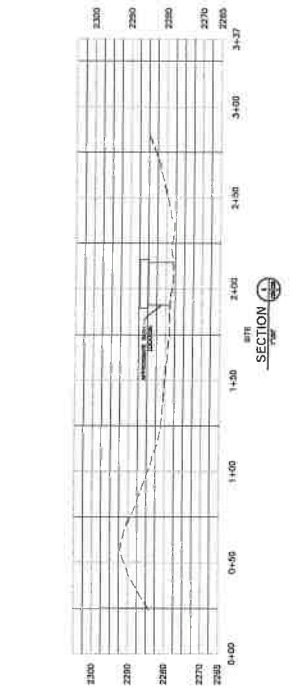


GENERAL NOTES
 1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
 2. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 3. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES.
 4. CONTRACTOR SHALL MAINTAIN ALL EXISTING ACCESS ROADS AND DRIVEWAYS.
 5. CONTRACTOR SHALL MAINTAIN ALL EXISTING FENCES AND BOUNDARIES.

CONTRACTOR ALERT!
 CONTRACTOR MUST CONTACT US AT 800-377-2600 AT LEAST 72 HOURS BEFORE ANY EXISTING UTILITIES ARE TO BE CUT OR UNDERGROUND UTILITIES.
 EXISTING UTILITY ALIGNMENTS BOTH HORIZONTALLY AND VERTICALLY MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES.

SURVEY NOTES
 A FIELD SURVEY FOR TOPOGRAPHIC PURPOSES WAS CONDUCTED BY TIMBER VALLEY CONSULTING ENGINEERS (TVCE) ON DECEMBER 2015. A BOUNDARY SURVEY WAS NOT CONDUCTED. ALL DATA AND LOCATIONS SHOWN ON THESE PLANS REFLECT APPROXIMATE LOCATIONS BASED ON COUNTY RECORDS.

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 Humboldt County
 Planning Division

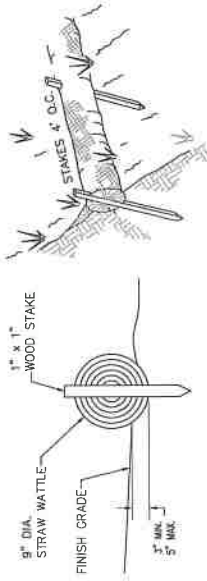


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Humboldt County
Planning Division

TICE

31 WILSON AVE
REDWOOD CITY, CA 94061
(650) 962-3411

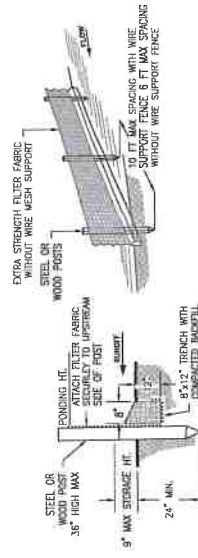


STRAW WATTLE NOTES:

1. STRAW WATTLES SHALL BE INSTALLED WITH 18 OR 24 INCH WOOD STAKES AT FOUR FEET ON CENTER. THE ENDS OF ADJACENT STRAW WATTLES SHALL BE ADJUTED TO EACH OTHER SMOOTH OR OVERLAPPED BY SIX INCHES.
2. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3'-5" DEEP. ROUGH MESH NOT BE ALLOWED TO RUN UNDER OR AROUND THE ROLL.

STRAW WATTLE INSTALLATION DETAIL

NTS



SILT FENCE NOTES:

1. THE CONTRACTOR SHALL INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT.
2. CONTRACTOR SHALL REMOVE SEDIMENT AS NECESSARY. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND IN AN AREA THAT CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE FENCING EFFICIENCY.

SILT FENCE DETAILS

NTS

EROSION DETAILS

JASON KIDD
APE: 316-174-010

PROJECT NO.	215
DATE	December 2015
DATE OF ISSUE	AS SHOWN
TRACKING NO.	917
SCALE	AS SHOWN
DATE OF REVISION	
BY	
DATE OF REVISION	
BY	

007

TOWN VALLEY CONSULTING ENGINEERS, INC.

STRAW MULCH NOTES:

1. THE FOLLOWING STRAW MULCH SHALL BE USED: **STRAW MULCH** SHALL BE USED TO PROTECT THE SOIL ON SLOPES.
2. A TACKLER IS THE PREFERRED METHOD FOR ANCHORING STRAW MULCH TO THE SOIL ON SLOPES.
3. CRIMPING, PUNCH ROLLER-TYPE ROLLERS, OR TRACK WALKING MAY ALSO BE USED TO INCORPORATE STRAW MULCH INTO THE SOIL ON SLOPES. TRACK WALKING SHALL ONLY BE USED WHERE OTHER METHODS ARE IMPRACTICAL.
4. AVOID PLACING STRAW ONTO ROADS, SIDEWALKS, DRAINAGE CHANNELS, SOUND WALLS, EXISTING VEGETATION, ETC.
5. STRAW MULCH WITH TACKLER SHALL NOT BE APPLIED DURING OR IMMEDIATELY BEFORE RAINFALL.
6. APPLY STRAW AT A MANUAL RATE OF 4,000 LB/ACRE, EITHER BY MACHINE OR BY HAND DISTRIBUTION.
7. CHECK OPERATIONS AND TILL RILLS BEFORE PLACING THE STRAW MULCH BY ROLLING WITH A CRIMPING OR PUNCHING TYPE ROLLER OR BY TRACK WALKING.
8. EVENLY DISTRIBUTE STRAW MULCH ON THE SOIL SURFACE.
9. ON SMALL AREAS, A SPADE OR SHOVEL CAN BE USED TO PUNCH IN STRAW MULCH.
10. ON SLOPES WITH SOLE TOE, STABLE LENGTH AND/or SUFFICIENT INCLINE TO SAFELY SUPPORT CONSTRUCTION EQUIPMENT WITHOUT CONTRIBUTING TO COMBUSTION AND INSTABILITY PROBLEMS, STRAW CAN BE "PUNCHED" INTO THE GROUND USING A "WHEEL BLADE ROLLER" OR A STRAIGHT BLADED CUTLER, KNOWN COMMERCIALLY AS A "CRIMPER".
11. ON SMALL AREAS AND/OR STEEP SLOPES, STRAW CAN ALSO BE HELD IN PLACE USING PLASTIC NETTING OR LUTE. THE NETTING SHALL BE HELD IN PLACE USING 1" GAUGE WIRE STAPLES, GEOTEXTILE PINS OR RUBBER STAPLES AS DESCRIBED IN CD-71, DISTORTIBLES AND MMS.
12. OPERATIONS SHALL BE CONDUCTED UNDER WINDY AND HOT WEATHER CONDITIONS. THE OPERATOR SHALL WEAR PROTECTIVE CLOTHING AND GLOVES TO PREVENT BURNS AND ABLATION. THE RATES ARE TYPICALLY TRIMMED TO A RATE OF 150 LB/ACRE IN WINDY CONDITIONS. THE RATES ARE TYPICALLY TRIMMED/NONE.

CONTRACTOR NOTE:

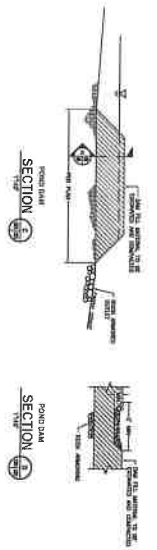
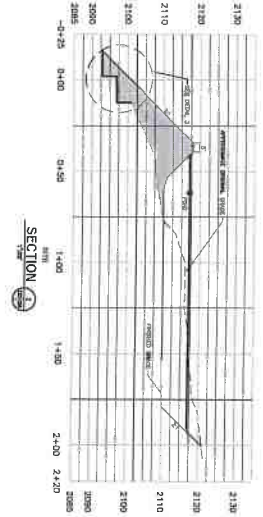
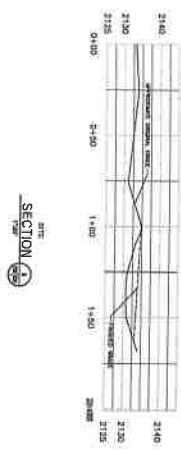
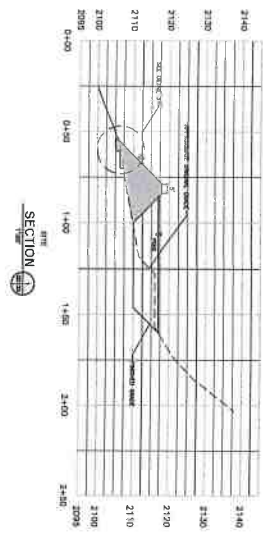
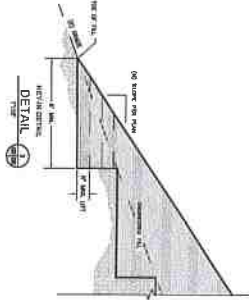
1. CONTRACTOR MAY SUBSTITUTE TEMPORARY SILT FENCES FOR STRAW FIBER ROLLS AND VICE VERSA.

BMP MAINTENANCE NOTES:

1. ALL OF THE IMPLEMENTED BMPs SHALL BE INSPECTED AND CORRECTED AS NEEDED PRIOR TO, DURING, AND DIRECTLY FOLLOWING ANY STORM EVENT OR WHENEVER PRACTICAL.
2. EROSION AND SEDIMENT CONTROL NOTES:
1. EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE INSTALLED AND MAINTAINED DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30). SEDIMENT CONTROL BMP'S SHALL BE INSTALLED AND MAINTAINED ALL YEAR.
2. ALL DRAINAGE INLETS IMMEDIATELY DOWNSTREAM OF THE WORK AREA AND WITHIN THE WORK AREA SHALL BE PROTECTED WITH SEDIMENT CONTROL AND INLET FILTER BAGS, YEAR ROUND.
3. ALL SPURRED CONSTRUCTION ACCESS CONDITIONS SHALL BE CONSTRUCTED PER STAMPED DRAWING T-1.1 WHERE CONSTRUCTION TRAFFIC IS NECESSARY TO MAINTAIN ACCESS. THE STABILIZED ACCESS SHALL BE MAINTAINED IN A YEAR-ROUND BASIS UNTIL THE COMPLETION OF CONSTRUCTION.
4. ALL AREAS DISTURBED DURING CONSTRUCTION, BY GRADING, TRENCHING, OR OTHER ACTIVITIES, SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY MEANS OF A STABILIZED ACCESS. THE STABILIZED ACCESS SHALL BE PLACED DURING THE WET SEASON SHALL USE AN EROSION CONTROL MAT OR MAT WITH A SEED MAT AS A PRACTICE TO MAINTAIN VEGETATION IN THESE AREAS AND AREAS WHERE EXISTING VEGETATION IS BEING PRESERVED SHALL BE PROTECTED WITH CONSTRUCTION FENCING.
5. SEDIMENT CONTROL BMP'S SHALL BE INSTALLED WHERE ACTIVE CONSTRUCTION AREAS DRAIN INTO ADJACENT OR PROXIMATE VEGETATION AREAS.
6. SEDIMENT CONTROL BMP'S SHALL BE PLACED ALONG THE PROJECT PERIMETER WHERE DRAINAGE LEAVES THE PROJECT. SEDIMENT CONTROL BMP'S SHALL BE PLACED ALONG THE PROJECT PERIMETER UNTIL THE CONSTRUCTION IS COMPLETE OR THE DRAINAGE PATTERN HAS BEEN CHANGED AND NO LONGER LEAVES THE SITE.
7. ALL SLOPES GREATER THAN 1:1 SHALL RECEIVE SEED AND STRAW OR OTHER EROSION CONTROL.
8. ALL FENCING AND EROSION CONTROL METHODS SHALL BE MAINTAINED THROUGHOUT ALL ON-SITE CONSTRUCTION ACTIVITIES.
9. ALL BMP'S SHALL BE INSTALLED AND FUNCTIONING PRIOR TO ANY ANTICIPATED STORM EVENT.
10. TRACKWORK ALL TILL SLOPES PRIOR TO APPLICATION OF STRAW AND SEED.

BMP INSTALLATION SCHEDULE

PHASE	EROSION AND SEDIMENT CONTROL METHODS						
	NET SCAFFOLD	STRAW MULCH	STRAW DAM	SILT FENCE	SEDIMENT CONTROL MAT	STABILIZED ACCESS	CONTRACTOR MAINTENANCE
CONSTRUCTION	●	●	●	●	●	●	●
PRE-GRADING							
CUT AND FILL							
ACTIVITIES							
ROAD							
STRAW DAM							
SILT FENCE							
SEEDING							
APPROXIMATIONS							
OF PLANS							
POST-GRADING							



OVERFLOW WITHOUT GATE VALVE

DATE	12/15/2015
BY	J. McKNIGHT
PROJECT	PLN-12310-CUP
CLIENT	REDWOOD VALLEY FARMS
SCALE	AS SHOWN
PROJECT NO.	117
DATE	12/15/2015
BY	J. McKNIGHT
PROJECT	PLN-12310-CUP
CLIENT	REDWOOD VALLEY FARMS
SCALE	AS SHOWN
PROJECT NO.	117

NO.	REV.	DATE	BY	DESCRIPTION

TVCE
 1101 S. MAIN ST. SUITE 100
 WILLOW CREEK, CA 94595
 TEL: (925) 938-1111
 FAX: (925) 938-1111



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Humboldt County

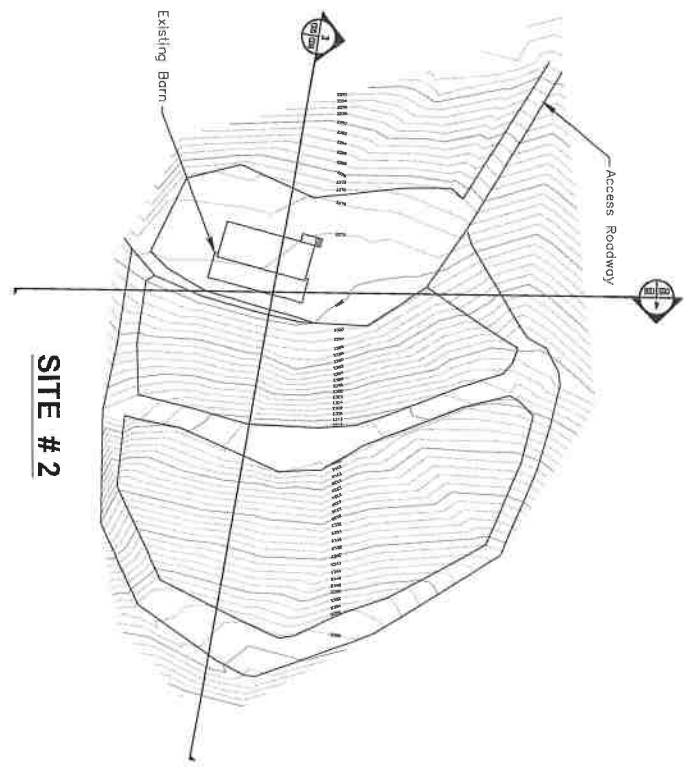
GRADING NOTES:

1. ALL DEMOLITION INCLUDING BUT NOT LIMITED TO SITE DEMOLITION, GRADING, AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF THE PERMIT. THE PERMIT SHALL BE REVOKED IF THE WORK IS NOT COMPLETED WITHIN THE SPECIFIED TIME FRAME.
2. MINIMUM OF THREE FEET TO THE OUTSIDE OF THE WORKING AREA.
3. ANY UNCOMPLETED FILL SOILS, FINE-GRAINED RESIDUAL SOILS, AND ANY OTHER DEBRIS LOCATED WITHIN THE WORKING AREA SHALL BE REMOVED FROM THE SITE.
4. THE SITE SHOULD BE GRADED TO PROVIDE ADEQUATE DRAINAGE SUCH THAT NO WATER IS ALLOWED TO FLOW ANYWHERE ON THE SITE OR IMPOSE SIGNIFICANT FUTURE DEVELOPMENTS.
5. ALL FILL MATERIAL SHALL BE PLACED IN HORIZONTAL LIFTS NOT TO EXCEED 18" IN THICKNESS AND SHALL BE COMPACTED IMMEDIATELY.
6. ALL FILL MATERIAL SHALL BE FREE OF OBSTACLES, ROCKS LARGER THAN 3/4" WOODY DEBRIS, AND OTHER DEBRIS.
7. ALL FILL MATERIAL SHALL HAVE A UNIFORM MOISTURE CONTENT AT OR NEAR OPTIMUM MOISTURE CONTENT AS DETERMINED BY TESTING AND APPROVED BY THE ENGINEER.
8. NON-STRUCTURAL FILL SHALL BE COMPACTED MECHANICALLY TO A FINISH UNIFORM SURFACE AS APPROVED BY THE ENGINEER.
9. COMPACTION TESTING WILL BE DETERMINED AT THE ENGINEER'S DISCRETION.
10. IT IS RECOMMENDED THAT ANY MATERIAL PROPOSED FOR STRUCTURAL FILL MATERIAL TO BE PLACED IN HORIZONTAL LIFTS NOT TO EXCEED 18" IN THICKNESS AND SHALL BE COMPACTED AS OBTAINED IN THE SOILS REPORT.
11. ALL FILL SOILS SHALL BE TO A SMOOTH AND EVEN GRADE. SHALL BE SURFACE UNWORKED.
12. SURFACE TESTING AND INSPECTION SHOULD BE PERFORMED TO MONITOR THE STABILITY OF FILL MATERIALS AND ASSURE COMPLIANCE WITH THE RECOMMENDED COMPACTION SPECIFICATIONS.
13. ENGINEER TO PROVIDE CERTIFICATION OF EXISTING FILL WITH STRUCTURAL AND NON-STRUCTURAL FILL FROM 1' DEPTH TO THE EXISTING COMPACTION SPECIFICATIONS.

CLEARING, GRUBBING, & DEMOLITION NOTES:

1. TREES SCHEDULED TO BE REMOVED SHALL BE REMOVED COMPLETELY INCLUDING STUMPS, ROOTS, BRANCHES, TWIGGY BRUSH, BARK AND FRESH LIMBS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A MANNER CONSISTENT WITH APPLICABLE LAWS AND REGULATIONS.
2. BRANCHES AND TWIGGY BRUSH SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A MANNER CONSISTENT WITH APPLICABLE LAWS AND REGULATIONS.
3. ALL DEBRIS AND ACCUMULATED CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A MANNER CONSISTENT WITH APPLICABLE LAWS AND REGULATIONS.
4. ALL AREAS WITH GENERATED WOODS FROM DEMOLITION ACTIVITIES SHALL BE BACKFILLED WITH LIME BLENDED SUBGRADE.
5. DIRT CONTROL SHALL BE MAINTAINED DURING DEMOLITION PHASES.
6. TESTING OF MATERIAL FROM THE SITE DURING EXISTING DEMOLITION SHALL NOT BE PERMITTED. DEMOLITION CONSTRUCTION SITE DEMONSTRATES TESTING BE HELD AT POINTS OF INSPECTION LOCATED FROM VEHICLES AND EQUIPMENT PRIOR TO LEAVING THE CONSTRUCTION SITE.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED FOR THE SITE AS SOON AS PRACTICAL AND SHALL BE IN PLACE PRIOR TO EXECUTION OF MAJOR DEMOLITION OPERATIONS.

EARTHWORK QUANTITIES:
DEMOLITION 2700 CUBIC YARDS
FILL 2700 CUBIC YARDS



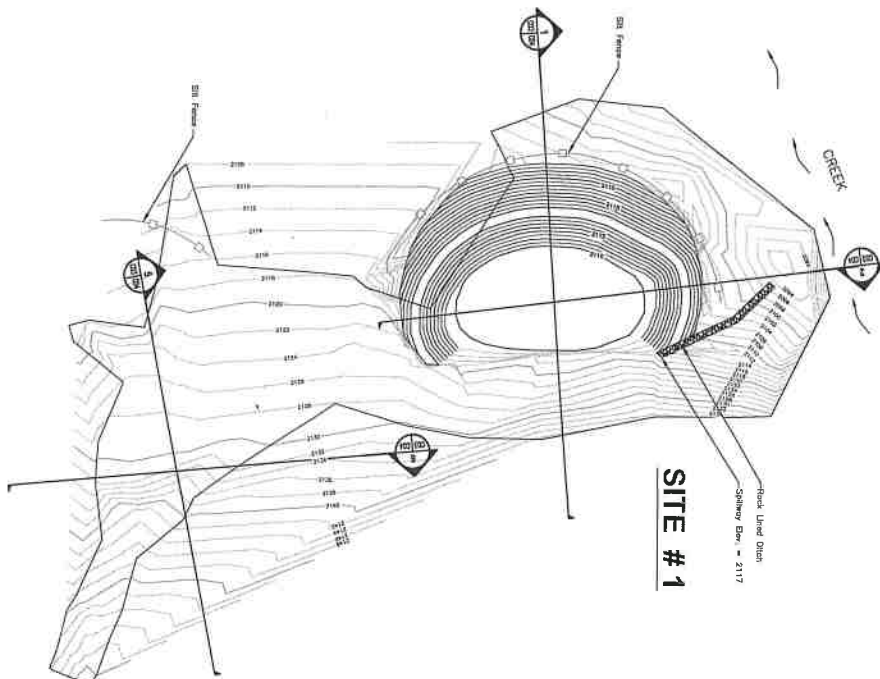
LOCATION MAP
1"=50'

DATE OF ISSUE	NOV 14 2019
DATE OF REVISION	NOV 14 2019
PROJECT NO.	19-0000
ISSUE NO.	01
ISSUED FOR	CONTRACT
ISSUED BY	J. J. MCKNIGHT
ISSUED FOR	APPROVAL
ISSUED BY	J. J. MCKNIGHT
ISSUED FOR	CONTRACT
ISSUED BY	J. J. MCKNIGHT
ISSUED FOR	CONTRACT
ISSUED BY	J. J. MCKNIGHT

JASON KIDD
APN: 216-174-010
SITE 2
GRADING AND EROSION CONTROL
WILLOW CREEK, CALIFORNIA

TVCE
1815 4TH ST
SUITE 100
WILLOW CREEK, CA 95775
PHONE (925) 484-1111
FAX (925) 484-1111

1" = 40'



GRADING NOTES:

1. ALL EARTHWORK INCLUDING BUT NOT LIMITED TO SITE CLEARING, GRADING, SPREADING, AND DRAINAGE WILL BE CONDUCTED DURING DRY WEATHER CONDITIONS, (TYPICALLY APRIL 15 TO OCTOBER 15).
2. GRUB AND REMOVE ALL TREES, AND VEGETATION FROM THE PROJECT AREA AND FOR A 10' BUFFER AROUND ALL TREES TO BE REMOVED.
3. ANY UNDESIRABLE FILL SOILS, THE-CONTAMINATED SOILS, AND/OR OTHER SOILS ENCOUNTERED AT OR BELOW THE EXISTING GRADE SURFACE SHALL BE REMOVED AT THE LOCATION RECEIVING ANY POTENTIAL FILL.
4. THE SITE SHOULD BE GRADED TO PREVENT CUMULATIVE SPREADS SUCH THAT NO WATER IS ALLOWED TO RUN OFF THE SITE OR DOWN DRAINAGE DITCHES.
5. ALL FILL MATERIAL SHALL BE PLACED IN 12" LIFT MAXIMUM VERTICAL COMPACTED TO 95% RELATIVE DENSITY. LIFTS NOT TO EXCEED FOUR INCHES (4") IN THICKNESS SHALL BE PLACED IN 6" LIFT MAXIMUM VERTICAL COMPACTED TO 95% RELATIVE DENSITY.
6. ALL FILL MATERIAL SHALL BE FREE OF ORGANICS, ROCKS LARGER THAN 3", WEED SEEDS, ROOTS, AND NON-SPECIFIC MATERIAL.
7. ALL FILL MATERIAL SHALL HAVE A UNIFORM MOISTURE CONTENT AT OR NEAR OPTIMUM MOISTURE CONTENT AS DETERMINED BY TESTING AND APPROVED BY THE ENGINEER.
8. APPROVED GRADE FILL SHALL BE COMPACTED MECHANICALLY TO A FIRM UNFINISHED SURFACE AS SPECIFIED IN THE CONTRACT DOCUMENTS.
9. CONSTRUCTION TESTING WILL BE DETERMINED BY THE ENGINEER'S INSPECTION.
10. ALL FILL MATERIAL SHALL BE PLACED AND COMPACTED TO THE UNFINISHED SURFACE TO BE CONFINED AS OUTLINED IN THE SOILS REPORT.
11. ALL FILL SLOPES SHALL BE TO A SMOOTH AND EVEN GRADE. SHALL BE SURFACE FINISHED, AND PAVED SURFACES NOT TO EXCEED 1:1.5 (H:V).
12. SURFACE TESTING AND INSPECTION SHALL BE REFERENCED TO MONITOR THE STABILITY OF FILL AREAS. ALL FILL MATERIAL SHALL BE PLACED AND COMPACTED TO THE UNFINISHED SURFACE AS SPECIFIED IN THE CONTRACT DOCUMENTS.
13. ENGINEERS TO PROVIDE CERTIFICATION OF EXISTING FILL SOILS WITHIN CONSTRUCTION DOCUMENTS. NON-STRUCTURAL FILL THAT IT MEETS THE REQUIRED CONSTRUCTION SPECIFICATIONS.

CLEARING, GRUBBING, & DEMOLITION NOTES:

1. TREES IDENTIFIED TO BE REMOVED SHALL BE REMOVED COMPLETELY INCLUDING STUMPS, ROOTS, AND BRANCHES. ALL REMOVED MATERIAL SHALL BE DEPOSITED IN LOCATIONS DESIGNATED BY THE OWNER.
2. VEGETATION AND WEED SEEDS SHALL BE REMOVED FROM THE SITE AND DEPOSITED IN A SEPARATELY DESIGNATED AREA.
3. ALL OBSTACLES AND ACCUMULATED CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE AND DEPOSITED IN A SEPARATELY DESIGNATED AREA.
4. ALL AREAS WITH OBSTACLES FROM DEMOLITION ACTIVITIES SHALL BE RESTORED TO ORIGINAL SOIL TO MATCH EXISTING 1" MAXIMUM VERTICAL LIFTS SATISFACTORILY COMPACTED TO 95% RELATIVE DENSITY.
5. DIRT CONTROL SHALL BE MAINTAINED DURING DEMOLITION PHASES.
6. TRUCKING OF MATERIAL FROM THE SITE DURING DEMOLITION SHALL NOT BE TOLERATED. EXISTING ROADWAYS AND DRAINAGES SHOULD BE MAINTAINED TO ENSURE PROPER WATER FLOW FROM VEHICLES AND EQUIPMENT PRIOR TO LEAVING THE CONSTRUCTION SITE.
7. PROJECT CONTROL JURISDICTIONS SHALL BE MAINTAINED FOR THE SITE AS SOON AS PRACTICAL AND SHALL BE IN PLACE PRIOR TO DISCUSSION OF ANY CONSTRUCTION OPERATIONS.


EARTHWORK QUANTITIES:

The Final Used Data was used to determine the earthwork quantities for this project.

Final Used Data - 1/10/17
Final Used Data - 1/10/17
Final Used Data - 1/10/17

LOCATION MAP

1" = 200'

 <p>TVCE 1501-1503 PO BOX 1507 HUMPHOLDT, CA 95527 PHONE (707) 498-3381 FAX (707) 498-3381</p>		<p>JASON HIDD APN: 316-174-010</p> <p>SITE 1 GRADING AND EROSION CONTROL WILLOW CREEK, CALIFORNIA</p>
<p>DATE: 1/10/2021</p> <p>DRAWN BY: JSH</p> <p>CHECKED BY: JSH</p> <p>PROJECT NO: 1517</p> <p>SHEET NO: 003</p>	<p>DATE: 1/10/2021</p> <p>DRAWN BY: JSH</p> <p>CHECKED BY: JSH</p> <p>PROJECT NO: 1517</p> <p>SHEET NO: 003</p>	<p>DATE: 1/10/2021</p> <p>DRAWN BY: JSH</p> <p>CHECKED BY: JSH</p> <p>PROJECT NO: 1517</p> <p>SHEET NO: 003</p>

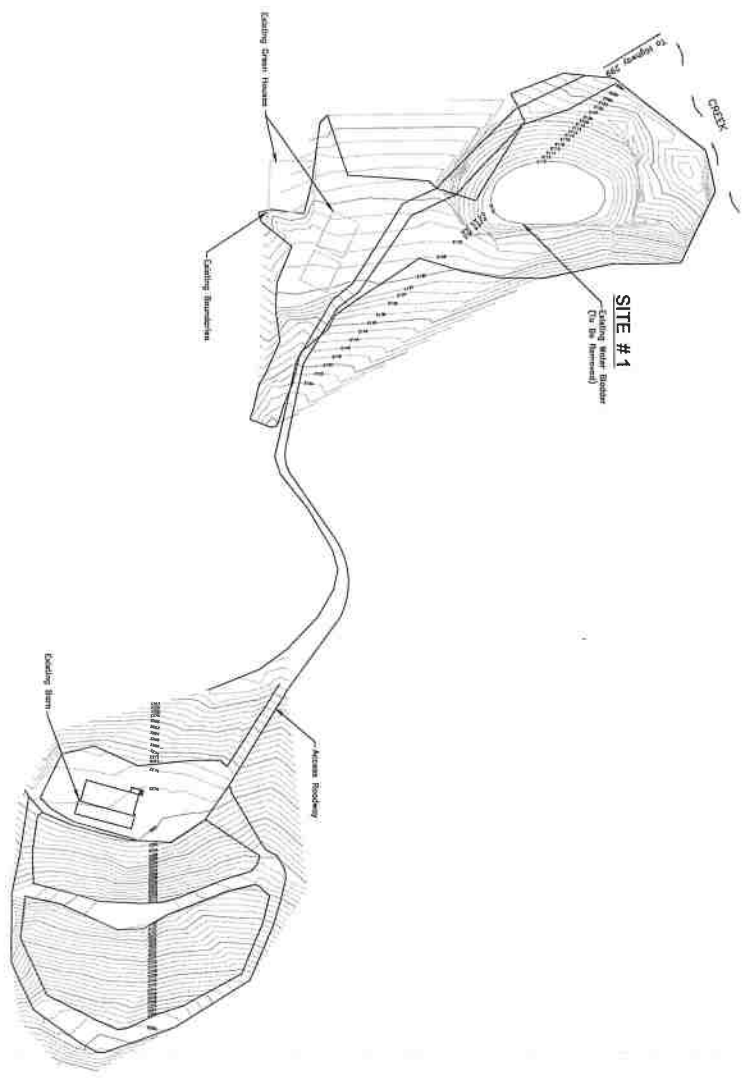


GRADING NOTES:

1. SITE GRADING SHALL BE LIMITED TO GRT CLEARING, GRUBBING, STUMPING, AND REMOVAL OF EXISTING CONSTRUCTION. ALL GRADING SHALL BE CONDUCTED DURING DRY WEATHER CONDITIONS. (TYPICALLY APRIL 15 TO OCTOBER 15)
2. STUMP AND REMOVE ALL TOPSOIL AND REDWOOD FROM THE PROJECT AREA, AND FOR A MINIMUM OF 100 FEET FROM THE PERIMETER OF THE PROJECT AREA, AND FOR A MINIMUM OF 100 FEET FROM THE PERIMETER OF THE PROJECT AREA, AND FOR A MINIMUM OF 100 FEET FROM THE PERIMETER OF THE PROJECT AREA.
3. ALL EXISTING CONSTRUCTION SHALL BE REMOVED AS SHOWN ON THE GRADING PLAN. EXISTING CONSTRUCTION RECEIVING ANY POTENTIAL FILL SHALL BE REMOVED AT THE LOCATION OF THE EXISTING CONSTRUCTION.
4. THE SITE SHALL BE GRADED TO PROPOSED FINISH GRADES, INCLUDING ALL EXISTING CONSTRUCTION RECEIVING ANY POTENTIAL FILL. ALL EXISTING CONSTRUCTION RECEIVING ANY POTENTIAL FILL SHALL BE REMOVED AT THE LOCATION OF THE EXISTING CONSTRUCTION.
5. ALL FILL MATERIAL SHALL BE PLACED IN HORIZONTAL LIFTS NOT TO EXCEED FOUR (4) INCHES (1") IN THICKNESS, AND SHALL BE COMPACTED MECHANICALLY.
6. ALL FILL MATERIAL SHALL BE FREE OF ORGANICS, ROCKS LARGER THAN 3", WOODY DEBRIS, ROOTS, AND NONSTRUCTURAL FILL.
7. ALL FILL MATERIAL SHALL HAVE A MINIMUM MOISTURE CONTENT AT OR NEAR OPTIMUM MOISTURE CONTENT AS DETERMINED BY TESTING AND APPROVED BY THE SHELTER.
8. NON-STRUCTURAL FILL SHALL BE COMPACTED MECHANICALLY TO A FIRM UNDISTURBED SURFACE AS DETERMINED BY TESTING AND APPROVED BY THE SHELTER.
9. CONSTRUCTION TESTING WILL BE REQUIRED AT THE SHELTER'S DISCRETION.
10. ALL EXISTING CONSTRUCTION SHALL BE REMOVED AS SHOWN ON THE GRADING PLAN. EXISTING CONSTRUCTION RECEIVING ANY POTENTIAL FILL SHALL BE REMOVED AT THE LOCATION OF THE EXISTING CONSTRUCTION.
11. ALL FILL SLOPES SHALL BE TO A SMOOTH AND EVEN GRADE. SHALL BE SURFACE TRACKWALKED, AND FINISH GRADES NOT TO EXCEED 1:50 (2%).
12. ALL EXISTING CONSTRUCTION SHALL BE REMOVED AS SHOWN ON THE GRADING PLAN. EXISTING CONSTRUCTION RECEIVING ANY POTENTIAL FILL SHALL BE REMOVED AT THE LOCATION OF THE EXISTING CONSTRUCTION.
13. NON-STRUCTURAL FILL SHALL BE REMOVED AS SHOWN ON THE GRADING PLAN. EXISTING CONSTRUCTION RECEIVING ANY POTENTIAL FILL SHALL BE REMOVED AT THE LOCATION OF THE EXISTING CONSTRUCTION.

CLEARING, GRUBBING, & DEMOLITION NOTES:

1. TREES IDENTIFIED TO BE REMOVED SHALL BE REMOVED COMPLETELY INCLUDING STUMPS, ROOTS, BRANCHES, AND LIMBS. ALL REMOVED MATERIAL SHALL BE CHIPPED AND RECYCLED. ALL REMOVED MATERIAL SHALL BE CHIPPED AND RECYCLED. ALL REMOVED MATERIAL SHALL BE CHIPPED AND RECYCLED.
2. VEGETATION AND WOODY DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A MANNER CONSISTENT WITH APPLICABLE LAWS AND REGULATIONS.
3. ALL EXISTING CONSTRUCTION SHALL BE REMOVED AS SHOWN ON THE GRADING PLAN. EXISTING CONSTRUCTION RECEIVING ANY POTENTIAL FILL SHALL BE REMOVED AT THE LOCATION OF THE EXISTING CONSTRUCTION.
4. ALL AREAS WITH CONSTRUCTION VIOS FROM DEMOLITION ACTIVITIES SHALL BE RECLAIMED WITH NATIVE SOIL TO FINISH GRADE IN 1" MAXIMUM VERTICAL LIFTS SUFFICIENTLY COMPACTED TO EXHIBIT AN UNDISTURBED SURFACE.
5. DUST CONTROL SHALL BE MAINTAINED DURING DEMOLITION PRACTICES.
6. TRACKING OF MATERIAL FROM THE SITE INTO EXISTING ROADWAYS WILL NOT BE TOLERATED. EXISTING ROADWAYS AND PAVED SURFACES SHOULD BE MAINTAINED TO REMOTE CONSTRUCTION MATERIAL FROM VEHICLES AND EQUIPMENT FROM TO LEAVE THE CONSTRUCTION SITE.
7. SLOPE CONTROL MEASURES SHALL BE IMPLEMENTED FOR THE SITE AS SOON AS PRACTICAL AND SHALL BE IN PLACE PRIOR TO RESUMPTION OF NEIGHBORHOOD SERVICES.



SITE #2

EARTHWORK QUANTITIES:	
Site #1	Excavation: 1,400 Cubic Yards
Site #2	Excavation: 1,400 Cubic Yards
Site #1	Fill: 2,700 Cubic Yards
Site #2	Fill: 2,700 Cubic Yards

LOCATION MAP



NO.	DATE	BY	DESCRIPTION
1	11/04/2021	JKB	ISSUED FOR PERMITTING
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JASON KIDD
 APN: 316-174-010
SITE 1 & SITE 2
EXISTING SITE LAYOUT
 WILLOW CREEK, CALIFORNIA

DATE OF ISSUE:	December 2015
SCALE:	AS SHOWN
DRAWN BY:	JKB
CHECKED BY:	JKB
PROJECT NO.:	817
ISSUE NO.:	002

ATTACHMENT 4

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

Referral Agency	Response	Recommendation	Location
Building Inspection Division	✓	Comments	Attached
Division Environmental Health	✓	Conditional Approval	Attached
Public Works, Land Use Division	✓	Comments	Attached
CAL FIRE	✓	Comments	Attached
California Department of Fish & Wildlife		No Response	Attached – Planning staff request for comments
Northwest Information Center	✓	Further Study	On file and confidential
Bear River Band of Rohnerville Rancheria	✓	Comments	On file and confidential
Tsnungwe Council		No Response	
Northern Humboldt Hight School District	✓	Comments	Attached
Green Point Elementary School District		No Response	
Humboldt County Sheriff		No Response	
Humboldt County Agricultural Commissioner		No Response	
Humboldt County District Attorney		No Response	
North Coast Regional Water Quality Control Board		No Response	



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

8/17/2017

PROJECT REFERRAL TO: Building Inspection Division

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, Tsungwe Council, Regional Water Quality Control Board, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, Humboldt County Sheriff, Green Point Elementary School District School District, Northern Humboldt High School District School District

316-174-010

Applicant Name Redwood Valley Farms, LLC **Key Parcel Number** 316-174-010-000

Application (APPS#) 12310 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** CUP16-619

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 9/1/2017

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: 10-13-17

PRINT NAME: Gustin Dumlac



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:

Application No.: 12310 (44604)
Parcel No.: 316-174-010
Case No.: CUP116-619

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

- Site/plot plan appears to be accurate.
- Submit revised site/plot plan showing all of the following items: all grading including ponds and roads, location of any water course including springs, all structure including size and use and all setbacks from the above stated to each other and property lines.
- Existing operation appears to have expanded, see comments: _____

- Existing structures used in the cannabis operation shall not to be used/occupied until all required permits have been obtained.
- Proposed new operation has already started.
- Recommend approval based on the condition that all required grading, building, plumbing electrical and mechanical permits and or Agricultural Exemption are obtained.
- Other Comments: See photos @ CUP116-619 - folder 316-174-010
- Grading in SMA has been done.
- Proposed OH has been built
- Revise plot plan to show all grading & existing structures, & SMA's,

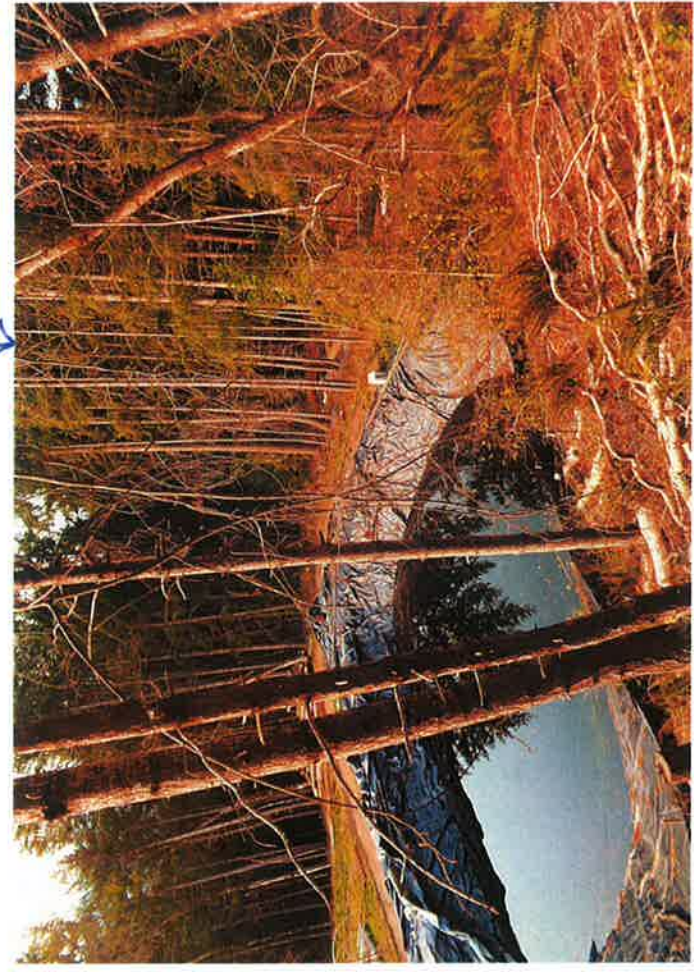
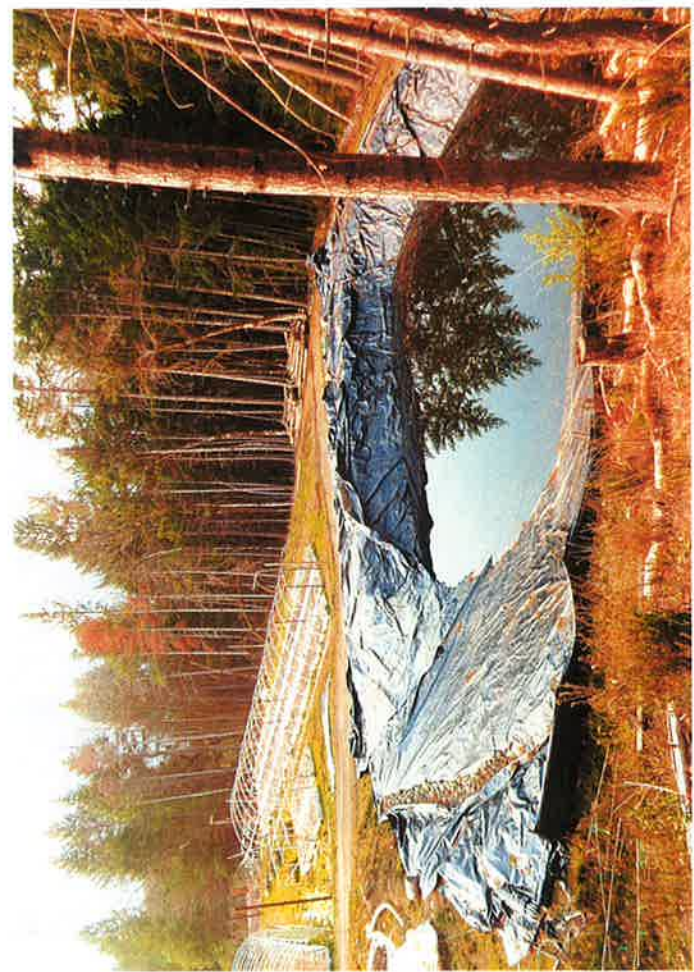
Name: Gustin Dumlac

Date: 12-13-17

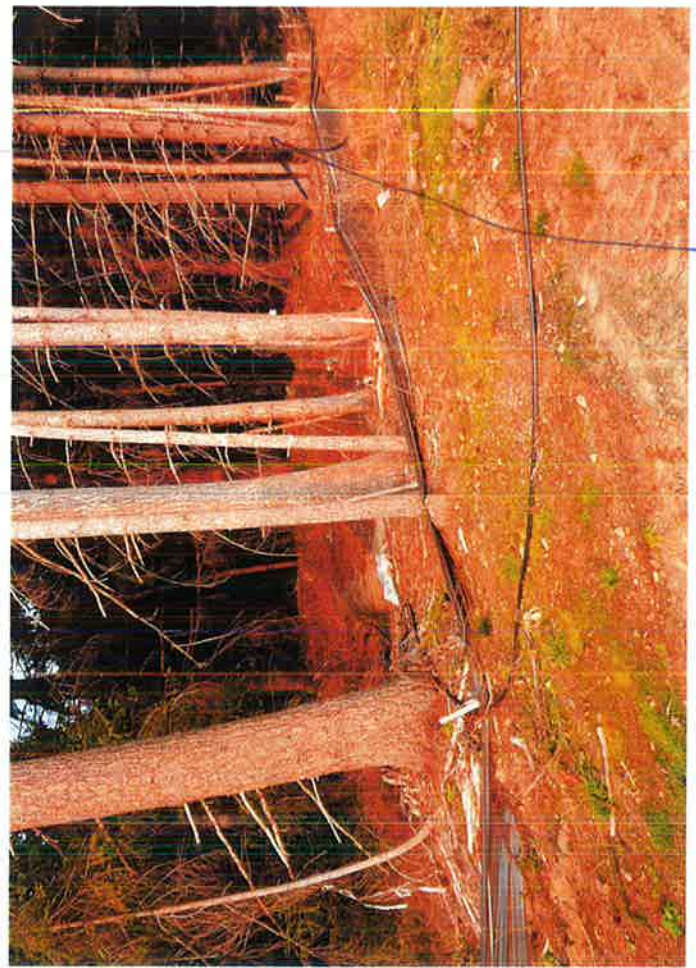
Note: Remember to take photographs and then save them to the Planning's case number. File location J, Current Planning, Projects, (CUP, SP, ZCC) Case number.

CA 4 CA 3 CA 1 CA Area 1

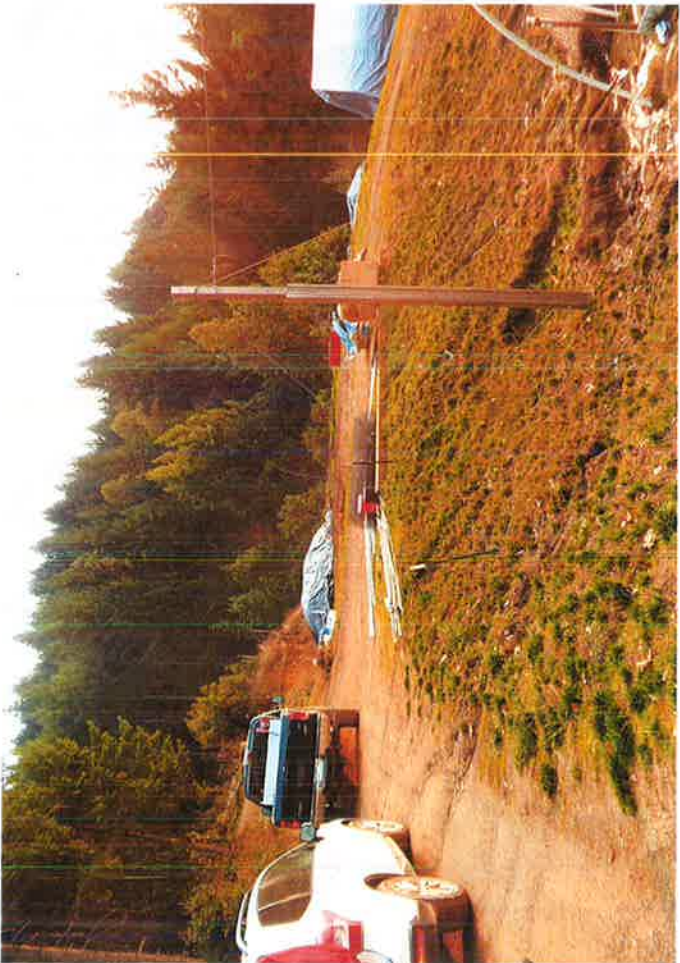
SMA not shown



12/12/17 310-174-010 Pond 390,000 gal



Bladders Not Shown
SMA not shown



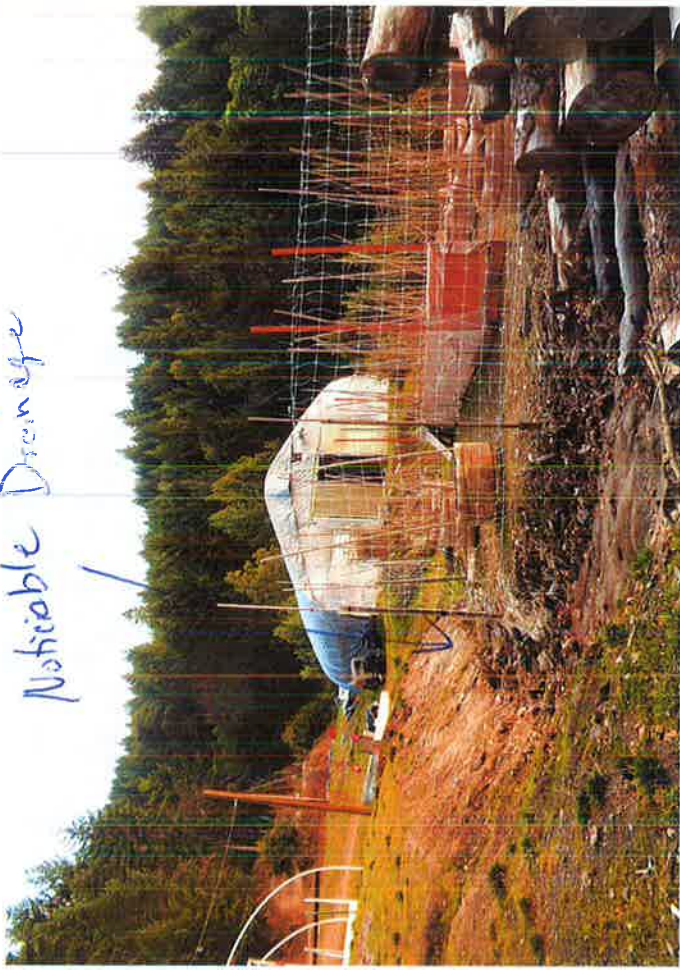


Bladder
SMA below Pond/ Bladders
not shown

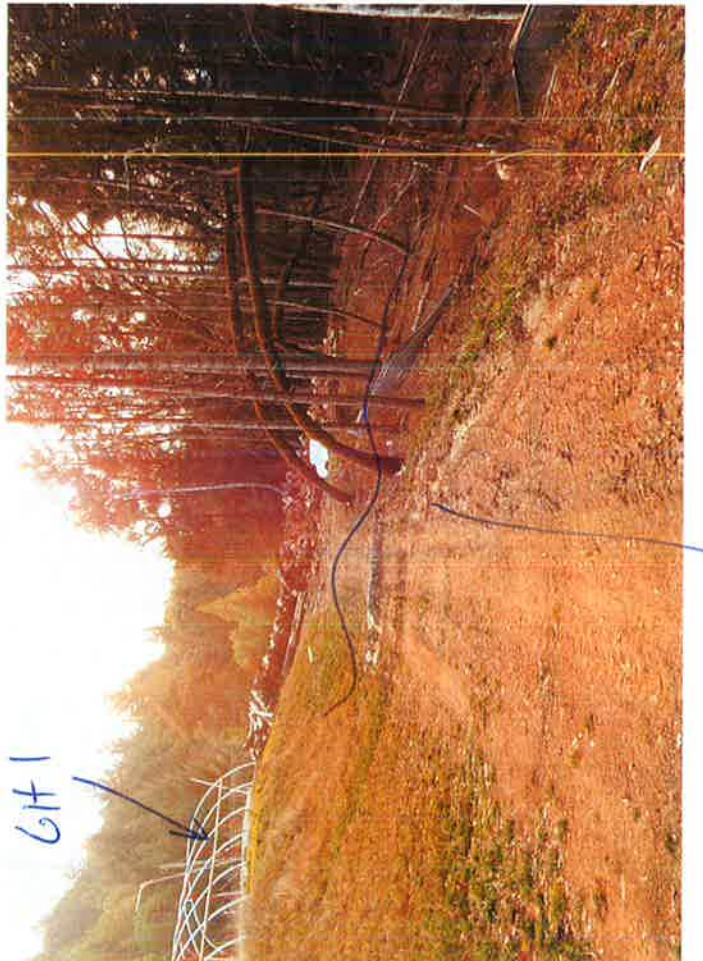
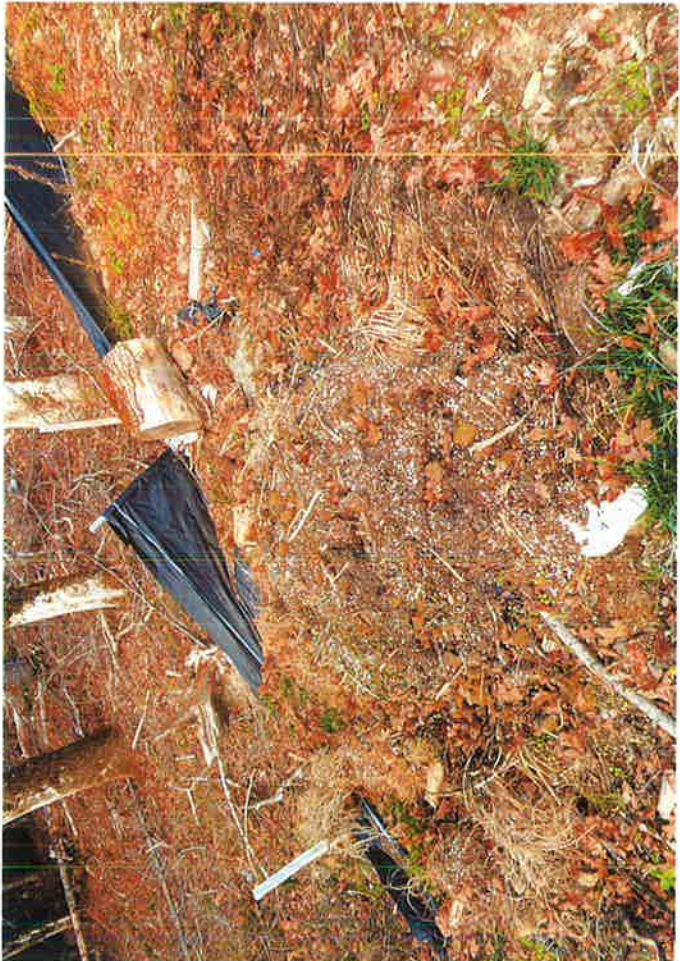


12/21/17 316-174-010

Notable Drainage



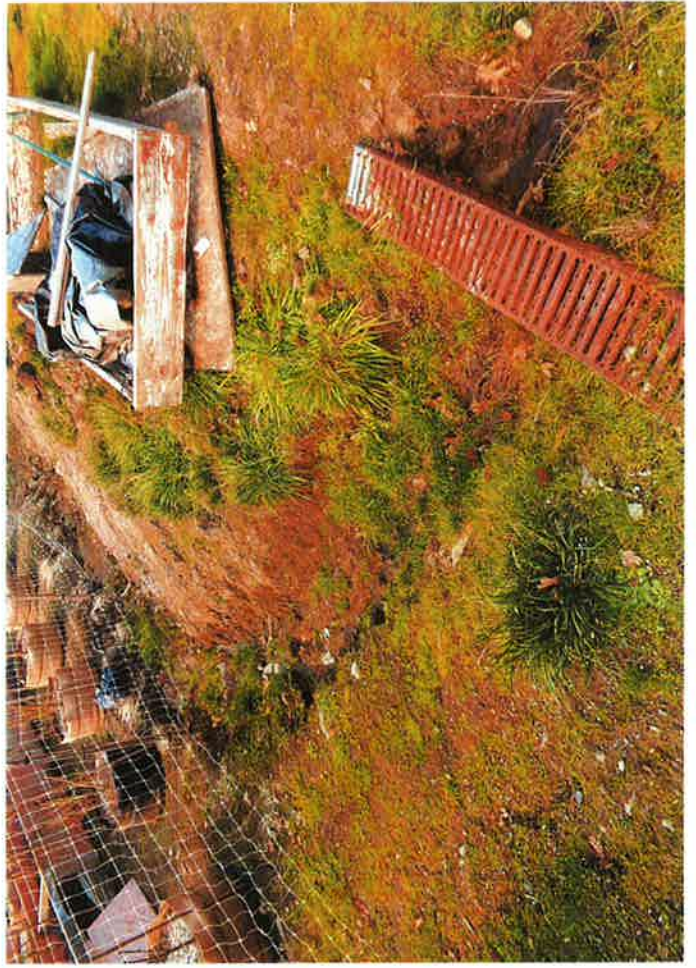
Wash below GH 1



Wash

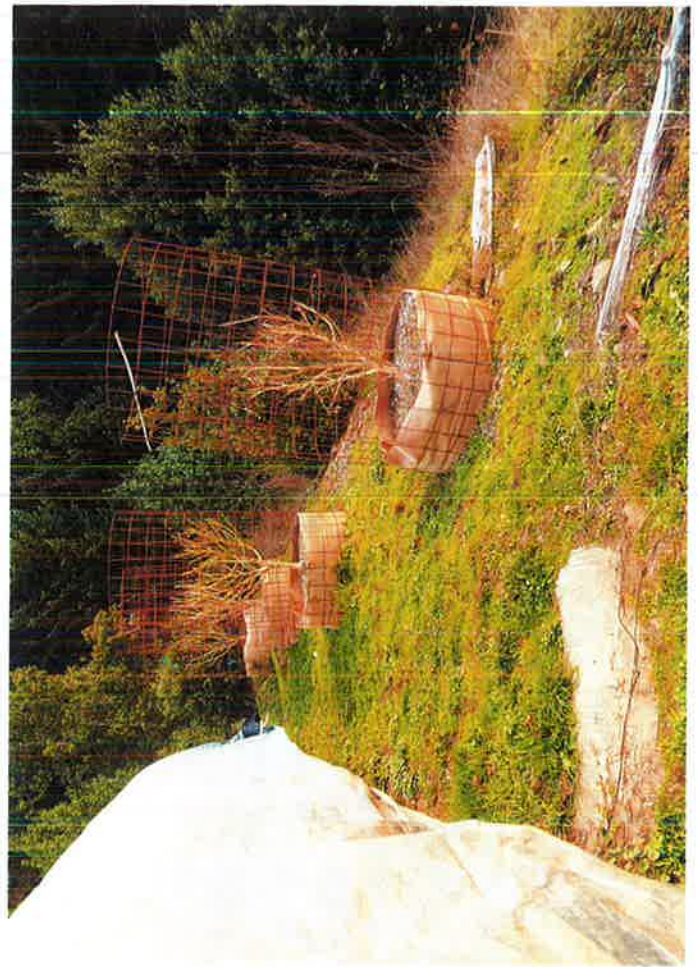
GH 1

3 H7



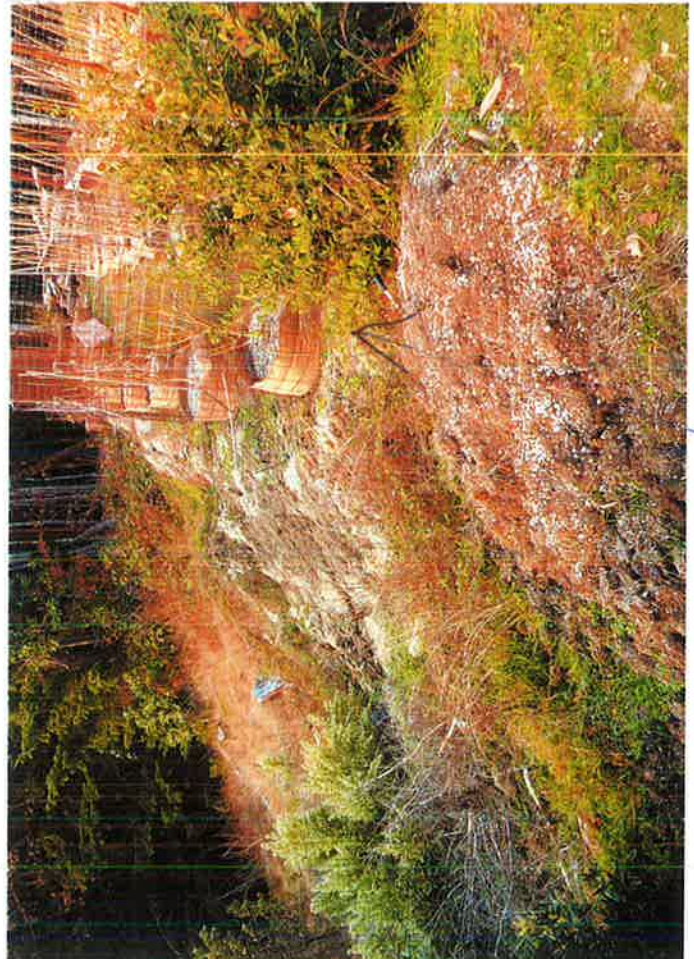
12/2/17 316-174-010
4/10/21

Vindy Crk SMA



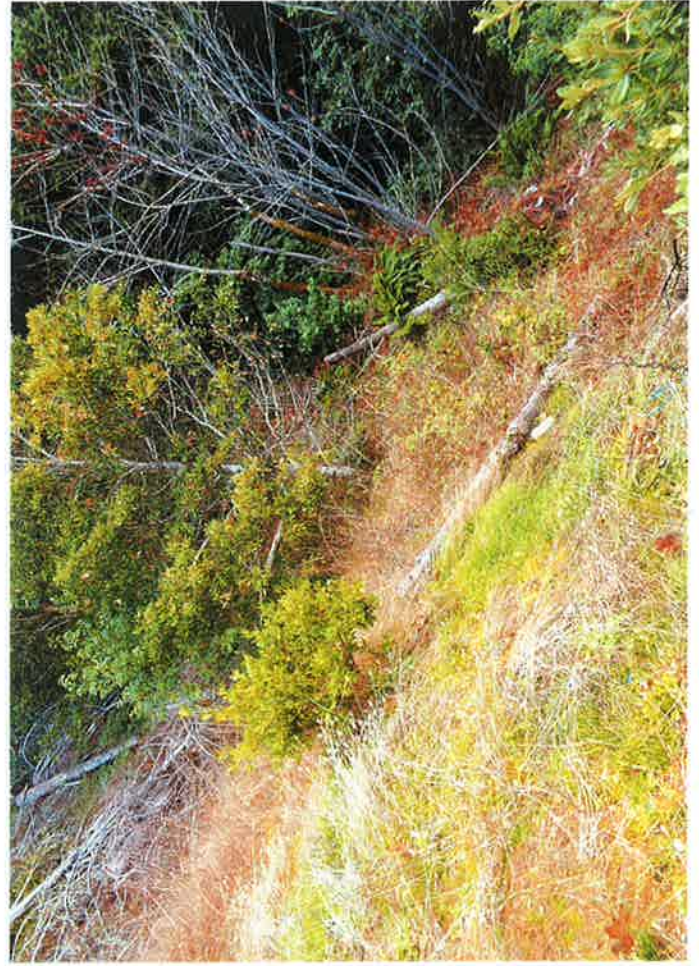
CA 5

CA 5



(8) 6H 2 ?

CA 7

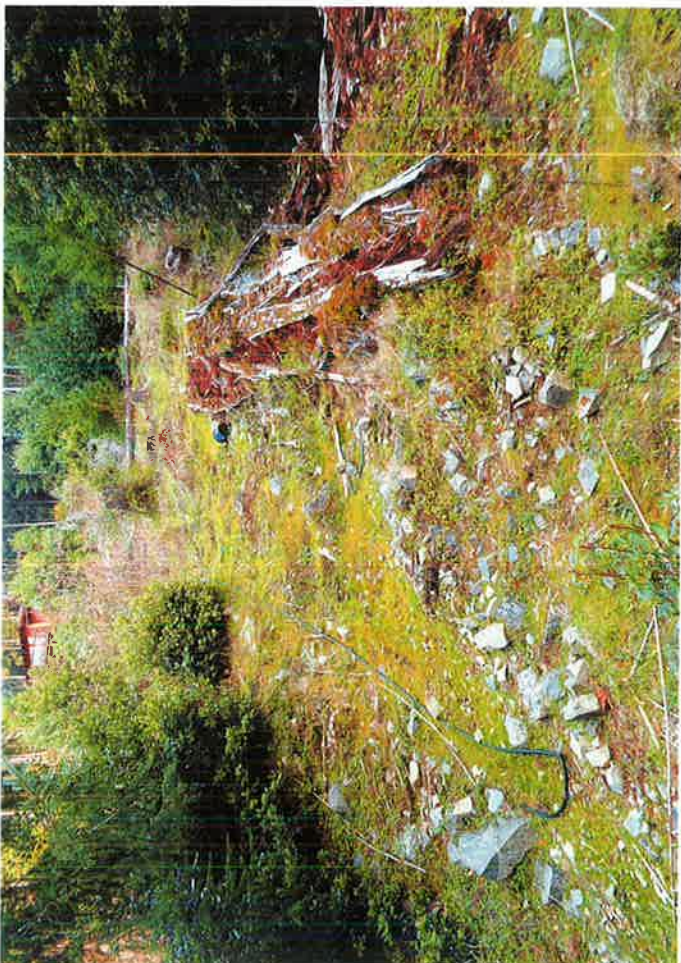
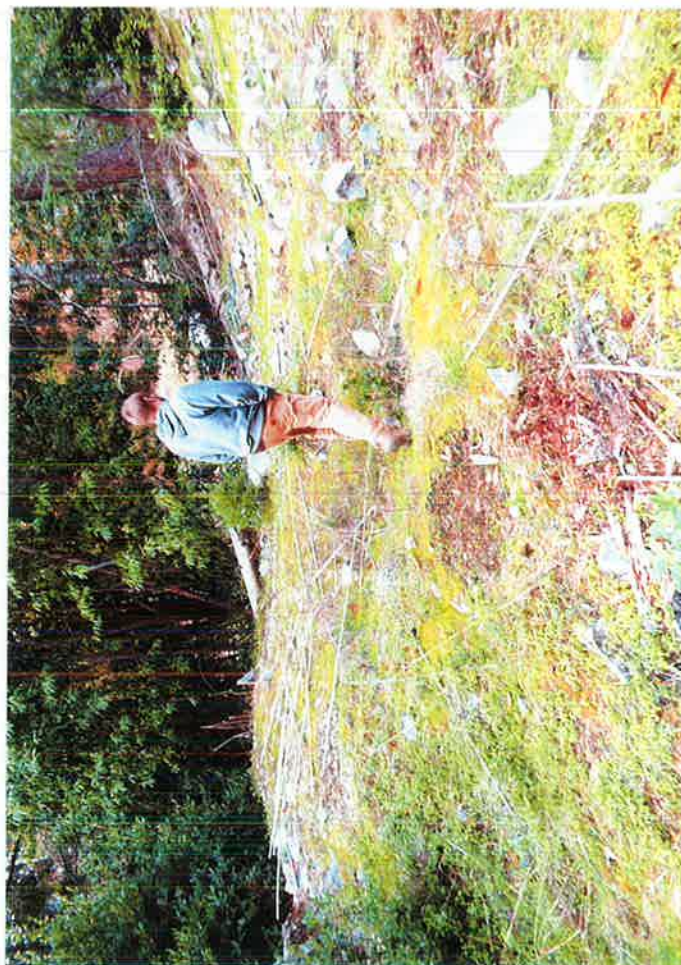


SMA Windy Creek

water bladder Area



CA 5 12/13/17 316-174-010



CA 8 ↗

Graded Area in SMA Not Shown

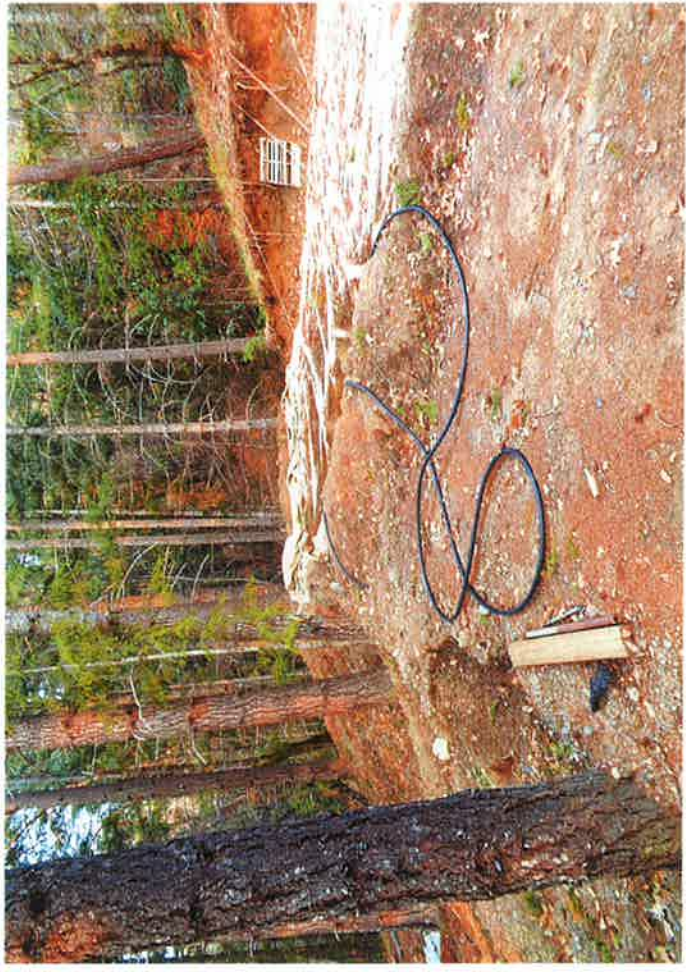


(P) Barn



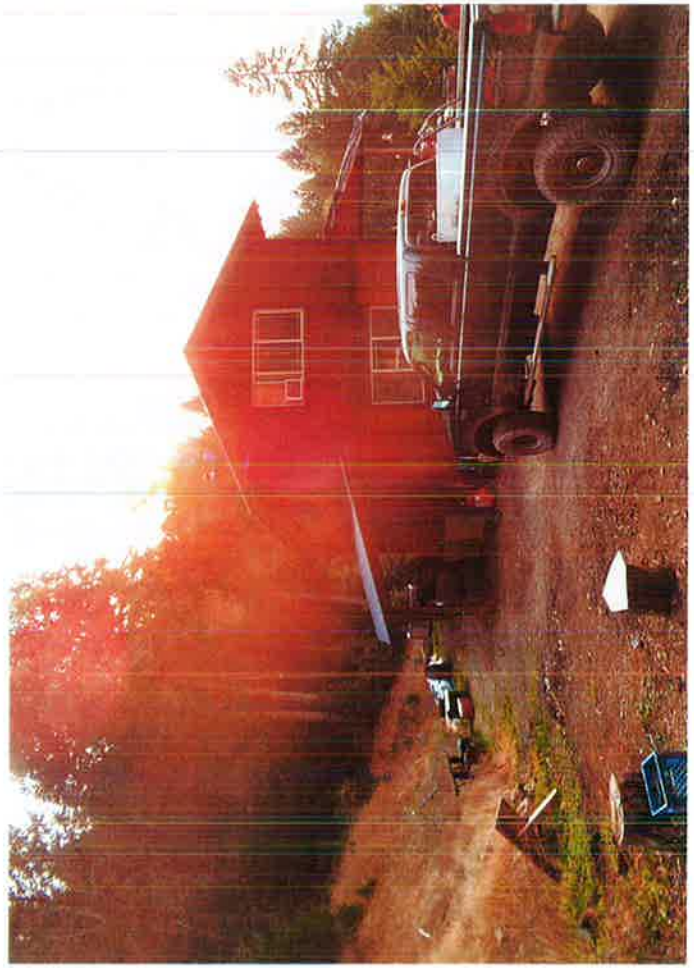
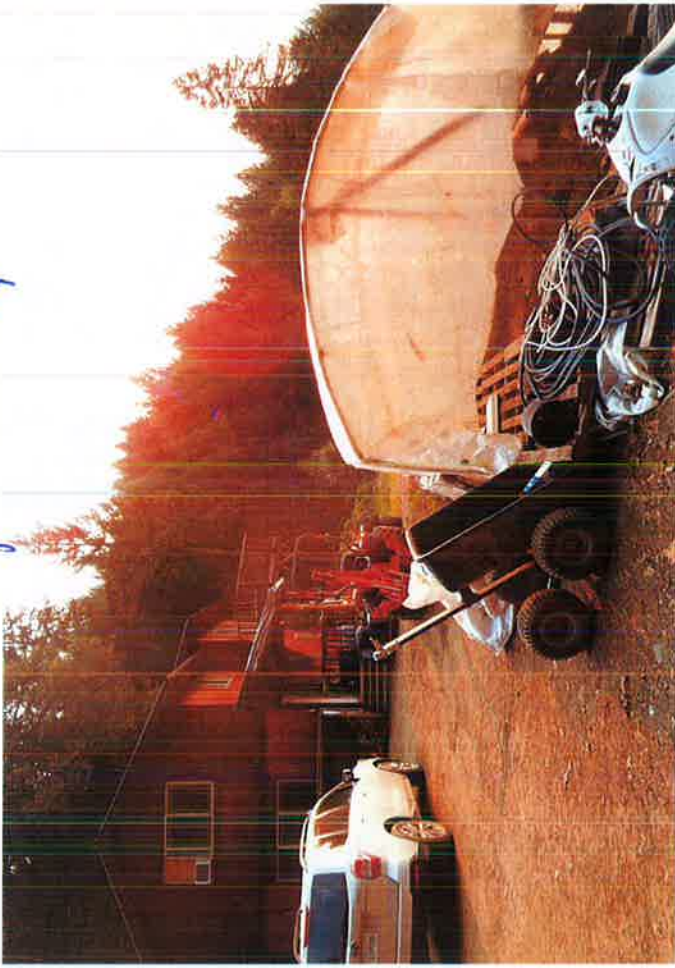
Tanks

12/10/17 316-174-010

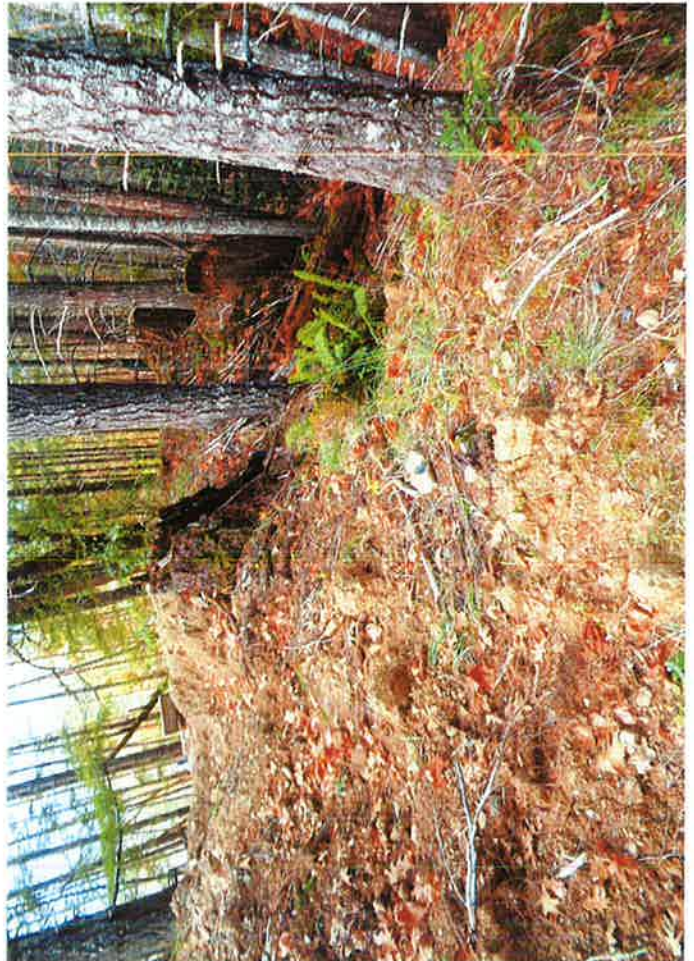


(P) Barn

Ag - Building



CA Area
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Ag Building

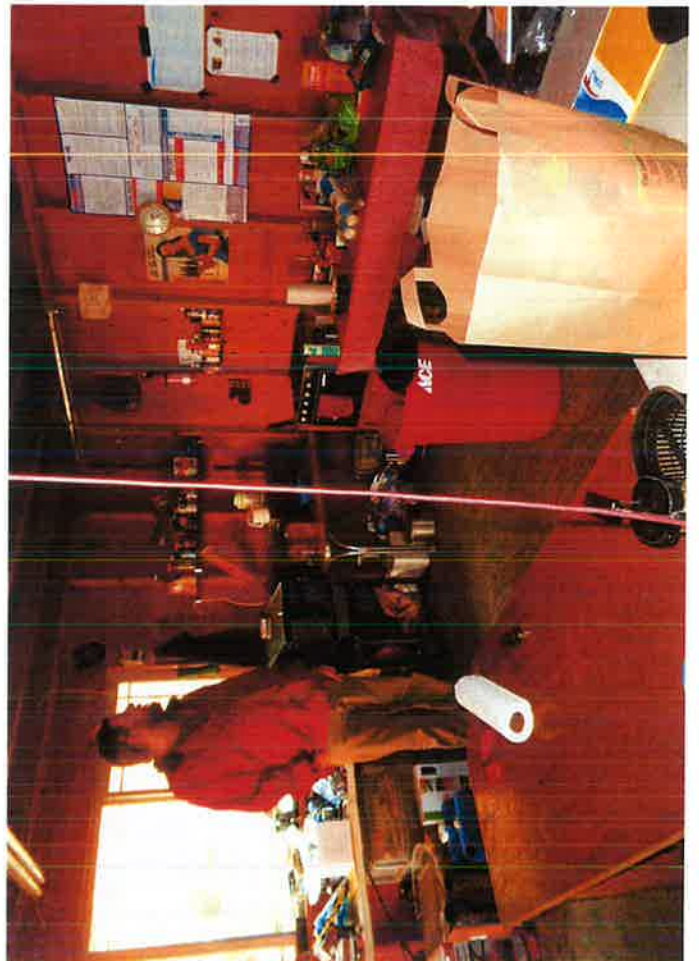
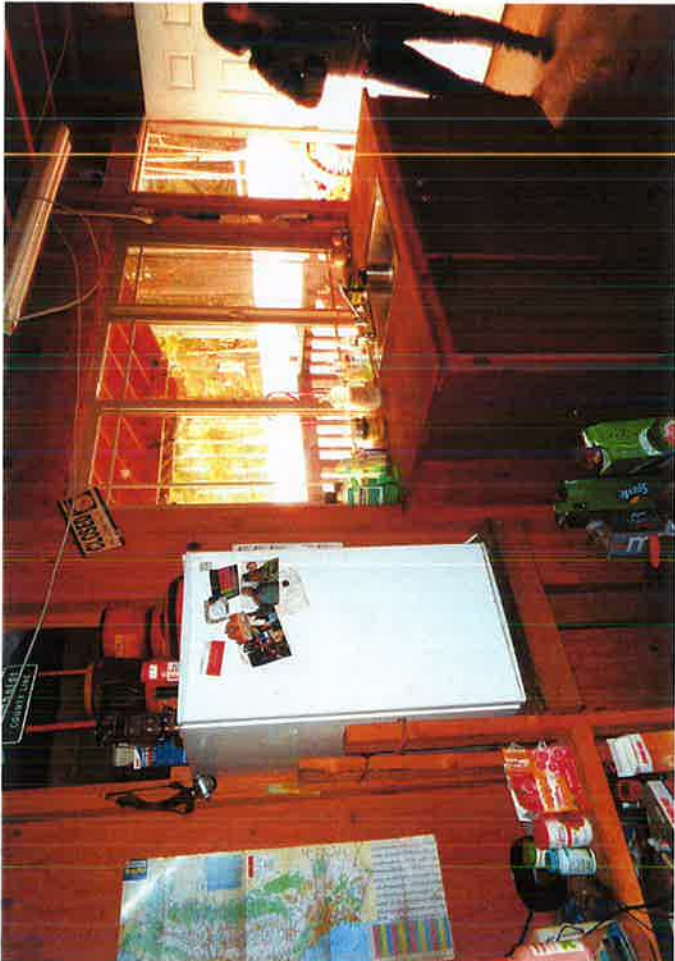
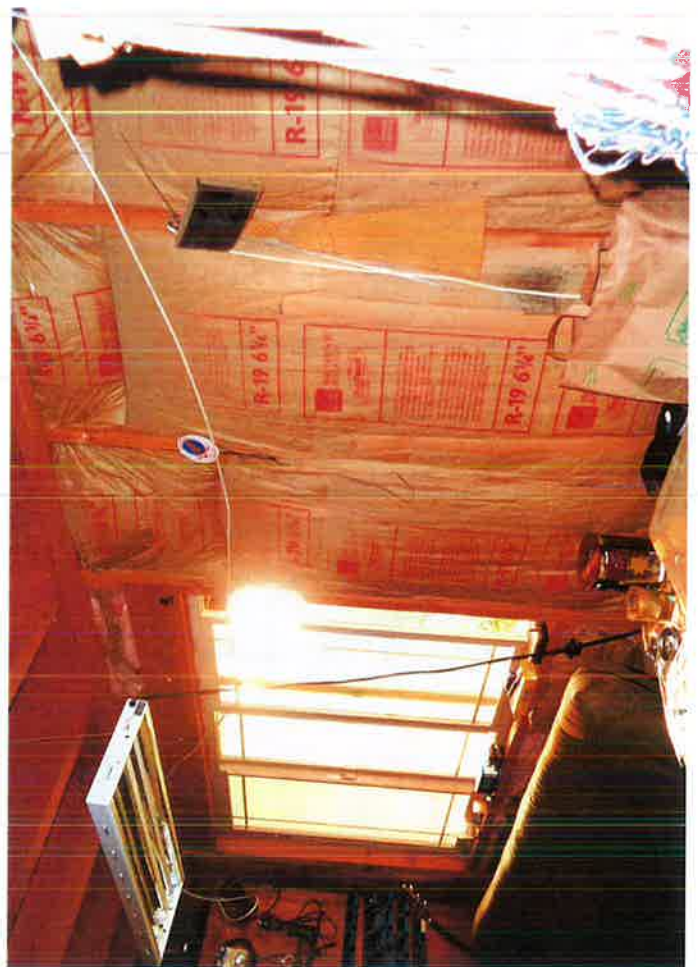
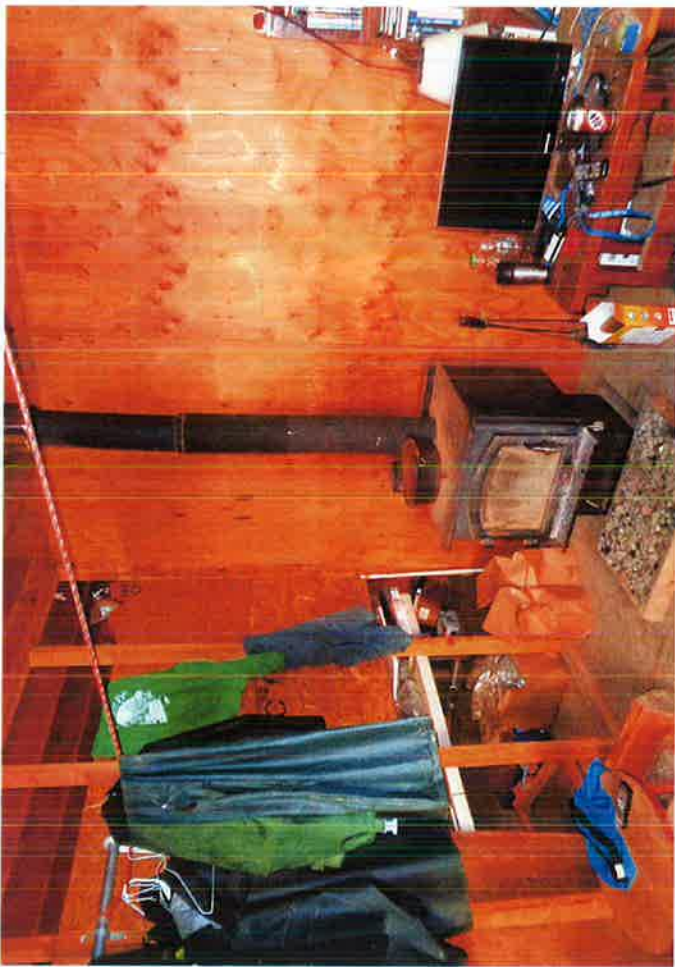


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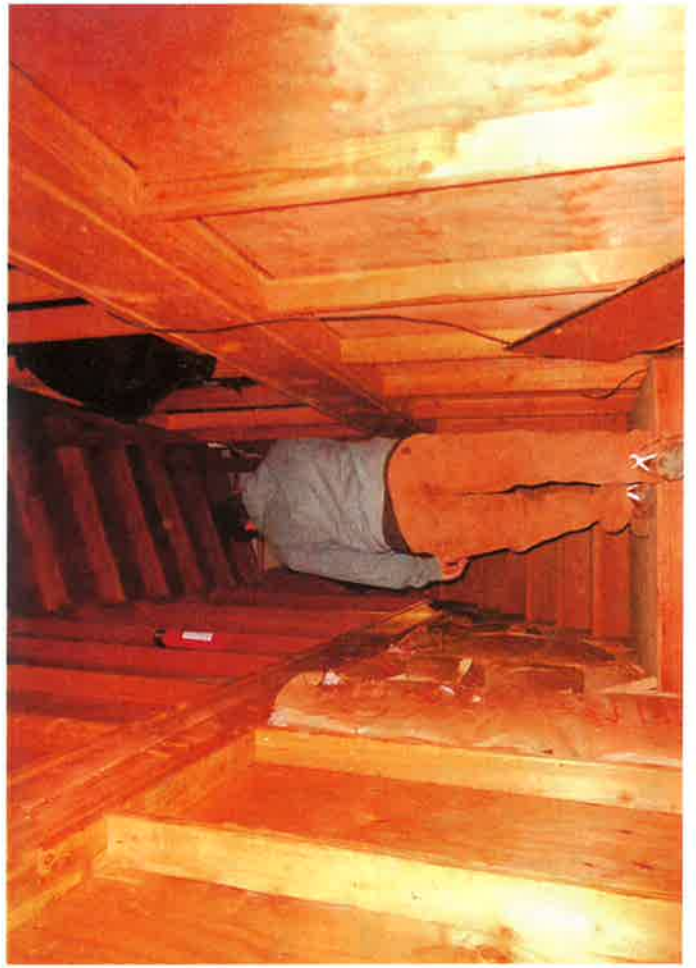


CA 9

12/12/17 316-174-010

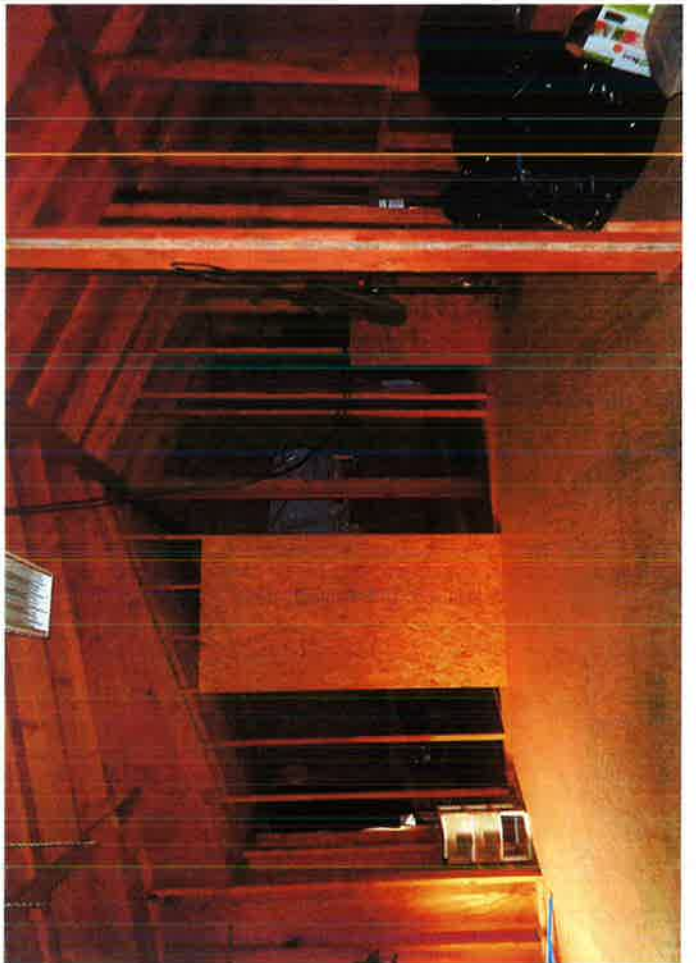
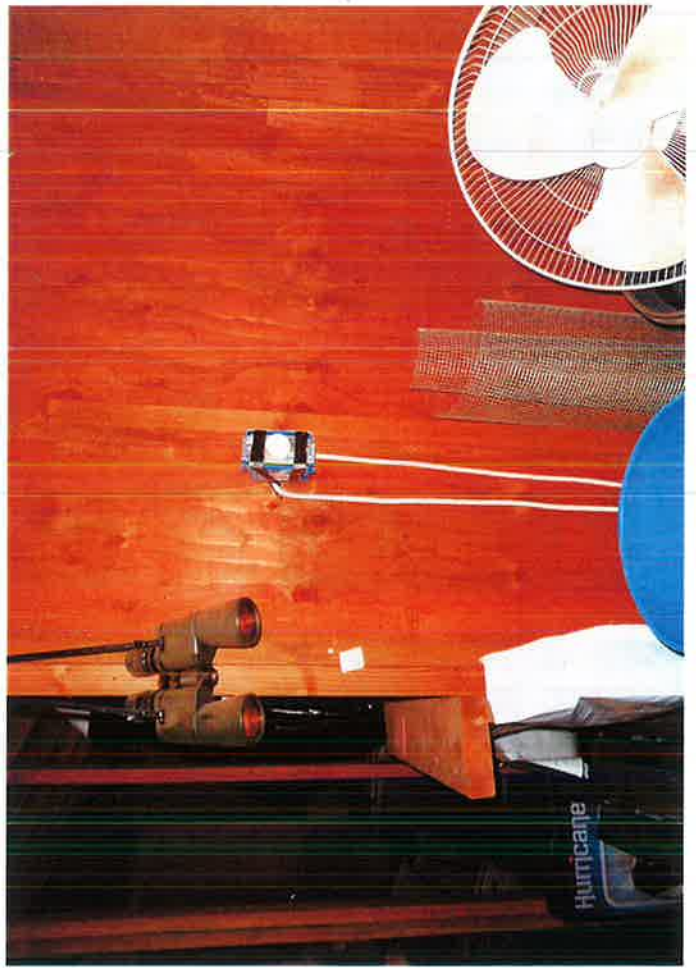


Ag - Building



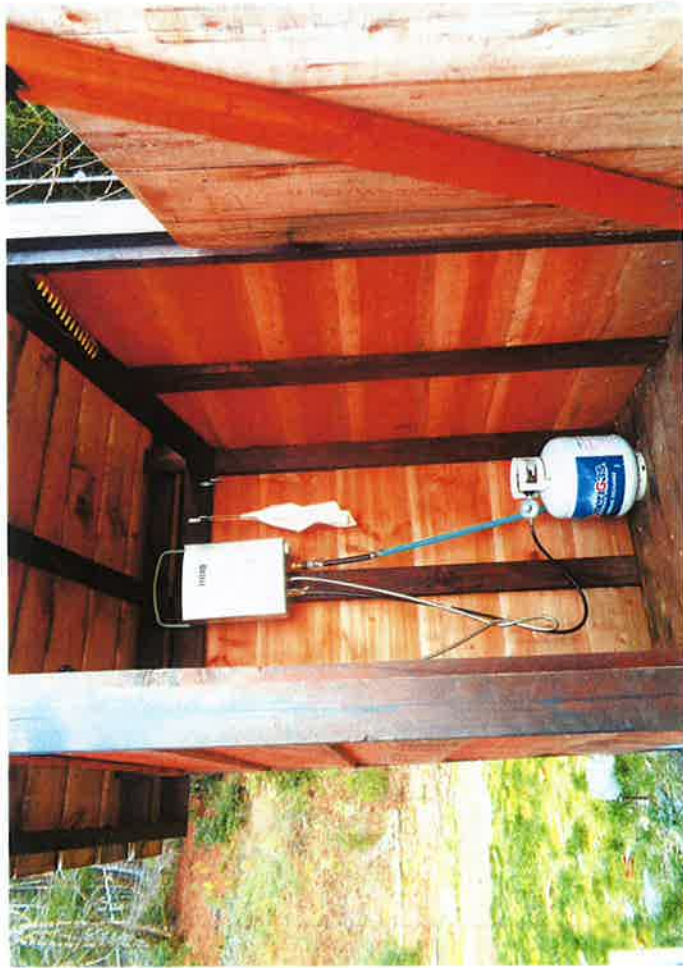
Ag Building

10/12/17 316-174-010



Ag Building

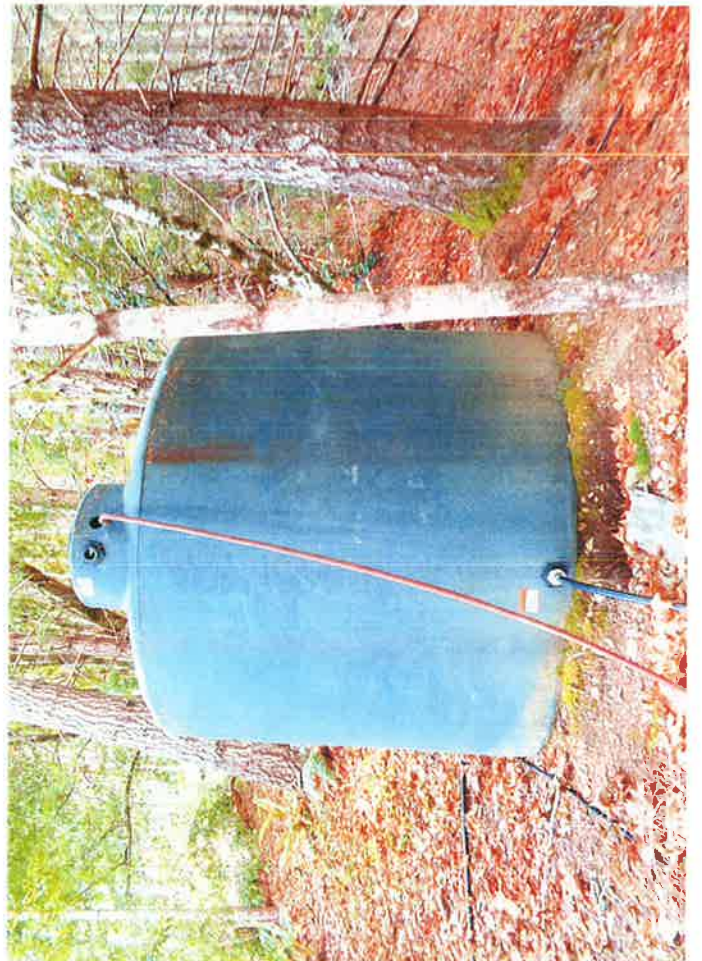
Tank in SPA



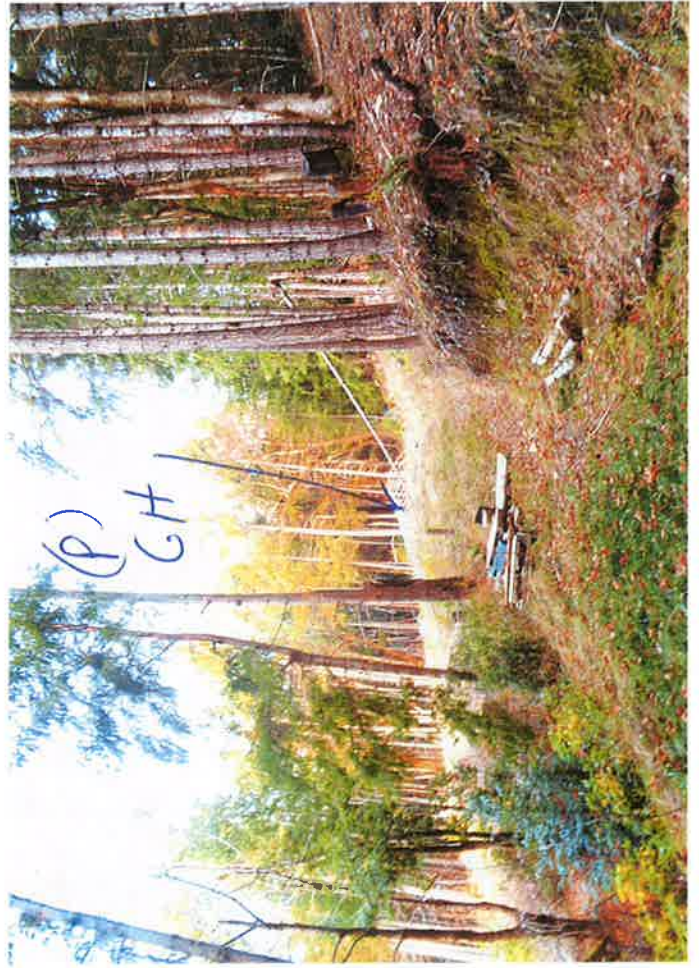
Shower Not shown

316-174-010

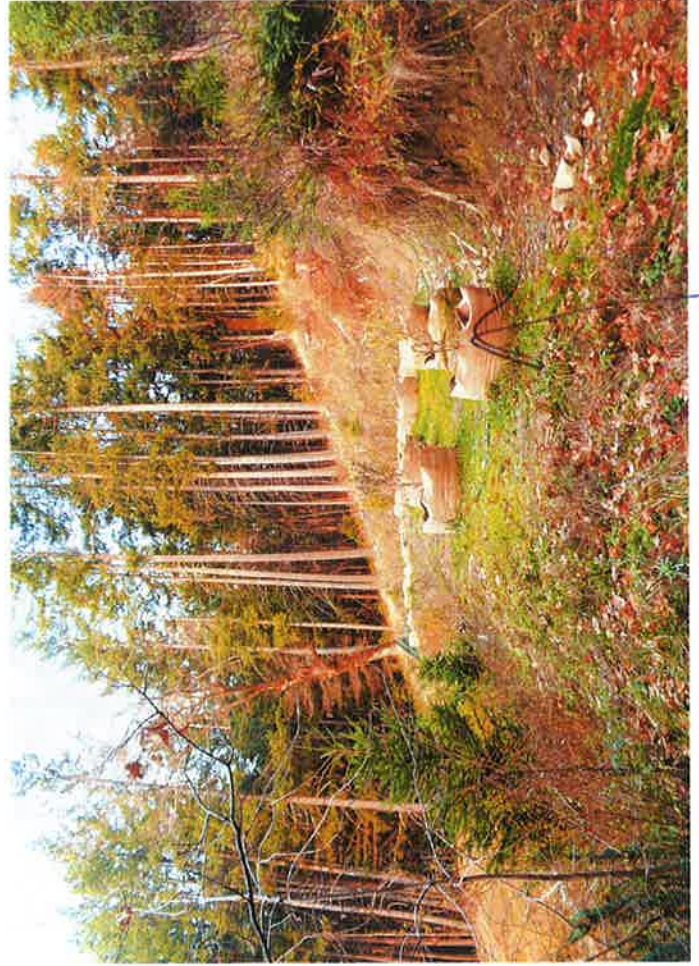
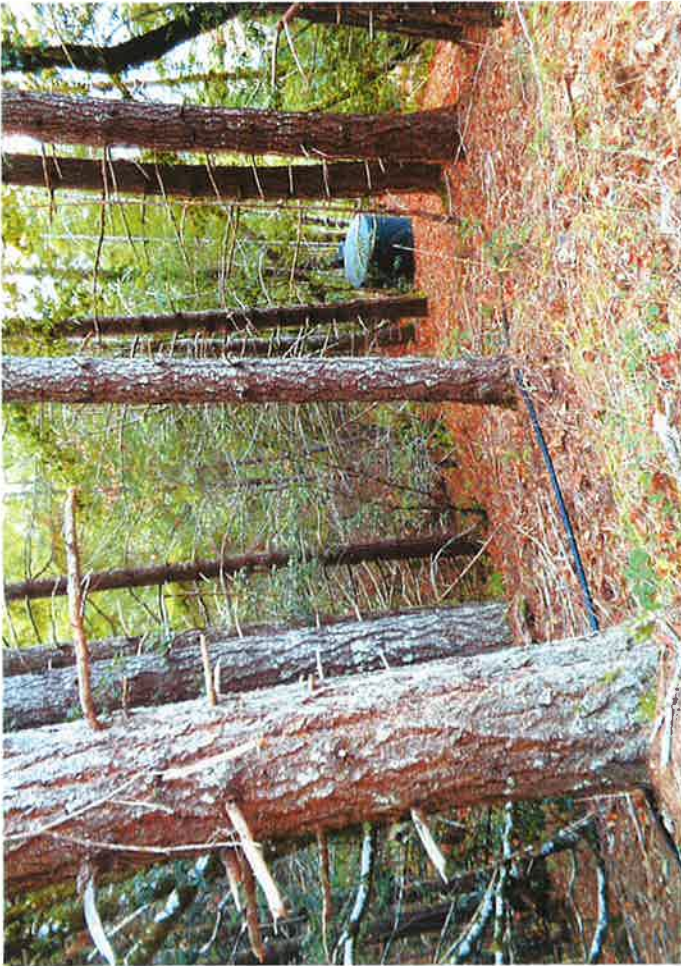
12/10/17



POD

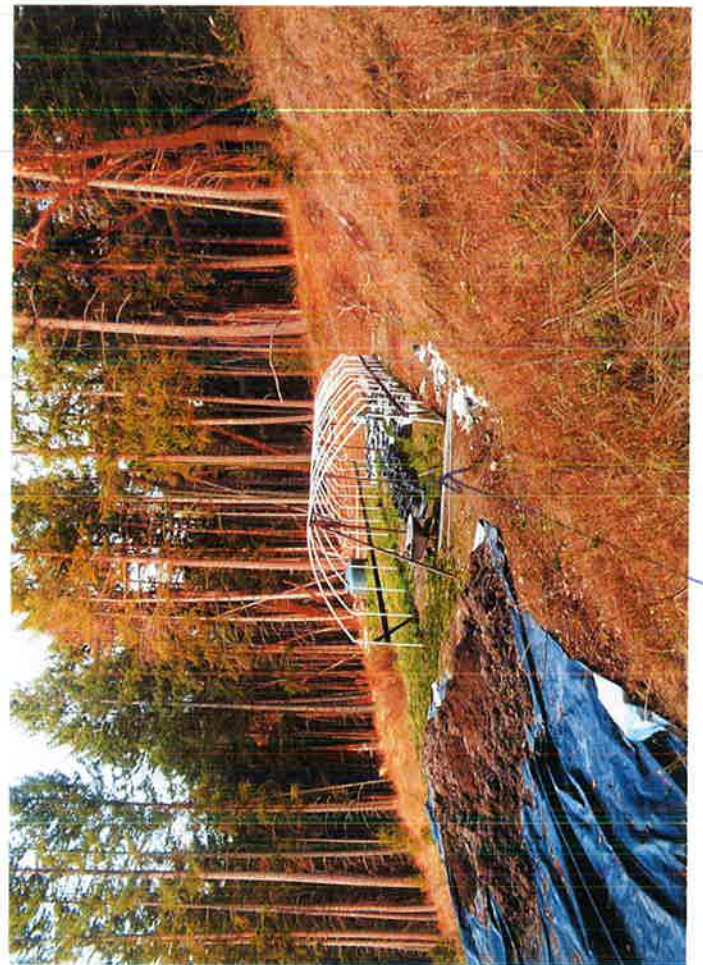


Tank in SMA



12/2/17 316-174-010 CA 8

(P) Bladder Area

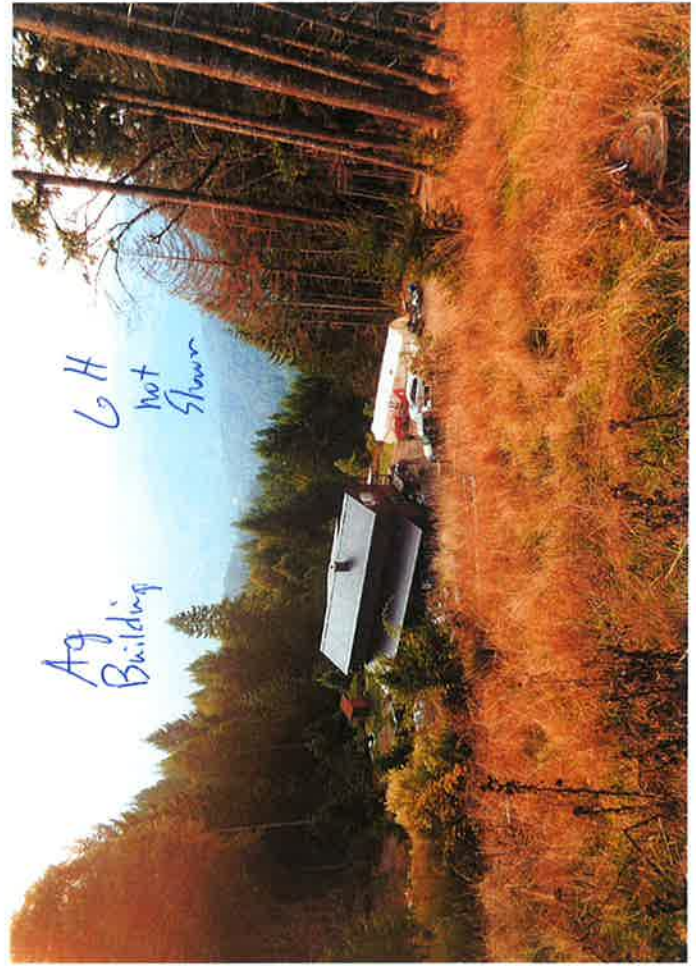
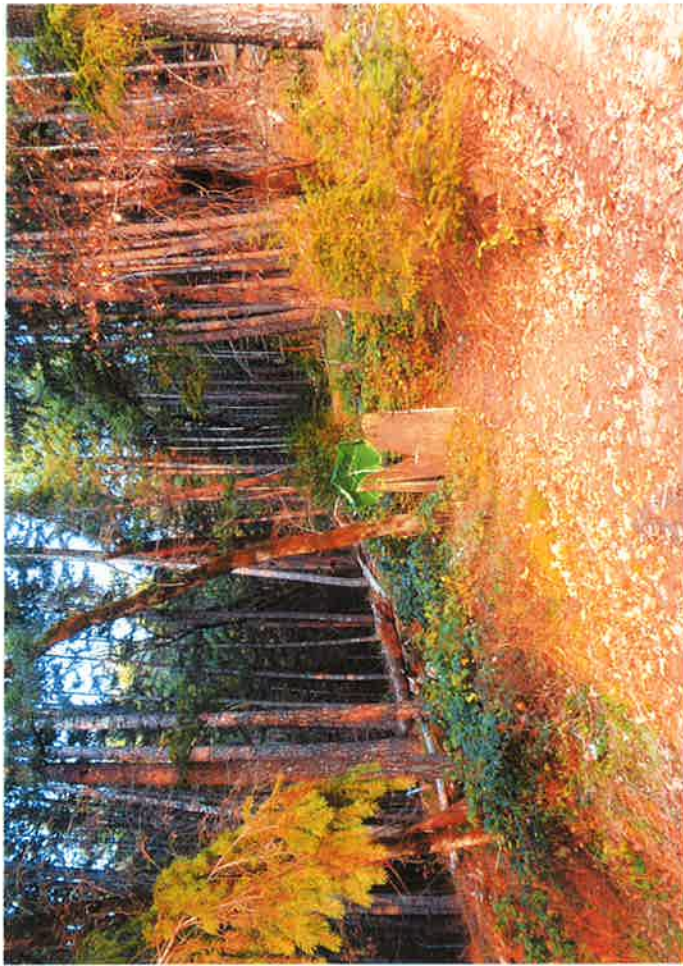


(P) GH

POD



Out house not shown

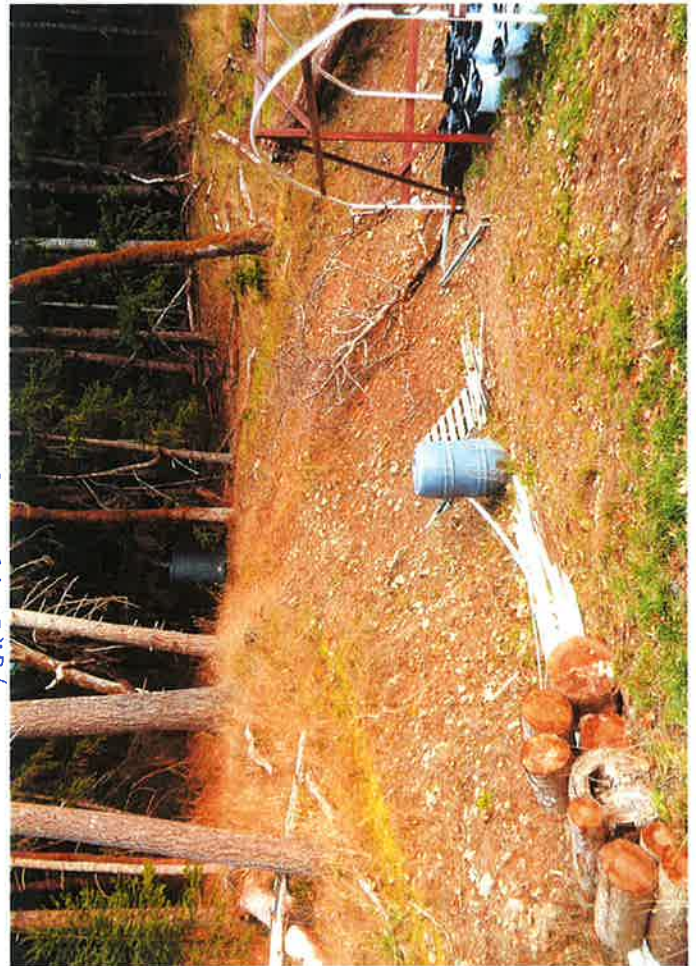


Ag Building
GH not shown

P) GH



Tank not shown

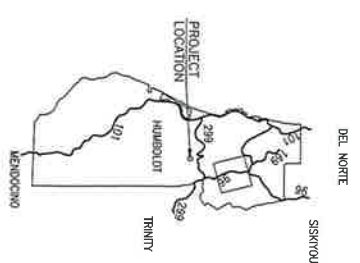
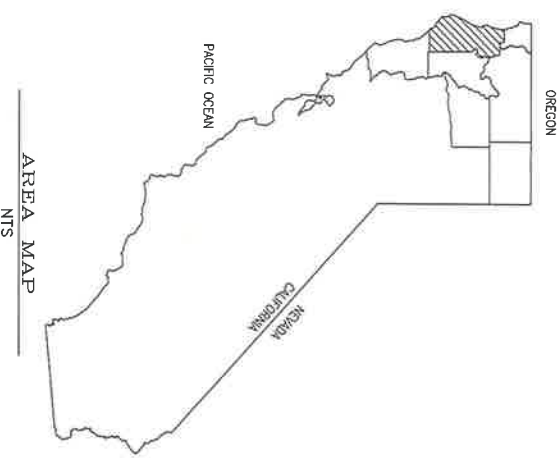


12/14/17 310-174-010
4/1/18

PLOT PLAN

APN: 316-174-010

JASON KIDD
 SABORTOOTH RD
 BLUE LAKE, CA 95525
 (707)-498-3351



SURVEY NOTES

A FIELD SURVEY FOR TOPOGRAPHIC PURPOSES WAS CONDUCTED BY TRINITY VALLEY CONSULTING ENGINEERS (TVCE) ON OCTOBER 2016. A BOUNDARY SURVEY WAS NOT CONDUCTED. ALL PROPERTY LINES DEPICTED ON THESE PLANS REFLECT APPROXIMATE LOCATIONS BASED ON COUNTY RECORDS.

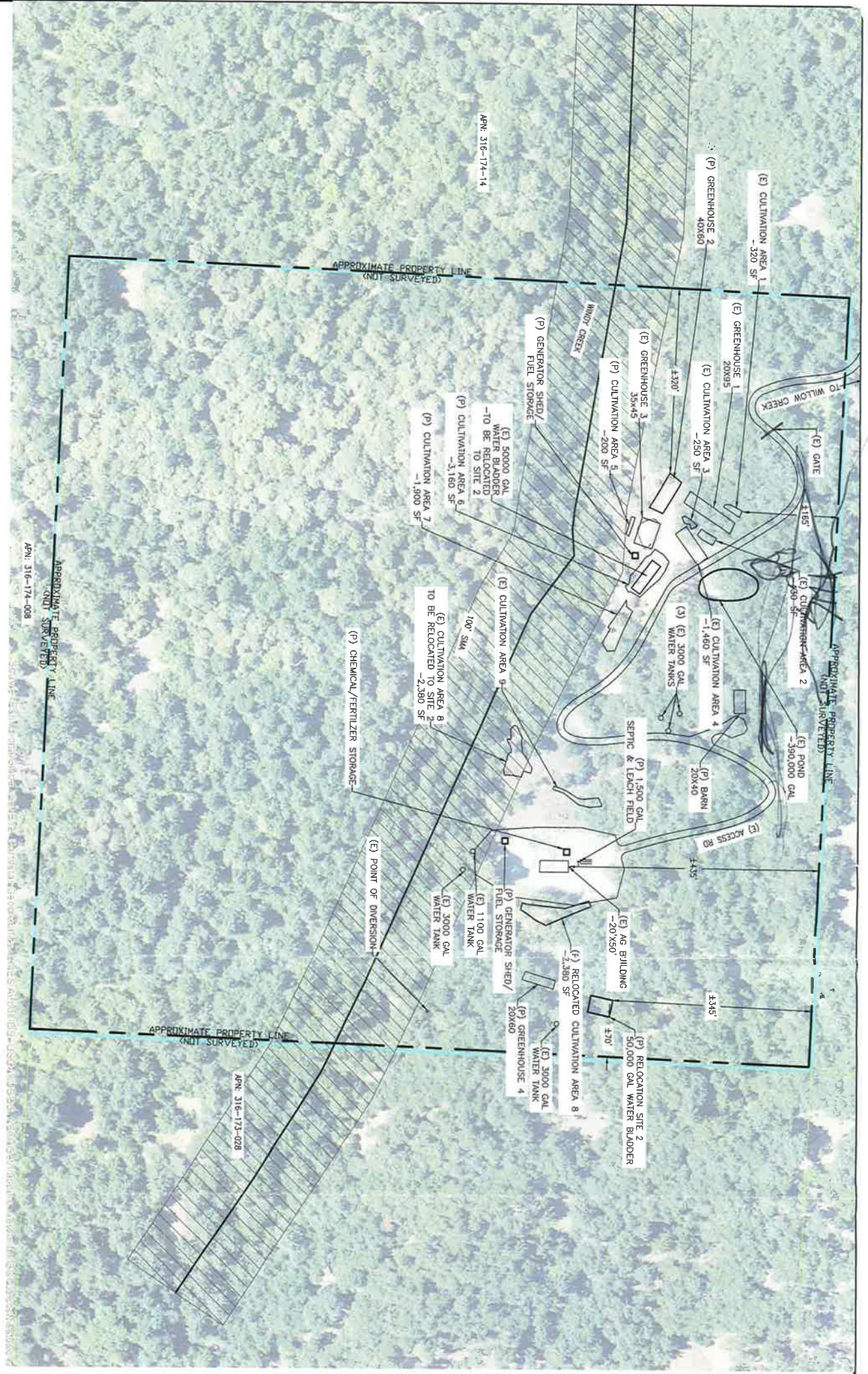
GENERAL NOTES

WATER DIVERSION (PERMITTED)
 WATER RIGHTS: NONE
 POWERS: NONE
 CREEKS/STREAMS--WINDY CREEK
 TREES TO BE REMOVED: NONE
 GRADING: NONE

SRA REQUIREMENTS

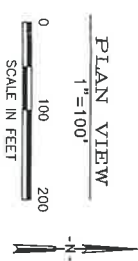
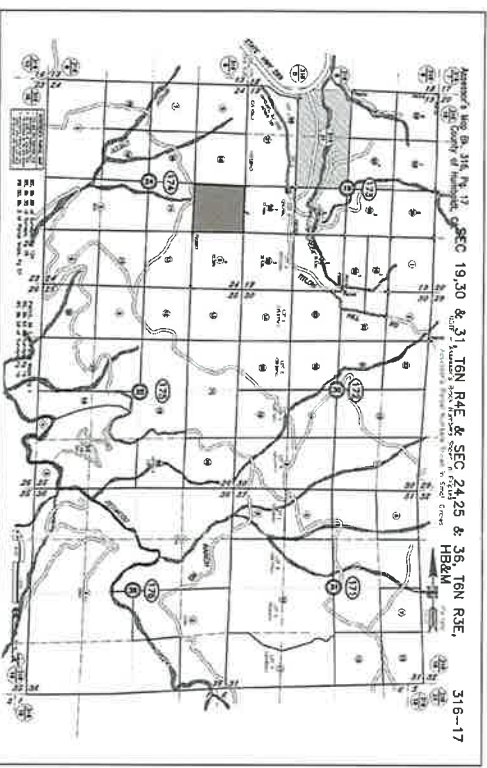
PROVIDE ADEQUATE WATER STORAGE AND DELIVERY AS OUTLINED BY SRA ORDINANCE AND CALFIRE REQUIREMENTS
 PROVIDE ADEQUATE TURN AROUND AND PULLOUTS AS OUTLINED BY SRA ORDINANCE REQUIREMENTS AND CALFIRE REQUIREMENTS

DRAWN BY: J. MCKNIGHT JR. DESIGNED BY: JTM CHECKED BY: J. MCKNIGHT APPROVED BY: TVCE	JASON KIDD APN: 316-174-010 2100 GOLF COURSE RD, BAYSIDE, CA 95524 PLOT PLAN BLUE LAKE, HUMBOLDT COUNTY, CALIFORNIA	<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DWN BY</th> <th>DES BY</th> <th>CHK BY</th> <th>APP BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY								<table border="1"> <tr> <td>EJK</td> <td>JTM</td> <td>JTM</td> <td>TVCE</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	EJK	JTM	JTM	TVCE					<p>TVCE 67 WALNUT WAY PO BOX 1567 WILLOW CREEK, CA 95573 PHONE (530) 629-3000 FAX (530) 629-3011</p>
REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY																				
EJK	JTM	JTM	TVCE																							



(E) WATER STORAGE	456,000 GAL
-------------------	-------------

(E) CULTIVATION AREA	11,130 SF
(P) CULTIVATION AREA	7,075 SF
TOTAL CULTIVATION AREA (E + P)	18,205 SF





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



*DEH received
8-17-17*

17/18-0341

PROJECT REFERRAL TO: Health and Human Services Environmental Health Division

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, Tsungwe Council, Regional Water Quality Control Board, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, Humboldt County Sheriff, Green Point Elementary School District School District, Northern Humboldt High School District School District

Applicant Name Redwood Valley Farms, LLC **Key Parcel Number** 316-174-010-000

Application (APPS#) 12310 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** CUP16-619

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 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:

Conditional Approval

DISTRIBUTED

Comments:

DEH recommends approval with the following conditions:

- (1) **No processing can be approved** until an acceptable site suitability report can establish potential for onsite waste treatment system.
- (2) **An invoice, or equivalent documentation, is provided to DEH** to confirm the continual use of portable toilets to serve the needs of cultivation staff prior to reissuance of annual permit.
- (3) Pit privy must be either destroyed by permit or obtain DEH approval for continued use.

*This review and recommendation is for the Land Use aspects of the planning project and does not include or imply compliance with all DEH programs. Although DEH recommends the approval of the Planning project, Solid Waste and HazMat Program requirements need to be addressed directly with staff from those programs.





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

ARCATA-EUREKA AIRPORT TERMINAL
 MCKINLEYVILLE
 FAX 839-3596

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

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


AVIATION 839-5401

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

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

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Cliff Johnson, Supervising Planner, Planning & Building Department
 FROM: Kenneth M. Freed, Assistant Engineer 
 DATE: 10/12/2018

RE:

Applicant Name	REDWOOD VALLEY FARMS, LLC
APN	316-174-010
APPS#	12310
CASE#	CUP16-619

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"**. **No re-refer is required.**

*Note: Exhibits are attached as necessary.

Additional comments/notes:

Applicant has submitted a road evaluation report, not stamped received by Planning and Building Department, but dated January 18, 2018, with Part A –Box 3 and Part B #3 checked, certifying that the roadway can accommodate the cumulative increased traffic from this project and all known cannabis projects identified above, if the recommendations on the submitted report are completed.

The Department recommends that all the recommendations in the submitted report be constructed / implemented as conditions of approval.

In addition, see previous Public Works memo dated 01-08-2018.

// END //



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

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



ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596

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NATURAL RESOURCES PLANNING 267-9540
PARKS 445-7651
ROADS & EQUIPMENT MAINTENANCE 445-7421

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Michelle Nielsen, Senior Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer *KF*

DATE: 01-08-2018

RE:

Applicant Name	REDWOOD VALLEY FARMS, LLC
APN	316-174-010
APPS#	12310

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"**. **No re-refer is required.**

*Note: Exhibits are attached as necessary.

Additional comments/notes:

Review Item #14 on Exhibit "C"

ROAD EVALUATION - SABERTOOTH RD (not county maintained)
ACCESS OFF HWY 299

// END //

Exhibit "C"

Additional Review is Required by Planning & Building Staff

APPS # 12310

All of the following questions are to be answered by Planning and Building Department staff. No further involvement with the Department of Public Works is required for these items; however Public Works staff is available to answer any questions that may arise.

- 1. ROADS – PART 1. Does the project takes access from a series of non-county maintained roads that connect directly to a State Highway (36, 96, 101, 255, 299, etc...)? [] YES [] NO

If YES, the project does not need to be referred to the Department. Include the following requirement:

All recommendations in the Road Evaluation Report(s) for non-county maintained road(s) shall be constructed/implemented to the satisfaction of the Planning & Building Department prior to commencing operations, final sign-off for a building permit, or approval for a business license. A grading permit may be required; check with the Building Division of the Planning and Building Department for any permit requirements.

- 2. ROADS – PART 2. Does the project takes access from a series of non-county maintained roads that connect directly to a Caltrans State Highway, US Forest Service Road, BLM Road, or a City road? [] YES [] NO

If YES, the Department recommends that prior to the project presented to the Planning Commission or Zoning Administrator, that the project should be referred to the affected road agency(ies).

- 3. ROADS – PART 3. Does the project take access or use a county maintained road that does not have a centerline stripe or is not on the "approved list" of known category 4 roads? [] YES [] NO

If YES, a Road Evaluation Report must be done for the County road(s) that do not have a centerline stripe or are not on the "approved" list. The project along with the road evaluation report(s) for the County maintained road(s) must be referred to Public Works for review to ensure that the Department supports the findings in the report. If the road is on the "not approved" list, then Part B of the Road Evaluation Report form must be completed.

- 4. Deferred Subdivision Improvements. Does the project have deferred subdivision improvements? [] YES [] NO

How to check: Method 1: Planning and Building Department staff review the legal description for the subject property in the deed. If the deed reads similar to "Parcel ___ of Parcel Map No. ___" then there may be deferred subdivision improvements; further research will be needed. Method 2: Planning and Building Department staff need to review the title report(s) for the subject property(ies) to see if a "Notice of Construction Requirements" document is listed. If the document is listed, then there are deferred subdivision improvements.

If YES then the subject property has deferred subdivision improvements. The project cannot be presented to the Zoning Administrator or the Planning Commission until the deferred subdivision improvements are completed. The applicant should be directed to the Department of Public Works regarding the deferred subdivision improvements.

- 5. AIRPORT- PART 1 (ALUCP). Is the project located within Airport Land Use Compatibility Plan (ALUCP) Zone A, B, B1, B2, or B3 as shown on the ALUCP GIS layer? [] YES [] NO

If YES, include the following requirement:

The applicant shall cause to be dedicated to the County of Humboldt an Avigation Easement. The avigation easement shall be on the form prescribed by the Department of Public Works. 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.

Exhibit "C"

Additional Review is Required by Planning & Building Staff

The applicant shall conduct all operations consistent with the ALUCP and in a manner that does not attract flocks of birds. Open ponds shall not be permitted.

6. **AIRPORT – PART 2 (County Code Section 333).** Is the project is located within the County Code Section 333 GIS layer **AND** is the project proposing to construct (or permit) a fence, building or other structure? YES NO

If YES, the applicant shall submit a completed *Airspace Certification Form* prior to the project being presented to the Zoning Administrator or the Planning Commission for approval.

7. **AIRPORT – PART 3 (Height Restrictions).** Planning & Building Staff shall review the completed *Airspace Certification Form* as follows:
- If Box 1 is checked **NO**, the applicant shall either modify the project to comply with County Code Section 333-4 or the applicant shall request a variance pursuant to County Code Section 333-8. The project shall not be presented to the Zoning Administrator or the Planning Commission for approval until the variance is approved by the Board of Supervisors, or the project was modified to comply with County Code Section 333-4.
 - If Box 2 is checked **YES**, the applicant shall submit form FAA 7460-1 to the FAA for review and comment. The project shall not be presented to the Zoning Administrator or the Planning Commission for approval until the FAA supports the project.
 - If Box 3 is checked **YES**, then the project cannot be permitted and must be modified to conform to the easement. As an alternative, the applicant may wish to seek approval from both the County and the FAA to quitclaim a portion of the easement to allow the project to be permitted.
 - If Box 1 is checked **YES** and Box 2 is checked **NO** and Box 3 checked **NO or NA**, then Planning & Building staff shall signoff on the project in the "county use only" section of the form. In the "pre-construction" right of way (or "post construction" right of way if the building exists), check the approval box; date and initial your work.

Note that if the proposed structure is close to the imaginary surface (within 5 feet), then require a post construction certificate to be filed. By including the following requirement:

Applicant shall file a post construction *Airspace Certification Form* to ensure that the proposed structures are in compliance with County Code 333-3. This shall be completed within 90 days of completion of construction or prior to building final, whichever occurs first.

Submit a copy of all processed *Airspace Certification Forms* to the Land Use Division.

8. **MS4/ASBS Areas.** Is the project located within MS4 Permit Area as shown on the GIS layer? YES NO

If YES, include the following requirement:

The applicant shall demonstrate to the satisfaction of the Planning & Building Department that the project is in compliance with MS4/ASBS requirements.

// END //

Exhibit "D"

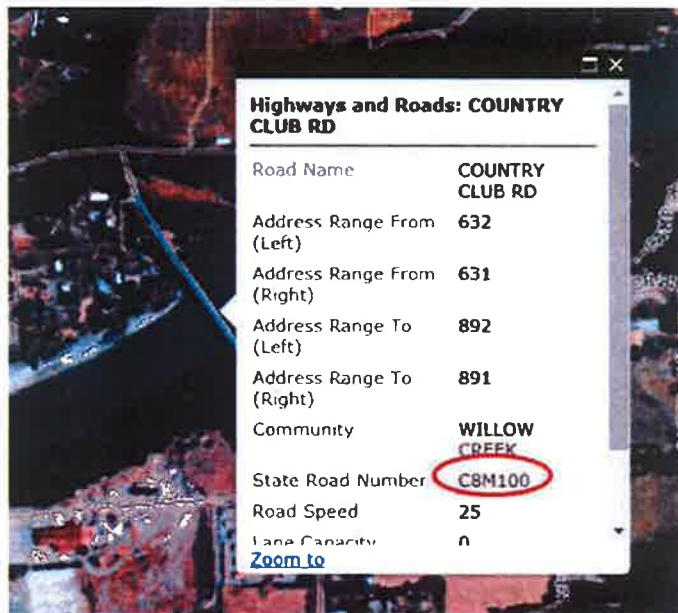
Road Evaluation Reports

- ROADS – Road Evaluation Reports.** **Planning and Building Department staff shall request that the applicant provide Road Evaluation Reports for the project.** The particular roads that require a *Road Evaluation Report* is to be determined by following the guidance shown below.

The Department has developed a *Road Evaluation Report* form so that an applicant can address the adequacy of the various roads used by their project. Most projects will require that a *Road Evaluation Report* form be completed.

When viewing the project site on google earth, if the County maintained road (or other publicly maintained road) has a centerline stripe, the road is adequate. If there is no centerline stripe, then the roads leading from the nearest publicly maintained road with a paved centerline stripe (or a known category 4 road) must be evaluated. A separate *Road Evaluation Report* form is needed for each road. This applies to all roads regardless if they are publicly or privately maintained. The Department has prepared a "approved list" of known County maintained roads that are category 4 (or are equivalent to category 4) standards for cannabis projects. The Department has also prepared a list of roads that are known to not meet road category 4 of equivalent. Both of these lists will be updated as the County information regarding the County maintained roads becomes available.

The *Road Evaluation Report* form needs to be provided to applicants to complete. It is important that Planning and Building Department staff provide the applicant with a map that has the roads to be evaluated highlighted. This will most likely include a combination of County maintained roads and non-County maintained roads. This will give the applicant clear direction on which roads need to be evaluated.



Above: screenshot from the WebGIS showing County Road Number circled in **RED**.

A County maintained road will have a 5 or 6 character identifier. The general format is **ABCDDD** where:

- A** is an optional identifier for the functionality of the road (A=Arterial, C=Collector, F=Federal Aid)
- B** is a grid identifier number for the X-axis of a "battleship" style grid that was drawn on a county map to divide the county into a series of squares.
- C** is a grid identifier letter for the Y-axis for the grid.
- DDD** is a three digit road identification number within a particular grid. Each grid can have up to 999 roads in them

Examples:

ABCDDD

A 3 M 0 2 0 Murray Road

F 6 B 1 6 5 Alderpoint Road

6 C 0 4 0 Thomas Road

Exhibit "D"

Road Evaluation Reports

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

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

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

"APPROVED LIST"		
List of County Maintained Roads that meet (or are equivalent to) Road Category 4 standards for Cannabis Projects		
Road Name	Road Number	Range meeting (or equivalent to) Road Category 4 standard
Alderpoint Road	F6B165	All
Brannon Mountain Road	7M100	State Hwy 96 to Creekside Lane
Briceland Thorne Road	F5A010	All
Fickle Hill Road	C5J040	Arcata city limits at PM [] to PM [] [end of centerline stripe]
Fieldbrook Road	C4L760	All
Freshwater Road	F6F060	All
Friday Ridge Road	8L100	State Hwy 299 to PM 3.37[End of County maintained] then becomes USFS Road
Greenwood Heights Drive	C4K160	All
Kneeland Road		Freshwater Road to Mountain View Road
Maple Creek Road	5L100	All
Mattole Road	F3D010	All
Mattole Road	F3C010	All
Murray Road	C3M020	All
Patterson Road	C3M130	All
Shelter Cove Road	C4A010	All
Sprowel Creek Road	C6B095	PM 0.0 to PM 2.11
Sprowel Creek Road	6B095	PM 2.11 to PM 4.00
Titlow Hill Road	7K100	Hwy 299 to PM 4.7[End of County maintained] then becomes USFS Road
West End Road	5L010	PM 0.0 at Arcata City Limits to Warren Creek Road
Wilder Ridge Road	C5B010	All

List of County Maintained Roads that do not meet (or are not equivalent to) Road Category 4 standards for Cannabis Projects		
Road Name	Road Number	Range not meeting (or not equivalent to) Road Category 4 standard
Brannon Mountain Road		Creekside Lane to PM 5.0 [End of County maintained] then becomes USFS Road
Warren Creek Road	5L740	PM 0.0 to PM 0.95 [End of County maintained]
Sprowel Creek Road	6B095	PM 4.00 to PM 7.22 [End of County maintained]

// END //



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Humboldt – Del Norte Unit
 118 Fortuna Blvd.
 Fortuna, CA 95540
 Website: www.fire.ca.gov
 (707) 726-1272

Ref: 7100 Planning
 Date: August 21, 2017



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

Attention: Cannabis Planner (CPOD)
Applicant: Redwood Valley Farms, LLC
APN: 316-174-010-000
Area: Titlow Hill
Case Numbers: CUP16-619

Humboldt County Application #: 12310
Type of Application: Conditional Use Permit
Date Received: 8/18/2017
Due Date: 9/1/2017

Project Description: A Conditional Use Permit for an existing 20,000 square foot outdoor medical cannabis cultivation operation. Irrigation water will be provided by existing rainwater catchment ponds and a diversion from Redwood Creek. The Applicant estimates 217,900 gallons of water for irrigation is required annually. There is approximately 466,000 gallons of water storage in the two (2) existing ponds. Processing activities, include drying, curing and trimming, and will occur on-site of the existing processing facility. Electricity is provided by solar power and two (2) Honda EU7000i generators.

Mr. Ford,

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

- Fire Safe
- Resource Management
- Cannabis

The following pages address these concerns directly.

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

By: Planning Battalion
 CALFIRE Humboldt – Del Norte Unit

For **Hugh Scanlon**, Unit Chief

FIRE SAFE

General:

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

Local Responsibility Areas:

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

State Responsibility Areas:

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

1. In Humboldt County, developments must meet minimum fire safe standards by constructing the project in conformance with County Fire Safe Ordinance 1952, which the California Board of Forestry and Fire Protection has accepted as functionally equivalent to PRC 4290. The County Fire Safe Ordinance provides specific standards for roads providing ingress and egress, signing of streets and buildings, minimum water supply requirements, and setback distances for maintaining defensible space.
2. New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas shall comply with the 2007 California Building Code (CBC) Section 701A.3.2. This requires roofing assemblies, attic and eave ventilation, exterior siding, decking and deck enclosure, windows and exterior doors, and exposed under floor areas that are approved "ignition resistive" in design.
3. All development, especially commercial or industrial development, should be designed to comply with the most current versions of the following standards:
 - a) California Fire Code (CFC) — for overall design standards
 - b) Public Utilities Commission (PUC) General Order 103 — for design of water systems
 - c) National Fire Protection Association Standards (NFPA) for fire flow minimums and other design questions not specifically covered by CFC and PUC
 - d) Housing and Community Development Codes and Standards —for mobile home parks and recreational camps
4. For Department of Real Estate reporting purposes, fire protection coverage in SRA is generally described as follows:

During the declared fire season (usually June through October) CALFIRE responds to all types of fires and emergencies in SRA.

During the remainder of the year (winter period), CALFIRE responds to emergency requests with the closest available fire engine, if a response can reasonably be expected to arrive in time to be effective. A fire engine is usually available somewhere in the Unit, but may have an extended response time.

There are many hazards confronting fire protection agencies in most subdivisions on SRA lands. Steep terrain and heavy wildland fuels contribute to fire intensity and spread. The distances from fire stations and road grades encountered usually create an excessive response time for effective structure fire suppression purposes.

Subdivisions increase fire risks from additional people and increase probable dollar losses in the event of fire due to added structures and improvements.
5. If the project expects to produce densities consistent with a major subdivision, the impacts on all infrastructures should be mitigated. Local government more appropriately provides the responsibility for high-density area protection and services. Annexation or inclusion into Local Responsibility Area should be studied as well.

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

RESOURCE MANAGEMENT

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

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

1. If this project reduces the amount of timberland, by policy, the Board of Forestry and CALFIRE cannot support any project that will reduce the timberland base of California. "Timberland" means land which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees regardless of current zoning (PRC 4526). However, if the zoning and intended use are consistent with the county's general plan; and if no land other than timberland can be identified to site the project; then CALFIRE may choose not to oppose the project.
2. If **any** commercial timber operations are involved with a project, the timber operations cannot be conducted without a CAL FIRE permit. Commercial timber operations include the cutting or removal of trees offered for sale, barter, exchange, or trade or the conversion of timberlands to land uses other than the growing of timber (PRC 4527). Contact your nearest CAL FIRE Resource Management office for guidance on obtaining the necessary permits.
3. If **any** timberlands are being converted to a non-timber growing use by this project, the conversion operations cannot be conducted without a CAL FIRE permit (PRC 4621). Conversion of timberland takes place when trees are removed and the land use changes, even without the sale, barter, exchange, or trade of the trees. Contact your nearest CAL FIRE Resource Management office for guidance on obtaining the necessary permits.
4. If timberland is in the viewshed of a project, the current and future owners should be overtly notified that changes will occur to their views due to timber management activities. Further, no project should be allowed to negatively affect access to timberland for timber management purposes; neither on the project parcel(s) nor any other timberland parcels.
5. If timber harvesting has occurred and post-harvest restocking and prescribed erosion control maintenance obligations have not been met on a parcel, future owners should be overtly notified (14 CCR 1042). The current owner of a parcel is responsible for restocking requirements and maintenance of roads whether or not they were involved in the actual harvest plan.
6. If the project involves the development of parcels zoned as Timber Production Zone (TPZ), CALFIRE cannot support the project. Dividing TPZ land into parcels of less than 160 acres requires a Joint Timber Management plan prepared by a Registered Professional Forester (RPF), recorded as a deed restriction for a minimum of 10-years on all affected parcels, and approved by a four – fifths vote of the full board (Govt. Code 51119.5). TPZ may be rezoned using a "Ten Year Phase Out," which precludes the need for a Timberland Conversion Permit. CALFIRE opposes immediate rezoning of TPZ land.

Cannabis

General:

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

Local Responsibility Areas:

Should this project include Local Responsibility Area (LRA) lands, CALFIRE has no direct fire safe input on those parcels. However, in those areas with LRA parcels adjacent to State Responsibility Area (SRA) land, CALFIRE recommends that local standards be applied that are consistent with those CALFIRE makes for SRA lands. Also CAL FIRE is the primary command and control dispatch, for most local agency fire districts and departments.

State Responsibility Areas:

Should this project include State Responsibility Area (SRA) lands, the following are CALFIRE's minimum input.

1. Agricultural cannabis growing operations medicinal or commercial shall have an easily accessible material safety data sheet (MSDS) or safety data sheet (SDS) for all chemicals and hazardous materials on site. Posted (NFPA 704) Placard clearly visible to emergency responders
2. California code of regulations Health and Safety (CCR 11362.769.) Indoor and outdoor medical marijuana cultivation shall be conducted in accordance with state and local laws related to land conversion, grading, electricity usage, water usage, water quality, woodland and riparian habitat protection, agricultural discharges, and similar matters. State agencies, including, but not limited to, the State Board of Forestry and Fire Protection, the Department of fish and Wildlife, the State Water Resources Control Board, the California regional water quality control boards, and traditional state law enforcement agencies shall address environmental impacts of medical marijuana cultivation and shall coordinate, when appropriate, with cities and counties and their law enforcement agencies in enforcement efforts.
3. International Fire Code (N101.1 Scope) Marijuana growing and extraction shall be in accordance with this chapter, of the International Building Code, and the International Mechanical Code. Cryogenic fluids shall comply with Chapter 55. Compressed gases shall comply with Chapter 53. Flammable and combustible liquids shall comply with Chapter 57. Hazardous materials shall comply with Chapter 50. LP-gas shall comply with Chapter 61 and the International Fuel Gas Code. All applicable California State Fire Marshal standards and regulations for the designated occupancy must be met.
4. Growing marijuana and the extracting of oils
Extraction of marijuana oils; All materials hazardous and non-hazardous associated with the extraction process shall be utilized in conformance of the law and fire safe codes.

From: [Meghan Ryan](#)
To: ["Van Hattem, Michael@Wildlife"](#)
Cc: ["Johnson, Cliff"](#); [Megan Marruffo](#)
Subject: APPS #12310, APN: 316-174-010, Redwood Valley Farms, LLC: PROJECTED HEARING DATE: September 16, 2021
Date: Tuesday, August 24, 2021 12:27:00 PM
Attachments: [12310 Streambed Alteration Agreement.pdf](#)

Good afternoon, Michael – I hope you’re doing well. I am writing to see if CDFW has comments for the Redwood Valley Farms, LLC, project that is located near the Titlow Hill area. There is a final Streambed Alteration Agreement issued by CDFW (see attached). The project description is the following:

A Conditional Use Permit for an existing 14,180 square foot (SF) outdoor cannabis cultivation with 660 SF of ancillary propagation. Irrigation water is sourced from a stream diversion and a rainwater catchment pond on the subject parcel. Existing available water storage is 422,500 gallons, including the 390,000-gallon pond, 12,500 gallons in a series of hard-sided tanks, and a 20,000-gallon bladder. Estimated annual water usage is 217,900 gallons. Processing, including drying, curing, and packing, occurs onsite within an existing 1,000 SF agricultural barn. A maximum of ten (10) employees may be utilized during peak operations. Power is provided by solar, with two (2) generators utilized for drying, curing, and supplemental domestic uses. There are long-term plans to incorporate additional solar power or connect to Pacific Gas and Electric Company (PG&E) in the future. The applicant also seeks a Special Permit for development within the Streamside Management Area for the use and maintenance of the point of diversion.

If CDFW has any questions or comments regarding this project, please let me know.

Best,
Meghan



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



8/17/2017

**PROJECT REFERRAL TO: Northern Humboldt High School District
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, Tsungwe Council, Regional Water Quality Control Board, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, Humboldt County Sheriff, Green Point Elementary School District School District, Northern Humboldt High School District School District

Applicant Name Redwood Valley Farms, LLC **Key Parcel Number** 316-174-010-000

Application (APPS#) 12310 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** CUP16-619

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 9/1/2017

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

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

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

DATE: _____

PRINT NAME: _____



Northern Humboldt Union High School District

2755 McKinleyville Avenue, McKinleyville, CA 95519-3400
TELEPHONE: (707) 839-6470 • FAX: (707) 839-6477
www.nohum.k12.ca.us

CHRIS HARTLEY, Ed.D.
District Superintendent

CINDY VICKERS
Director of Fiscal Services

Date: August 24, 2017

To: Humboldt County Planning and Building Department

From: Northern Humboldt Union High School District

Re: Permit Application No. 12310/Cannabis Cultivation Operation

To Whom It May Concern; With regard to the above listed permit application and the proximity to a school bus stop in accordance with Ordinance 2544, Section 313 of Chapter 3. Division 1 of Title III of the Humboldt County Code requiring cannabis cultivation projects to meet a 600' setback from a school bus stop.

Northern Humboldt Union High School District does not **AT THIS TIME** have a school bus stop within 600 ft. of Parcel # 316-174-010-000, the planned location for a proposed mixed light cannabis cultivation operation.

However, NHUHS **RESERVES THE RIGHT** to establish a school bus stop as determined by the needs of our regular education students and/or our special education students for home-to-school transportation services.

Sincerely,

Sarah Goodwin

Sarah Goodwin
Director of Transportation
Northern Humboldt UHSD
3701 Boyd Road
Arcata, CA 95521
(707) 825-2434
sgoodwin@nohum.k12.ca.us