



**COUNTY OF HUMBOLDT**  
**PLANNING AND BUILDING DEPARTMENT**  
**CURRENT PLANNING DIVISION**

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

Hearing Date: June 3, 2021

To: Humboldt County Zoning Administrator

From: Cliff Johnson, Supervising Planner

Subject: **Dew Humboldt Corp. Special Permit**  
Record Number: PLN-2020-16711  
Assessor's Parcel Number: 107-086-020  
Mattole Road, Honeydew Area

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Please contact Cade McNamara, Planner, at 707-268-3777 or by email at [cmcnamara@co.humboldt.ca.us](mailto:cmcnamara@co.humboldt.ca.us), if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
June 3, 2021	Special Permit	Cade McNamara

**Project Description:** A Special Permit application for 10,000 SF of new cultivation and 13,400 SF of RRR mixed-light cultivation being attained from app. no. 14348 Hanging Gardens. Cultivation proposal totals 23,400 square feet of new mixed-light cannabis cultivation. Cultivation will occur in six (6) proposed greenhouses measuring 30' x 130' each. One greenhouse is separated 76' from one end and 54' from the other end to separate the 10k of new mixed-light cultivation being applied for and 13,400 SF of mixed-light cultivation being received from app. no. 14348. Propagation would occur on-site in a proposed 2,000 square foot area for phase one of the project which encapsulates the 10k of new being applied for, and phase two will include the RRR cultivation and allot one 3,900 SF greenhouse for entire full scale propagation space, totaling 3,900 SF of propagation space for the project. Cultivation activities extend from March to October and is anticipated to achieve up to three (3) harvest cycles per year. Estimated annual water use is 358,600 gallons. The irrigation water source is rainwater catchment. Rainwater will be captured and stored on-site in a proposed 500,000 gallon pond and two 5,000 gallon water tanks. An additional 5,000 gallons will be dedicated for fire protection. Water storage totals 515,000 gallons. Drying will occur on-site in a proposed 1200 SF metal building. Processing is off-site. Up to six workers are needed at peak operations.

**Project Location:** This project is located in Humboldt County, in the Honeydew area, on the south side of Mattole Road, approximately 1,600 feet west from the intersection of Mattole Road and Lindley Road, on the property known as 40740 Mattole Road.

**Present Plan Land Use Designations:** Agricultural Exclusive (AE), Density: Range is 20 to 60 acres per unit, 2017 General Plan, Slope Stability: Low Instability (1).

**Present Zoning:** Agriculture Exclusive (AE)

**Record Number:** PLN-2020-16711

**Assessor's Parcel Number:** 107-086-020

Applicant	Owner	Agents
Dew Humboldt Corp. Brett Boynton P.O. Box 552 Ferndale, CA 95536	Brett Boynton P.O. Box 552 Ferndale, CA 95536	N/A

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

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

**Major Issues:** None

**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 adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section §15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Dew Humboldt Corp. Special Permit as recommended by staff subject to the recommended conditions.*

**Executive Summary:** A Special Permit application for 10,000 SF of new cultivation and 13,400 SF of RRR mixed-light cultivation being attained from app. no. 14348 Hanging Gardens. Cultivation proposal totals 23,400 square feet of new mixed-light cannabis cultivation. Cultivation will occur in six (6) proposed greenhouses measuring 30' x 130' each. One greenhouse is separated 76' from one end and 54' from the other end to separate the 10k of new mixed-light cultivation being applied for and 13,400 SF of mixed-light cultivation being received from app. no. 14348. Propagation would occur on-site in a proposed 2,000 square foot area for phase one of the project which encapsulates the 10k of new being applied for, and phase two will include the RRR cultivation and allot one 3,900 SF greenhouse for entire full scale propagation space, totaling 3,900 SF of propagation space for the project. Cultivation activities extend from March to October and is anticipated to achieve up to three (3) harvest cycles per year. Estimated annual water use is 358,600 gallons. The irrigation water source is rainwater catchment. Rainwater will be captured and stored on-site in a proposed 500,000 gallon pond and two 5,000 gallon water tanks. An additional 5,000 gallons will be dedicated for fire protection. Water storage totals 515,000 gallons. Drying will occur on-site in a proposed 1200 SF metal building. Processing is off-site. Up to six workers are needed at peak operations.

All areas for new cultivation are shown as less-than 15% slope on the Humboldt County Web GIS, and the removal of ornamental trees is proposed. A report provided by Timberland Resource Consultants Professional Forester Chris Carroll stated that these species were not part of the natural forested landscape and the Biological Resource Assessment on file does not identify and potential habitat. The applicant had a building inspection on November 12, 2020. The Building Division approved the project stating that the Plot Plan appears to be accurate, and no hazards or natural resources are impacted by the proposal. The applicant is required to obtain building permits for the proposed structures on-site (including, but not limited to: seven (7) proposed greenhouses –six for cultivation and one for propagation, and the addition of a metal dry building) before commencing new cultivation activities.

The project is served by an existing septic system within the residence on-site. The project was referred to the Department of Environmental Health on October 29, 2020, and the Planning division received a response from them with conditions of approval for the project. The project is conditioned to provide portable toilets on-site until a permitted septic system is installed. The well onsite may not be used for cultivation unless permitted, and deemed not hydrologically connected. If these conditions cannot be satisfied the well must remain as a domestic source for the life of the project.

**Water Resources**

Water for irrigation will be sourced from rainwater catchment. A 500,000-gallon rainwater catchment pond is proposed as the water source on-site, and the project is conditioned to obtain a building permit for the grading required to construct the pond. Additional proposed storage consists of two (2) 5,000 gallon hard tanks and one (1) 5,000 gallon hard tank for fire suppression. The total future water storage

proposed on-site is 510,000 gallons for irrigation and 5,000 gallons for fire suppression. Additional anticipated water needed for irrigation is 358,600 gallons per year.

The project has been enrolled as a Tier 1 Low Risk site under the State Water Board General Order WQ 2019-0001-DWQ, WDID: 1\_12CC428105, and a Notice of Applicability letter dated August 24, 2020 is on-file. A Site Management Plan (SMP) has been prepared for the project by Timberland resource Consultants, in July of 2020. The applicant shall adhere to the maintenance and winterization methods outlined within the report.

### **Biological Resources**

The subject parcel is located outside of any mapped habitat for rare or endangered species listed in the CNDDDB database. The applicant has had a Biological Assessment (BA) prepared by Timberland Resource Consultants for the project location in August of 2020. The BA states that the assessment found minimal risks to biological resources as a result of the proposed project prior to recommended mitigations. Mitigation measures recommended within the BA are associated to ground disturbing activities. The project shall adhere to International Dark Sky Standards and all ambient noise associated with the project shall be conditioned to 50db within 100 feet of the source.

Invasive species was included in the BA, and an Invasive Species Control Plan has been prepared for the project. The BA found that only one invasive species was identified during the site reconnaissance, per the Humboldt County Weed Management Area, and recommends that the applicant minimize additional growth of Himalayan blackberry on the project site and continue to maintain an invasive weed free project. The BA also recommends that the invasive species should be documented and eradicated, and the site operator should utilize weed-free straw mulch, straw wattles, and other erosion control that may contain seed or plant matter from other areas. The Invasive Species Control Plan goes on to state that locally native, non-invasive, and non-persistent grass species may be used for temporary erosion control benefits to stabilize disturbed land and prevent exposure of disturbed land to rainfall. The applicant shall adhere to the recommendations within the BA and the Invasive Species Control Plan for mitigation measures.

### **Tribal Cultural Resource Coordination**

The project had a Cultural Resources Investigation prepared for the site by Nick Angeloff, M.A., Archeological Research and Supply Company in April of 2018. No cultural or historical resources were identified at the project site during background research or field survey. The Bear River Band requested that the standard inadvertent discovery protocol language be included. The project is conditioned to adhere to the Inadvertent Discovery Protocol should the project encounter undocumented cultural resources on-site.

### **Access & Parking**

Access to the site is via Mattole Road, which is county maintained. The applicant is required to meet the road conditions before being able to commence new activities on-site. There is ample space for employee parking, inspection parking, and a dedicated SRA turnaround.

Environmental review for this project was conducted and based on the results of that analysis, staff finds that all aspects of the project have been considered in a previously adopted Environmental Impact Report that was adopted for the Commercial Cannabis Land Use Ordinance and has prepared an addendum to this document for consideration by the Zoning Administrator (See Attachment 2 for more information).

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

**ALTERNATIVES:** The Zoning Administrator could elect not to approve the project, or to require the applicant to submit further evidence, or modify the project. If modifications may cause potentially

significant impacts, additional CEQA analysis and findings may be required. These alternatives could be implemented if the Zoning Administrator is unable to make all of the required findings. Planning staff has stated that the required findings in support of the proposal have been made. Consequently, Planning staff does not recommend further consideration of any alternative.

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

**RESOLUTION OF THE ZONING ADMINISTRATOR  
OF THE COUNTY OF HUMBOLDT**

**Resolution Number 21-  
Record Number PLN-2020-16711  
Assessor's Parcel Number: 107-086-020**

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approves the Dew Humboldt Corp, Special Permit.

**WHEREAS, Dew Humboldt Corp.** submitted an application and evidence in support of approving a Special Permit to allow 10,000 SF of new mixed-light cannabis cultivation with an additional 13,400 SF of mixed-light cultivation from an RRR to be attained from Hanging Gardens (App. No. 14348), for a total of 23,400 ft<sup>2</sup> of mixed-light cannabis cultivation and 3,900 ft<sup>2</sup> of ancillary propagation on-site. Processing will take place off-site via a licensed third party;

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

**WHEREAS,** the Humboldt County Zoning Administrator held a duly-noticed public hearing on June 3, 2021, and reviewed, considered, and discussed the application for a Special Permit and reviewed and considered all evidence and testimony presented at the hearing.

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

**FINDING:**                    **Project Description:** Special Permit to allow 23,400 ft<sup>2</sup> of mixed-light cannabis cultivation with an additional 3,900 ft<sup>2</sup> of ancillary propagation. Processing will take place off-site at a licensed third party facility.

**EVIDENCE:**                Project File: PLN-2020-16711

**2. FINDING:**                **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Zoning Administrator has considered the Addendum to and the Environmental Impact Report (EIR) prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) adopted by the Humboldt County Board of Supervisors on May 8, 2018.

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

b) The proposed project does not present substantial changes that would require major revisions to the previous EIR. No new information of substantial

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

- c) A Site Management Plan was prepared by Timberland Resource Consultants to show compliance with the State Water Board General Order No. WQ 2019-0001-DWQ.
- d) A Notice of Applicability for proof of enrollment in the State Water Resources Control Board General Order WQ 2019-0001-DWQ, under WDID: 1\_12CC428105.
- e) A Cultural Resources Investigation, carried out by Nick Angeloff, M.A., Archeological Research and Supply Company in April of 2018.
- f) A Biological Assessment prepared by Timberland Resource Consultants in August of 2020, which found minimal risks to biological resources as a result of the proposed project.

### **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) The CCLUO identified AE-zoned parcels five acres or larger as sites where existing cannabis cultivation activities could be allowed. General agriculture is a use type permitted in the Agricultural Exclusive (AE) land use designation. The proposed cannabis cultivation, an agricultural product, is within land planned and zoned for agricultural purposes, consistent with the use of Open Space land for managed production of resources. The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.

#### **4. FINDING**

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

#### **EVIDENCE**

- a) The Agricultural Exclusive or AE zone is intended to be applied to areas of the County in which general agriculture residential uses are the desirable predominant uses.
- b) All general agricultural uses are principally permitted in the AE zone.
- c) Humboldt County Code section 55.4.6.1.2 (b) allows cultivation of up to 43,560 square feet of new cannabis cultivation on a parcel over 10 acres subject to approval of a Special Permit. The application for an expansion of 15,000 square feet of outdoor cultivation in addition to the already approved 28,490 square feet of outdoor cultivation on a 19.86-acre parcel is consistent with this and with the cultivation area verification prepared by the County.

- 5. FINDING** The proposed development is consistent with the requirements of the CCLUO Provisions of the Zoning Ordinance.
- EVIDENCE**
- a) The CCLUO allows new cannabis cultivation to be permitted in areas zoned AE (HCC 314-55.4.6.1.1).
  - b) The parcel was created in compliance with all applicable state and local subdivision regulations.
  - c) Power for the proposed project will be sourced from PG&E.
  - d) The project will obtain water from a non-diversionary water source.
  - f) The slope of the land where cannabis will be cultivated is less than 15%.
  - g) Some tree removal is required for the project. The applicant will be removing a small patch of ornamental trees to facilitate the proposed development. The Biological Assessment did not identify habitat associated with the proposal and a Registered Professional Forrester stated that these trees were not uniform to the surrounding natural timbered area. The cultivation of cannabis will not result in the net conversion of timberland.
  - h) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 feet from any property line, more than 300 feet from any off-site residence, more than 270 feet from any adjacent undeveloped separately owned parcel, and more than 600 feet from any school, church, Public Parks, or Tribal Cultural Resource.
- 6. FINDING** Cannabis cultivation of 23,400 square feet of mixed-light cannabis cultivation on-site and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
- EVIDENCE**
- a) The project site is located off of a County maintained road that has been evaluated and determined to meet functional capacity for the project's needs.
  - b) The location of the proposed cannabis cultivation is more than 300 feet from the nearest off-site residence and more than 270 feet from any adjacent undeveloped separately owned parcel.
  - c) Irrigation water will come from a proposed 500,000 gallon rainwater catchment pond.
- 7. FINDING** The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.
- EVIDENCE** The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element but does have the potential to support one housing



unit. The approval of cannabis cultivation on this parcel will not conflict with the ability for a residence to be constructed on this parcel.

### **DECISION**

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

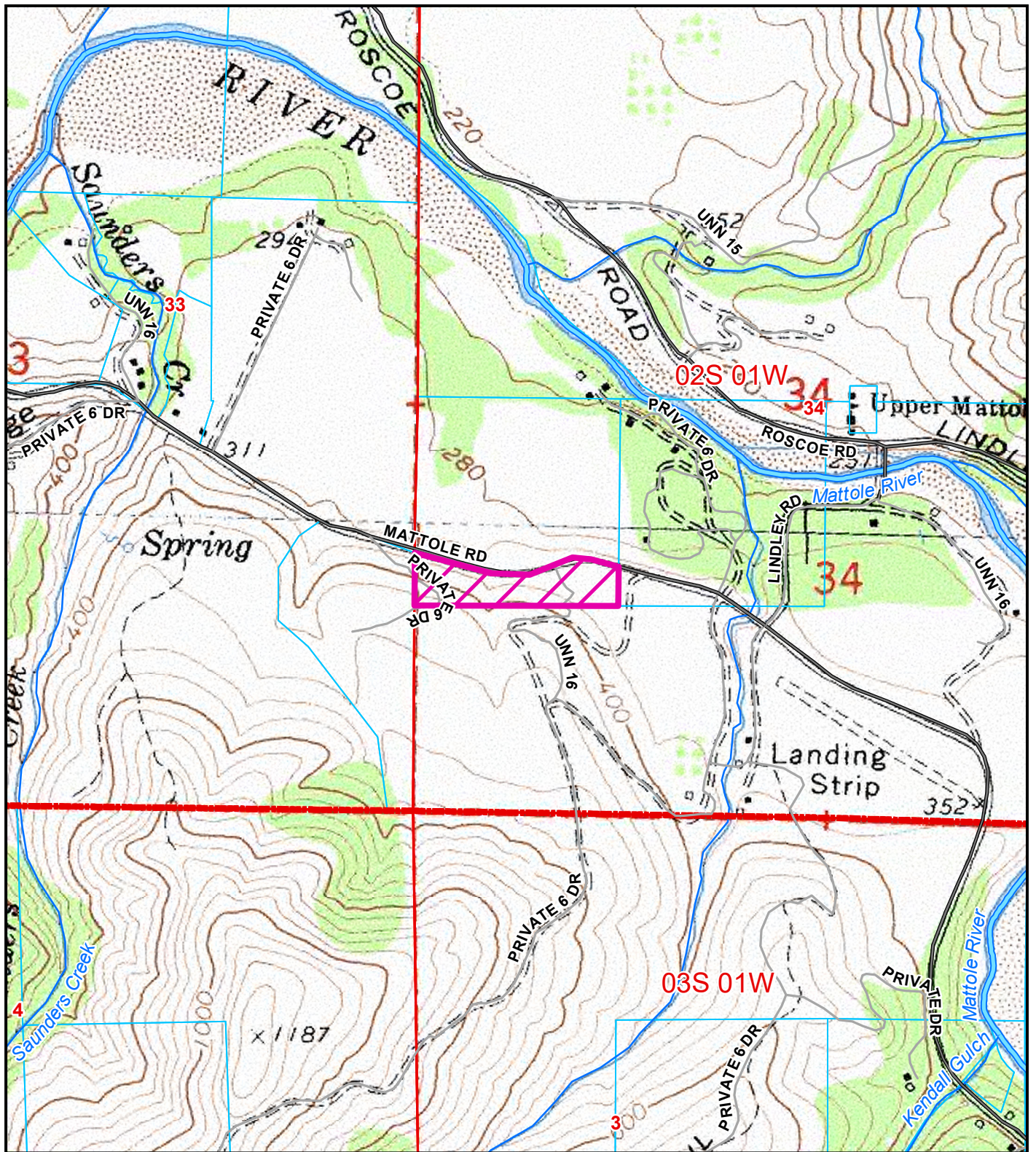
- Adopt the findings set forth in this resolution; and
- Conditionally approves the Special Permit for Dew Humboldt Corp., based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on June 3, 2021.

I, John H. 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 said Administrator at a meeting held on the date noted above.

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John H. Ford, Director  
Planning and Building Department



Project Area = 

**TOPO MAP**  
**PROPOSED DEWHUMBOLDT.CORP**  
**HONEYDEW AREA**  
**PLN-2020-16711**  
**APN: 107-086-020**

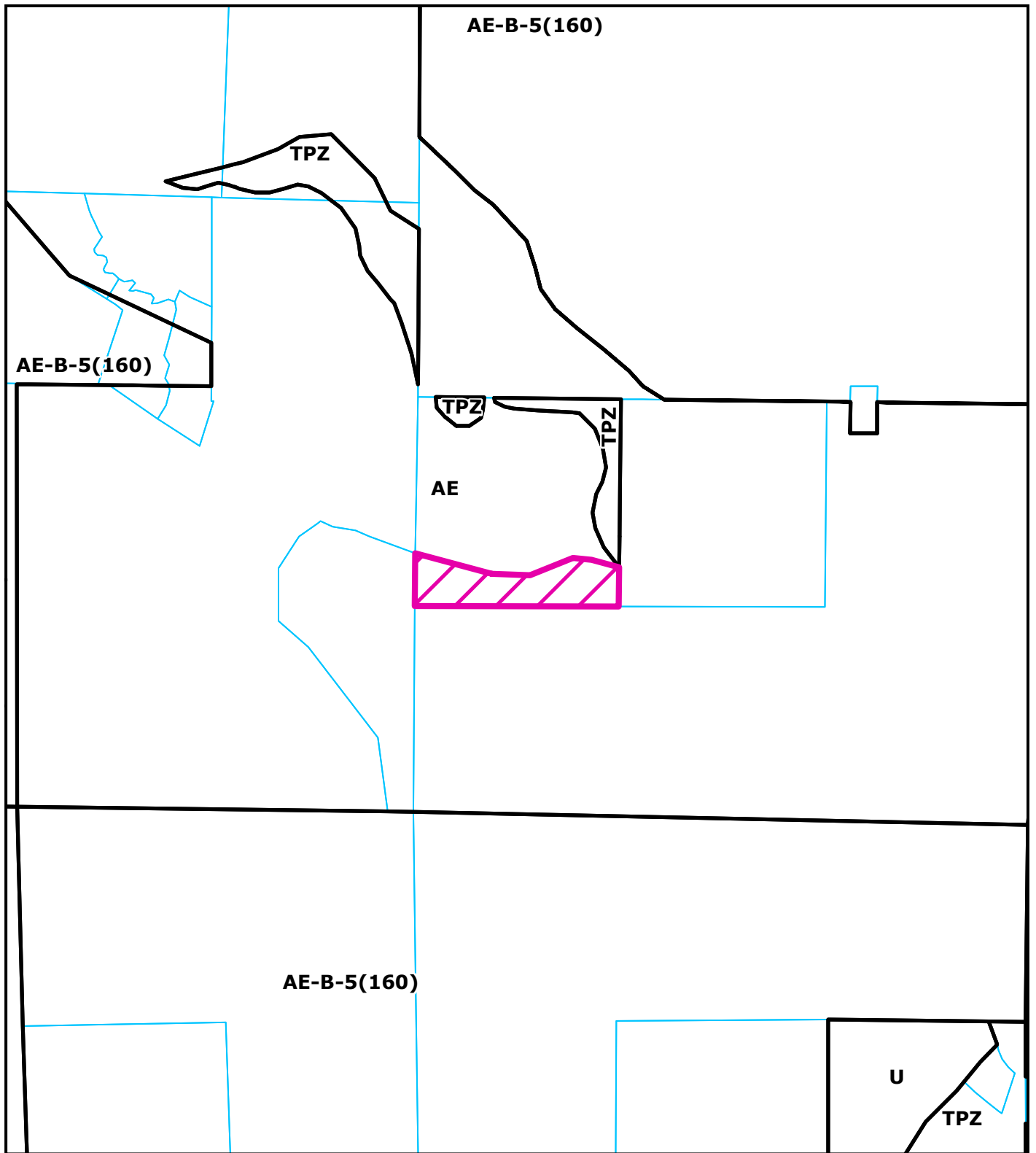
**T02S R01W S34 HB&M (SHUBRICK PEAK)**

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







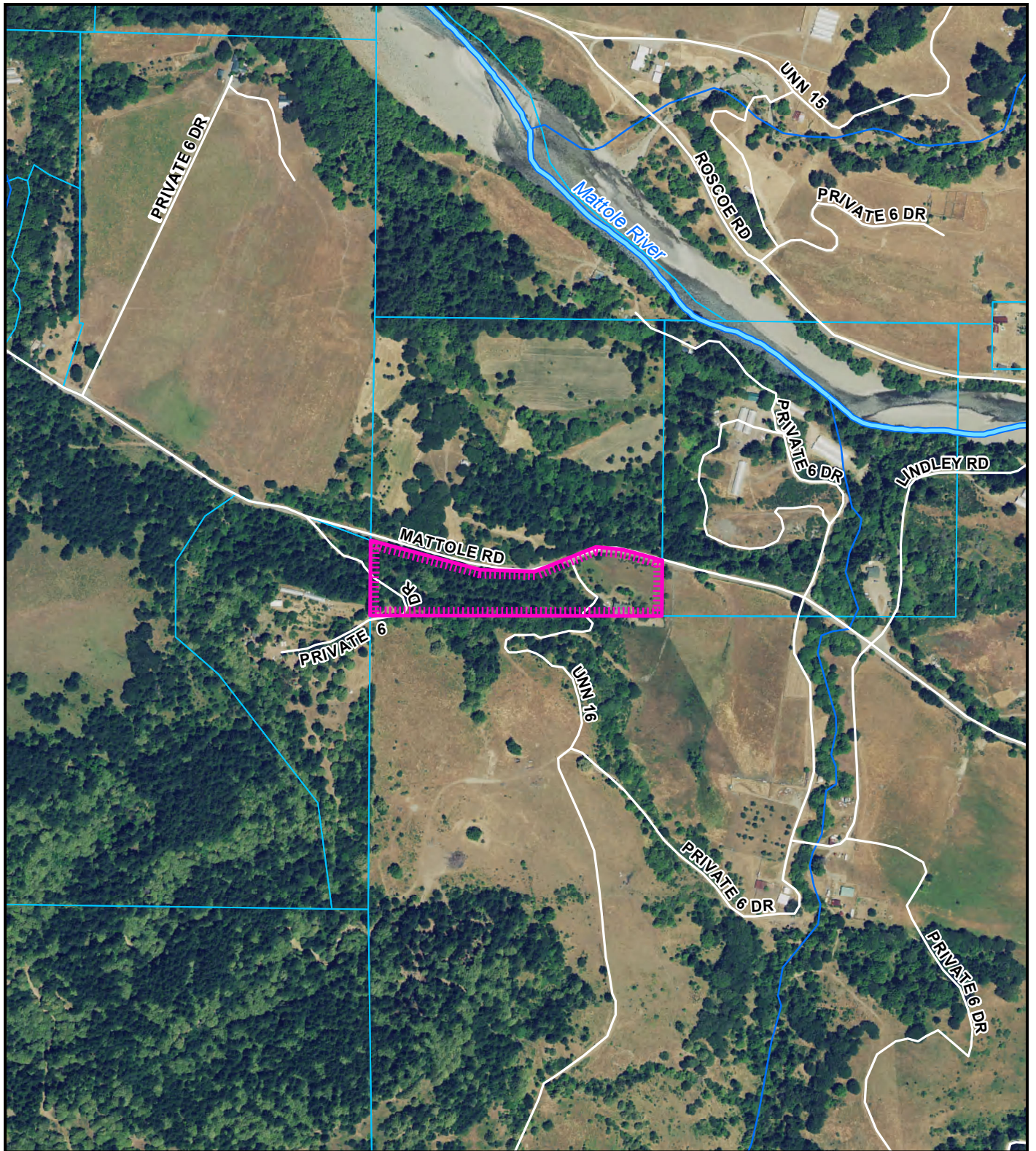
Project Area = 

**ZONING MAP**  
**PROPOSED DEWHUMBOLDT.CORP**  
**HONEYDEW AREA**  
**PLN-2020-16711**  
**APN: 107-086-020**  
**T02S R01W S34 HB&M (SHUBRICK PEAK)**

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 DEWHUMBOLDT.CORP  
HONEYDEW AREA  
PLN-2020-16711  
APN: 107-086-020**

**T02S R01W S34 HB&M (SHUBRICK PEAK)**

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.

0 800 1,600 Feet





DEW HUMBOLDT CORP.

SITE ADDRESS: 40740 MATTOLE ROAD, HONEYDEW, CA 95558  
APN: 107-086-020



LEGEND

- PROPERTY LINE
- SETBACKS / EASEMENTS
- 300 FT SETBACK FROM CULTIVATION AREAS
- 600 FT SETBACK FROM CULTIVATION AREAS
- ROADWAY CENTERLINE
- PROPOSED WATERLINE FOR CANNABIS USE
- 50 FT UTILITY EASEMENT
- CLASS II WATERCOURSE AND SMA BUFFER
- PROPOSED CULTIVATION AREA
- PROPOSED PROPAGATION AREA
- BUILDING / STRUCTURE
- DISTANCE & DIRECTION TO PROPERTY LINE
- EXISTING SLOPE
- EXISTING GATE
- UTILITY POLE
- PROPOSED PUMP
- PROPOSED WATER TANK, 2500 GAL, HOPE
- PROPOSED FIRE SUPPRESSION WATER TANK, W/ SRA HOOD-UPS, 2500 GAL, HOPE
- EXISTING WELL, DOMESTIC USE ONLY

ABBREVIATIONS

- U/C USED FOR CANNABIS USE
- N/U NOT USED FOR CANNABIS ACTIVITIES
- C.L. CENTER LINE
- (E) EXISTING
- (P) PROPOSED

CULTIVATION AREA

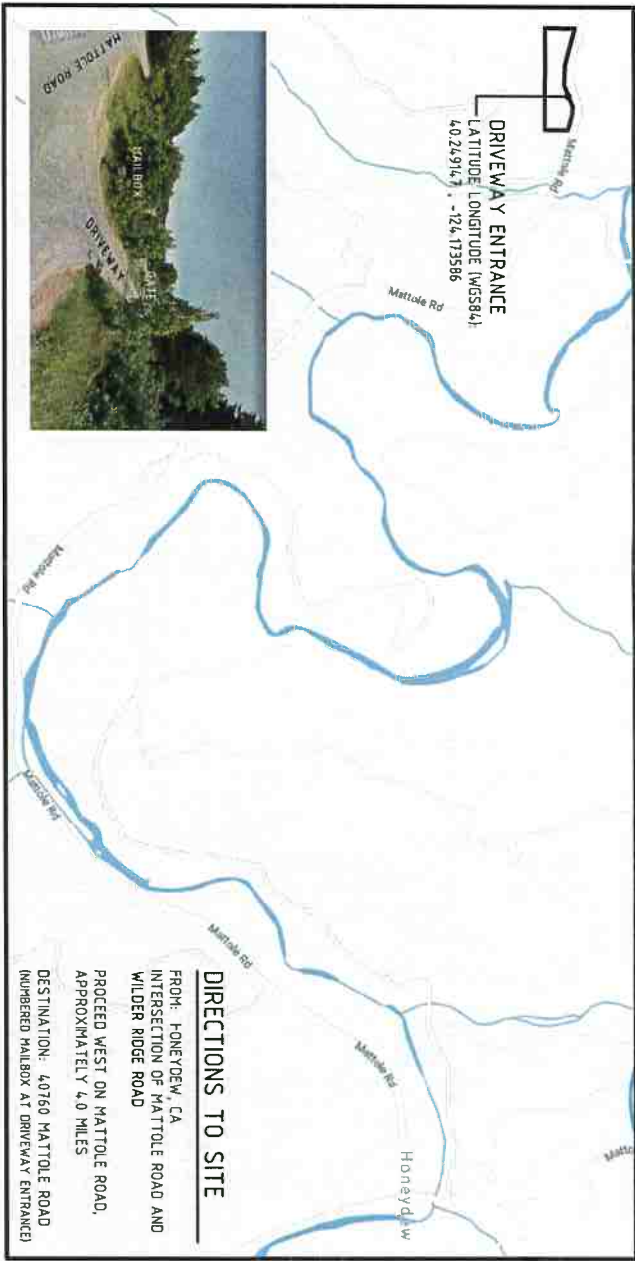
CULTIVATION AREA ID	TYPE	WIDTH (FT)	LENGTH (FT)	CAPACITY (GAL)	STORAGE
1	PHASE 1 MIXED LIGHT	30	130	3,900	
2	PHASE 1 MIXED LIGHT	30	130	3,900	
3	PHASE 1 MIXED LIGHT	30	130	3,900	
4	PHASE 1 TOTAL CANNOPY AREA (S.F.)		56.7	1,700	
5	PHASE 2 MIXED LIGHT	30	130	3,900	
6	PHASE 2 MIXED LIGHT	30	130	3,900	
7	PHASE 2 MIXED LIGHT	30	130	3,900	
	PHASE 2 TOTAL CANNOPY AREA (S.F.)		130	3,900	

WATER STORAGE

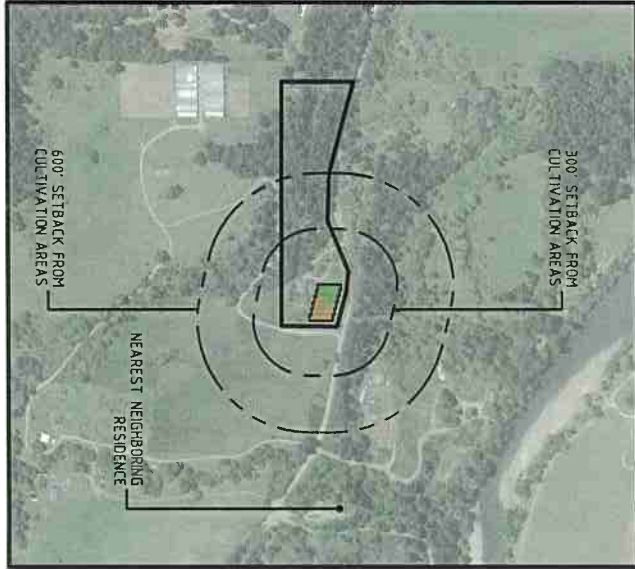
WATER FEATURE ID	TYPE	YEAR	COORDINATES (WGS84)	STORAGE CAPACITY (GAL)
W1	POND	2021	4024898, -124.17356	500,000
W2	HOPE TANK	2021	4024913, -124.17272	2,500
W3	HOPE TANK	2021	4024889, -124.17269	2,500
FW	FIRE SUPPRESSION	2021	4024865, -124.17311	2,500
	TOTAL WATER STORAGE FOR FIRE SUPPRESSION (GAL)			2,500

WATER CATCHMENT AREA

POND	13,000 S.F.
ROOF TOPS	29,700 S.F.
TOTAL	42,700 S.F.



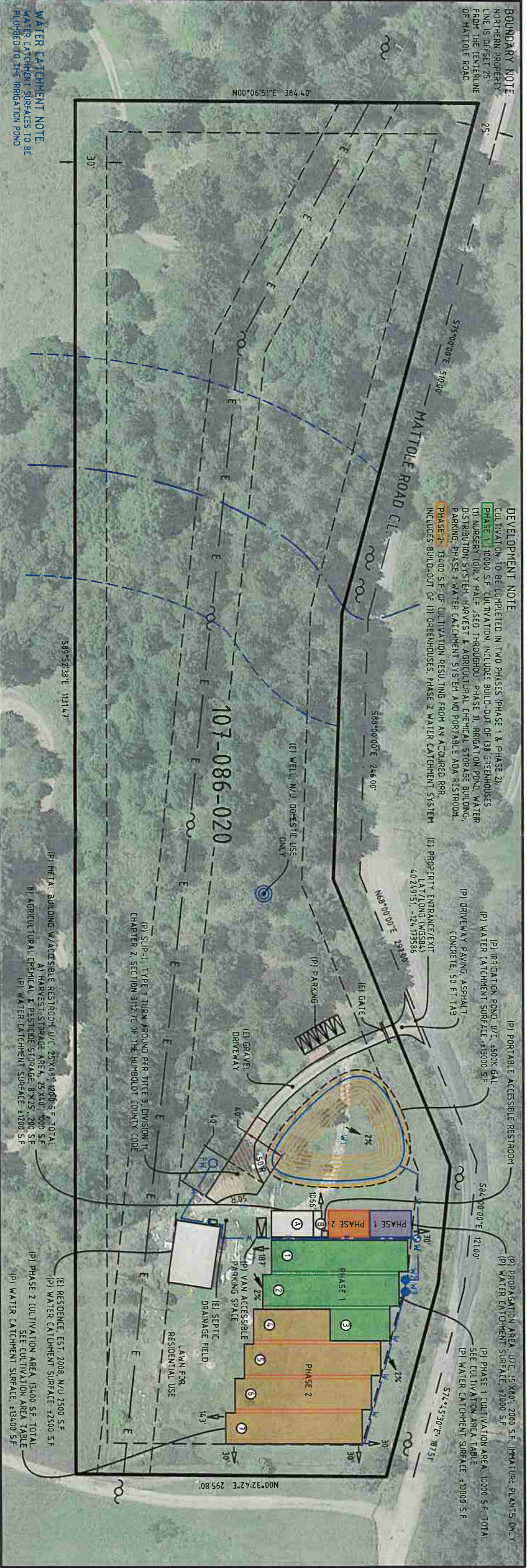
VICINITY MAP



CULTIVATION AREA SETBACKS

DEVELOPMENT NOTE

CULTIVATION TO BE COMPLETED IN TWO PHASES (PHASE 1 & PHASE 2).  
PHASE 1: 10,000 S.F. CULTIVATION, INCLUDES BUILD-OUT OF (E) GREENHOUSES, (U) NURSERY (ONLY HALF USED THROUGHOUT PHASE 1), IRRIGATION POND, WATER DISTRIBUTION SYSTEM, HARVEST & AGRICULTURAL CHEMICAL STORAGE BUILDING, PARKING, PHASE 1 WATER CATCHMENT SYSTEM AND PORTABLE ADA RESTROOM.  
PHASE 2: 13,400 S.F. OF CULTIVATION RESULTING FROM AN ACQUIRED RRR, INCLUDES BUILD-OUT OF (U) GREENHOUSES, PHASE 2 WATER CATCHMENT SYSTEM.



GENERAL NOTES

NOT LOCATED IN 100-YR FLOOD ZONE.  
NO RESIDENCES WITHIN 300 FEET OF CULTIVATION AREAS.  
NO SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS, OR TRIBAL CULTURAL RESOURCES WITHIN 600 FEET OF CULTIVATION AREAS.

SITE PLAN

SCALE: 1"=100'

NO.	DATE	REVISION DESCRIPTION

DEW HUMBOLDT CORP.  
40740 MATTOLE ROAD, HONEYDEW, CA 95558  
APN: 107-086-020

GRADING PLAN SITE PLAN

SHEET NO.

1



## ATTACHMENT 1

### RECOMMENDED CONDITIONS OF APPROVAL

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

##### **A. General Conditions**

1. The applicant shall secure permits for all structures related to the cannabis cultivation and other commercial cannabis activity, including but not limited to six (6) greenhouses for cultivation, one (1) greenhouse for propagation, and one (1) ancillary structure/building. The applicant shall also attain a grading permit from the Building Division for the proposed 500,000 gallon pond.
2. Power for the proposed new activities shall be supplied by PG&E. The approval of this project does not authorize the use of generators as an energy source for this project.
3. The applicant will obtain an encroachment permit from the Department of Public Works and pave the driveway connecting to Mattole Road at a length of 50 feet and a width of 18 feet.
4. The applicant shall ensure that all fences/gates shall be setback sufficiently from the County road so that vehicles do not block traffic when staging to open/close the gate/entryway. Additionally nothing shall be stored or located within the County right of way.
5. The well located on-site shall not be used for cultivation. If the well is to remain as an emergency back-up source for irrigation, evidence of a permit shall be provided to the Department of Environmental Health. Additionally, an analysis will have to be done to ensure that this well is not hydrologically connected. If these items cannot be satisfied the well may not be used for irrigation under any circumstance.
6. The project is conditioned to provide portable toilets on-site until a permanent septic system is installed and a permit is obtained from DEH. The applicant shall provide receipts for portable toilet service before commencing new cultivation activities on-site.
7. 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.
8. 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.
9. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. The Department will file the NOD and will charge this

cost to the project.

10. The applicant shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning Division.

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

1. The applicant shall adhere to the recommendations within the BA and the Invasive Species Control Plan for mitigation measures of invasive species on-site.
2. Noise from cultivation and related activities shall not result in any ambient noise reaching levels above 50db measured from 100 feet of the source.
3. The applicant shall adhere to the maintenance and winterization methods outlined within the Site Management Plan that was prepared for the project.
4. All artificial lighting shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be enclosed between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program; see: <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>. Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of Low Pressure Sodium (LPS) light or low spectrum Light Emitting Diodes (LED) with a color temperature of 3000 kelvins or less and 3) only placed where needed.
5. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above in items B.1. and B.2., within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
6. Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any erosion control and/or cultivation materials that contain synthetic (e.g., plastic or nylon) netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.
7. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
8. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
9. The use of anticoagulant rodenticide is prohibited.
10. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.
11. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan. If offsite processing is chosen

to be the preferred method of processing, this permit shall be modified to identify the offsite licensed facility.

12. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CCLUO and MAUCRSA, as applicable to the permit type.
13. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
14. Compliance with all statutes, regulations, and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
15. Confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
16. Maintain enrollment in Tier 1, 2, or 3, certification with State Water Resources Control Board General Order WQ 2019-0001-DWQ, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
17. Comply with the terms of any applicable Lake and Stream Alteration (1600 or 1602) Permit obtained from the California Department of Fish and Wildlife (CDFW), if applicable.
18. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire), if applicable.
19. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).
20. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
21. Pay all applicable application, review for conformance with conditions and annual inspection fees.
22. Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's Certified Unified Program Agency (CUPA) program, and in such a way that no spillage occurs.
23. The master log books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
24. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).
25. 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.

#### Performance Standards for Cultivation and Processing Operations

26. Pursuant to Business and Professions Code section 26051.5(a)(8), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
27. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include federal and state wage and hour laws, Cal/OSHA, OSHA, the California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
28. Cultivators engaged in processing shall comply with the following Processing Practices:
  - a. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
  - b. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
  - c. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
  - d. Employees must wash hands sufficiently when handling cannabis or use gloves.
29. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
  - a. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
    - (1) Emergency action response planning as necessary;
    - (2) Employee accident reporting and investigation policies;
    - (3) Fire prevention;
    - (4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
    - (5) Materials handling policies;
    - (6) Job hazard analyses; and
    - (7) Personal protective equipment policies, including respiratory protection.
  - b. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
    - (1) Operation manager contacts;
    - (2) Emergency responder contacts; and
    - (3) Poison control contacts.
  - c. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.

- d. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
30. All cultivators shall comply with the approved processing plan as to the following:
- a. Processing practices
  - b. Location where processing will occur
  - c. Number of employees, if any
  - d. Employee Safety Practices
  - e. Toilet and handwashing facilities
  - f. Plumbing and/or septic system and whether or not the system is capable of handling increased usage
  - g. Drinking water for employees
  - h. Plan to minimize impact from increased road use resulting from processing
  - i. On-site housing, if any
31. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation SP issued pursuant to the CCLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.
32. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the Special Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Section 55.4.13.
33. Permit Renewals to Comply with Updated Laws and Regulations. Permit renewal is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.
34. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this section in the event that environmental conditions, such as a sustained drought or low flows in the watershed in which the cultivation area is located, will not support diversions for irrigation.
35. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CCLUO eligibility requirements and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
- a. Identifying information for the new owner(s) and management as required in an initial permit application;
  - b. A written acknowledgment by the new owner in accordance as required for the initial permit application;
  - c. The specific date on which the transfer is to occur;
  - d. Acknowledgement of full responsibility for complying with the existing permit; and
  - e. Execution of an Affidavit of Non-diversion of Cannabis.

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

**ATTACHMENT 2**

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

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

**APN 107-086-020, 40740 Mattole Road  
Honeydew, County of Humboldt**

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

**June 2021**

## Background

### **Modified Project Description and Project History –**

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

**Project Description:** A Special Permit application for 10,000 SF of new cultivation and 13,400 SF of RRR mixed-light cultivation being attained from app. no. 14348 Hanging Gardens. Cultivation proposal totals 23,400 square feet of new mixed-light cannabis cultivation. Cultivation will occur in six (6) proposed greenhouses measuring 30' x 130' each. One greenhouse is separated 76' from one end and 54' from the other end to separate the 10k of new mixed-light cultivation being applied for and 13,400 SF of mixed-light cultivation being received from app. no. 14348. Propagation would occur on-site in a proposed 2,000 square foot area for phase one of the project which encapsulates the 10k of new being applied for, and phase two will include the RRR cultivation and allot one 3,900 SF greenhouse for entire full scale propagation space, totaling 3,900 SF of propagation space for the project. Cultivation activities extend from March to October and is anticipated to achieve up to three (3) harvest cycles per year. Estimated annual water use is 358,600 gallons. The irrigation water source is rainwater catchment. Rainwater will be captured and stored on-site in a proposed 500,000 gallon pond and two 5,000 gallon water tanks. An additional 5,000 gallons will be dedicated for fire protection. Water storage totals 515,000 gallons. Drying will occur on-site in a proposed 1200 SF metal building. Processing is off-site. Up to six workers are needed at peak operations.

The project has been enrolled as a Tier 1 Low Risk site under the State Water Board General Order WQ 2019-0001-DWQ, WDID: 1\_12CC428105, and a Notice of Applicability letter dated August 24, 2020 is on-file. A Site Management Plan (SMP) has been prepared for the project by Timberland Resource Consultants, in July of 2020. The applicant shall adhere to the maintenance and winterization methods outlined within the report.

The applicant has had a Biological Assessment (BA) prepared by Timberland Resource Consultants for the project location in February of 2020. The BA states that the assessment found minimal risks to biological resources as a result of the proposed project. The applicant shall adhere to the invasive species control plan outlined in the recommendation of the BA regarding Himalayan blackberry.

The modified project is consistent with the adopted EIR for the CCLUO because it complies with all standards of the CCLUO which were intended to mitigate impacts of cultivation activities. These include sourcing power for the additional cultivation activities from 100% renewable energy source, ensuring

supplemental lighting and security lighting adheres to Dark Sky Association standards and ensuring project related noise does not exceed 3 decibels above ambient noise levels at the property line.

**Purpose** - Section 15164 of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an addendum to a previously certified 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 previous 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 EIR; B) significant effect previously examined will be substantially more severe than shown in the previous 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 previous 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 original EIR recommended mitigations. The proposal to authorize the project is fully consistent with the impacts identified and adequately mitigated in the original EIR. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the EIR. Compliance with the CCLUO ensures consistency with the adopted EIR and provides for mitigation of all project related impacts to a less than significant level.

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

- Cultivation and Operations Plan prepared by Timberland Resource Consultants, dated March of 2020.
- Site Management Plan prepared by Timberland Resource Consultants in July of 2020.
- Notice of Applicability letter dated August 24, 2010 for proof of enrollment under in the State Water Resources Control Board (SWRCB) under the General Order WQ 2019-0001-DWQ under WDID: 1\_12CC428105 for the shallow domestic well.
- Cultural Resources Investigation prepared for site by Nick Angeloff, M.A., Archeological Research and Supply Company in April of 2018.
- Biological Assessment prepared by Timberland Resource Consultants for the project location in August of 2020.

## **Other CEQA Considerations**

Staff suggests no changes for the revised project.

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

See **Purpose** statement above.

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

## **FINDINGS**

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

## **CONCLUSION**

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

### **ATTACHMENT 3**

#### **Applicant's Evidence in Support of the Required Findings**

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

1. The name, contact address, and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (On-file)
3. Site Plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within one-quarter mile (1,320 feet) of a school, school bus stop, church or other place of religious worship, public park, or tribal cultural resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (Site Plan prepared by Baird Engineering – Attached)
4. A Cultivation & Operations Plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel; and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season. (Cultivation & Operations Plan prepared by Timberland Resource Consultants, Attached)
5. Copy of the statement of water diversion, or other permit, license or registration filed with the State Water Resources Control Board, Division of Water Rights, if applicable. (Not Applicable)
6. Description of water source, storage, irrigation plan, and projected water usage. (Included in Cultivation Operations Plan, item 4. above)
7. Copy of Notice of Applicability letter dated August 24, 2020 for proof of enrollment under in the State Resources Water Quality Control Board (SWRQCB) under the General Order WQ 2019-0001-DWQ under WDID: 1\_12CC428105. (Attached)
8. A Site Management Plan prepared by Timberland Resource Consultants on July 29, 2020. (Attached)
9. 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. (Notification Attached for Domestic Well)
10. If the source of water is a well, a copy of the County well permit, if available. (Requested as a condition if to be used for backup irrigation)
11. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under Section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire



Protection (Cal Fire). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with Cal Fire. (Not applicable)

12. 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)
13. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in Section 55.4.8.2.3, and plan for compliance with applicable building codes. (Not applicable)
14. 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)
15. 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)
16. Cultural Resources Investigation prepared for site by Nick Angeloff, M.A., Archeological Research and Supply Company in April of 2018. (On-file and confidential)
17. Biological Assessment prepared by Timberland Resource Consultants for the project location in August of 2020. (On-file and confidential)
18. Division of Environmental Health Attachment for Commercial Medical Marijuana (CMM) Clearances/ Permits (DEH Form). (On-file)

# **Operational Plans For DewHumboldt Corporation**



## Executive Summary

Project Sponsor is Dew Humboldt Corporation, a California Limited Liability Company whose purpose is to conduct agricultural activities within the State of California. The company is a single owner-managed organization. The organization intends to distribute products via wholesale channels for end sales to retail outlets.

The project location is approximately 9.3 acres. This property includes prime agricultural land zoned AE.. The Sponsor wishes to seek an approval of a special permit to support a 23,400-sq. ft. mixed light tier 1 cultivation project consisting of seven (7) greenhouse structures. Six (6) for flowering and one (1) for nursery. Three cultivation cycles per year. Sponsor wishes to support the relocation of RRR from Hanging Gardens in a staged approach.

The site is currently agricultural land supported by an agricultural shallow well, approximately 30ft deep, and pumping approximately 12 gallons per minute. The property has a 3 bedroom home. Applicant wishes to use a 25\*48 building to dry and store all products.

The Sponsor plans to dry but not process all Dew Humboldt Corp product on this site from the parcel of interest. The proposal will feature a 500,000 gallon pond rain catchment pond and two (2) 2,500-gallon water tanks for holding and/or fire suppression.

The applicant has initiated the Waste Water Discharge enrollments to facilitate compliance with the State Water Resources Control Board upon implementation of the project. No other environmental filings are known to be required at this time.

Applicant wishes to receive a timely issuance of a zoning clearance permit, based on conditions of approval using the phased approach featured on the following page to allow for the initial phases of the activities to occur this year.

## Project Timeline

### Phase 1 (2021)

- Complete county application
- Build 10000ft of greenhouses
- Build pond
- Pave apron off road
- Construct metal dry and storage facility and all electrical
- Build security fence
- Begin cultivation of 10000 sq ft.

### Phase 2 (2021)

- Incorporate RRR from Hanging Gardens(13400 sq ft)
- Erect extra Greenhouses
- Install Electrical
- Begin Cultivation Activities
- Pg and E provides more power in two years, move to state tier 2

## • Project Overview

The Project concerns Parcel No. 107-086-020 in Petrolia, California that is seeking permitting for mixed light cannabis cultivation with consideration of the phased approach to development. The proposed Project currently features six (6) cultivation areas totaling 23,400 sq. ft. of Cultivation and a nursery. Phase one build out of 10000 sq ft. Phase two adds 13400 ft as specified in site plan. Drying activities would occur in the specified 25\*48 metal building as specified on site plan.

## Summary

The Project parcel is zoned AE which falls within the allowable zoning specified by the local authority to allow RRR from hanging gardens. The Sponsor seeks a special permit approval for 23,400 sq. ft of mixed light tier 1 cultivation that is new, is supported by, and involves nursery activities.

## Location Description

The proposed Project would occur on legal Parcel No. 107-086-020.

The Project site is approximately 9.3 acres of AE zoned property, with prime 15% Agricultural soils mapped on the site. There is a three-bedroom home located on the property. The proposed project would be facing a phased approach to implementation.

## Zoning

The property features zoning AE and the following characteristics:

- GIS acres: 9.3
- Coastal Zone: Outside
- Alquist-Priolo Fault Hazard Zone: Outside
- FEMA FIRM Flood Rating & Panel Number: N/A
- Slope: >15% in all cultivation areas
- Relative Slope Stability (Per General Plan Geologic maps): Low instability

## Performance Standards

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

## Setback Requirements

The proposed Project area would meet all setbacks required by the local authority and adheres to all other setbacks from neighboring parcel and property boundaries. Please refer to the Plot Plans for exact specified setbacks.

Setbacks nearby waterways would adhere to the SWRCB and the CDFW's setback requirements. It is deemed that Environmentally Sensitive Habitat areas will not be impacted by the proposed Project.

The parcel is 55' back from any maintained road, and 30 feet away from any other property lines. All setback requirements of 270' and/or waiver has been approved for the Ordinance 2.0. Please refer to the set-back waiver on parcel 107-086-019.

There are no known schools, school bus stops, public parks, places of religious worship, or Tribal cultural resources that are known within 600' to 1230' of the cultivation area. Additionally, a 30' setback from the PG&E pole and 12' of overhead lines.

### **Nuisance Mitigation**

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

Currently, we believe because of the proximity to the Mattole Road, that a noise survey is not necessary. If it is proven that one is needed, Timberland Resources will conduct and provide the survey. The only noise pollution that is expected to be produced are intake and exhaust fans.

#### **Best Mitigations:**

- Light: Black out covers that complies with International dark sky standards. Fully auto dep coverings will be installed on each greenhouse. No light will be allowed out at night
- Noise mitigation

**Sound: All exhaust fans will not exceed noise decibel limits N 18"**  
**Exhaust Fan with Shutter - Direct Drive - 1/8 HP -**  
**Single Speed**

Item #: WY294496

- AMPS1.25
- APPROVALS OR CERTIFICATIONSUL, cUL listed, OSHA & UL507 Compliant
- ASSEMBLYUnassembled
- BRANDCD
- Base Model Number294496
- CFM HIGH5,250
- COLORGray
- CONSTRUCTIONSteel / Aluminum
- DECIBELS (DBA)70
- DEPTH INCHES6-1/2
- DRIVE TYPEDirect
- FAN DIAMETER INCHES18
- HEIGHT INCHES21-1/2
- HORSEPOWER1/8
- LIMITED WARRANTY YEARS1
- MAX. TEMPERATURE104° F
- MODEL294496
- MOUNT TYPEInside Wall
- POWER CORD LENGTH FEETNot Included

- **POWER CORD TYPE**Hard Wire
- **ROUGH OPENING INCHES**18-1/2
- **RPM HIGH**1,500
- **SPEEDS**1
- **VOLTAGE**120
- **WATTS**160
- **WEIGHT LBS**25
- **WIDTH INCHES**21-1/2

## **Generator Use**

No generator use applies.

## **Consent to Inspect**

The section hereby grants to the relevant authority the authority to conduct an annual compliance inspection with the minimum notice of 24 hours. The inspection would be conducted by officials during the regular business hours (Monday-Friday, 9:00am-5:00pm), excluding holidays.

## **Cultivation Plan**

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

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

## **Invasive species control plan**

Trc has done an extensive invasive species survey. Dew Humboldt recognizes that there is one invasive species located on the property. Dew Humboldt will stay educated and remain vigilant for any invasive species. Himalayan blackberry have been located on the property. This berry does have some ecologically beneficial properties so will be maintained and prevented from expanding footprint. Removal may occur if hard to maintain.

## **Materials Management plan**

Dew Humboldt will maintain a specific outdoor area specified on the site plan that all materials will be placed, stems, leaves, dirt or other organic materials. This location will be the only

location acceptable for such materials. Indoor storage for fertilizers, pesticides, and insecticides will be stored in a specified location in the 25\*48 metal building (refer to site plan)

## **Sewage disposal plan**

Dew Humboldt will contract with six rivers portable toilets for a sewage disposal plan that will guarantee a weekly service for servicing of the portable toilet. This facility will be located in close proximity to all work areas.

## **Parking plan**

The parking for this project will be on the west side of the property for all workers. Refer to site plan for exact location. There will be 8 parking spots dedicated for owner, employees, and inspectors.

## **Security Plan**

This project will have a privacy fence build around all areas of cultivation. This fence will be constructed of metal sheeting and pressure treated posts concreted into place. There will be a secure gate to enter property as well. There will be security cameras in place for 24 hour surveillance as well. This camera system will be connected to the internet for online surveillance.

## **Storm Management Plan**

Refer to Trc reporting in smp for storm management

## **Employee management plan**

- This project will require 2 to 6 employees. 2 of 6 will be full time in peak season. These employees will have residence in the house and or live in close proximity to the area.
- During peak operations the farm will expect 4 employees commuting from the eureka area using up to 4 cars. Dark staff solutions will help with staffing.
- Dew Humboldt will provide a shaded area for all break time in close proximity to work location.
- Bottled Drinking water will always be provided on site
- Employee portable toilet bathroom will be provided by Dew Humboldt and serviced weekly by six rivers portable toilets
- Onsite medical kit and emergency plan will be located in employee area as required by California employee law

## **Summary**

The Project proposes a phased approach to a 23,400 sq. ft. of Type 1 Mixed Light tier 1 in the form of six (6) flowering garden areas and one (nursery) on approximately 9.3 acres of AE zoning that would be serviced entirely by grow lights (6 watts per square foot) and natural light with nursery area supplied to supplemental lighting.

Water for the Project would be sourced from an on-site permitted Rain Catchment pond. A SMP will be available upon completion for further information regarding site-specific conditions, mitigation measures, and remediation efforts.

## Cultivation Schedule

The following table details the annual cultivation schedule, comprised of three (3) harvests per year, with breakdown by area. Water Figures are indicated in gallons. Expect rain to fill pond oct. Through may.

Area	Jan	Feb	Mar	Apr	May
GH 1	Veg/BLM	BLM	BLM	Veg/BLM	BLM
GH 2	Veg/BLM	BLM	BLM	Veg/BLM	BLM
GH 3	Veg/BLM	BLM	BLM	Veg/BLM	BLM
Water	*30,000	*49,000	*61,000	*34,800	*49,000

Jun	Jul	Aug	Sept	Oct	Nov	Dec
BLM	BLM	Veg/BLM	BLM	BLM	BLM	Cover
BLM	BLM	Veg/BLM	BLM	BLM	BLM	Cover
BLM	BLM	Veg/BLM	BLM	BLM	BLM	Cover
*61,000	*80,000	*80,000	*50,000	*30,000	20,800	0

Calculation break down for water use. This calculates to aprox. 22 gallons a year per sq ft.

Month	Gallons used per month	gallons per week	per greenhouse per week
January	30000	7500	1250
February	49000	12250	2042
March	61000	15250	2541
April	34800	8700	1450
May	49000	12250	2041
June	61000	15250	2541
July	80000	20000	3333
August	80000	20000	3333
September	50000	125000	2083
October	30000	7500	1250
November	20000	5000	833
December	0		



\*Water use typically is as reported in the self-reporting attachment Appendix C or Monitoring & Reporting Form (MRP) of the WWD Enrollment.

### **Winterization Plan**

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

### **Water Resources**

Water for the proposed cultivation Project would be sourced from a permitted rain catchment pond to supply the cultivation site. Rain catchment off all building will be implemented.

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

### **Irrigation Plan**

This crop production would be directly irrigated from the pond. If approved the Project has plans for water reduction irrigation systems.

### **Irrigation System**

Dripline Specifications:

- 1" Mainline
- 3/8" Inline
- Drip line for in ground growing

### **Emergency Water Plan**

A SMP will be generated by TRC. There will be adequate water to support the cultivation activities.

In the event of a water emergency, water will be brought in from off site.

### **Operational Plan**

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

### **Summary**

The Operational Plan details use of the organization's resources in pursuit of the strategic plan. It prescribes specific activities and events to be undertaken to implement strategies. It is a plan

for the day-to-day management of the organization (encompassing a one-year period). An operational plan should not be formulated without reference to a strategic plan. Operational plans may evolve from year to year with business growth. The chief executive, lead staff, and third parties of or for the organization often produce the Operational Plan.

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

## **Business Organization**

DewHumboldt Corporation is owned by Brett C Boynton, operating under entity number, 85-3219874. The owner is responsible for delegating primary activities pertinent to the organization's daily and future management.

### **Management team**

Brett Boynton, Owner

## **Business Description**

The primary goal of DewHumboldt Corp. is, within the State of California, to conduct agricultural activities and produce specialty agricultural products.

### **Mission**

DewHumboldt Corp. is a for-profit entity with the mission of producing high-grade specialty cannabis agricultural products to support the medical cannabis supply chain for California-based retail dispensary outlets.

### **Vision**

DewHumboldt Corp. envisions a sustainable, integrative farming model that includes standards related to organically produced crops. The company's model integrates sustainable living and production principles with cannabis cultivation.

### **Values**

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

### **Products**

DewHumboldt Corp. would produce specialty agricultural cannabis and nursery stock to support the onsite cultivation of high-grade organically produced cannabis flower products that are

tested and assured for quality. Cultivation byproducts of additional value would be sold to permitted manufacturers (for the processing of extracts, concentrates, and topical products).

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

## **Sales & Marketing**

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

## **Chain of Custody**

DewHumboldt Corp. would adhere to a robust system of chain of custody for recordkeeping and sourcing potential contamination of seed/nursery product, flowering product, trim, or value-added byproducts. This system would serve to verify responsibility for and liability of products during cultivation, processing, distribution, and wholesale/retail sales/

## **Distribution**

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

## **Track and Trace Standards**

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

- (1) The Licensee receiving the product.
- (2) The transaction date.
- (3) The cultivator from which the product originates, including the associated unique identifier  
(pursuant to § 11362.777 of the HSC)

(b) (1) The Department of Food and Agriculture shall create a database containing the shipping manifests which shall include, but not be limited to, the following information:

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

- (B) The estimated times of departure and arrival.
- (C) The quantity (or weight) and variety of products received.
- (D) The actual time of departure and arrival.
- (E) A categorization of the product.
- (F) The license number and the unique identifier pursuant to § 11362.777 of the HSC issued by the licensing authority for all licenses involved in the shipping process, including cultivators, transporters, distributors, and dispensaries.”

## **Transportation**

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

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

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

## **Processing Plan**

### **Processing will occur off site**

The Processing Plan covers many aspects of the end stage cultivation workflow employed by the business to harvest, dry or freeze.

### **Background**

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

## **Summary.**

Cultivation activities undergo a common process flow that involves cultivation, to harvest, drying. Then product will be transported in metric to processing facility.

## **Administrative**

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

## **Labor Management**

The primary organization currently responsible for the recordkeeping of employees (both seasonal and permanent) would be DewHumboldt Corp. All records maintained by DewHumboldt Corp. would be available upon request.

The organization has considered payroll options for peak times of the season during which employment periods would be up to several months in duration (particularly during the harvesting, processing, and packaging stages of cultivation). An outside entity may be responsible for soliciting, recruiting, and hiring employees.

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

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

## **Recording & Reporting**

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

## **Quality Assurance & Control of Product**

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

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

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

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

## **Chain of Custody**

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

## **Monitoring**

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

## **Harvesting**

During harvest, a labor crew would be required to assist with light physical labor, including walking, crouching, lifting, and some climbing.

## **Testing Procedure**

All product testing would be conducted by an approved (certified) third-party laboratory. This would encompass testing for potency and purity, including the presence of pesticides, fungicides, and harmful micro biologics.

## **Drying/Curing**

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

**Grading/Sorting**

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

**Processing**

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

**Packaging**

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

**Health & Safety**

The first response emergency contact number is 9-1-1. Hospitals are Redwood Memorial Hospital at 707-726-1001 (Fortuna) and St. Joseph Hospital at 707-445-8121 (Eureka). The American Association of Poison Control Centers (AAPCC) can be reached at 800-222-1222.

**Job Hazard Analysis**

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

## 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	✓	Approval	Attached
Division Environmental Health	✓	Conditional Approval	Attached
Bear River Band THPO	✓	Further Study (completed)	On file and confidential
Intertribal Sinkyone Wilderness Council		No response	
Ag Commissioner		No response	
California Department of Fish & Wildlife		No response	
Humboldt County Agricultural Commissioner		No response	
North Coast Regional Water Quality Control Board		No response	
Mattole Unified School District		No response	





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

10/29/2020

**Project Referred To The Following Agencies:**

Environmental Health, PW Land Use, Building Inspections, RWQCB, School District: Mattole, Cal Fish & Wildlife, CalFire, CA Division of Water Rights, Bear River Band, Intertribal Sinkyone Wilderness Council, NWIC

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**Applicant Name** DewHumboldt.Corp **Key Parcel Number** 107-086-020-000

**Application (APPS#)** PLN-2020-16711 **Assigned Planner** Stephen Luther 707-268-3737

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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: 11/13/2020**

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

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

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

Other Comments: No Hazards and no Natural Resorces impacted. Site plan appears correct at this time.

Site photos added to documents

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DATE: 11-12-2020 PRINT NAME: Tom Doberstein

**PLN-16711-SP**

STATUS

LOCATION

CONTACT

WORKFLOW

Dew Humboldt Co...

&gt; Staff Report

&gt; None Provided

&gt; DewHumboldt...

&gt; 19 total Task

A Special Permit a...

05/06/2021 by ...

0 completed

1 active

Summary

Project Description

Workflow

1 Referral Assignments

2 Planning Information

3 GP / Zoning Information

4 CEQA

5 Cannabis

Project Tracking

6 Referral Task Log (2)

Fee (8)

Payment

**Workflow History (27)**

Comments (2)

Documents (24)

Conditions of Approval (0)



A notice was added to this record on 2020-10-07.  
Condition: Parcel Status : 107-086-020 LP 1:1 Severity: Notice  
Total conditions: 1 (Notice: 1)

[View notice](#)
[Cancel](#)
[Help](#)

Task  
Environmental Health  
Assigned to Department  
Environmental Health

Due Date  
Assigned to  
Action By  
Joey Whittlesey

Assigned Date  
Status  
Approved with Conditions  
Status Date  
11/10/2020

Start Time

End Time

Hours Spent  
0.0

Billable  
No

Overtime  
No

Comments  
Previous WF Value: Approved with Conditions.  
Previous Comment: DEH has no record of the well proposed as the source of emergency water supply. Owner shall either provide evidence of permit, destroy the well, legalize the well through installation of a new sanitary surface seal, or provide compelling evidence that the well was installed prior to February, 1973.

Onsite processing must be supported by a permanent means of sewage disposal. Operator shall install a permitted onsite wastewater treatment system, associated with a permitted structure, to support the needs of the project.

Time Tracking Start Date

Est. Completion Date

In Possession Time (hrs)

Display E-mail Address in ACA  
No

Display Comment in ACA

Comment Display in ACA  
All ACA Users

Record Creator

Licensed Professional

Contact

Owner