



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: June 17, 2021

To: Humboldt County Zoning Administrator

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

Subject: **Rita Speas, Special Permit**
Record Number: PLN-2019-16062
Assessor's Parcel Number: 223-123-003
623 Sheep Camp Rd., Garberville, CA 95542

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Please contact Desmond Johnston, Senior Planner, at 707-441-2622 or by email at djohnston@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
June 17, 2021	Special Permit	Desmond Johnston

Project Description: A Special Permit for 5,000 square feet of existing outdoor cannabis cultivation and a 500-square-foot propagation greenhouse. The full sun cultivation area will be harvested once annually. Approximately 59,943 gallons of water is required annually for irrigation. Water for irrigation is sourced from a 250,000-gallon off-stream/rain catchment pond, plus five HDPE tanks. Processing, including drying, curing and trimming, will take place in an existing processing building. No employees are required. Power is provided by P. G. & E.

Project Location: This project is located in the Garberville area, on the northeast side of Sheep Camp Road, approximately 4,550 feet north from the intersection of Sheep Camp Road and Alderpoint Road, on the property known as 623 Sheep Camp Road.

Present Plan Land Use Designations: Residential Agriculture (RA40), Density: Range 40 acres per unit; Timberland (T), Density: Range is 40 to 160 acres per unit, 2017 General Plan, Slope Stability: High Instability (3).

Present Zoning: Timberland Production (TPZ); Unclassified

Record Number: PLN-2019-16062

Assessor's Parcel Number: 223-123-003

Applicant

Rita Y. Speas
623 Sheep Camp Rd.
Garberville, CA 95542

Owner

Rita Y. Speas
623 Sheep Camp Rd.
Garberville, CA 95542

Agent

ETA Humboldt
Vanessa Valare
P.O. Box 147
Phillipsville, CA 95559

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

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

Major Issues: None

Rita Speas Special Permit
Record Number: PLN-2019-16062
Assessor's Parcel Number: 223-123-003

Recommended Zoning Administrator Action

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

Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit based on evidence in the staff report, and adopt the Resolution approving the proposed Rita Speas Special Permit subject to the recommended conditions.

Executive Summary: A Special Permit for 5,000 square feet of existing outdoor cannabis cultivation. Cultivation occurring on the site prior to January 1, 2016 was 10,406 square feet and per the CCLUO the applicant is entitled to 50% of the pre-existing cultivation due to the date of application submittal. No new cultivation is able to be permitted in this zone district. A 500-square-foot propagation greenhouse is also proposed for the seedlings or clones that are obtained from a licensed facility offsite. The full sun cultivation area will be harvested once annually. Approximately 59,943 gallons of water is required annually for irrigation (31,800 gallons) and for domestic use (27,375 gallons). Water for irrigation is sourced from a 250,000-gallon off-stream/rain catchment pond. There are also five HDPE water storage tanks for irrigation. Processing, including drying, curing and trimming, will take place in an existing processing building. No employees are required other than the applicant/permittee. Power is provided by P. G. & E and will be required to be sourced through the renewable energy program.

Access: The site is accessed from Alderpoint Road, then to Sheep Camp Road for 0.7-miles to the property entrance, an unpaved road used accessing several privately-owned parcels in the vicinity. A road evaluation report was prepared by Omsberg & Preston, concluding that the road network leading to the project parcel is equivalent to Road Category 4 standards with no improvements required. Public Works commented that any segments of Sheep Camp Road that may have grades over 16% must be paved; the road evaluation report found that all grades are less than 16%. Public Works recommendations for other improvements are included among conditions of approval.

Water Source, Storage, and Irrigation: Water for irrigation is sourced from an existing 250,000 gallon off-stream/rain catchment pond. The applicant anticipates a maximum of 400-gallons per day needed to irrigate the 5,000 s.f. garden at peak of season for a brief period. Water from the pond provides sufficient storage for annual irrigation, as well as for fire suppression. Water for domestic use not associated with the cannabis project is from a Domestic Use Spring. The applicant has applied to CDFW for a Lake or Streambed Alteration Agreement (LSAA) for encroachments including to upgrade a failing culvert crossing.

Energy: Electrical power is, and will continue to be, provided by PG&E.

Forest Management and Biological Resources: A Timber Conversion Report was prepared by Timberland Resource Consultants on 3/5/2020 and found that, of 1.03 acres converted for the homesite in 2012 and 2014, a 0.26-acre portion within the homesite footprint is dedicated to cannabis cultivation. This is within the three-acre maximum allowable for conversion exemption. No conversion occurred within a watercourse and no significant trees or tree stands were affected. The conversion is in compliance with the Forest Practice Rules and there are no recommendations. Although not required or requested, the registered professional forester notes that the CNDDDB Database revealed no observations of special status species in the conversion area, nor an NSO activity center within a 1.3-mile radius of the assessment area – confirmed by staff via County GIS – and none were observed during the forester's field assessment.

Cultural Resources: The application was referred to the Bear River Band, Sinkayone Council, and the NWIC on May 5, 2021 and no comments were received. Although not requested, an archaeological survey was conducted within the scope of the Timberland Conversion Report by Chris Carroll, certified archeological surveyor, and no presence or evidence of prehistoric or historic sites were observed. The inadvertent discovery protocol is included in the proposed conditions of approval.

Slope Stability: A Disturbed Area Report was prepared by engineers Omsberg & Preston on 7/9/2020 to evaluate stability and erosion/sedimentation control measures for historic landslides on the subject parcel, particularly the locations of the 5,000 s.f. cultivation site and the catchment pond. Slopes at the cultivation site and developed portion of the site are generally less than 10%. The cultivation area was disturbed between 2012 and 2014, and since then has been strawed and revegetated with grass. The pond was constructed some time prior to 1998, is presently vegetated, and shows no signs of active erosion on the downhill fill slope. The site appears stable and no measures are recommended.

Environmental Review: Environmental review for the proposed project was conducted, and based on the results of that analysis, staff determined the existing cultivation and other aspects of the project were previously analyzed in the Final Environmental Impact Report (EIR) prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) adopted by the Humboldt County Board of Supervisors on May 8, 2018. The proposed project will result in modifications to the existing operation that will reduce or eliminate environmental impacts. Permitting the new cultivation areas in compliance with County and State regulations would not present substantial changes that would require major revisions to the previous Environmental Impact Report. An addendum to the Final EIR has been prepared for consideration per § 15164 of the State CEQA Guidelines.

Recommendation: Staff recommends that the Zoning Administrator describe the application as a part of the consent agenda, survey the audience to see if any person would like to discuss the application and, if no one requests discussion, make all the required findings based on the evidence in the record and approve the application subject to the recommended conditions.

Alternatives: Several alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; 3) The Zoning Administrator could deny approval of the requested permits if you are unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.

**RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE COUNTY OF HUMBOLDT
Resolution Number 21-
Record Number PLN-2020-16062
Assessor's Parcel Numbers: 223-123-16062**

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and approves Rita Speas Special Permit.

WHEREAS, A Special Permit for 5,000 square feet of existing outdoor cannabis cultivation. A 500-square-foot propagation greenhouse is also proposed for the seedlings or clones that are obtained from a licensed facility offsite. The full sun cultivation area will be harvested once annually. Approximately 59,943 gallons of water is required annually for irrigation (31,800 gallons) and for domestic use (27,375 gallons). Water for irrigation is sourced from a 250,000-gallon off-stream/rain catchment pond. There are also five HDPE water storage tanks for irrigation. Processing, including drying, curing and trimming, will take place in an existing processing building. No employees are required other than the applicant/permittee. Power is provided by P. G. & E.

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

Now, THEREFORE BE IT RESOLVED, that the Zoning Administrator makes all the following findings:

- 1. FINDING:** **Project Description:** A Special Permit for 5,000 square feet of existing outdoor cannabis cultivation. A 500-square-foot propagation greenhouse is also proposed for the seedlings or clones that are obtained from a licensed facility offsite. The full sun cultivation area will be harvested once annually. Approximately 59,943 gallons of water is required annually for irrigation (31,800 gallons) and for domestic use (27,375 gallons). Water for irrigation is sourced from a 250,000-gallon off-stream/rain catchment pond. There are also five HDPE water storage tanks for irrigation. Processing, including drying, curing and trimming, will take place in an existing processing building. No employees are required other than the applicant/permittee. Power is provided by P. G. & E.

EVIDENCE: a) Project File: PLN-2020-16062

- 2. FINDING:** **CEQA.** The project complies with the California Environmental Quality Act (CEQA).

EVIDENCE: a) Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance.

FINDINGS FOR 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) Agriculture is a principally permitted use in *the Residential Agriculture*

(RA40), Density: Range 40 acres per unit; Timberland (T), Density: Range is 40 to 160 acres per unit, 2017 General Plan, Slope Stability: High Instability (3) land use designation. The proposed cannabis cultivation, an agricultural use, is within land planned and zoned for agricultural purposes, and 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 cultivation is consistent with the purposes of the Timberland Production (TPZ) Zone in which the site is located.

- EVIDENCE**
- a) The TPZ Zone is intended to be applied to areas of the County in which timberland and other agriculture uses are the desirable uses.
 - b) Commercial cannabis activity is permitted in the TPZ Zone with a Special Permit per Section 55.4.5.1.3 of the CCLUO.

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

- EVIDENCE**
- a) Section 55.4.6.5 authorizes cannabis cultivation in the TPZ Zone for up to fifty percent of the documented pre-existing cultivation for applications submitted between January 1, 2019 and December 31, 2019.
 - a) The application was submitted December 19, 2019 and proposes to allow 5,000 s.f. of cultivation, which is half or less than half the verifiable pre-existing cultivation area. The proposed cultivation site is flat with less than 15% slope.
 - b) The project will continue to draw from the existing rainwater catchment pond.
 - c) The parcel was created in compliance with all applicable state and local subdivision regulations per LLA-38-78 and LLA-110-77 the subject parcel has been determined to be one legal parcel.
 - d) The site is accessed from Alderpoint Road, then to Sheep Camp Road for 0.7-miles to the property entrance, an unpaved road used accessing several privately-owned parcels in the vicinity. A road evaluation report was prepared by Omsberg & Preston, concluding that the road network leading to the project parcel is equivalent to Road Category 4 standards with no improvements required. Public Works recommendations for other improvements are included among conditions of approval.
 - e) The location of the cultivation complies with all setbacks and performance standards of the CCLUO.
 - f) The energy source will be P.G.&E. service, and a backup generator.

6. FINDING The operation of commercial cannabis 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) All commenting referral agencies recommended approval, or their recommended conditions have been satisfied.

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. The site is developed with a single-family residence. The approval of cannabis cultivation on this parcel does not conflict with residential density goals.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

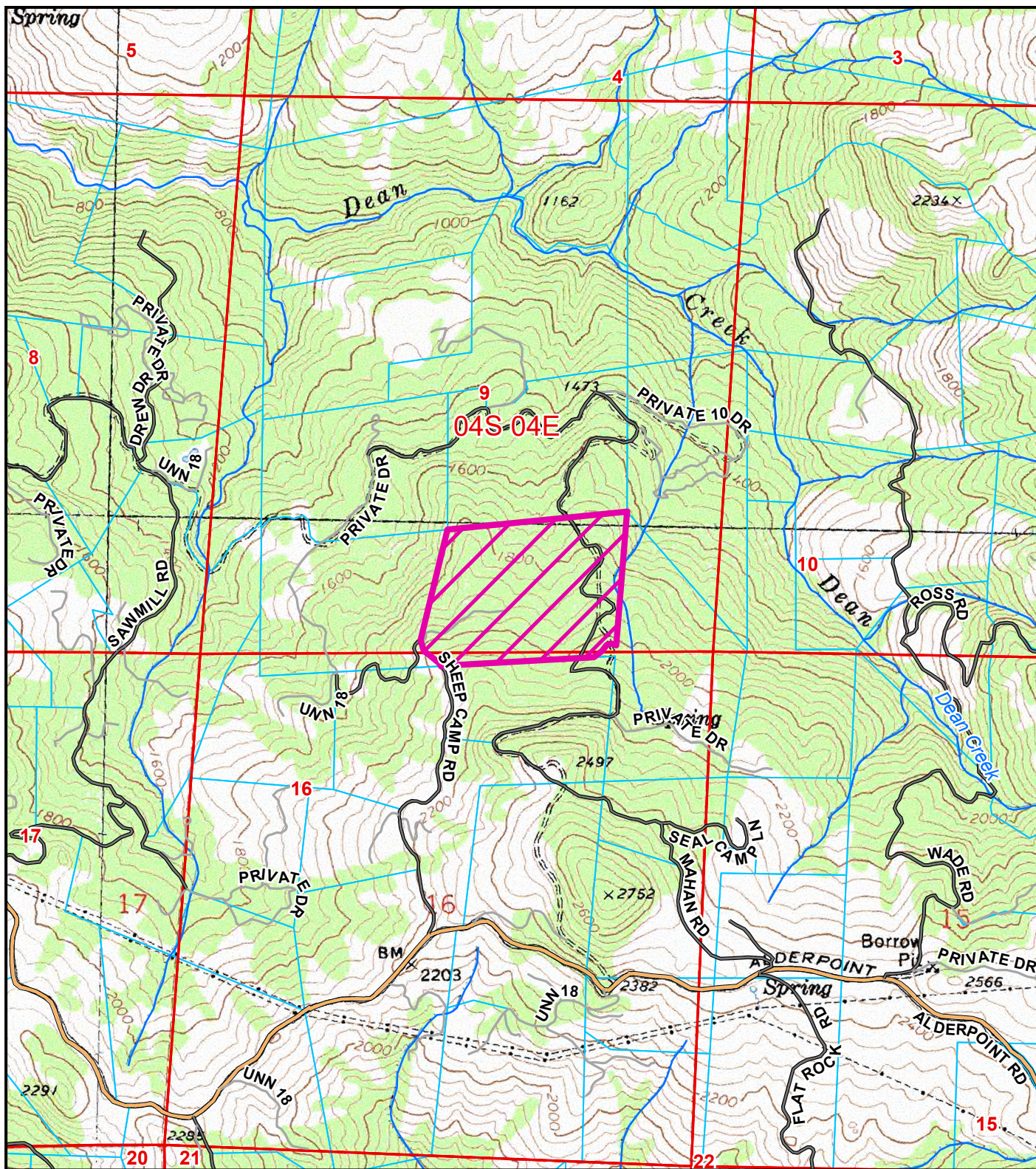
- Adopt the findings set forth in this resolution; and
- Conditionally approves the Rita Speas Special Permit project based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on June 17, 2021

DECISION:

I, John Ford, Zoning Administrator 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 me at a meeting held on the date noted above.

John Ford, Zoning Administrator,
Planning and Building Department



Project Area = 

**TOPO MAP
PROPOSED RITA SPEAS
GARBERVILLE AREA
PLN--2019-16062**

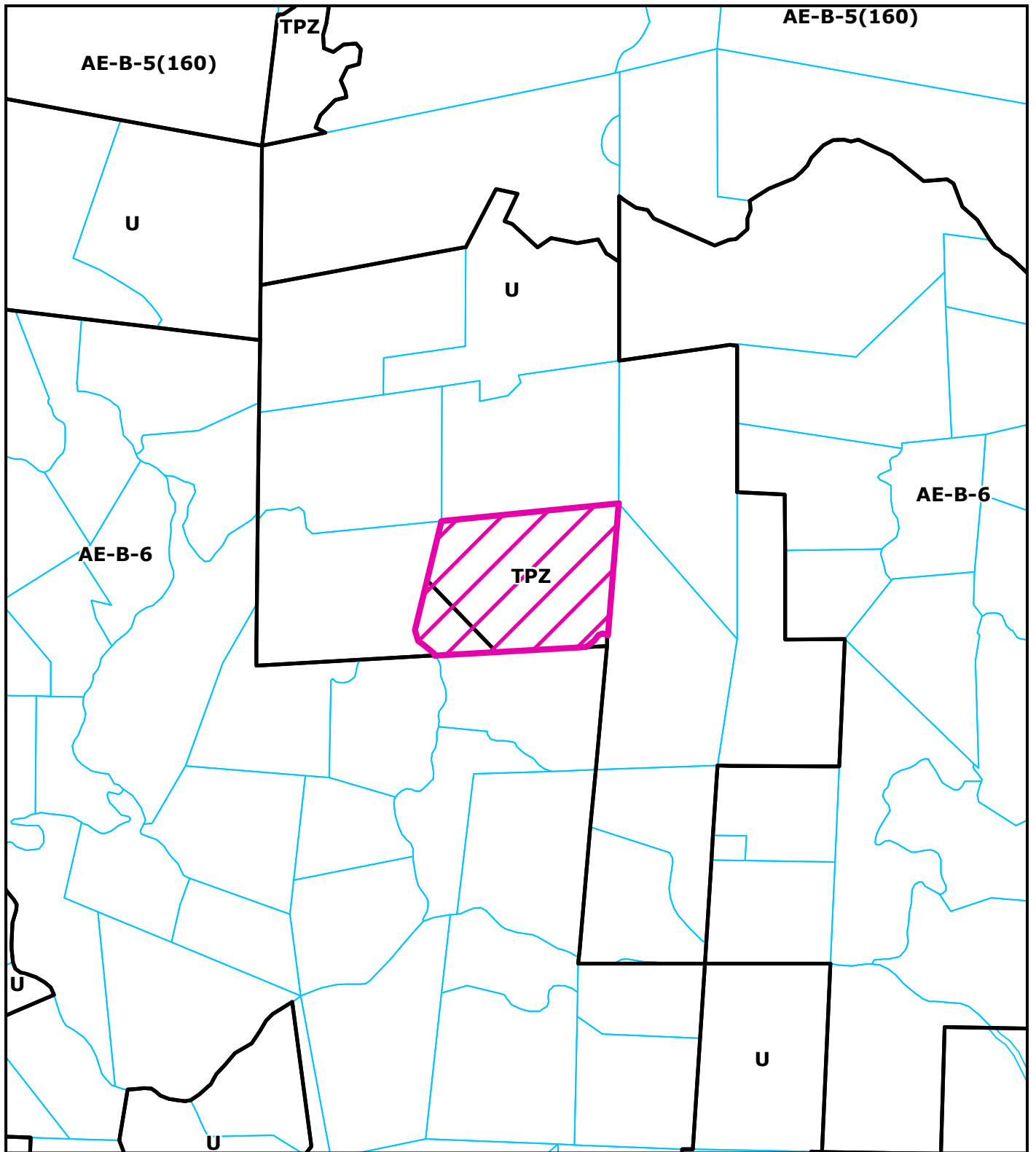
APN: 223-123-003-000

T04S R04E S9; S16 HB&M (FORT SEWARD)

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



0 1,000 2,000 Feet



Project Area = 

**ZONING MAP
PROPOSED RITA SPEAS
GARBERVILLE AREA
PLN--2019-16062**


APN: 223-123-003-000

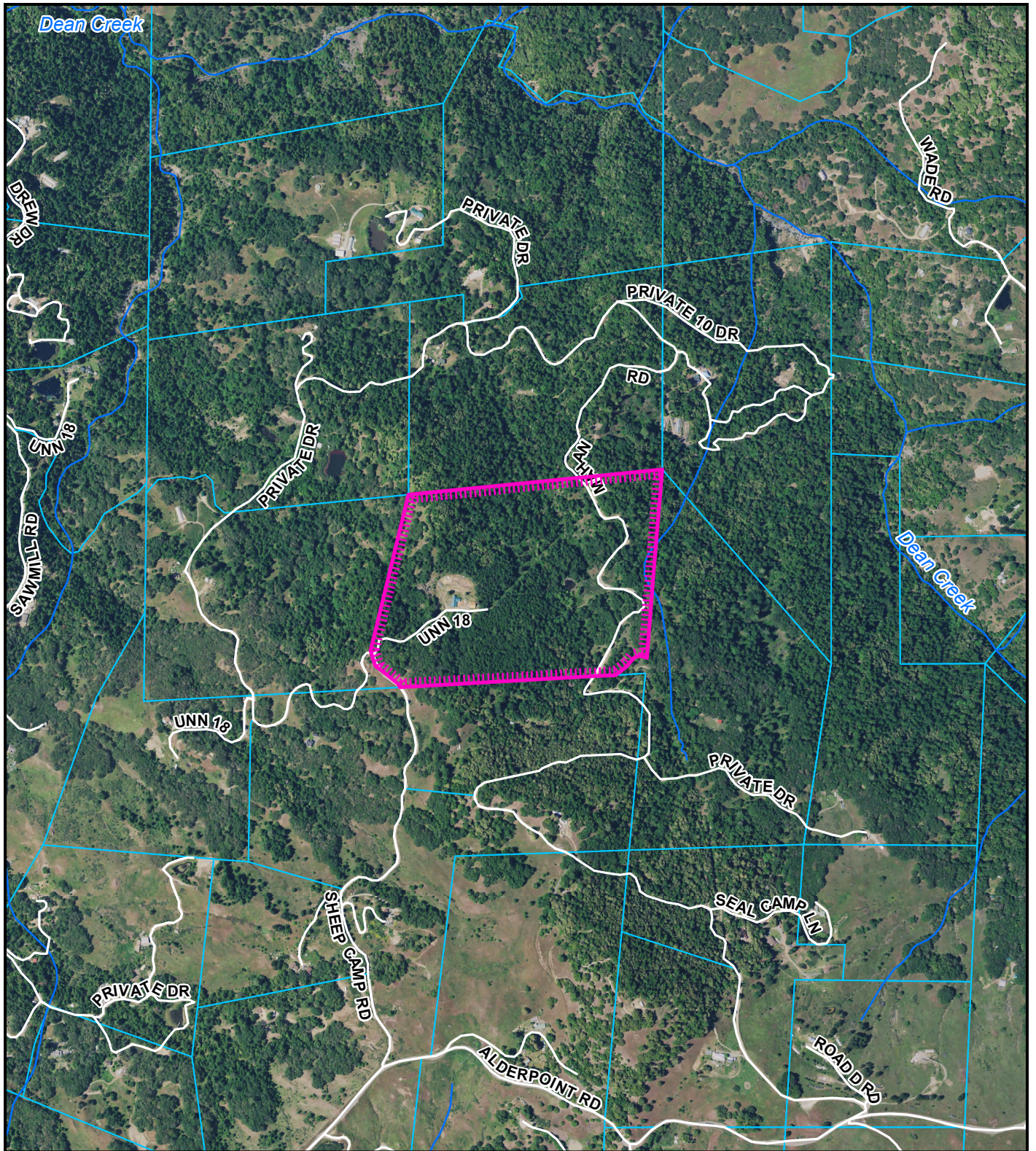
T04S R04E S9; S16 HB&M (FORT SEWARD)

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



0 1,000 2,000 Feet





Project Area = 

**AERIAL MAP
PROPOSED RITA SPEAS
GARBERVILLE AREA
PLN--2019-16062**

APN: 223-123-003-000

T04S R04E S9; S16 HB&M (FORT SEWARD)

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

0 1,000 2,000 Feet



ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

Approval of the Special Permit is conditioned on the following terms and requirements which must be satisfied before release of the building permit or initiation of operations, whichever occurs first.

Section 1: Development Restrictions

1. All driveways and private road intersections onto the County Road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance). This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.
2. Any existing or proposed non-county-maintained access roads that will serve as access for the proposed project that connect to a county-maintained road shall be improved to current standards for a commercial driveway. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way. If the County road has a paved surface at the location of the access road, the access road shall be paved for a minimum width of 20 feet and a length of 50 feet (or break in slope) where it intersects the County road.
3. Power for the operation shall be supplied by P.G.&E. grid power sourced through the renewable energy program. The generator is for emergency backup power only.

A. General Conditions

1. The applicant is responsible for maintaining compliance with all applicable local and State agency rules and regulations.
2. The applicant to submit copies of all documents filed and/or obtained from the State Water Resources Control Board, including, but not limited to, a Notice of Applicability 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 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.
3. 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.
4. Noise generated from the operation, including fans and dehumidifiers, shall not exceed 50db at 100 feet from the generator or at the edge of the nearest forest habitat, whichever is closer, as required by Section 314-55.4.12.6 Humboldt County Code.
5. The applicant shall meter irrigation water usage and maintain monthly water use records on-site that will be available at the time of annual inspection. Should the amount of water storage be insufficient for irrigation, the applicant shall modify the project to add additional water storage, or to change cultivation practices to require less water.
6. 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.

7. 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.
8. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. The Department will file the NOD and will charge this filing cost to the project.
9. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday – Friday, 9:00 am – 5:00 pm, excluding holidays).
10. 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.
11. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation Special Permit issued pursuant to the CCLUO shall expire after 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.

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 Special Permit or permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the non-compliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of non-compliance. Failure to request reinspection or to cure any items of non-compliance shall terminate the Special Permits, 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 of the CCLUO.

12. Permit Renewals to comply with Updated Laws and Regulations. Permit renewal per Ongoing Condition of Approval #12, above, is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.

Informational Notes:

1. 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.

2. 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 Environmental Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card". This information shall also be provided to all employees as part of the employee orientation.

Attachment 2

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

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

APN 223-0033-, 623 Sheep Camp Rd., Garberville, 95542, County of Humboldt

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

June 2021

Background

Project Description and Project History – The Commercial Cannabis Land Use Ordinance (CCLUO) updated the County's existing Commercial Medical Marijuana Land Use Ordinance (Section 313-55.4 and 314-55.4 of Chapter 3 of Division 1 of Title III of the County Code) as well as repeal of the Medical Cannabis Testing and Research Laboratories provisions and on-site consumption prohibition found in Sections 313-55.3.15, 314-55.3.15, 313-55.3.11.7, and 314-55.3.11.7 of Division 1 of Title III of the County Code, respectively. These regulations establish land use regulations for the commercial cultivation, processing, manufacturing, distribution, testing, and sale of cannabis within the County. These regulations were developed in concert with the Final Environmental Impact Report (EIR) that was adopted for the ordinance in order to implement the mitigation measures of the EIR. The EIR addressed the broad environmental impacts that could be expected to occur from the adoption and implementation of the ordinance. The EIR specified that the regulations established in the CCLUO would mitigate the impacts of existing cannabis operations by establishing regulations for an existing unregulated land use to help prevent and reduce environmental impacts that are known to result from unpermitted baseline cultivation operations. The EIR prepared for the CCLUO also established local land use regulations to allow for continued commercial cannabis operations in the unincorporated area of the County that ensure the health and safety of residents, employees, County visitors, neighboring property owners and end users of cannabis. The proposed project is consistent with all regulations within the CCLUO and all mitigation measures of the EIR. Commercial cannabis cultivation in existence as of December 31, 2015, was included in the environmental baseline for the EIR. The current project for new cultivation was contemplated by the EIR and compliance with the provisions of the CCLUO will fully mitigate all environmental impacts of the project to a less than significant level.

A Special Permit for 5,000 square feet of existing outdoor cannabis cultivation. A 500-square-foot propagation greenhouse is also proposed for the seedlings or clones that are obtained from a licensed facility offsite. The full sun cultivation area will be harvested once annually. Approximately 59,943 gallons of water is required annually for irrigation (31,800 gallons) and for domestic use (27,375 gallons). Water for irrigation is sourced from a 250,000-gallon off-stream/rain catchment pond. There are also five HDPE water storage tanks for irrigation. Processing, including drying, curing and trimming, will take place in an existing processing building. No employees are required other than the applicant/permittee. Power is provided by P. G. & E.

A Timber Conversion Report was prepared by Timberland Resource Consultants on 3/5/2020 and found that, of 1.03 acres converted for the homesite in 2012 and 2014, a 0.26-acre portion within the homesite footprint is dedicated to cannabis cultivation. This is within the three-acre maximum allowable for conversion exemption. No conversion occurred within a watercourse and no significant trees or tree stands were affected. The conversion is in compliance with the Forest Practice Rules and there are no recommendations. Although not required or requested, the registered professional forester notes that the CNDDDB Database revealed no observations of special status species in the conversion area, nor an NSO activity center within a 1.3-mile radius of the assessment area – confirmed by staff via County GIS – and none were observed during the forester's field assessment.

The application was referred to the Bear River Band, Sinkayone Council, and the NWIC on May 5, 2021 and no comments were received. Although not requested, an archaeological survey was conducted within the scope of the Timberland Conversion Report by Chris Carroll, certified archeological surveyor, and no presence or evidence of prehistoric or historic sites were observed. The inadvertent discovery protocol is included in the proposed conditions of approval.

The project is consistent with the adopted EIR for the CCLUO because it complies with all standards of the CCLUO which were intended to mitigate for impacts of cannabis operations. These include complying with County Fire Safe regulations, noise and light attenuation measures to limit disturbance to wildlife, limiting activities to daylight hours (8 am to 5 pm), supplying irrigation water from rainwater catchment.

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

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

Summary of Significant Project Effects and Mitigation Recommended

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

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

- Cultivation and Operation Plan;
- Site Plan prepared ETA
- Timber Conversion Report prepared by Timberland Resource Consultants on 3/5/2020
- Disturbed Area Report prepared by Omsberg & Preston, 7/9/2020

Other CEQA Considerations

Staff suggests no changes for the revised project.

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

See **Purpose** statement above.

In every impact category analyzed in this review, the projected consequences of the current project proposal are either the same or less than significantly increased than the initial project for which the EIR

was adopted. Based upon this review, the following findings are supported:

FINDINGS

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

CONCLUSION

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

ATTACHMENT 3

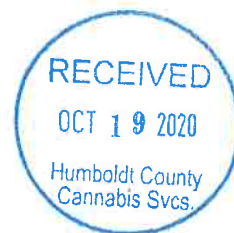
Applicant's Evidence in Support of the Required Findings

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

1. The name, contact address, and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (N/A)
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. (Site Plan prepared by SL Consulting on 8/14/2020– **Attached** with project Maps)
4. A cultivation and operations plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel; and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season. (Cultivation and Operations Plan prepared by ETA Humboldt, 6/2/2021 - **Attached**)
5. Copy of the statement of water diversion, or other permit, license or registration filed with the State Water Resources Control Board, Division of Water Rights, if applicable. (on file)
6. Description of water source, storage, irrigation plan, and projected water usage. (Included in Cultivation Operations Plan (item 4. above)
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. (n/a)
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. (On file)
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)**

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 55.4.12.5 (Cultivation Plan, **Attached**)
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. Division of Environmental Health Attachment for Commercial Medical Marijuana (CMM) Clearances/ Permits (DEH Form). (On-file)
16. Disturbed Lands Report, Olmsberg & Preston 7/9/2020 **(Attached)**.
17. Road Evaluation. **(Attached)**
18. Invasive Species Plan. **(Attached)**
19. Power Sources Narrative. **(Attached)**



Cultivation Plan

Rita Speas

Location: 623 Sheep Camp Rd. Garberville, CA 95542

County: Humboldt

APN: 223123003

Address: 623 Sheep Camp Rd. Garberville, CA 95542

Contact Name: Vanessa Valare

Telephone: 760.613.6520/ 707.923.1180

Email: etahumboldt@gmail.com

Cultivation Site

This project will consist of one (1) outdoor, full term cannabis cultivation garden. There is also a small greenhouse (500 ft²) for propagation space. Pre-existing cultivation on this parcel was 10,406 ft². 2.0 permit application is for 5,000 ft².

Footprint explanation

Cannabis Garden POU #1- This area contains 1 (one) 5,000 ft² full-term outdoor cannabis garden.

Cannabis Garden POU #2- This area contains 1 (one) 500 ft greenhouse for propagation space.

Pond- 250,000 gallons approx.

Water Tanks- 1 qty. 2,500-Gallon HDPE Water Storage Tank- Domestic

Water Tanks- 1 qty. 2,500-Gallon HDPE Water Storage Tank-SRA

Water Tanks- 1 qty. 2,500-gallon HDPE Water Storage Tank -irrigation (fills from pond)

Immature Plants

Each spring the Applicant buys seeds or clones from a licensed nursery or seedbank.

She then propagates seedlings or clones in the greenhouse until they are big enough to be planted outside.

Cultivation Cycles

The Applicant cultivates one full-term outdoor cannabis garden in full sun, with one harvest per year.

Monthly Cultivation Site Activities

Month	Activities
January	Finish processing of fall harvest, trimming and storage. Plan new year. Mow cover crop. Check greenhouse for issues/fix. Check water lines, tanks and all equipment for repairs or damages. Make plan for repairs.
February	Work on trenches/and holes for plants layer more compost in beds. Treat compost if necessary. Finishing processing last year's crop if still necessary.
March	Germinate seeds. Plant seeds in 6-pack growing containers and place in greenhouse to propagate. Amend beds, fix fences, service equipment, make plan for independent contractors i.e.; painting, fence building, greenhouse fixing, etc.
April	Get clones from other permitted grow operation. Transplant and move into greenhouse with seedlings. Weed whacking, mowing, and brush cleanup.
May	Plant Long Term Plants. Spray with preventive sulfur. Treat with biodynamic preparations for pest control and mold control. Fix/replace and clean drip emitters, check timers. Double check all water systems for leaks and clogs. Put out sound sensors for rodents.
June	Hay put over each trench for water retention. Use re mesh for supports as well as bamboo stakes which are cleaned with bleach before each use. Bamboo reused for multiple years. Regular feeding schedule of compost teas adhered to. Pests are dealt with as they arise with oils, nematodes and predator mites from compost.
July	Finish installing re mesh for supports as well as bamboo stakes which are cleaned with bleach before each use. Bamboo reused for multiple years. Regular feeding schedule of compost teas adhered to. Pests are dealt with as they arise with oils, nematodes and predator mites from compost.
August	Regular feeding schedule of compost teas adhered to. Pests are dealt with as they arise with oils, nematodes and predator mites from compost. Monitor water supply, check lines and all areas for insect/ animal disturbance.

September	Prepare for Harvest. Clean and prepare lines and drying spaces in garage. Clean all supplies and purchase new items needed. Harvest, cure and trim as outlined above in processing plan.
October	Harvest Long term Plants. Process as outlined above. Pull all root-balls, pack hay and cover crop seeds on beds. Pull drip system. Check all equipment and tools for leaks and damages before storing for winter. Store all supplies possible, cleanup site.
November	Winterize water system, greenhouse and sheds. Clean up drying rooms remove all lines and debris. Put away all supplies i.e. fans, dehumidifiers. Continue processing cannabis as outlined above.
December	Start amendments for winter. Prep all water and water storage system for shut down. Clean all garden implements. Put all left over supplies away. Driveway fixing, other farm/garden maintenance.



Operations Plan

Rita Speas

Location: 623 Sheep Camp Rd. Garberville, CA 95542

County: Humboldt

APN: 223123003

Address: 623 Sheep Camp Rd. Garberville, CA 95542

Contact Name: Vanessa Valare

Telephone: 760.613.6520/ 707.923.1180

Email: etahumboldt@gmail.com

Project Description

This project will consist of 1 (one) outdoor full-term flowering cannabis garden, and 1 (one) small greenhouse for ancillary propagation. The total pre-existing flowering canopy cultivation for this parcel is 10,406 ft². 2.0 Application is for 5,000 ft² All cannabis in gardens grown outdoors in full sun. All cannabis is harvested and dried on site. The area was not graded, but brush and dry vegetation was removed from the area. There are companion plants, native grasses and indigenous plants that grow in the garden and around the area to also help control any type of run off. There are no signs of wastewater runoff or erosion in this garden. Hay is also spread around the area and on the topsoil. The water line as well as manifolds and fittings are checked almost daily for leak or cracks. Applicant is considering adding a greenhouse to her site, in order to cultivate with light deprivation, but at this time, will be growing without greenhouse cover.

Equipment/ Power

Fans, power tools, surge protectors, dehumidifiers, cannabis trimming machine and all electrical supplies and equipment are run on power provided by PG&E.

Petroleum Based/ Fuel Products -

Petroleum products and other liquid chemicals, including but not limited to diesel, biodiesel, gasoline, and oils shall be stored to prevent their spillage, discharge, or seepage into receiving waters. Storage tanks and containers must be of suitable material and construction to be compatible with the substance(s) stored and conditions of storage such as pressure and temperature. These fuels are used for generator, weed whacker, lawn mower and other garden tools. We are currently in process of filing Generator Plan through Humboldt Dept of Health and Human Services. Any above ground storage tanks and containers shall be provided

with a secondary means of containment for the entire capacity of the largest single container and sufficient freeboard to contain precipitation. All five-gallon gasoline cans are stored with secondary containment inside of garage or similar enclosure on flat, stable areas. We will implement spill prevention, control, and countermeasures (SPCC) and will There are no underground storage tanks on the property. All petroleum products on property are stored with secondary containment inside of a shed or similar enclosure on flat, stable areas.

Water Storage and Usage

Projected Water use for this site is approximately 87,318-gallons. The projected water use for the cannabis is approx. 59,943-gallons. Domestic water use is expected to be approx. 27,375-gallons. This water use is an estimate to the best of my knowledge. Domestic water is sourced from Domestic Use Spring. The irrigation water source for this operation is rainwater stored in a pond that has a capacity of approximately 250,000-gallons. The rainwater stored in the pond provides enough water for all seasonal irrigation uses. There are 3 (three) HDPE water storage tanks on the property.

- 1 (one) 2,500-gallon HDPE water storage tank for Domestic purposes.
- 1 (one) 2,500-gallon HDPE water storage tank to hold water temporarily from the pond.
- 1 (one) 2,500-gallon HDPE water storage tank for firefighting SRA purposes.

Water Discharge

Water storage is separate from all cannabis feeding tanks. Feeding tanks are at least 200 ft from nearest water source and on flat ground. Mulched organic matter is spread on topsoil to help with evaporation and runoff. Heavy amounts of peat moss and coco coir are also amended into soil periodically to help with runoff of fertilizer. No run-off from cultivation watering flows into the ground. Cannabis meets requirements for a Tier 1 low risk after site modifications following abatement through county. Plans to amend discharger status underway.

Land Features

All cannabis grown on flats that existed before the applicant purchased the property. In years

past the owner used hand tools to remove brush and dry vegetation around the residence. There are no signs of erosion or water runoff. Site is checked on a weekly basis to monitor for performance on BMP.

Access to Property

The site is located on Sheep Camp road, off of Alderpoint road in the Garberville area.

Personal driveway is shared with no additional neighbors. To access property from Eureka CA, via Highway 101;

Take Highway 101 south for 65.9 miles to the Garberville/Redway exit. (exit 639B).

Turn right onto Redwood Dr. 0.2 mi. Turn right onto Alderpoint road.

Follow Alderpoint rd. 4.4 miles. Take a slight left to turn onto Sheep Camp road 0.7 mi.

Turn right to stay on Sheep Camp road 0.1 mi. 623 Sheep Camp Rd.

Proximity

The nearest neighboring properties are 363 ft to the West, 635 feet to the North from the cultivation sites. There are no schools, school bus stops, public parks, public lands, hiking trails or tribal resources within 600 ft of my property.

Tracking, Records, and Inspections

CERCC requires that the project comply with the Track-and-Trace System and local requirements. The following policies shall be implemented to ensure compliance with the CERCC and CWMP:

- A. In addition to all other tracking requirements, disposal of cannabis waste shall use the Track-and-Trace System with documentation to ensure cannabis waste is identified, weighed, and tracked while on premises and when disposed.
- B. All cannabis plant material identified as cannabis waste shall be reported in the Track-and-Trace System made within three (3) business days of the change in disposition from cannabis plant material into cannabis waste scheduled for destruction or disposal.
- C. Review of on-site cannabis, Track-and-Trace System records, cannabis waste, commercial waste, and any other records shall be available for CDFA inspection or their designated

representative. Inspections shall occur at standard business hours from 8:00am to 5:00pm. Prior notice for inspections is not required by the inspecting agency.

D. No person shall interfere with, obstruct or impede inspection, investigation or audit. This includes, but is not limited to, the following actions: Denying the department access to the licensed premises. Providing false or misleading statements.

Providing false, falsified, fraudulent or misleading documents and records, and failing to provide records, reports, and other supporting documents.

E. Accurate and comprehensive records shall be maintained on-site for seven (7) years regarding cannabis waste which are subject to CDFA inspection that account for, reconcile, and evidence all activity related to the generation or disposition of cannabis waste.

Trash/Refuse

Refuse and garbage shall be stored in a location and manner that prevents its discharge to receiving waters and prevents any leachate or contact water from entering or percolating to receiving waters. All trash and recycling are stored in cans with lids on a stable, flat area. The cans are secured to exclude wildlife and prevent discharge or contact with water or receiving waters. Garbage and refuse shall be disposed of at an appropriate waste disposal location. All garbage and refuse are disposed of at an authorized municipal waste transfer station. It will be taken to Redway Transfer station by personal vehicle, i.e. truck, 1-3 times per week depending on garbage accumulation.

Solid Waste/ Recycling

Solid waste and recyclables on the property will be not be stored or collected. They will be taken to Redway Transfer station by personal vehicle, i.e. truck, 1-3 times per week depending on garbage accumulation. All soil will be reused and never dumped. Garbage from the grow is bags from amendments and fertilizer containers. All items will be cleaned out properly into a leach field or garden area, recycled if possible and if not removed to the transfer station. All recycling is sorted in a can with lids in the garage until it is removed. No garbage is stored outside or unattended where animals can access.

Solid Waste and Recyclables Disposal

Redway Transfer Station
Recycling center in Humboldt County, California
Conservation Camp Rd.
Redway, CA 95560
707-923-3944
<https://www.recology.com/recology-eel-river/redway-transfer-station/>

Hazardous Waste Disposal
Humboldt Waste Management Authority
1059 W Hawthorne St.
Eureka, CA 95501
707-268-8680



Addendum to Operations/Cultivation plan

Rita Speas

Location: 623 Sheep Camp Rd. Garberville, CA 95542

County: Humboldt

APN: 223123003

Address: 623 Sheep Camp Rd. Garberville, CA 95542

Contact Name: Vanessa Valare

Telephone: 760.613.6520/ 707.923.1180

Email: etahumboldt@gmail.com

This document serves as notification that then applicant is going to cultivate full term Outdoor cannabis in full sun for the foreseeable future. Should the applicant want to revisit the option of erecting greenhouses for cultivation, she will handle that through a permit modification at a later date if allowed at that time.



OMSBERG & PRESTON

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(707) 443-8651
www.omsberg.com
kpreston@omsberg.com

16062

DISTURBED AREA REPORT

for

APN 223-123-003

623 Sheep Camp Road
Garberville, CA

Prepared for:

Rita Speas/ App# 16062
(Job No. 19-2153)

July 9, 2020

Prepared by:

OMSBERG & PRESTON

402 E Street
Eureka, CA 95501
(707) 443-8651



Kimberly D. Preston, P.E.
R.C.E. 62665



Introduction

The purpose of this report is to evaluate the stability and recommend erosion prevention and sediment control measures for the historic landslide areas on the subject's parcel in conjunction with the cannabis application (APP #16062).

The scope of this report covers two locations on the subject parcel: the cultivation site and the off- stream pond. Figure 1 illustrates the general location of the cultivation site and off-stream pond, with approximate property lines from Google Maps shown for reference. Omsberg & Preston's site visits were conducted on February 11 and May 19, 2020.

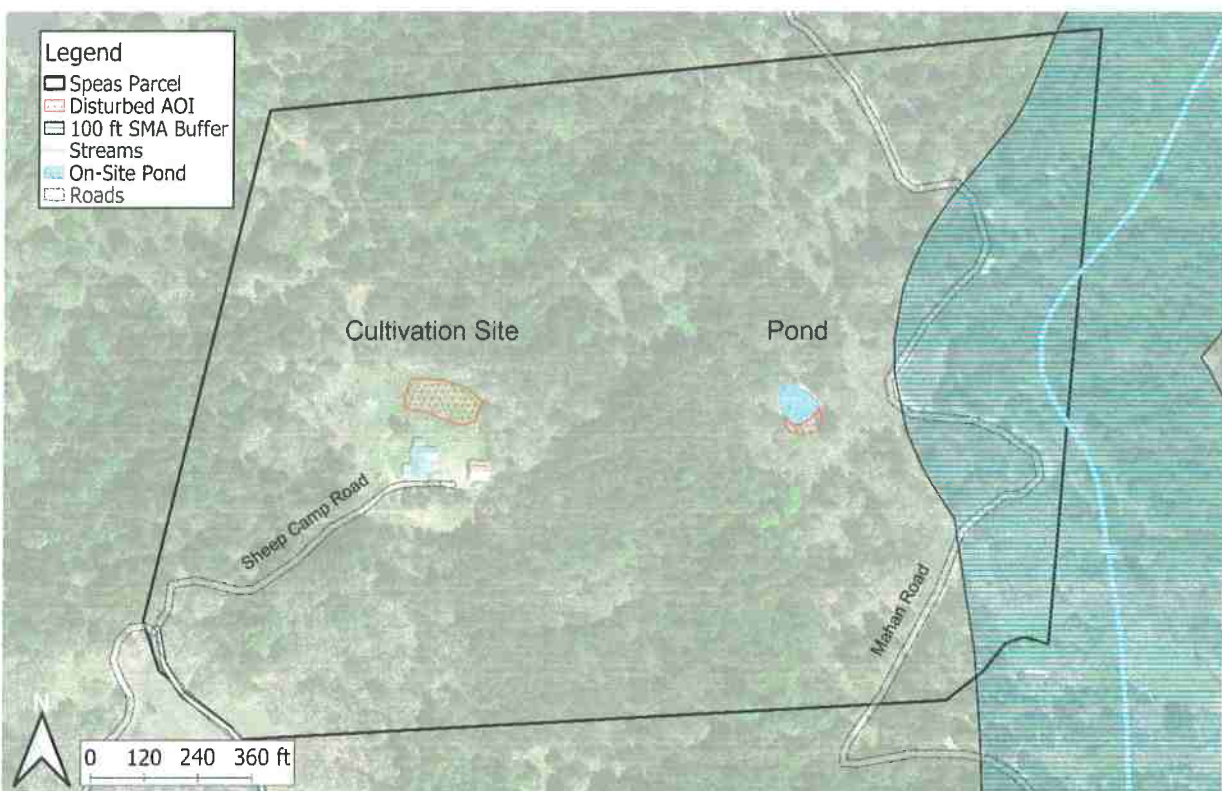


Figure 1: Site map showing the location of the cultivation site, 100' SMA buffer and pond

General Site Description

The subject parcel of this report, formerly known as APN 223-123-003, located in the Northeast Quarter of Section 9, Township 4 South, Range 4 East, Humboldt Meridian, is located in the southeastern region of Humboldt County, California in a small inland community known as Garberville. The parcel is roughly 68 acres in size, is split-zoned Unclassified/Timberland Production (U/TPZ) and has General Plan designations of Residential Agriculture (RA40) and Timberland (T).

The parcel's elevations range from roughly 1,700 to 2,100 feet above mean sea level from the lowest to the highest point on the property. According to the USDA's online WebSoil Survey, the parcel is comprised of three main soils: Tannin-Wohly-Rockyglen complex with 30-50% slopes, and Burgsblock-Coolyork-Tannin complex with 15-30 and 30-50 % slopes. Tannin-Wohly-Rockyglen complex with 30-50% slopes and Burgsblock-Coolyork-Tannin complex with 30-50% is classified as hydrologic soil group "C". Burgsblock-Coolyork-Tannin complex with 15-30% slopes is classified as hydrologic soil group "B" (USDA WebSoil Survey, 2019). Slopes at the cultivation site and developed portion of the site are generally less than 10%. An un-named tributary to Dean Creek flows northerly near the site's easterly boundary. A site map showing approximate property line locations are as shown in Figure 1.

On average, this region of Humboldt County receives an average of 68 inches of rainfall each year. Figure 2 illustrates the annualized accumulated precipitation volumes for the Department of Water Resources' (DWR) gauging stations at "Eel River Camp" (ERC) and "Alder Point" (ALD). This annual rainfall volume is calculated by averaging the accumulated annual rainfall over the last 10 water years for the two closest rainfall gauges to the project site (49.4-inch average at ERC and 44.1-inch average at ALD), monitored by DWR. The gauges are roughly 10.3 and 14.3 miles, respectively, from the project site.

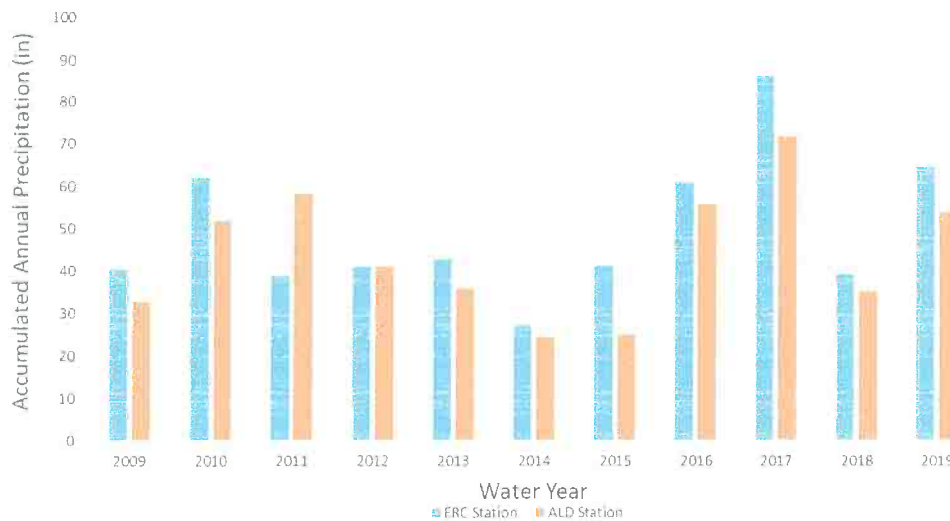


Figure 2: Graph showing annualized total precipitation accumulation for water years 2009-2019 for the "Eel River Camp" (ERC) and "Alderpoint" (ALD) DWR gauging stations

Disturbed Areas

The two disturbed areas assessed under this report are the cultivation site and the pond to the east, as illustrated in Figure 1. The cultivation site was originally disturbed through grading and clearing of trees that occurred between 2012 and 2014. Since 2014, the disturbed area at the cultivation site was strawed and has revegetated with grass (photos 1-4). The disturbed area is directly adjacent a moderately forested area. The oldest freely available Google Earth aerial imagery shows that the pond was constructed sometime prior to 1998. The pond area is vegetated, with no signs of active erosion on the downhill fill slopes (Photos 5-8).

Refer to Figure 3 for the site's existing drainage patterns at the two locations assessed.

No active erosion or apparent earth movement was observed at either area during our field investigations, and the flat and adjacent slopes appear stable. Refer to the Appendix for site photos.

Erosion Prevention & Sediment Control Measures

The disturbed areas observed were found vegetated, with no bare soils exposed, therefore no erosion or sediment control measures are being recommended at this time (refer to photos 1- 8).



Figure 3: Existing drainage pattern (orange arrows) at the disturbed areas

Conclusion

As the two locations assessed by this report appeared stable and well vegetated, with no bare soils exposed and no active erosion or apparent earth movement observed during either of our site visits, no additional erosion or sediment control measures are deemed necessary at this time.

References

CDEC, California Dept. of Water Resources (2012). "Eel River Camp, CA Precipitation, Accumulated".
<http://cdec.water.ca.gov/jsppplot/jspPlotServlet.jsp?sensor_no=9937&end=09%2F30%2F2019+12%3A05&geom=huge&interval=365&cookies=cdec01> (Feb. 13, 2020)

CDEC, California Dept. of Water Resources (2012). "Alderpoint, CA Precipitation, Accumulated".
<http://cdec.water.ca.gov/jsppplot/jspPlotServlet.jsp?sensor_no=11464&end=09%2F30%2F2019+12%3A07&geom=huge&interval=365&cookies=cdec01> (Feb. 13, 2020)

USDA WebSoil Survey (2019). "Hydrologic Soil Group, Soil Properties and Qualities in Parcel AOI".
<<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>> (Feb.12, 2020).

Appendix: Photo Documentation



Photo 1: Eastern end of the cultivation site, looking north to the toe of slope



Photo 2: Northwest side of the cultivation site, looking west



Photo 3: Area at the toe of the slope, looking up and eastward to the cultivation site



Photo 4: Looking north, showing area downhill of the cultivation site



Photo 6: Looking south; location of outlet from the south side of the pond



Photo 6: Looking south; location of the pond outlet to the tributary of Dean Creek

Revised May 2021 Water Irrigation and Storage Plan

APN: 223123003

Address: 623 Sheep Camp Rd. Garberville, CA 95542

Water Storage and Usage

Projected Water use for this site is approximately 59,175-gallons. The projected water use for the cannabis is approx. 31,800-gallons. Domestic water use is expected to be approx. 27,375-gallons. This water use is more accurate data from the landowner from record keeping in years past. Domestic water is sourced from Domestic Use Spring. The irrigation water source for this operation is a pond that has a capacity of approximately 250,000-gallons. The allocated water from in the pond provides enough water for all seasonal irrigation uses. There are 6 (HDPE) water storage tanks on the property.

2 (two) 5,000 gallon HDPE water Storage tank for Irrigation purposes

3 (one) 2,500-gallon HDPE water storage tank for Irrigation purposes.

1 (one) 1,000 gallon tank for domestic water use

The Pond can be used for Fire Prevention and Recreational use.

Water Discharge

Water storage is separate from cannabis feeding tank. Feeding tank is at least 200 ft from nearest water source and on flat ground. Mulched organic matter is spread on topsoil to help with evaporation and runoff. Heavy amounts of peat moss and coco coir are also amended into soil periodically to help with runoff of fertilizer. No run-off from cultivation watering flows into the ground. Cannabis cultivation occurs at least 200 feet away from the Class II watercourse. All poly-flex irrigation water lines are anchored, located up and out of drainages, and sited in a responsible way so as not to impede water flow through stream channels.

The applicant uses a maximum of 400 gallons a water a day in the height of the season for only a short amount of time.

Monthly Water Use Table

Month	Cannabis Use in Gallons	Domestic Use	moved to storage from pond
January	0	2,325	5000
February	0	2,100	2750
March	0 no plants	2,325	0
April	500 *immature plants only	2,250	500
May	2300 *immature plants only	2,325	2300
June	5000 * small plants	2,250	3000
July	7500	2,325	5000
August	7500 full grown plants	2,325	3500
September	5000 start harvesting	2,250	0

October	4000 finish Harvesting by early to mid October	2,325	0
November DP	0	2,250	5000
December DP	0	2,325	5000
Total	31,800	27375	32,050

I have read and keep a copy in my binder of the “Best Management Practices of Waste Resulting from Cannabis Cultivation and Associated Activities or operations with Similar Environmental Risk”, “Performance Standards for all CMMLUO Cultivation and Processing Operations” and the “Legal Pest Management practices for Marijuana Growers in California”. I intend to practice the guidelines set forth by these documents to help ensure my compliance with laws. I also intend to be flexible with county and state officials, make changes as necessary and upgrade my property to comply. Please feel free to contact me for any more information.

HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT

PART A: *Part A may be completed by the applicant*

Applicant Name: Rita Speas APN: 223-123-003
Planning & Building Department Case/File No.: PLN-2019-15955
Road Name: Sheep Camp Rd (complete a separate form for each road)
From Road (Cross street): Alderpoint Rd
To Road (Cross street): 223-123-003 Parcel line
Length of road segment: 0.7 miles Date Inspected: 11/05/19
Road is maintained by: ☐ County ☐ Other _____
(State, Forest Service, National Park, State Park, BLM, Private, Tribal, etc)

Check one of the following:

- Box 1** ☐ The entire road segment is developed to Category 4 road standards (20 feet wide) or better. If checked, then the road is adequate for the proposed use without further review by the applicant.
- Box 2** ☒ The entire road segment is developed to the equivalent of a road category 4 standard. If checked, then the road is adequate for the proposed use without further review by the applicant.

An equivalent road category 4 standard is defined as a roadway that is generally 20 feet in width, but has pinch points which narrow the road. Pinch points include, but are not limited to, one-lane bridges, trees, large rock outcroppings, culverts, etc. Pinch points must provide visibility where a driver can see oncoming vehicles through the pinch point which allows the oncoming vehicle to stop and wait in a 20 foot wide section of the road for the other vehicle to pass.

- Box 3** ☐ The entire road segment is not developed to the equivalent of road category 4 or better. The road may or may not be able to accommodate the proposed use and further evaluation is necessary. Part B is to be completed by a Civil Engineer licensed by the State of California.

The statements in PART A are true and correct and have been made by me after personally inspecting and measuring the road.

Signature

STEPHEN G. NESWOLD

Name Printed



Date

11/15/19

Important: Read the instructions before using this form. If you have questions please call the Dept of Public Works Land Use Division at 707.445.7205.

OMSBERG & PRESTON

402 E Street

Eureka, California 95501

(707) 443-8651 fax (707) 443-0422

Transmittal Letter

To: Vanessa Valare	Date: November 15, 2019
Attn: <i>Vanessa Valare</i>	Project: Speas (APN 223-123-003)
Phone No.: Fax No.: Email:	Job No.: 19-2153
Re: Speas Road Evaluation Report for Sheep Camp Road	Number of Pages:

Enclosed:

- 1 wet signed Road Evaluation Report for Sheep Camp Road

Remarks:

Dear Vanessa,

The enclosed is the wet signed Road Evaluation report for Speas (APN 223-123-003). Please do not hesitate to contact us with any questions or comments you may have.

Sincerely,

OMSBERG & PRESTON


Jessica Ramirez
Engineer Technician

Via: Fax Mail Hand Delivery Pick-up cc:

☐ Please Reply ☒ No Reply Necessary



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ROAD EVALUATION REPORT for SHEEP CAMP ROAD Garberville, CALIFORNIA

Prepared for:

Rita Speas

APN 223-123-003

Prepared by:

OMSBERG & PRESTON

402 E Street

Eureka, CA 95501

(707) 443-8651

November 15, 2019

(Job. No. 19-2153)

Stephen G. Nesvold, P.E.
R.C.E. 25681



Introduction:

The subjects of this road evaluation are Sheep Camp Road, located in Garberville, CA. Evaluation of the access roads leading to APN 223-123-003 was conducted on November 05, 2019 by Stephen G. Nesvold, P.E. and Jessica Ramirez, Engineering Technician, of Omsberg & Preston. This evaluation was undertaken to determine if the road network used to access the project site is at Humboldt County Road Category 4 standard or equivalent.

Background:

Sheep Camp Road, accessed from Alderpoint Road, is an unpaved road used to access several privately-owned parcels in the Garberville area. The evaluation is carried out for 0.7 miles from the intersection of Alderpoint Road and Sheep Camp Road to the entrance of APN 223-123-003 parcel. Mile Post (MP) markers will be referenced, with MP 0.0 being the intersection of Alderpoint Road and Sheep Camp Road. An aerial photo of the road evaluation route can be seen in Figure 1.

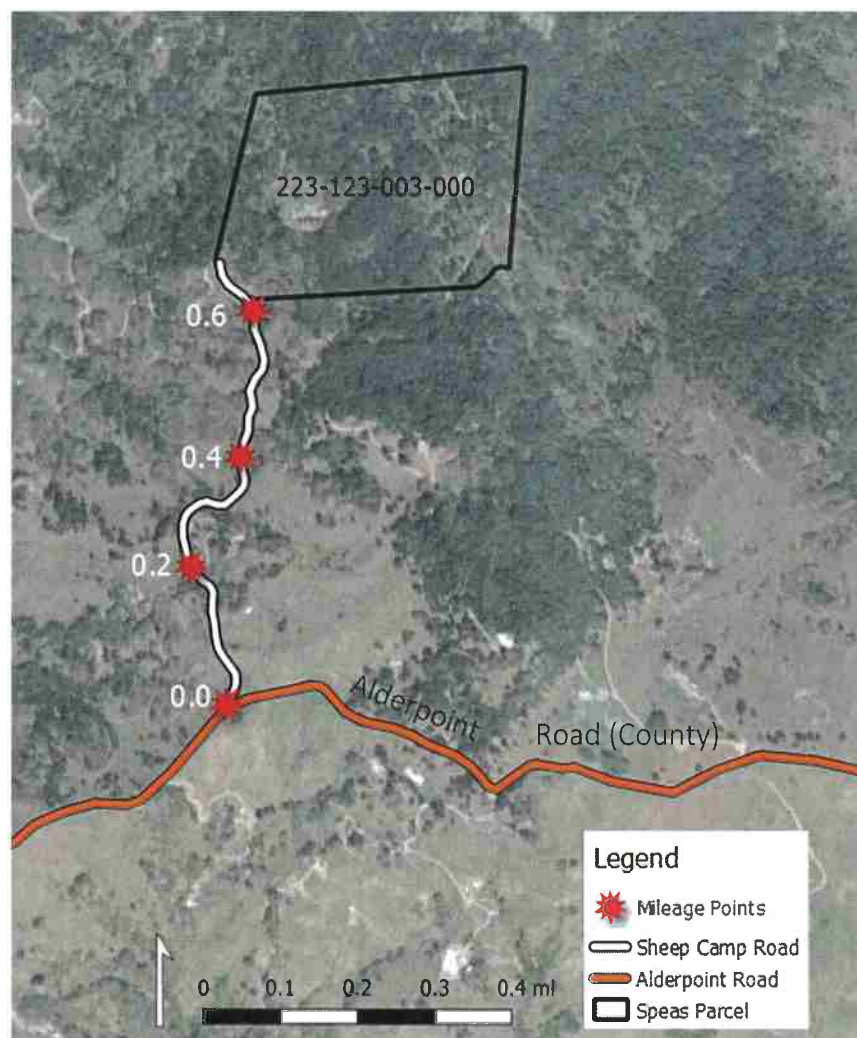


Figure 1. Route Map showing the road network used to access APN 223-123-003.

Findings:

The ADT for Sheep Camp Road is less than 400 vehicles per day.

Sheep Camp Road: Sight distance is adequate throughout the evaluated length of the road. Turnouts are adequately placed every 0.2 miles, more or less.

Drainage control along Sheep Camp Road is adequate with insignificant evidence of erosion taking place. Travel way width from intersection of Sheep Camp Road varies from 13-15ft wide with 1'-2' shoulder and adequate turnouts.

Assessment of culverts and/or stream crossings was not part of our road evaluation.

Recommendations:

No Improvements are recommended for Sheep Camp Road to function as a road category 4, provided routine maintenance is performed. No significant sediment source was found in this section of Sheep Camp Road.

Conclusion:

The road network leading to the subject parcel (APN 223-123-003) will be equivalent to Road Category 4, given the adequate distribution of turnouts and low ADT.

Road Evaluation – Supporting Information (Imagery)

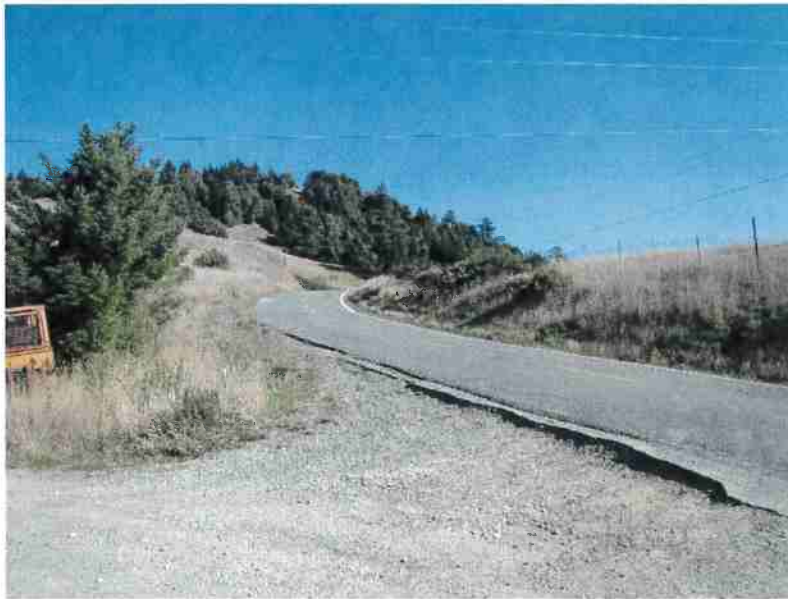
Sheep Camp Road

November 05, 2019

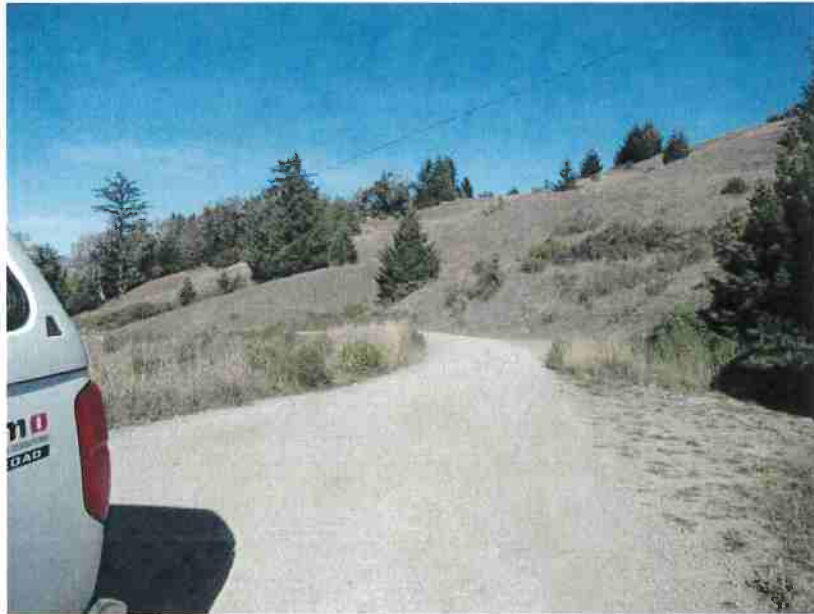
Stephen Nesvold, P.E. and Jessica Ramirez

Mile 0.0 (Alderpoint Road and Sheep Camp Road Intersection): 0+23+0=23ft wide road prism;
Good visibility and sight distance.

Intersection



Forward



Mile 0.2 (Sheep Camp Road): 10+15+0=15ft wide road prism; Good visibility and sight distance.
Forward



Backward



Mile 0.4 (Sheep Camp Road): 0+13+0=13ft wide travel way; Good visibility and sight distance;
Forward



Backward



Mile 0.6 (Sheep Camp Road): 0+15+0=15ft wide travel way; Good visibility and sight distance.
Forward



Backward



Mile 0.7 (Sheep Camp Road): 0+10+0=10ft wide travel way; Good visibility and sight distance.
Right Turn out to Parcel



Forward



Backward



Invasive Species Control Plan

Rita Speas

Location: 623 Sheep Camp Rd. Garberville, CA 95542

County: Humboldt

APN: 223123003

Address: 623 Sheep Camp Rd. Garberville, CA 95542

Contact Name: Vanessa Valare

Telephone: 760.613.6520/ 707.923.1180

Email: etahumboldt@gmail.com

The applicant employs following methods to help prevent the introduction and spread of invasive species;

- Cleans outdoor recreation gear
- Not releasing any unwanted pets or fish into the wild
- Identifying the most troublesome invasive species, avoid spreading them, and trying to control them.
- Using only native plants that are appropriate for the region.
- Cleans all machines before and after use.
- Avoid disturbing natural areas whenever possible.
- Remove any invasive plant species using the hand pulling method to mitigate regrowth and the spread of seed.

The sixteen most harmful weeds in Humboldt County include: Scotch broom (*Cytisus scoparius*), Pampas grass (*Cortaderia jubata*), gorse (*Ulex Europaea*), Himalaya berry (*Rubus discolor*), English ivy (*Hedera helix*), Cape ivy (*Delairia odorata*), European beachgrass (*Ammophila arenaria*), Ice plant (*Carpobrotus edulis*), yellow bush lupine (*Lupinus arboreus*), yellow star thistle (*Centaurea solstitialis*), spotted & diffuse knapweed (*Centaurea maculosa* & *Centaurea diffusa*), bull & Canada thistle (*Cirsium Vulgare* & *Cirsium arvense*), common reed (*Phragmites australis*), Spanish heath (*Erica lusitanica*), and Chilean cordgrass (*Spartina densiflora*).

If any of these invasive species are encountered, the applicant will use the hand pulling method to remove the invasive species, while mitigating regrowth and preventing the spread of seed. All Hand pulling of invasive species will be done wearing gloves and protective clothing.

Energy Plan

Rita Speas

Location: 623 Sheep Camp Rd. Garberville, CA 95542

County: Humboldt

APN: 223123003

Address: 623 Sheep Camp Rd. Garberville, CA 95542

Contact Name: Vanessa Valare

Telephone: 760.613.6520/ 707.923.1180

Email: etahumboldt@gmail.com

Equipment/ Power

Greenhouse lighting, water and air pumps, atomizer (for foliage feeding and pest/disease), fans, power tools, surge protectors, dehumidifiers, cannabis trimming machine and all electrical supplies and equipment are run on power provided by PG&E.



165 South Fortuna Boulevard, Fortuna, CA 95540
 707-725-1897 • fax 707-725-0972
 trc@timberlandresource.com



March 5, 2020

Rita Speas
 623 Sheep Camp Road
 Garberville, CA 95542

Re: APN 223-123-003 / PLN-2019-16062

The following is an evaluation of potential timberland conversion on cannabis cultivation sites and associated areas included in the Humboldt County Cannabis Permit PLN-16062. Please accept this letter as the RPF's written report required by Humboldt County Code, Ordinance No. 2559 (Commercial Medical Marijuana Land Use), Section 55.4.12.2.4 as cited below.

"Where existing or proposed operations occupy sites created through prior unauthorized conversion of timberland, if the landowner has not completed a civil or criminal process and/or entered into a negotiated settlement with CALFIRE, the applicant shall secure the services of a registered professional forester (RPF) to evaluate site conditions and conversion history for the property and provide a written report to the Planning Division containing the RPF's recommendation as to remedial actions necessary to bring the conversion area into compliance with provisions of the Forest Practices Act. The Planning Division shall circulate the report to CAL-FIRE for review and comment."

Timberland Resource Consultants (TRC) inspected and evaluated the cultivation site contained within the application on February 26, 2020. The RPF exercised due diligence in reviewing all sites and available resources to fully assess potential timberland conversion and consequential impacts. This report evaluates the cultivation site for timber operations only. The scope of this report does not include: all other land alteration (such as grading, construction, and other permit-regulated activities), all property features and sites unrelated to cultivation activities, or any proposed, planned, or absent cultivation-related project sites. All findings are summarized in the report below.

Project Location

APN: 223-123-003

Acreage: 64 acres

Legal Description: S ½ of Section 9,
Township 4 South, Range 4 East,
Humboldt Base & Meridian, Humboldt County

Located on USGS 7.5' Quadrangle: Garberville

Humboldt County Zoning: Timber Production

Site Address: 623 Sheep Camp Road

Landowner/Timber Owner: Rita Speas

The project is located approximately 3.5 air miles northeast of Garberville. Access to the property is via Sheep Camp Road. From the junction of Alderpoint Road and Sheep Camp Road, drive approximately 0.75 miles north on Sheep Camp Road to the landowner's driveway on the right/east.

Parcel Description & Timber Harvest History

Note: The property background has been summarized using personal accounts of the current landowner, digital orthographic quadrangle (DOQ) imagery, Humboldt County Web GIS, CAL FIRE Watershed Mapper v2, and Historic Aerials. To avoid speculation and maintain relevancy, the property background focuses mainly on the past 10-15 years.

The property is dominated by second growth Douglas-fir, tanoak, and madrone with a minor component of California black oak and Oregon white oak. Review of historic aerial imagery (<https://www.historicaerials.com>) from 1968 reveals evidence that the timbered portions of the property and surrounding areas were harvested in the mid 1950's/early 1960's as evidenced by truck roads, skid roads, landings, and distinct timber/vegetation type changes. It appears that prior to timber harvesting, upslope portions of the property and the ridges consisted of oak woodland and grassland. Second growth timber occupied the balance of the property. There is evidence of Douglas-fir encroachment surrounding the cultivation site with no signs of past timber harvesting (stumps, skid roads, etc.). Since the initial logging of the old growth, there is no evidence of a subsequent commercial timber harvest within the property as evidenced by second growth Douglas-fir stumps, and there are no commercial harvests (THP/NTMP) recorded by Cal Fire (Watershed Mapper v2 http://egis.fire.ca.gov/watershed_mapper/). The current owner purchased the property on 7-29-2013 from Thomas Bazile Trust

Project Description

One cultivation site was inspected during the field assessment within APN 223-123-003. The following table lists the inspected site and its acreage; see detailed site descriptions below-

Cultivation Site/Associated Area	Total Acreage	Converted?	Converted Acreage
Homesite	1.03	Yes	1.03
Cultivation Site	0.26	Yes	0.26
Total:	1.03		1.03

Homesite

Review of Google and NAIP aerial imagery reveals that the area located northwest, north, and northeast of the residence was cleared of trees between 2012 and 2014. Per the landowner, this area was cleared for defensible space and agriculture. The 0.26-acre cultivation site is located within the footprint of the homesite. Conversion of timberland appears to have occurred.

Site 2

Review of Google and NAIP aerial imagery reveals that the cultivation site was cleared of trees between 2012 and 2014. This occurred concurrent with the homesite conversion as described above. The 0.26-acre cultivation site is located within the footprint of the homesite. Cannabis cultivation and related activities at this site impede the use of this space for current timber growth and harvesting; in this way, the landowner has effectively converted the single use of this space from timber production to cannabis cultivation.

Timberland Conversion Summary

TRC observed 1.03 acres of timberland conversion. 0.26 acres of the total 1.03 acres are for cultivation-related purposes. This total does not exceed three-acre conversion exemption maximum.

Limitations and Considerations for Timberland Conversion Activities

Watercourses and Water Resources

14CCR 1104.1(a)(2)(F): "No timber operations are allowed within a watercourse and lake protection zone unless specifically approved by local permit (e.g., county, city)."

No conversion areas exist within a Class I or II Watercourse and Lake Protection Zone (WLPZ).

Slash, Woody Debris, and Refuse Treatment

14 CCR 914.5(b): "Non-biodegradable refuse, litter, trash, and debris resulting from timber operations, and other activity in connection with the operations shall be disposed of concurrently with the conduct of timber operations."

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

- 1) Unless otherwise required, slash greater than one inch in diameter and greater than two feet long, and woody debris, except pine, shall receive full treatment no later than April 1 of the year following its creation, or within one year from the date of acceptance of the conversion exemption by the Director, whichever comes first.
- 2) All pine slash three inches and greater in diameter and longer than four feet must receive initial treatment if it is still on the parcel, within 7 days of its creation.
- 3) All pine woody debris longer than four feet must receive an initial treatment prior to full treatment.
- 4) Initial treatment shall include limbing woody debris and cutting slash and woody debris into lengths of less than four feet, and leaving the pieces exposed to solar radiation to aid in rapid drying.
- 5) Full treatment of all pine slash and woody debris must be completed by March 1 of the year following its creation, or within one year from the date of acceptance of the conversion exemption by the Director, whichever comes first.
- 6) Full slash and woody debris treatment may include any of the following:
 - a) Burying;
 - b) Chipping and spreading;
 - c) Piling and burning; or
 - d) Removing slash and woody debris from the site for treatment in compliance with (a)-(b). Slash and woody debris may not be burned by open outdoor fires except under permit from the appropriate fire protection agency, if required, the local air pollution control district or air quality management district. The burning must occur on the property where the slash and woody debris originated.
- 7) Slash and woody debris, except for pine, which is cut up for firewood shall be cut to lengths 24 inches or less and set aside for drying by April 1 of the year following its creation. Pine slash and woody debris which is cut up for firewood shall be cut to lengths 24 inches or less and set aside for drying within seven days of its creation.
- 8) Any treatment which involves burning of slash or woody debris shall comply with all state and local fire and air quality rules.

No slash, logs, and/ or woody debris from past conversion activities was observed.

Biological Resources and Forest Stand Health

14 CCR 1104.1 (2)(H): "No sites of rare, threatened or endangered plants or animals shall be disturbed, threatened or damaged and no timber operations shall occur within the buffer zone of a sensitive species as defined in 14 CCR 895.1"

The query of the CNDDDB Database on February 29, 2020 revealed no observations of sensitive, rare, threatened, or endangered species or species of special concern within a 1.3-mile radius biological assessment area (BAA) surrounding the conversion area. No sensitive, rare, threatened, or endangered species or species of special concern were observed during the TRC field assessment of the project area, though potential habitat exists on the property.

The query of the CNDDDB NSO Database revealed no known Northern Spotted Owl (NSO) Activity Centers within a 1.3-mile radius biological assessment area (BAA) surrounding the conversion site.

Limitations and Considerations for Timberland Conversion Activities (Cont.)

The conversion area did not include late successional stands, late seral stage forests, or old growth trees. The conversion area did not include any trees that existed before 1800 A.D. and are greater than sixty (60) inches in diameter at stump height for Sierra or Coastal Redwoods, and forty-eight (48) inches in diameter at stump height for all other tree species.

Sudden Oak Death

No major forest health issues were observed during the field assessment. The property is located within Humboldt County, a Zone of Infestation (ZOI) for Sudden Oak Death (SOD) but the RPF observed no symptoms, signs, and evidence of oak mortality within the subject property.

Cultural Resources

14 CCR 1104.1 (2)(I): "No timber operations are allowed on significant historical or archeological sites."

No archeological sites were observed during the TRC field assessment. The RPF conducted pre-field research for the project's geographic location and closely surveyed the converted site and surrounding undisturbed areas for presence or evidence of prehistoric or historic sites. The archaeological survey was conducted by Chris Carroll, a certified archaeological surveyor with current CALFIRE Archeological Training (Archeological Training Course #575). The survey consisted of examining boot scrapes, rodent disturbances, natural and manmade areas of exposed soils, and road and cultivation site surfaces. Per 14 CCR 1104.2(2)(I), all required Native American tribes and organizations have been notified of the project location and are encouraged to respond with any information regarding archaeological sites, cultural sites, and/or tribal cultural resources within or adjacent to the project area.

Dead, Dying, and Diseased Trees

There are approximately 20 standing dead Douglas-fir trees located along the northern periphery of the conversion site. See attached photographs. Additionally, there are nearby Douglas-fir trees that appear to be diseased and dying. These trees range in size from 12 to 24 inches diameter at breast height. The pocket of mortality is occurring adjacent to oak woodland, which has succumbed to conifer encroachment. The hardwood species present on site appear to be in good health and not suffering from the pathogens effecting the Douglas-fir trees.

The cause of the mortality in the Douglas-fir trees is likely a combination of agents. Conk rot (*Porodaedalea pini*), also known as shelf fungus, was observed in several of the dead trees. This pathogen is endemic to the Pacific Northwest and is considered to be the most common trunk decay fungus of conifers in North America. This pathogen causes decay of heartwood, creating decay columns that commonly extend 10 meters or more, rendering entire trees useless for lumber. While even extensive infections of this pathogen do not always lead to tree mortality, the trees become stressed and ultimately become more susceptible to various other harming agents, particularly the Douglas-fir beetle (*Dendroctonus pseudotsugae*) and/or Douglas-fir engraver (*Scolytus unispinosus*). Drought may also be a contributing factor at this location.

Conk rot produces spores that are disseminated by wind. Spores that land on a suitable small wound or twig stub in adjacent trees may infect and grow into the inner wood. Once the decay is sufficient to provide enough resources to the pathogen, a new spore producing conk may be produced. Time from infection to conk production may be 10-20 years or more.

It is typical to see pockets of tree mortality where a group of trees infected with conk rot occur. Once a colony of insects is established within an individual tree, the insects can multiply rapidly and spread to neighboring trees. Under certain conditions this can cause significant damage to timberlands. It is also relatively common to observe conk outbreaks within encroached oak woodlands in Humboldt County. As Douglas-fir trees grow in and around the predominant oak trees, they often rub against the overstory of the oak trees creating the small wounds that are susceptible to pathogen infection.

Recommendations

In summary, TRC observed 1.03 acres of timberland conversion. 0.26 acres of the total 1.03 acres are for cultivation-related purposes. This total does not exceed three-acre conversion exemption maximum.

The conversion area is in compliance with the Forest Practice Rules and the RPF has no recommendations.

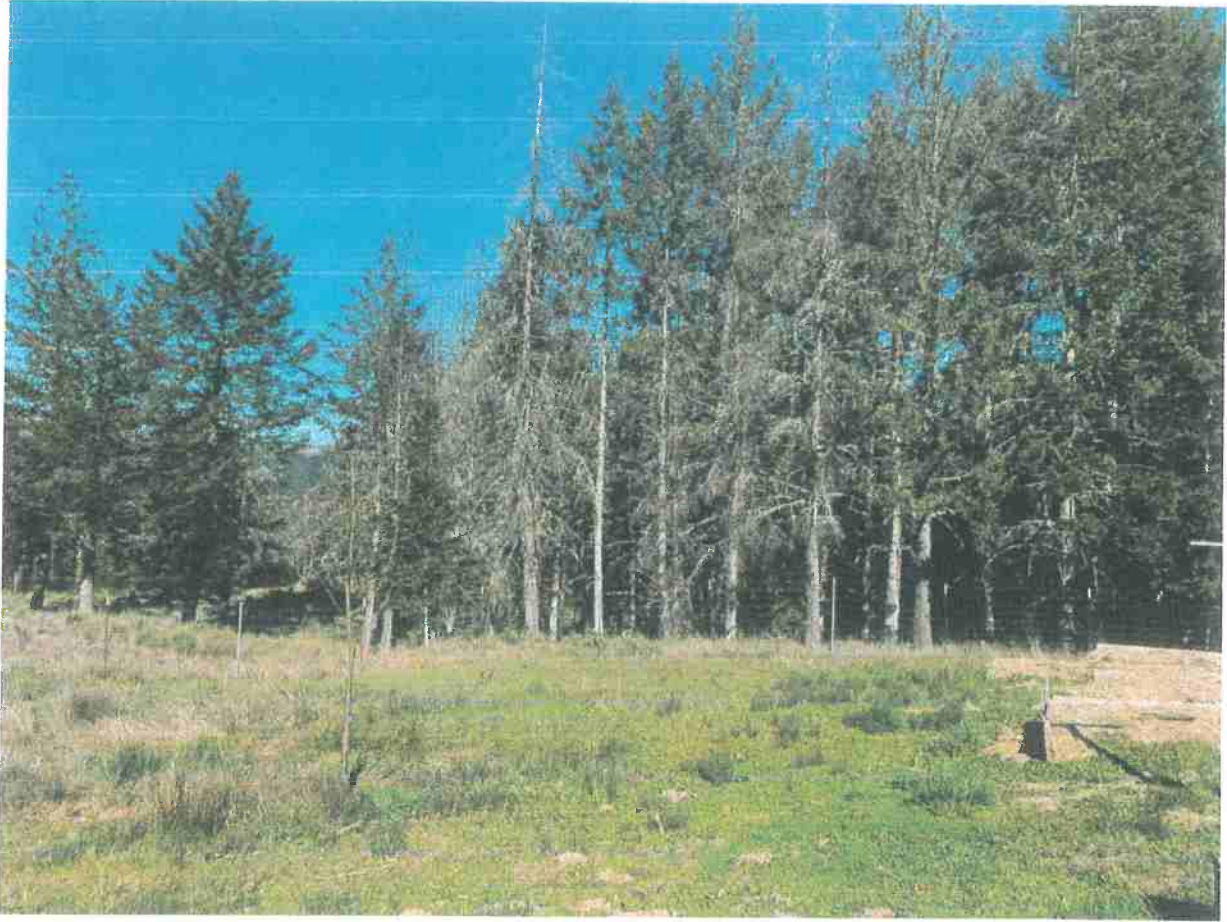
The RPF encourages the landowner to remove dead, dying, and diseased Douglas-fir trees along the northern periphery of the conversion area if feasible. This is not a recommendation of this report, or a requirement per the Forest Practice Act or Public Resource Code. The dead, dying, and diseased trees are located greater than 100 feet from the residence and are thus not a fire hazard per *PRC 4290 & 4291 – Defensible Space Requirements*. State law requires a person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, shall at all times maintain defensible space of 100 feet from each side and from the front and rear of the structure.

Sincerely,



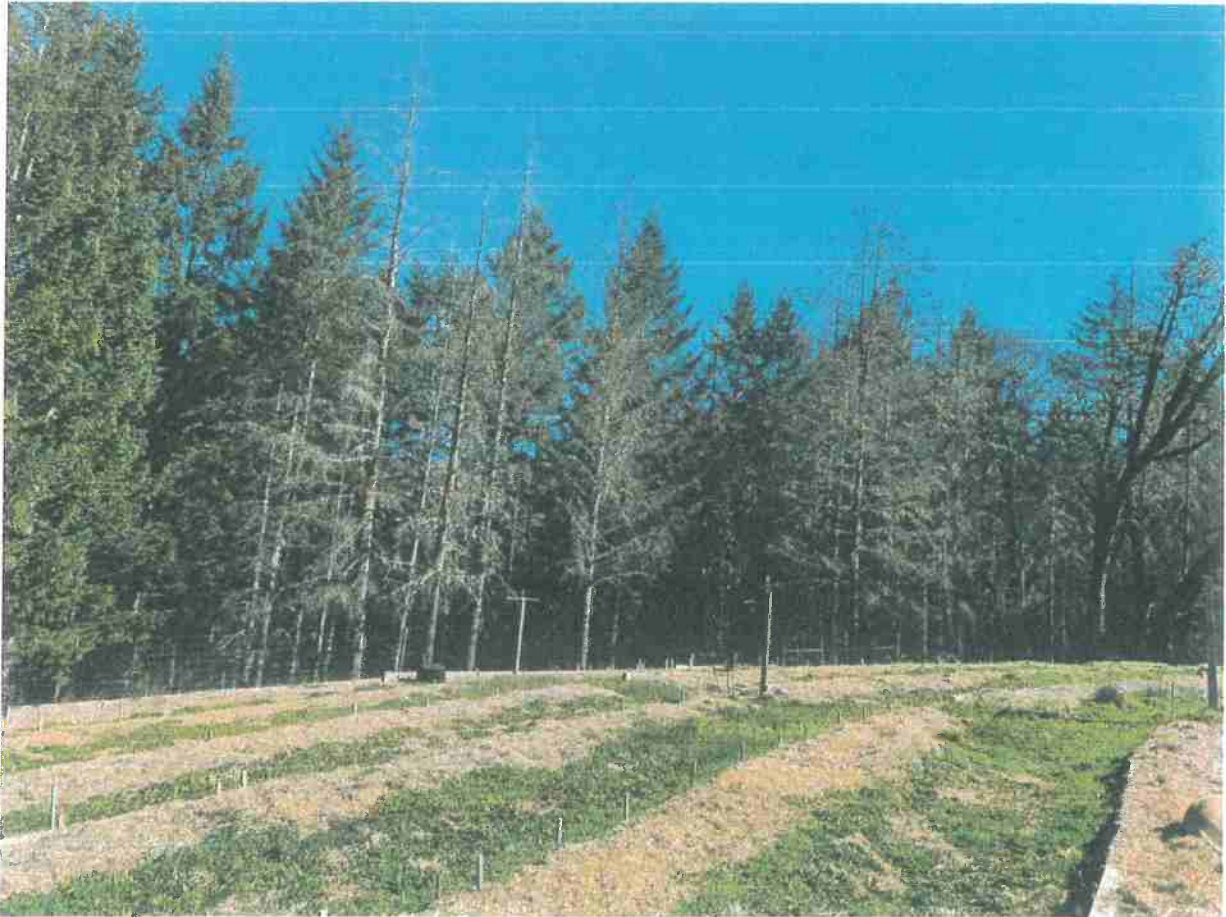
Chris Carroll, RPF #2628
Timberland Resource Consultants

Pictures



Picture 1: Dead trees located along the northern and northwestern periphery of the conversion area. Photo date 2-26-2020.

Pictures



Picture 2: Dead trees located along the northern and northeastern periphery of the conversion area. Photo date 2-26-2020.

Pictures



Picture 3: Cultivation site and home site. Note dead Douglas-fir trees in background. Photo date 2-26-2020.

Pictures



Picture 4: Cultivation site and home site. Photo date 2-26-2020.

Pictures



Picture 5: Cultivation site and home site. Photo date 2-26-2020.

Pictures



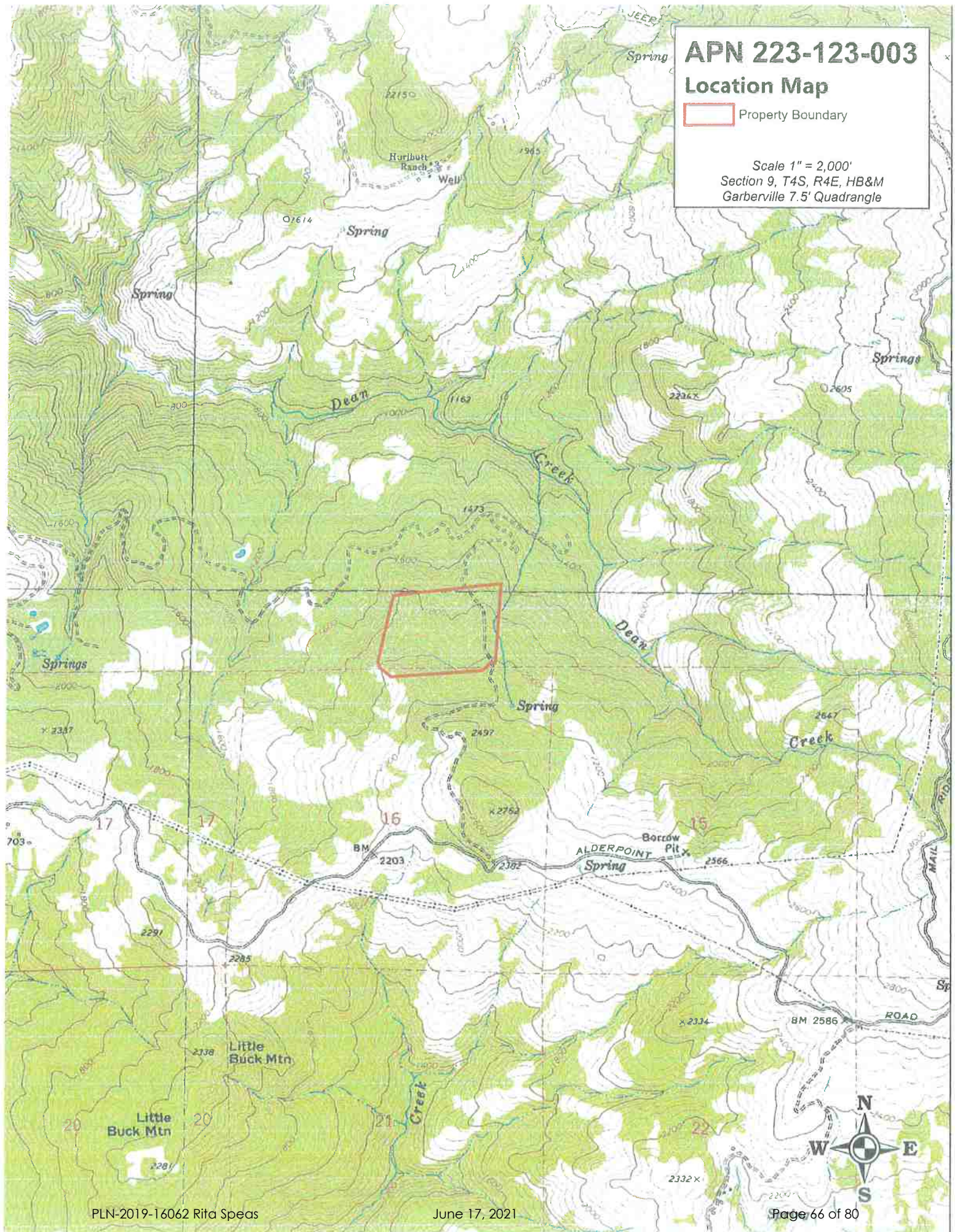
Picture 6: Cultivation site and home site. Photo date 2-26-2020.

APN 223-123-003

Location Map








 Property Boundary

Scale 1" = 2,000'
Section 9, T4S, R4E, HB&M
Garberville 7.5' Quadrangle



APN 223-123-003

Conversion Evaluation Map

-  Property Boundary
-  Timberland Conversion
-  Cultivation Site
-  Seasonal Dirt/Rock Road
-  Sheep Camp Road /
-  Permanent Rocked Road
-  Class III Watercourse

 Residence








 Barn

Scale 1" = 150'
Section 9, T4S, R4E, HB&M
Garberville 7.5' Quadrangle



APN 223-123-003

Conversion Evaluation Map

-  Property Boundary
-  Timberland Conversion
-  Cultivation Site
-  Seasonal Dirt/Rock Road
-  Sheep Camp Road /
-  Permanent Rocked Road
-  Class III Watercourse

 Residence








 Barn

Scale 1" = 150'
Section 9, T4S, R4E, HB&M
Garberville 7.5' Quadrangle



APN 223-123-003

Conversion Evaluation Map








-  Property Boundary
-  Timberland Conversion
-  Cultivation Site
-  Seasonal Dirt/Rock Road
-  Sheep Camp Road /
-  Permanent Rocked Road
-  Class III Watercourse

Scale 1" = 150'
2012 NAIP DOQ
Section 9, T4S, R4E, HB&M



APN 223-123-003

Conversion Evaluation Map








-  Property Boundary
-  Timberland Conversion
-  Cultivation Site
-  Seasonal Dirt/Rock Road
-  Sheep Camp Road /
-  Permanent Rocked Road
-  Class III Watercourse

Scale 1" = 150'
2014 NAIP DOQ
Section 9, T4S, R4E, HB&M

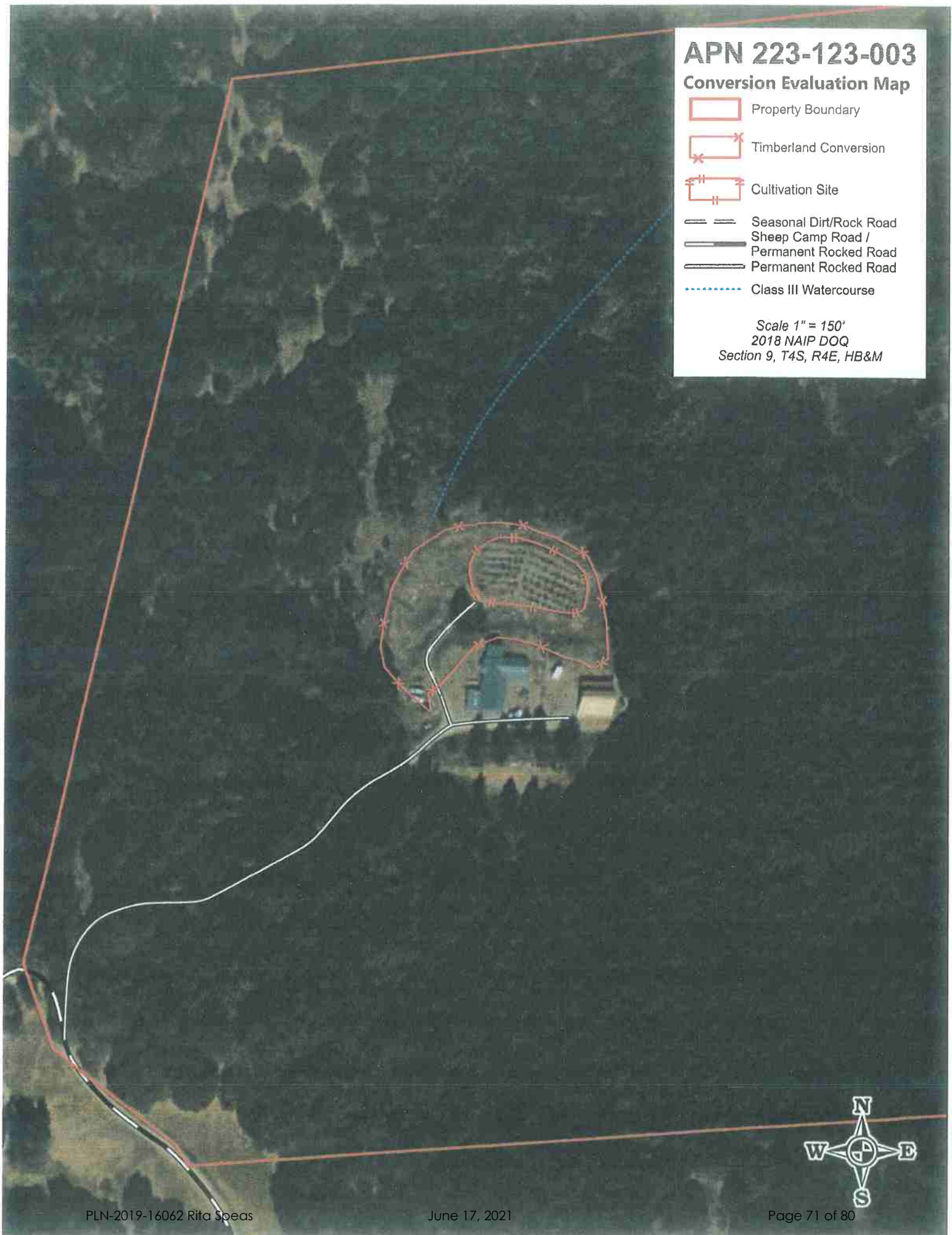


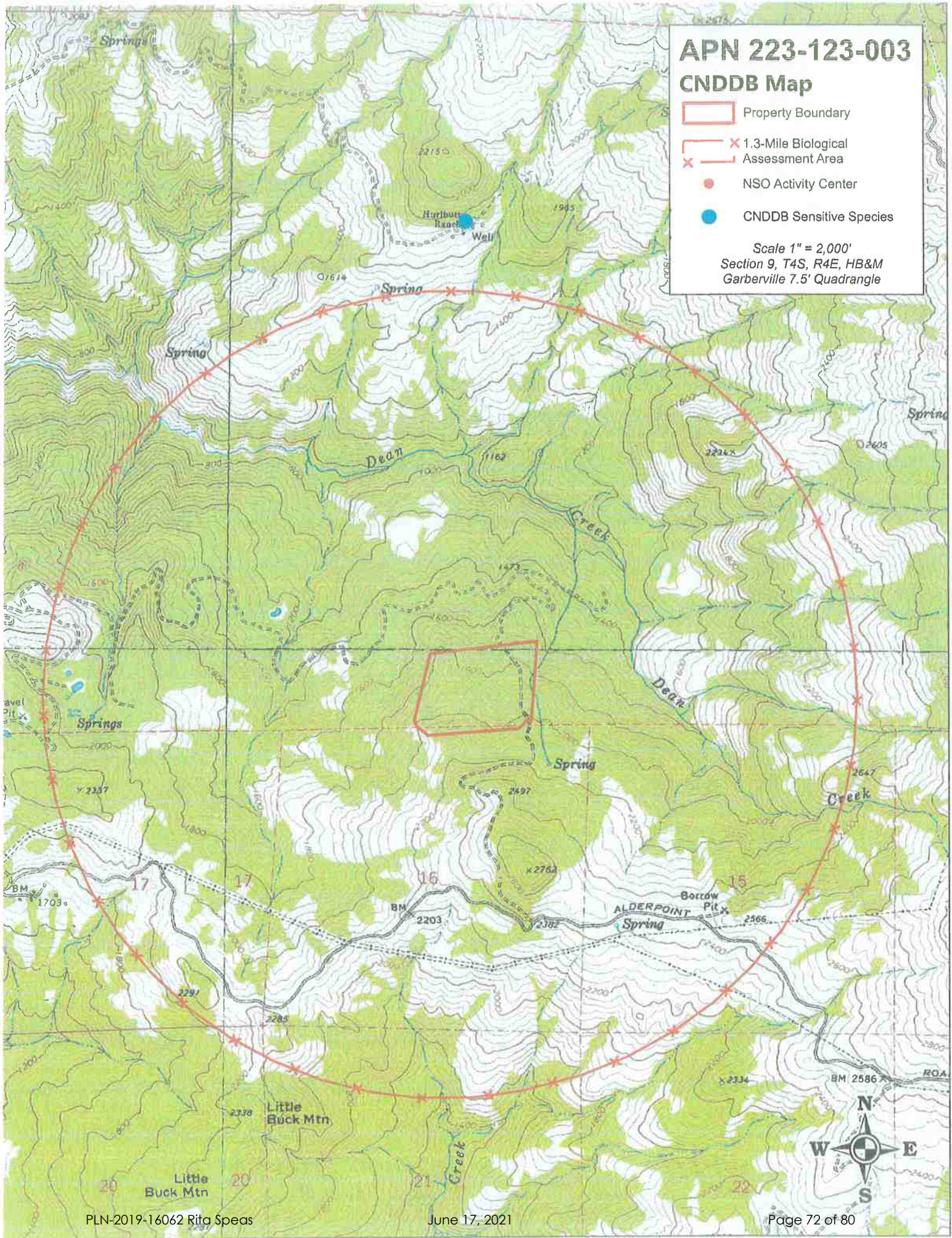
APN 223-123-003

Conversion Evaluation Map

-  Property Boundary
-  Timberland Conversion
-  Cultivation Site
-  Seasonal Dirt/Rock Road
-  Sheep Camp Road /
-  Permanent Rocked Road
-  Class III Watercourse

Scale 1" = 150'
2018 NAIP DOQ
Section 9, T4S, R4E, HB&M





ATTACHMENT 4

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

Referral Agency	Response	Recommendation	Location
Building Inspection Division	✓	Approved w Condition	Attached
Division Environmental Health		No response	
Public Works, Land Use Division	✓	Conditional approval	Attached
CalFIRE	✓	No comment	Attached
California Department of Fish & Wildlife		No response	
Northwest Information Center		No response	
Bear River Band		No response	
Intertribal Sinkyone Wilderness Council		No response	
California Division of Water Rights		No response	
Humboldt County Agricultural Commissioner		No response	
North Coast AQMD		No response	
PG&E		No response	
Regional Water Quality Control Bd		No response	
Sheriff		No response	
Southern Humboldt Unified SD		No response	



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

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

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

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

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MANAGEMENT	445-7493	ROADS	445-7421

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

LAND USE	445-7205
----------	----------

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Desmond Johnston, Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer

DATE: 05/14/2021

RE:

Applicant Name	RITA SPEAS
APN	223-123-003
APPS#	PLN-2019-16062

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

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

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

No re-refer is required.

*Note: Exhibits are attached as necessary.

Additional comments/notes:

Applicant has submitted road evaluation reports, dated 11/15/19, with Part A –Box 2 checked, certifying that the roads are equivalent to a road Category 4 standard.

Whether specifically addressed or not within the road evaluation report, per County Code Section 3112-5, “No roadway grade in excess of 16 percent shall be permitted unless it has been demonstrated to be in conformance with the County Roadway Design Manual.” Where portions of the road have grades that exceed 16%, those portions must be paved and must have an exception request approved. [reference: County Code sections 3111-9 and 3112-5]

// END //

Public Works Recommended Conditions of Approval

(All checked boxes apply)

APPS #

- ☐ COUNTY ROADS- PROXIMITY OF FARMS:
Applicant is advised that County maintained roads may generate dust and other impacts to farm(s). Applicant shall locate their farm(s) in areas not subject to these impacts. Applicant shall be responsible for protecting their farm(s) against these impacts. Applicant shall hold the County harmless from these impacts. Applicant is advised that a paved road may not always remain paved and Applicant shall locate their farms appropriately. Applicant is advised that the amount of traffic on a road will vary over time which may increase or decrease the impacts.
- ☐ COUNTY ROADS- FENCES & ENCROACHMENTS:
All fences and gates shall be relocated out of the County right of way. All gates shall be setback sufficiently from the County road so that vehicles will not block traffic when staging to open/close the gate. In addition, no materials shall be stored or placed in the County right of way.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.
- ☐ COUNTY ROADS- DRIVEWAY (PART 1):
The submitted site plan is unclear and/or shows improvements that are inconsistent with County Code and/or Department of Public Works policies. The applicant is advised that these discrepancies will be addressed at the time that the applicant applies to the Department of Public Works for an Encroachment Permit. If the applicant wishes to resolve these issues prior to approval of the Planning & Building permit for this project, the applicant should contact the Department to discuss how to modify the site plan for conformance with County Code and or Department of Public Works policies. Notes:
- ☐ COUNTY ROADS- DRIVEWAY (PART 2):
Any existing or proposed driveways that will serve as access for the proposed project that connect to a county maintained road shall be improved to current standards for a commercial driveway. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way. This also includes installing or replacing driveway culverts; minimum size is typically 18 inches.
 - If the County road has a paved surface at the location of the driveway, the driveway apron shall be paved for a minimum width of 18 feet and a length of 50 feet (or to break in slope) where it intersects the County road.
 - If the County road has a gravel surface at the location of the driveway, the driveway apron shall be rocked for a minimum width of 18 feet and a length of 50 feet where it intersects the County road.
 - If the County road is an urban road, frontage improvements (curb, gutter, and sidewalk) shall also be constructed to the satisfaction of the Department. Any existing curb, gutter or sidewalk that is damaged shall be replaced.
The exact location and quantity of driveways shall be approved by the Department at the time the applicant applies to the Department of Public Works for an Encroachment Permit.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.
- ☐ COUNTY ROADS- DRIVEWAY (PART 3):
The existing driveway will require substantial modification in order to comply with County Code. The applicant may wish to consider relocating the driveway apron if a more suitable location is available.
- ☐ COUNTY ROADS-PARKING LOT- STORM WATER RUNOFF:
Surfaced parking lots shall have an oil-water filtration system prior to discharge into any County maintained facility.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.
- ☒ COUNTY ROADS- DRIVEWAY & PRIVATE ROAD INTERSECTION VISIBILITY:
All driveways and private road intersections onto the County Road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance).

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.
- ☒ COUNTY ROADS- PRIVATE ROAD INTERSECTION: (AT COUNTY MAINTAINED RD)
Any existing or proposed non-county maintained access roads that will serve as access for the proposed project that connect to a county maintained road shall be improved to current standards for a commercial driveway. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way.
 - If the County road has a paved surface at the location of the access road, the access road shall be paved for a minimum width of 20 feet and a length of 50 feet (or break in slope) where it intersects the County road.
 - If the County road has a gravel surface at the location of the access road, the access road shall be rocked for a minimum width of 20 feet and a length of 50 feet where it intersects the County road.
This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.
- ☐ COUNTY ROADS- ROAD EVALUATION REPORT(S):
All recommendations in the Road Evaluation Report(s) for County maintained road(s) shall be constructed/implemented to the satisfaction of the Public Works Department prior to commencing operations, final sign-off for a building permit, or approval for a business license. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way.

// END //

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

The Department has no comment at this time.

Suggested conditions attached.

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

Recommend denial.

Other comments.

Date:

Name:

Forester Comments:

Date:

Name:

Battalion Chief Comments:

Summary:



12/28

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

12/21/2020

Project Referred To The Following Agencies:

Applicant Name Rita Speas **Key Parcel Number** 223-123-003-000

Application (APPS#) PLN-2019-16062 **Assigned Planner** Meghan Ryan 707-441-2622

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: 1/5/2021

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

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

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

Other Comments: _____

DATE: 1-5-21 PRINT NAME: Ross Espartero



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
BUILDING DIVISION

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

Building Division's Referral Comments for Cannabis Operations:

Accela Record No: PLN 16062 APN: 223-123-003-000

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

- ☐ Site plan appears to be accurate.
- ☐ Site plan is not accurate, submit revised site plan showing the following items:
- ☐ All grading including ponds and roads,
 - ☐ Location of any water course including springs,
 - ☒ All structures including size and use and all setbacks from each other, above stated items, and property lines.
 - ☐ Map does not show setbacks from property lines, between structures
 - ☐ _____
- ☐ Existing operation appears to have expanded as follows: _____
- ☐ Proposed new operation has already started.
- ☐ Development is near a wet area. If yes, distance from development: _____
- ☐ Development is near a Stream side Management Area (SMA). If yes, distance from development: _____
- ☒ Recommend approval based on the condition that all required grading, building, plumbing, electrical, and mechanical permits and or Agricultural Exemptions are obtained.
- ☐ Other Comments: _____
- _____
- _____
- _____

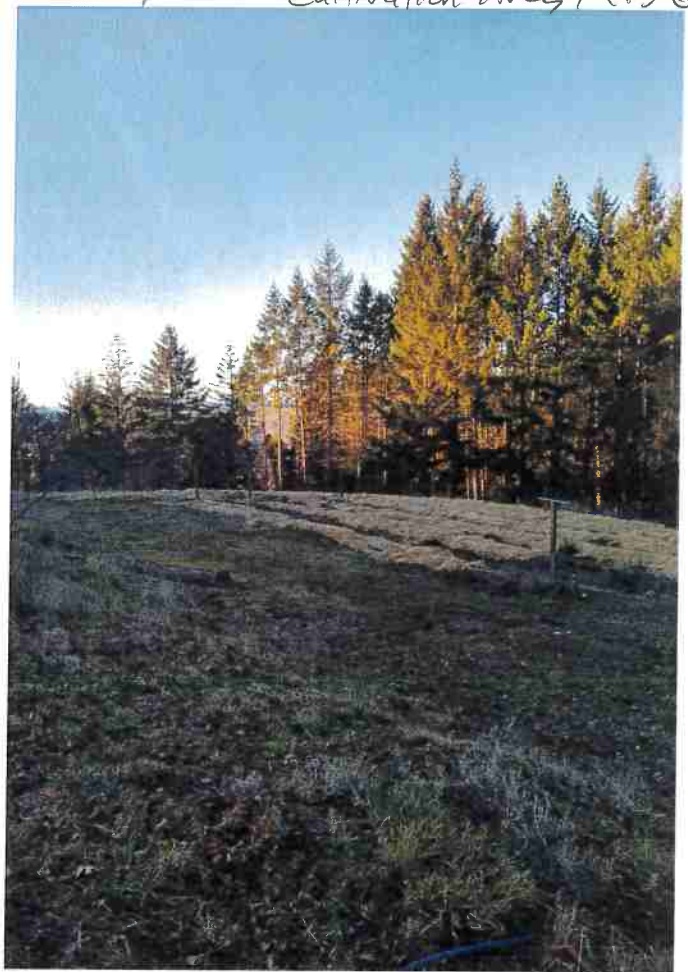
Name: Ross ESK

Date: 1-5-21

Barn



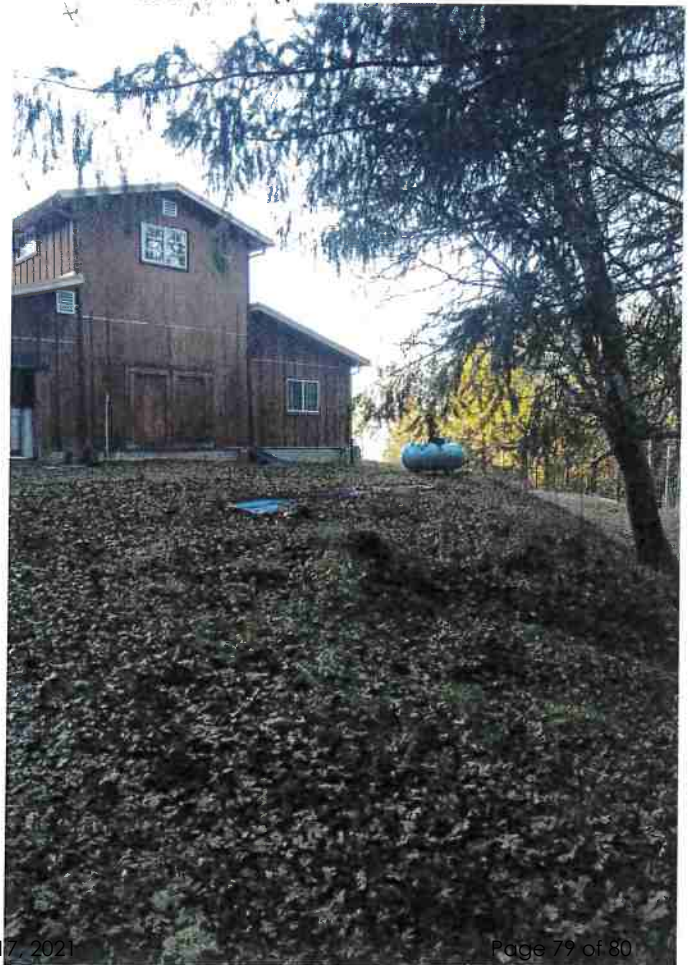
5,000'² Cultivation Area / (P) 6H



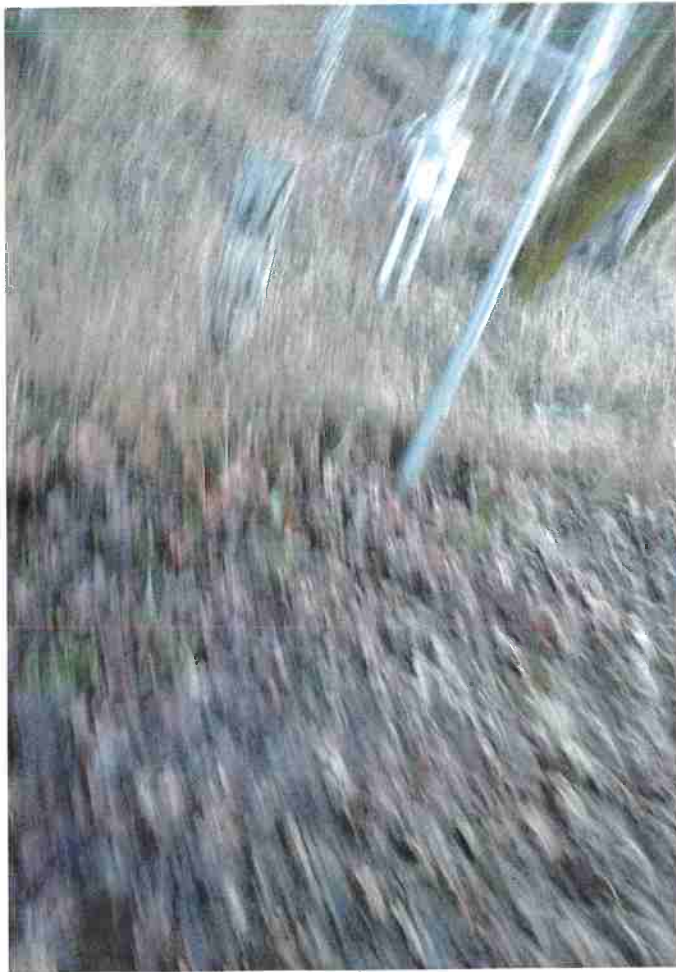
Tanks to S of residence



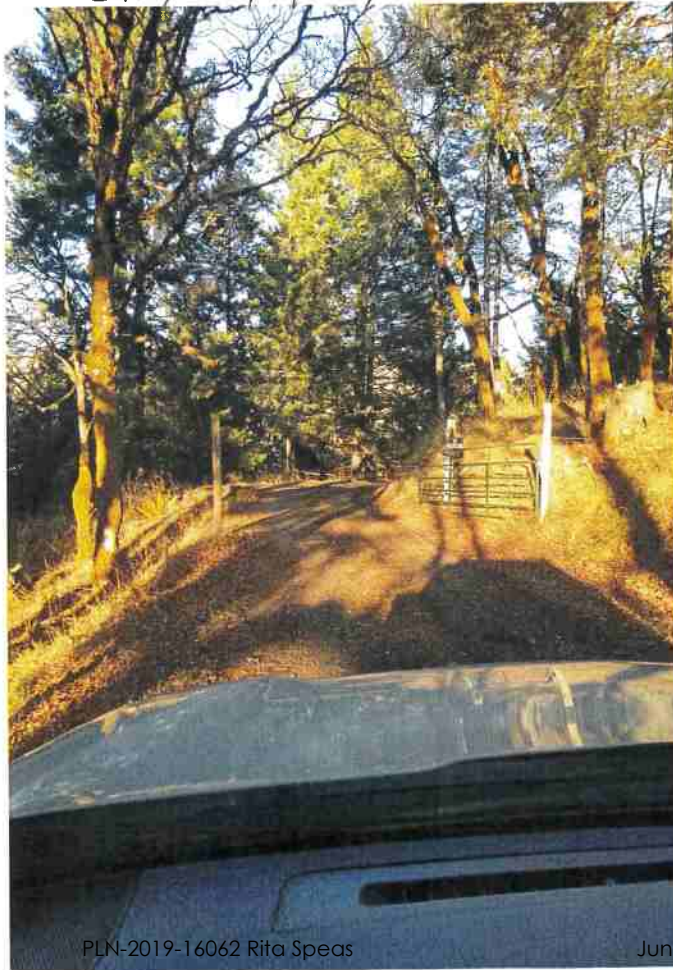
Barn rear



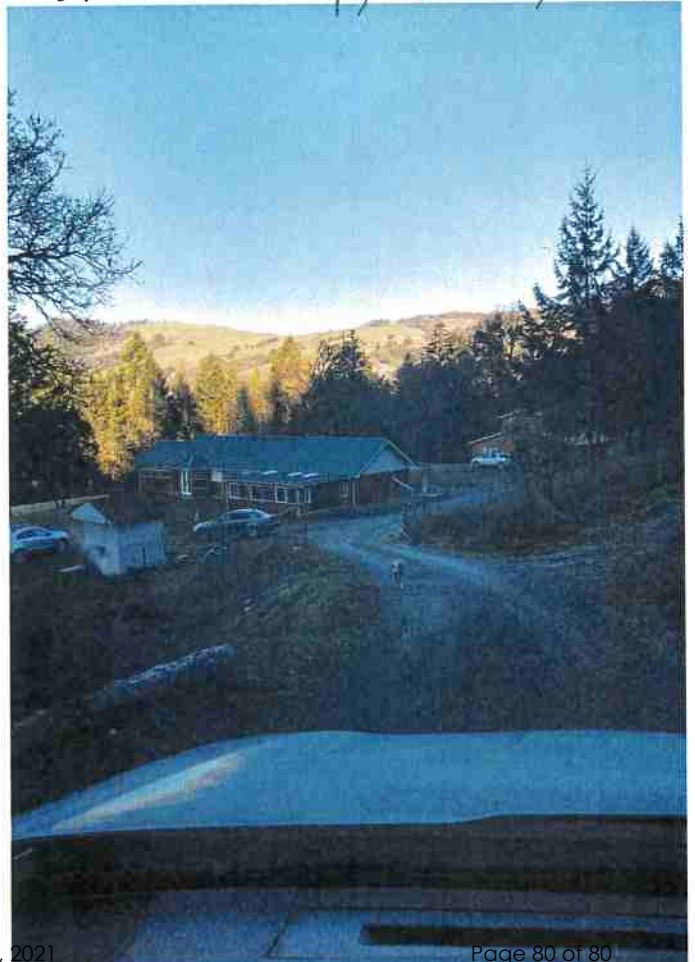
pond



Entry to property



Shed left on map, residence, barn



ATTACHMENT 5
Public Comments