

## Addendum for Modification of Special Permit



### *Project Description*

Peaksview Inc. is seeking a **Modification** of an existing Special Permit (PLN-2020-16866) under the Humboldt County CMMLUO for relocation of an approved ML Cultivation Area.

This Modification will be done in two phases.

The permitted cultivation area was found to be on slopes of over 15% in some areas and some oak trees had been removed, making it not feasible under the 2.0 ordinance.

The first phase of this modification is to utilize a natural flat for temporary hoop houses. This area will provide space for up to 34,000 sq ft of pvc hoop houses. This is a natural flat area as shown on the revised site plan as Phase One. This will allow the applicant to cultivate this season, while grading and infrastructure are completed on the upper part of the parcel where the grading permit has been processed.

The second phase of this modification is to complete the grading and steel frame greenhouses in the area of the graded flats. This area has been included into the Biological and Botanical assessments as well as archeological studies.

All aspects of the original permit will remain in place at this time with only the new cultivation area to be moved. The distance of the proposed temporary cultivation area from the original proposed and approved cultivation area is 800'.

### *Cultivation Plan*

Peaksview Inc. is proposing for the first phase of this modification, to utilize a natural flat for cultivation in temporary hoop houses for this season. They will use light deprivation techniques and plan on harvesting 2 crops this season. The approved permit allows for "43,560 sq. ft. of Mixed Light Cultivation with ancillary propagation facilities. A 12,960 sq ft immature plant propagation area will occur adjacent to the greenhouses."

This temporary cultivation area will provide up to 34,000 sq ft of cultivation in temporary hoop houses utilizing PVC pipe for the hoop structures and special clear plastic for covers. Special black out tarps will provide light deprivation to achieve 2 harvests per season. The hoop houses will be set up in areas of the existing flat with proper setbacks from SMA, watercourses, property lines as well as any other sensitive receptor. The ancillary propagation will occur in the existing greenhouse near the cabin as shown on the approved site plan.

***Light Pollution and Control***

Peakview Inc will utilize special light deprivation black out tarps to provide up to 2 harvest per season. No light will be used in the hoops and this will meet the International Dark Sky Guidelines.

***Hazardous Materials Statement***

Refer to the approved permit, no changes are expected.

***Sewage Disposal***

Refer to the approved permit. A Porta potti will be placed and serviced by a local vendor in the work area close to the cultivation area.

***Fertilizer and Ag Chemical Use and Storage***

Refer to approved permit, no changes expected.

***Soil Management Plan***

Refer to the approved permit, no changes are expected.

***Storm Water Management Plan***

Refer to the approved permit, no changes are expected.

***Summary of Compliance with SWRCB***

Peakview Inc. is enrolled in the SWRCB General Order WQ- 2019-001 DWQ. As a part of the enrollment, a Site Management Plan was prepared for this parcel. The SMP addressed current as well as historical water quality issues for the parcels. The applicant will follow the recommendations of the SMP and utilize the guidelines known as BPTC, Best Practical Treatment and Control. This will

include all ag chemicals to be stored properly, proper setbacks are adhered to, and that the winterization plan will be followed to protect water quality and the environment.



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April 6, 2022

Peaksview, Inc  
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RE: Biological Assessment for Relocation Areas on APN: 216-082-006 (PLN-2020-16866-DEV01)

Kevin,

This letter is to address the requirement in the March 3, 2022, deficiency letter from the Humboldt County Planning and Building Department that requests a biological assessment on the proposed relocation areas on APN: 216-082-006, which was not covered by the original August 14, 2020, biological assessment (BA) for the project prepared by Blair Forestry Consultants.

I conducted a site visit on April 4, 2022, to evaluate the temporary and permanent relocation areas for sensitive biological resources. My qualifications to conduct the assessment include a M.A. in Biology and over 25 years of experience conducting botanical surveys, wetland delineations, and other biological work in northern California.

#### Site Description

The relocation areas are grassland dominated by Harding grass (*Phalaris aquatica*) a non-native species. The cover of Harding grass is generally 90% or higher. Other native and non-native herbaceous plants at the sites include miniature lupine (*Lupinus bicolor*), long beaked filaree (*Erodium boytrys*), and clovers (*Trifolium* spp.).

#### Special Status Plants

No special status plants were observed in the relocation areas. However, a protocol-level botanical survey was not conducted, which would include multiple site visits over the growing season. As indicated in the original BA, the property includes habitat for several special status plants, of which three taxa are associated with grasslands like the relocation areas:

Beaked tracyina (*Tracyina rostrata*), CRPR 1B.2

North coast semaphore grass (*Pleuropogon hooverianus*), CRPR 1B.1, CT

Siskiyou checkerbloom (*Sidalcea malviflora* spp. *patula*), CRPR 1B.2

Howells's montia (*Montia howellii*), CRPR 2B.2, also could potentially occur on roads or other disturbed areas near the sites.

Beaked tracyina would likely not have been blooming at the time of the site visit. California Natural Diversity Database records on adjacent quadrangles indicate the plants were growing grasslands within or adjacent to oak woodlands or mixed hardwood conifer stands. Beaked tracyina could occur in more open grassland such as the relocation areas, but the sites are infested with Harding grass and are likely poor habitat for beaked tracyina.

The site visit was seasonally appropriate for Howell's montia, which if present would occur on the appurtenant roads system. Although, the roads in the vicinity of the relocation areas appears to be too dry to support Howell's montia.

A reference site for Siskiyou checkerbloom was blooming in late March near Hydesville. Siskiyou checkerbloom would have been clearly visible in vegetative condition and recognizable to genus if it was not blooming at the site.

North coast semaphore grass would have likely not been blooming at the time of the site visit. However, the sites are likely too dry to support North coast semaphore grass, which typically occurs in more mesic grasslands.

#### **Special Status Natural Communities**

The grasslands are dominated by Harding grass and do not meet the membership criteria for any special status grassland community. California oatgrass (*Danthonia californica*) was noted at the sites, but at very lower cover overall (<1%). Cover of California oatgrass would need to be at least 10% to qualify as Idaho fescue – California oatgrass grassland (*Festuca idahoensis* - *Danthonia californica* Herbaceous Alliance).

#### **Special Status Wildlife**

There are no mature forests, snags, caves, cliffs, waterbodies, riparian vegetation, or other habitat likely to provide nesting or foraging habitat for most sensitive wildlife within or near the relocation areas. The grasslands are potential foraging habitat for raptors such as golden eagle (*Aquila chysatos*) and Cooper's hawk (*Accipiter cooperii*).

#### **Aquatic Resources**

There are no indicators of wetlands such as standing water, saturated soil, or hydrophytic vegetation like stands of sedges (*Carex* spp.) or rushes (*Juncus* spp.) within or near the relocation areas. The sites appear to be outside the stream setbacks.

#### **Conclusion**

Relocation of the cultivation area will impact grassland dominated by non-native Harding grass. There is a less than significant risk of impacts to sensitive biological resources. The project is potentially environmentally beneficial because it will allow access to PG&E power and will eliminate the use of generations.

Please contact me if you have any questions or need additional information.

Sincerely,

*Kyle Wear*

Kyle Wear

Attachments:

- A. Map of the assessment area
- B. Photos of the relocation sites