



**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: Alec Barton, Planner (Contract)

Subject: **High Meadow Farm Special Use Permit**  
Record Number PLN-13038-SP  
Assessor's Parcel Number (APN) 223-191-002  
515 Wallan Road, Garberville, CA 95542

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Please contact Alec Barton, Planner (Harris & Associates) at 435-851-4003 or by email at [alec.barton@weareharris.com](mailto:alec.barton@weareharris.com) if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
June 03, 2021	Special Use Permit	Alec Barton

**Project Description:** High Meadow Farm seeks approval of a Special Use Permit (PLN-13038-SP) for a maximum of 5,300 square feet (SF) of cannabis cultivation. The existing cultivation area (CA) is 4,891 SF, comprised of three outdoor cultivation areas: CA 1 (2,886 SF), CA 2 (135 SF), and CA 3 (1,960 SF). CA 1 would be relocated to the southwest and retain the same square footage. CA 2 and CA 3 would be relocated to the northwest and combined into a single outdoor cultivation area totaling 2,095 SF.

Irrigation water is provided by the Garberville Sanitary District. There is no water storage at this site. Estimated annual water use is 95,744 gallons (19.6 gal/SF).

Drying and post-cultivation processing would occur onsite in two storage sheds (96 SF and 60 SF). Owner-operators harvest and process cannabis with support of family members. Temporary staffers, either from a licensed third-party contractor or temporary employment agency, may be used to support harvest operations. Electricity to the site is provided by PG&E.

**Project Location:** The project is located at 515 Wallan Road (APN: 223-191-002) in the unincorporated community of Garberville in southern Humboldt County.

**Present Plan Land Use Designations:** Residential Agriculture (RA). Density: 40 acres per dwelling unit; Slope Stability: Moderate Instability.

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

**Record Number:** PLN-13038-SP

**Assessor's Parcel Number:** 223-191-002

**Applicant**

Susan Alban  
PO Box 368  
Redway, CA 95560

**Owner**

Susan Alban  
PO Box 368  
Redway, CA 95560

**Agents**

Margro Advisors, LLC  
2306 Albee St  
Eureka, CA, 95501

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

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

**Major Issues:** No major issues/concerns were identified for this project.

**High Meadow Farm**  
Record Number: PLN-13038-SP  
Assessor's Parcel Number: 223-191-002

**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 Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) 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 High Meadow Farm Special Permit as recommended by staff subject to the recommended conditions.

**Executive Summary:** High Meadow Farm seeks a Special Use Permit (SP-13038) for a maximum of 5,300 square feet (SF) of cannabis cultivation. The existing cultivation area (CA) is 4,891 SF, comprised of three outdoor cultivation areas including CA 1 (2,886 SF), CA 2 (135 SF), and CA 3 (1,960 SF). CA 1 would be relocated to the southwest and retain the same square footage. CA 2 and CA 3 would be relocated to the northwest and combined into a single outdoor cultivation area totaling 2,095 SF. Propagation occurs onsite in a 576-SF garage.

The medical cannabis permit application is in accordance with Humboldt County Code Section 314-55.4 of Chapter 4 of Division I of Title III, Commercial Medical Marijuana Land Use Ordinance (CMMLUO), Zoning Clearance Certificate for Interim Permit (IP), and the Cultivation Area Verification (CAV) developed for the site. The site is zoned as Agricultural Exclusive (AE) as defined in the Humboldt County 2017 General Plan Update.

The parcel (APN 223-191-002) measures approximately eight (8) acres in size. The property includes Class II and Class III watercourses that feed into Bear Canyon, which is a tributary to the South Fork Eel River. Existing development on the site includes domestic and agricultural storage (sheds and garage) and a residence, which is occupied year round by the property owner and family. Drying and post-cultivation processing occur onsite in two storage sheds (96 SF and 60 SF). Owner-operators harvest and process cannabis with support of family members. Temporary staffers, either from a licensed third-party contractor or temporary employment agency, may be used to support harvest operations. Electricity to the site is provided by PG&E.

**Water Resources**

Irrigation water is provided by the Garberville Sanitary District. The District provided a will-serve letter to the applicant on December 17, 2019. The agreement provides sufficient water throughout the year and requires the applicant to notify the Garberville Sanitary District of any changes in water use demand. There is no water storage at this site. Estimated annual water use is 95,744 gallons (19.6 gal/SF). The applicant is required to provide annual water use totals to the Garberville Sanitary District (**Condition 18**).

In order to protect the water resources of the project area, annual site inspection, monitoring, and reporting of Tier 1 discharges will be conducted and submitted to the North Coast Regional Water Quality Control Board (NCRWQCB) by March 31 of each year (**Condition 11**). Waterways within the project area include a Class II and Class III watercourse which feed into Bear Canyon, a tributary to the South Fork Eel River. Existing cultivation areas CA 1 and CA 3 occur within the Streamside Management Area (SMA) of the Class II watercourse, so these cultivation areas have been relocated outside of the SMA as part of the proposed application.

A Lake and Streambed Alteration Agreement (LSAA) has been filed with the California Department of Fish and Wildlife (Notification No. 1600-2019-0557-R1). The LSAA requires the applicant to replace culverts at two crossings on site. The culverts at Crossing #1 and Crossing #2 will be removed and replaced with

a minimum 24-inch diameter culvert built to installation specifications, including rock armor/riprap (**Condition 17**).

### **Biological Resources**

A list of potential special status species that could occur in the project area was generated in March 2021, using the following information systems: California Department of Fish and Wildlife (CDFW) California Natural Diversity Database, Biogeographic Information and Observation System (BIOS), and Northern Spotted Owl Viewer; and the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC)). There are no known special status biological resources occurring within the project area. However, the western bumble bee, a candidate for endangered species listing at the state level, is presumed extant within approximately 500 feet of the project area. Project activities are not expected to produce any adverse or cumulative effects to any special species or habitat, due to the small size of the project area and the type of proposed activities. Therefore, impacts to biological resources are considered low and unlikely.

### **Tribal Cultural Resource Coordination**

A Northwest Information Center (NWIC) database search was conducted, and no existing cultural resources were identified in the area of potential effect. Therefore, a cultural resources investigation report was not prepared for this project. However, the NWIC recommended contacting local Native American Tribes to ensure project activities are outside of Tribal Territories. The Bear River Band of the Rohnerville Rancheria was contacted and responded that the Inadvertent Discovery Protocol should be implemented in the case of any accidental discovery of historical artifacts or human remains, which is standard practice for any archaeological resources encountered (**Condition 15**).

### **Access**

The site is located at 515 Wallan Road, approximately 0.5 miles east of the Wallan Road/Alderpoint Road intersection, in the unincorporated community of Garberville in southern Humboldt County. The Humboldt County Department of Public Works (DPW) reviewed the project, inspected the access roadways, and determined that the entire road segment is developed to the equivalent of a road category 4 standard, and thus is adequate for the proposed use without further review. Nonetheless, DPW recommended standard conditions pertaining to fences and encroachments (**Condition 12**), county roads – driveway part 2 (**Condition 13**), and private road intersection visibility (**Condition 14**).

### **CEQA**

Environmental review for this project was conducted through the analysis of all available documentation provided by the applicant. Based on the results of that analysis, staff finds that all aspects of the project have been considered in the Mitigated Negative Declaration (MND) that was adopted for the CMMLUO, and thus has prepared an addendum to the MND for consideration by the Zoning Administrator (**Attachment 2**).

### **RECOMMENDATION:**

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

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



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

**Resolution Number 21-  
Record Number PLN-13038-SP  
Assessor's Parcel Number: 223-191-002**

**Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the High Meadow Farm Special Use Permit (13038).**

**WHEREAS, High Meadow Farm** submitted an application and evidence in support of approving a Special Use Permit for a maximum of 5,300 square feet (SF) of outdoor cannabis cultivation. The existing cultivation area is 4,981 SF, comprised of three outdoor two cultivation areas: CA 1 (2,886 SF), CA 2 (135 SF), and CA 3 (1,960 SF). CA 2 and CA 3 would be relocated to the northwest and combined into one area totaling 2,095 SF.

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

**WHEREAS**, the Humboldt County Zoning Administrator held a duly-noticed public hearing on **June 03, 2021**; reviewed, considered, and discussed the application for a Special Use 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:

- 1. FINDING:**                   **Project Description:** The application is for a Special Use Permit for a maximum of 5,300 SF of cannabis cultivation. The existing cultivation area is 4,981 SF, comprised of three outdoor cultivation areas which would be consolidated into two outdoor cultivation areas, CA 1 (2,886 SF) and CA 2 (2,095 SF).

**EVIDENCE:**           a) Project File: PLN-13038-SP

- 2. FINDING:**                   **CEQA.** The requirements of the California Environmental Quality Act (CEQA) have been met. The Humboldt County Planning Commission has considered the Addendum to and the MND prepared for the CMMLUO, adopted by the Humboldt County Board of Supervisors on January 26, 2016.

**EVIDENCE:**           a) Addendum Prepared for the proposed project.  
b) The proposed project does not present substantial changes that would require major revisions to the previous MND. No new information of substantial importance that was not known and could not be known

at the time was presented as described by §15162(c) of CEQA Guidelines.

- c) A biological resources report was not prepared for this project. However, the following database searches for the presence of special status biological resources was conducted by Harris & Associates in March 2021: California Department of Fish and Wildlife (CDFW) California Natural Diversity Data Base (CNDDDB) , Biogeographic Information and Observation System (BIOS), and Northern Spotted Owl Viewer; and the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC)). There were no species of special concern or sensitive status identified in the project area. However, the western bumble bee, a candidate for endangered species listing at the state level, is presumed extant within approximately 500 feet of the project area. Cannabis cultivation activities have been occurring on the subject property prior to the January 1, 2016, established CEQA baseline for CMMLUO. Therefore, it can be assumed that potential impacts to biological resources and required mitigation were identified in the environmental document prepared for CMMLUO 1.0. Furthermore, the project is conditioned to adhere to Dark Sky Standards for greenhouse lighting and security lighting, refrain from using synthetic netting, ensure refuse is contained in wildlife-proof storage, and refrain from using anticoagulant rodenticides to further protect wildlife. As proposed and conditioned, the project is consistent with CMMLUO performance standards and CDFW guidance, and would not negatively impact sensitive species.
- d) A cultural resources database search was requested of the Northwest Information Center (NWIC), and no existing cultural resources were identified in the area of potential effect. Therefore, a cultural resources investigation report was not required for this project. However, the NWIC recommended contacting local Native American tribes. The Bear River Band of the Rohnerville Rancheria was contacted and responded that in order to protect unknown cultural resources, the Inadvertent Discovery Protocol should be utilized, which has been set forth in the Conditions of Approval (**Condition 15**).
- e) Per the review referral from Humboldt County Department of Public Works (DPW), the entire access road segment is developed to the equivalent of a road category 4 standard, and thus is adequate for the proposed use without further review. However, DPW recommends standard conditions pertaining to fences and encroachments (**Condition 12**), driveways (**Condition 13**) and private road intersections (**Condition 14**).

### FINDINGS FOR SPECIAL USE PERMIT

### 3. FINDING

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

- EVIDENCE** a) General agriculture is a use type permitted in the Residential Agriculture (RA) 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 Agricultural Exclusive (AE) zone in which the site is located.

- EVIDENCE** a) Agricultural Exclusive (AE) is intended to be applied to areas of the County where general agriculture residential uses are the desirable predominant uses. All general agricultural uses are principally permitted in the AE designation.
- b) Humboldt County Code (HCC) section 314-55.4.8.2.2 allows up to 10,000 SF of existing outdoor cannabis cultivation, and allows up to 10,000 SF of existing mixed-light cannabis cultivation on a parcel over 1 acre, subject to approval of a Special Use Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application for a maximum of 5,300 SF of cannabis cultivation operation, consisting of 4,891 SF outdoor cultivation area on an 8-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 CMMLUO Provisions of the Zoning Ordinance.

- EVIDENCE** a) The CMMLUO allows existing cannabis cultivation to be permitted in areas zoned AE (HCC 314-55.4.6.5).
- b) The parcel was created in compliance with all applicable state and local subdivision regulations, as it was created via Parcel Map, recorded in Book of Parcel Maps 223, page 19.
- c) Irrigation water is provided by the Garberville Sanitary District. There is no water storage at this site.
- d) Humboldt County Department of Public Works (DPW) reviewed and inspected the access roadways in July 2018. DPW concluded that the entire road segment is developed to the equivalent of a road category 4 standard and thus is adequate for the proposed use without further review.
- e) The slope of the land where cannabis will be cultivated is greater than 15%. Because this is an existing cultivation site, the CMMLUO does not require cultivation to occur on slopes of 15% or less.
- f) 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 offsite residence, and more than 600 feet from any school, church, public park or Tribal Cultural Resource.

**6. FINDING**

The cultivation of 5,300 SF of cannabis cultivation and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

**EVIDENCE**

- a) The site is located on a road that has been reviewed and cleared by DPW to safely accommodate the amount of traffic of the proposed cannabis cultivation.
- b) The site is in a zone designated for residential agricultural uses, and parcels sizes in this part of the county are typically 3 acres or larger. The proposed cannabis cultivation will not be in a location where there is a sensitive receptor such as a school, church, park or other use which may be sensitive to cannabis cultivation. Approving cultivation on this site, as well as the other sites which have been approved or are in the application process, will not change the character of the area due to the use types encouraged in this zoning district.
- c) The location of the proposed cannabis cultivation is more than 300 feet from the nearest offsite residence.
- d) Irrigation water is provided by the Garberville Sanitary District. There is no water storage at this site. Estimated annual water usage is 95,744 gallons (19.6 gal/SF).
- e) Provisions have been made in the conditions to the applicant's permit to protect water quality, and thus runoff to adjacent property and infiltration of water to groundwater resources will not be affected.

**7. FINDING**

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

**EVIDENCE**

- a) The parcel currently contains one existing residential unit. The approval of cannabis cultivation on this parcel will not conflict with the operation or use of the existing residential units on site.

**DECISION**

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

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Special Use Permit for High Meadow Farm (13038), based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

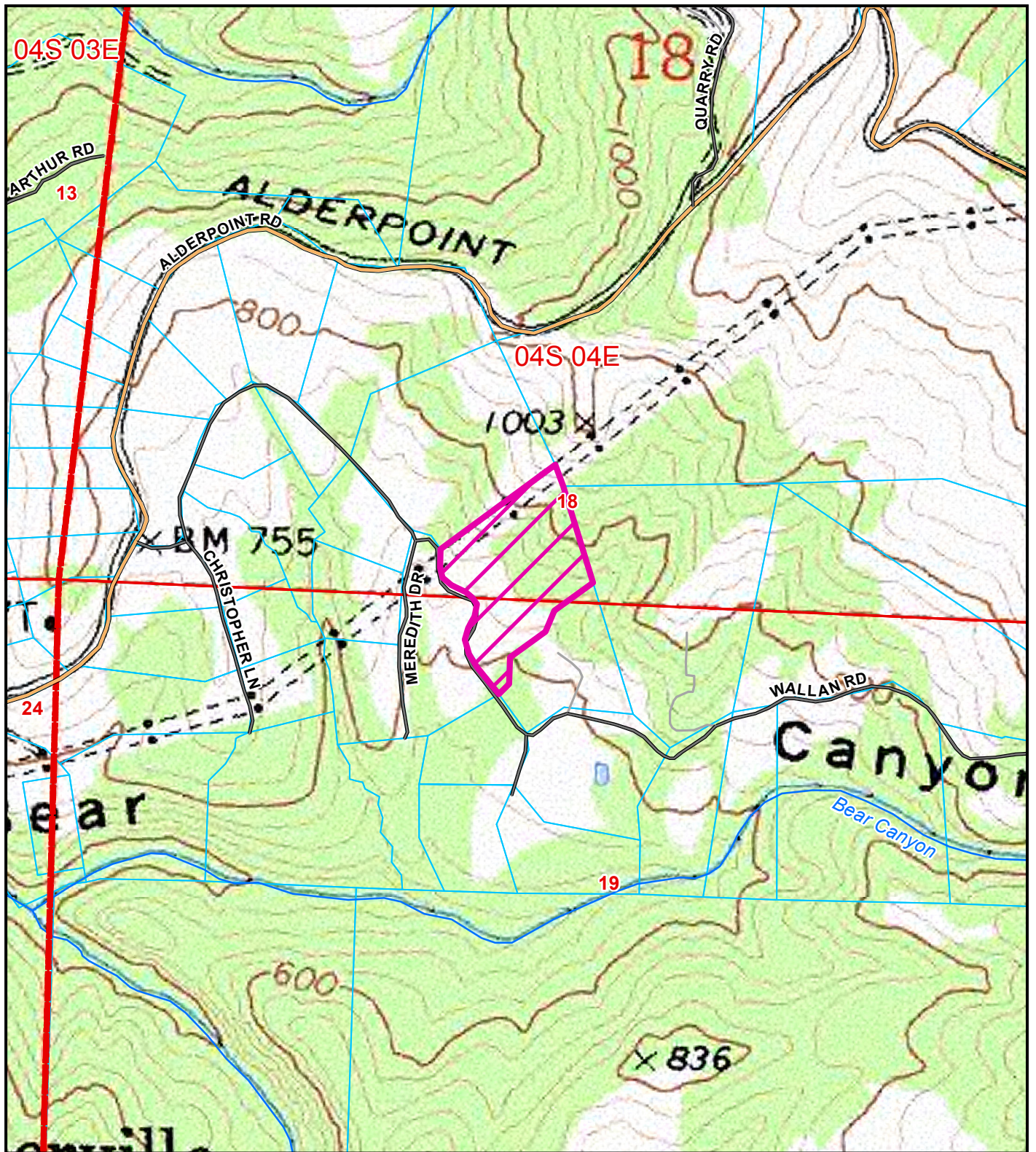
Adopted after review and consideration of all the evidence on **June 3, 2021**.

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

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John H. Ford  
Zoning Administrator, Planning and Building Department





Project Area = 

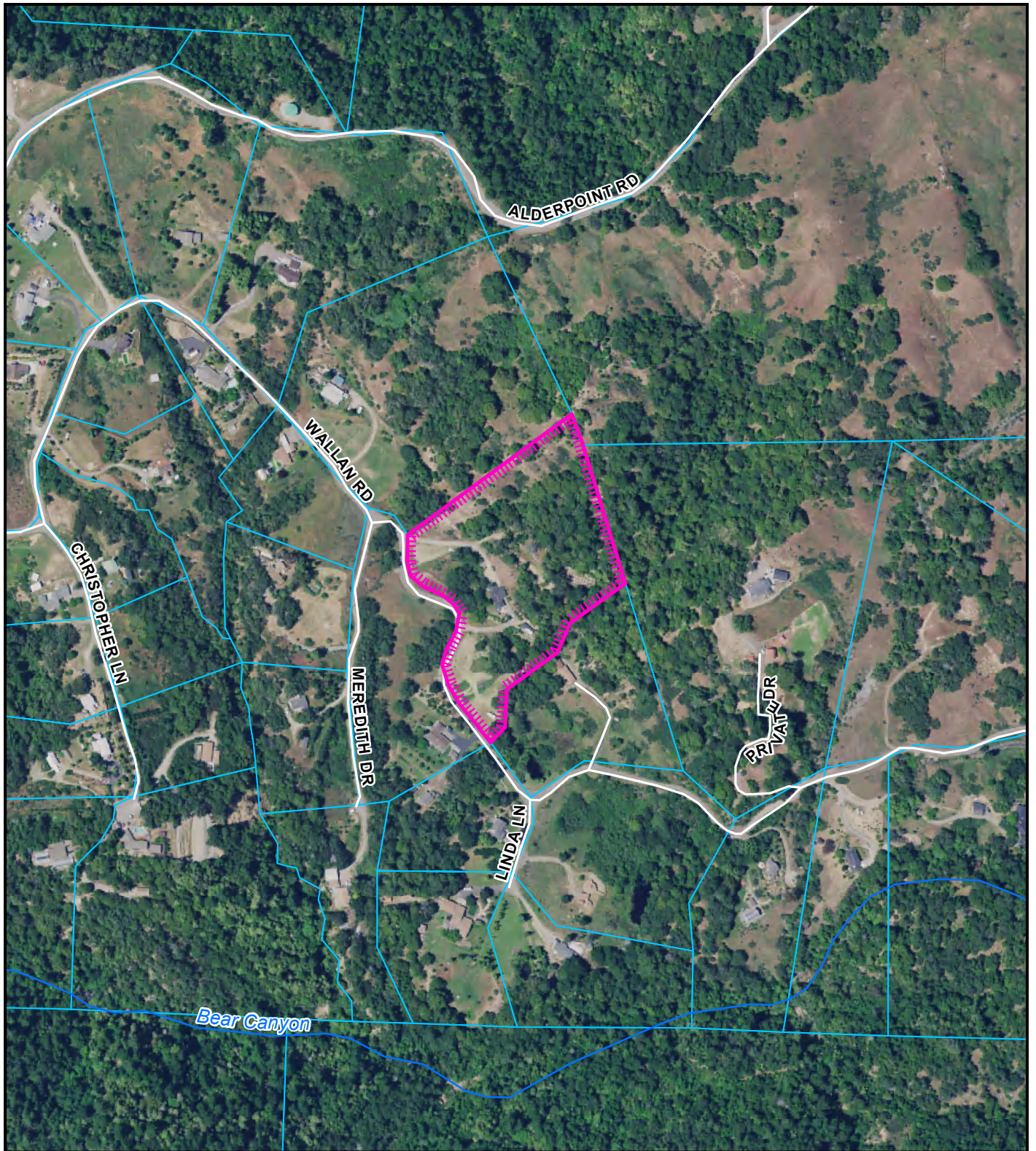
**TOPO MAP**  
**PROPOSED HIGH MEADOW FARM**  
**GARBERVILLE AREA**  
**SP-16-741; ZCC-16-675**  
**APN: 223-191-002**  
**T04S R04E S18; S19 HB&M (GARBERVILLE)**

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.

0 750 1,500 Feet







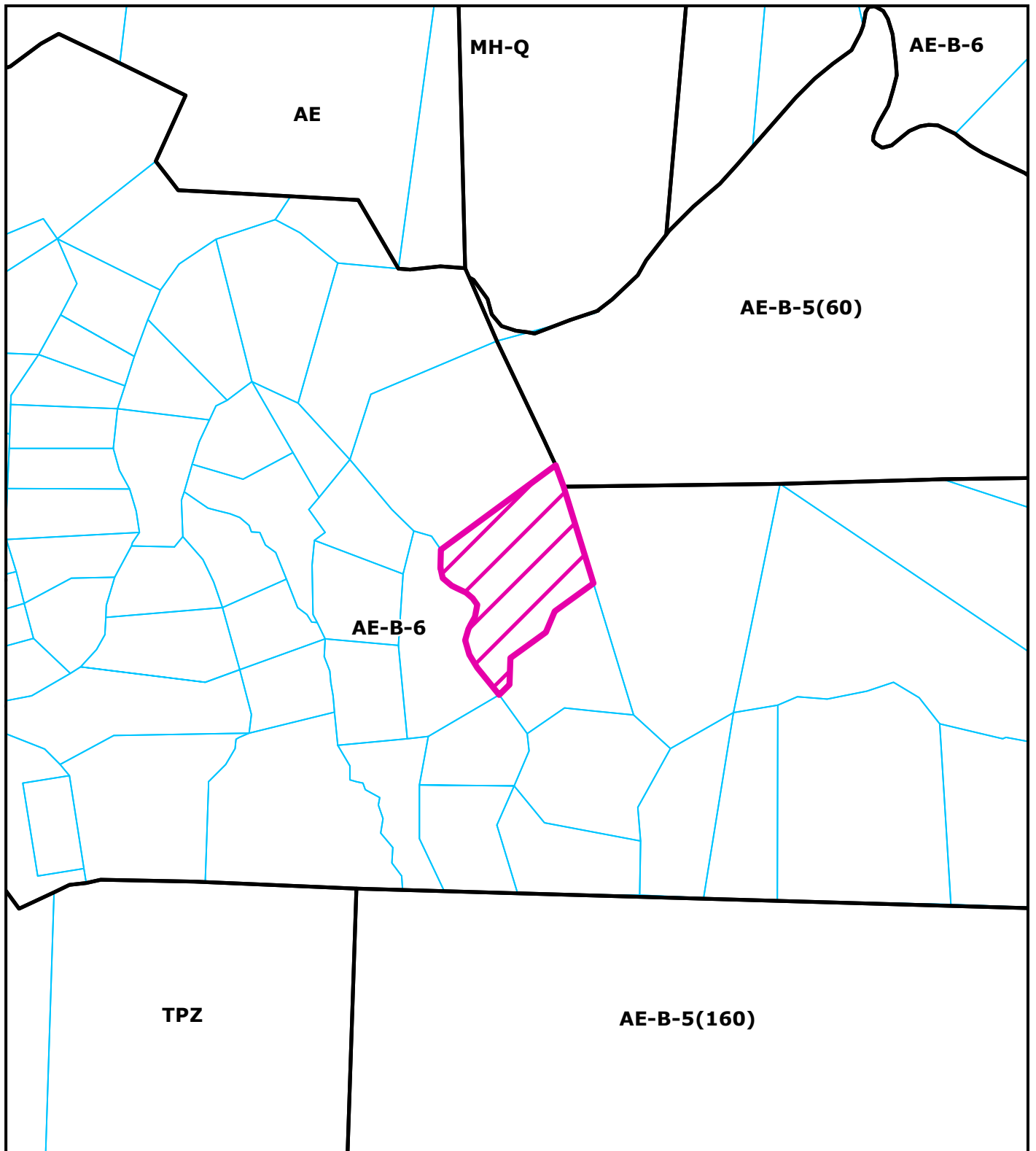
Project Area = 

**AERIAL MAP  
PROPOSED HIGH MEADOW FARM  
GARBERVILLE AREA  
SP-16-741; ZCC-16-675  
APN: 223-191-002  
T04S R04E S18; S19 HB&M (GARBERVILLE)**

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.

0 550 1,100 Feet

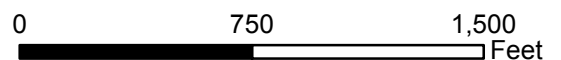




Project Area = 

**ZONING MAP  
PROPOSED HIGH MEADOW FARM  
GARBERVILLE AREA  
SP-16-741; ZCC-16-675  
APN: 223-191-002  
T04S R04E S18; S19 HB&M (GARBERVILLE)**

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.







**APN: 223-191-002**  
**Applicant:** Susan Alban  
**Owner:** Susan Alban

**Description:**  
Existing outdoor cultivation with total operations of 4,981 Sq Ft  
Areas: 2,886 sq ft; 135 sq ft; 1,960 sq ft

**Residential Structures:**  
House - 1,350 sq ft yr 2018

**Non-Residential Structures:**  
Storage Shed - 80 sq ft - yr 2018  
Storage Shed - 80 sq ft - yr 2018  
Storage Shed - 60 sq ft - yr 2018  
Garage - 576 sq ft - yr 2018  
GH 1 - 288 sq ft - yr 2014

**Cultivation Setbacks:**  
30 ft Property Line: Yes  
300 ft Residence: Yes  
600 ft Schools, Bus Stops, Public Parks, Tribal Resources, Places of Worship: None  
600 ft Public Land: None

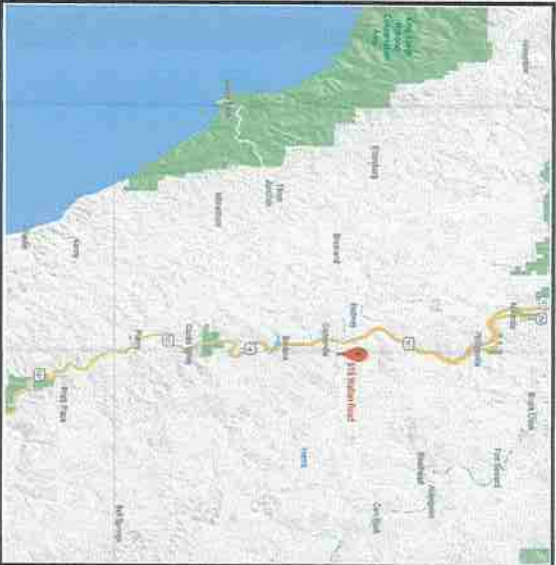
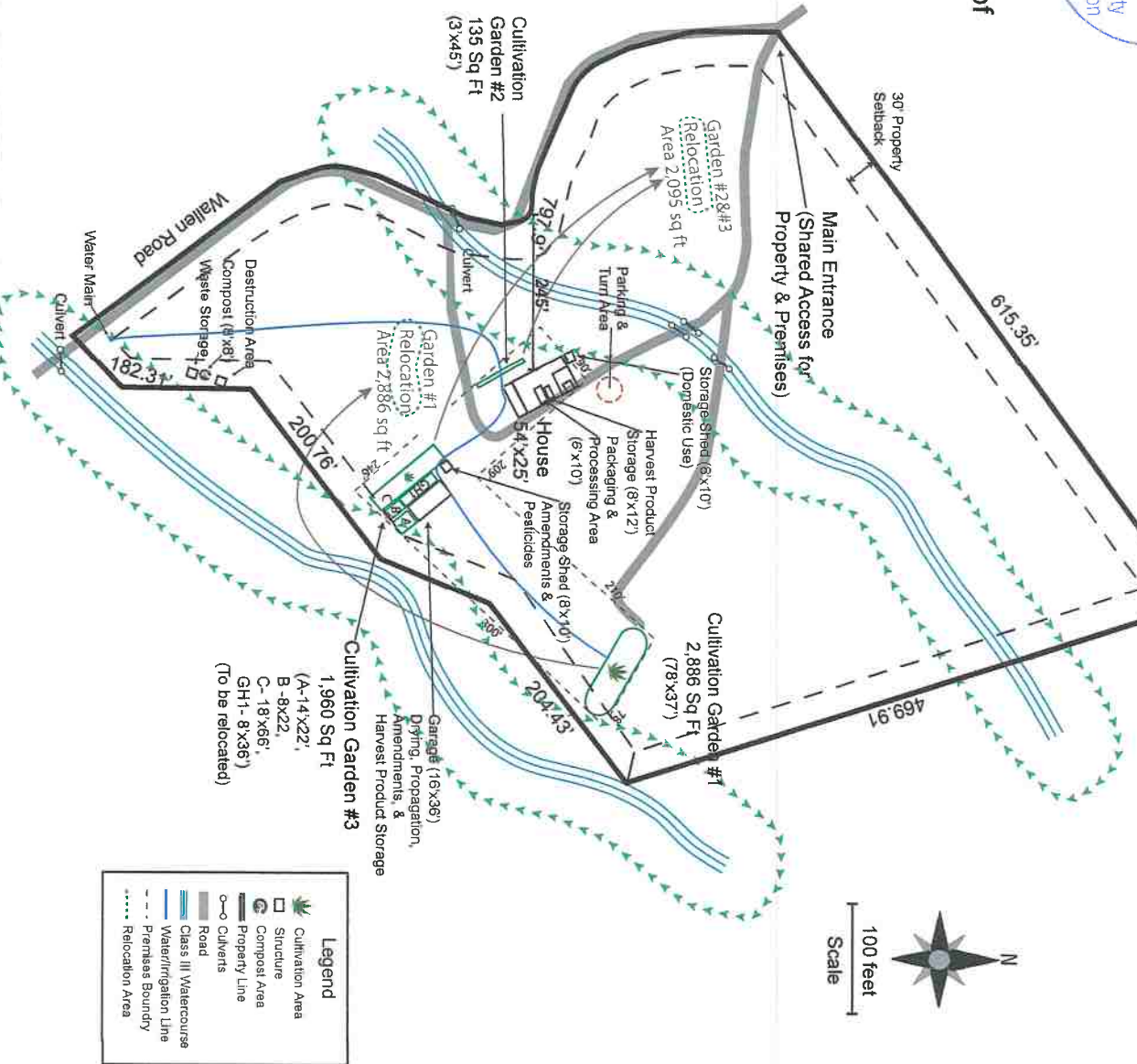
**Power Sources:**  
Ongrid - PG&E

**Water Sources:**  
Municipal - Garberville Sanitary District

**Water Storage:**  
None

**Mapping Sources:** Estimates based on Humboldt GIS, USGS, Google Maps

**High Meadow Farm**



**Property Address**  
515 Wallen Road  
Garberville, CA 95542  
**Zone:** AE-B-6  
**Size:** 8.15 acres



Agent: Margio Advisors - (707) 500-2420

## ATTACHMENT 1

### RECOMMENDED CONDITIONS OF APPROVAL

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

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

1. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.
2. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges, as adopted by ordinance of the Humboldt County Board of Supervisors. The Humboldt County Planning and Building Department will provide a bill to the applicant after the decision. Any and all outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
3. The applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated, prior to release of building permit or initiation of use and at the time of annual inspection. A conformance review deposit, as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750), shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. **Within three days of the effective date of permit approval**, it is requested that the applicant submit a check or money order for the required filing fee in the amount of \$50 payable to the Humboldt County Clerk/Recorder. If this payment is not received within this time period, the Department will file the NOD and will charge this cost to the project.
5. Within 60 days of the effective date of permit approval, the applicant shall execute a Compliance Agreement with the Planning and Building Department, detailing all necessary permits and infrastructure improvements described under Conditions of Approval #6 through #18. The agreement shall provide a timeline for completing all outstanding items. All activities detailed under the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
6. The applicant shall secure permits for all structures related to the cannabis cultivation and other commercial cannabis activity including, but not limited to, existing and proposed greenhouses, water tanks over 5,000 gallons, existing and proposed structures associated with drying and storage or any activity with a nexus to cannabis, and any noise containment structures as necessary. The plans submitted for building permit approval shall be consistent with the project description and the approved project site plan. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.
7. The approved building plans shall meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary for the project by the Building Inspection Division. Sign-off on the Occupancy Permit by the Building Division shall satisfy this requirement.
8. The applicant shall contact the local fire service provider (Garberville Fire Protection District) and furnish written documentation from that agency of the available emergency response, fire

suppression services, and any recommended project mitigation measures. Mitigation measures shall be incorporated into the project, if applicable. If emergency response and fire suppression services are not provided, the applicant shall cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division. Document review fees, as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors, will be required.

9. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection in order to keep the permit valid.
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.
11. The applicant shall contract a professional hydrologist (or a person of equivalent expertise) to implement annual site inspection, monitoring, and reporting of any Tier 1 discharges to the North Coast Regional Water Quality Control Board (NCRWQCB). Reporting shall be submitted to the NCRWQCB by March 31<sup>st</sup> of each year, to ensure that all waterways within the project area are in accordance with the water quality measures set forth in the Cannabis Cultivation General Order.
12. COUNTY ROAD – FENCES & ENCROACHMENTS: All fences and gates shall be relocated out of the County right of way. All gates shall be setback sufficiently from the County road, so that vehicles will not block traffic when staging to open/close the gate. In addition, no materials shall be stored or placed in the County right of way. This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.
13. COUNTY ROADS – DRIVEWAY (PART2): Any existing roads or proposed driveways that will serve as access for the proposed project and connect to a county maintained road shall be improved to current standards for a commercial driveway. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right-of-way. If the County road is an unpaved surface at the location of the driveway, the driveway apron shall be paved for a minimum width of 18 feet and a length of 50 feet.
14. COUNTY ROADS – DRIVEWAY & PRIVATE ROAD INTERSECTION VISIBILITY: All driveways and private road intersections onto the County road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance). This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.
15. The applicant shall implement the Inadvertent Discovery Protocol, in the event of the accidental discovery of historical artifacts or human remains. A qualified professional Archaeologist shall be contacted immediately, in order to inspect and clear the site for all further activities.
16. The applicant shall secure permits for all unpermitted grading and structures related to the cannabis cultivation and other commercial cannabis activity. The plans submitted for building permit approval shall be consistent with the project description and approved project site plan. The approved building plans shall meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary for the project by the Building Inspection Division. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.

17. The applicant shall replace two existing crossings with minimum 24-inch diameter culverts as specified in the Lake and Streambed Alteration Agreement (LSAA).
18. The applicant shall provide annual water use totals to the Garberville Sanitary District (GSD) using reporting methods specified by the GSD.

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

1. The combination of background, generator and greenhouse fan, or other operational equipment created noise must not result in the harassment of Northern Spotted Owl species, as required to meet the performance standards for noise set by Department Policy Statement No. 16-005 clarifying CMMLUO Section 55.4.11 (o) requirements. The combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.
2. 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/or noise levels have been repaired, inspected, and corrected as necessary.
3. The use of synthetic netting is prohibited. To minimize the risk of wildlife entrapment, the applicant 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.
4. The applicant shall contain all refuse in wildlife-proof storage containers at all times, and ensure refuse is disposed at an authorized waste management facility.
5. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
6. The use of anticoagulant rodenticide is prohibited.
7. 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.
8. All components of the 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, the applicant shall be consult with Humboldt County to identify and document the offsite licensed facility.
9. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), as applicable to the permit type.
10. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations

to the Planning and Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort toward compliance can be shown within the two years following the issuance of the provisional clearance or permit, the Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow additional time to meet the outstanding requirements.

11. The applicant shall possess 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.
12. The applicant shall comply 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.
13. The applicant shall confine 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).
14. The applicant shall maintain enrollment in Tier 1, 2, or 3, certification with North Coast Regional Water Quality Control Board (RWQCB) Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
15. The applicant shall 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).
16. The applicant shall 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.
17. The applicant shall consent to an annual onsite 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).
18. The applicant shall refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
19. The applicant shall pay all applicable application, review for conformance with conditions, and annual inspection fees.
20. 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.
21. The master log books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
22. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

## Performance Standards for Cultivation and Processing Operations

23. Pursuant to the MAUCRSA, Health and Safety Code Section 19322(a)(9), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
24. 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).
25. 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.
26. 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. Onsite housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
27. All cultivators shall comply with the approved processing plan, including:
  - 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, and
- i. Onsite housing, if any.

28. Term of Commercial Cannabis Activity Special Use Permit. Any Commercial Cannabis Cultivation SP issued pursuant to the CMMLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted, and the permittees and the permitted site have been found to comply with all conditions of approval.
29. 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 of 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 re-inspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request re-inspection or to cure any items of noncompliance shall terminate the Special Use 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.
30. 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.
31. 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.
32. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include:
  - a. 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 with the initial permit application,
  - c. The specific date on which the transfer is to occur,
  - d. Acknowledgement of full responsibility for complying with the existing permit, and
  - e. Execution of an Affidavit of Non-diversion of Medical Cannabis.
33. Inspections. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

#### **Informational Notes:**

1. Pursuant to Section 314-55.4.11(a) of the CMMLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state or county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity, but in no event more than two (2)

years after the date of issuance of the provisional clearance or permit. Plans for curing the violations shall be submitted to the Planning and Building Department by the permittee within one (1) year of the issuance of the provisional certificate or permit. The terms of the compliance agreement may be appealed pursuant to Section 314-55.4.13 of the CMMLUO.

2. This provisional permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"), except where the Compliance Agreement per Condition of Approval #A.5 has been executed, and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in Conditions of Approval #29 and 31 of the Ongoing Requirements/Development Restrictions, above.
3. If cultural resources are encountered during construction activities, the contractor onsite 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) shall be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

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

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



**ATTACHMENT 2**

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

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

**APN 223-191-002; 515 Wallan Road, Garberville  
County of Humboldt**

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

**April 2021**

## **BACKGROUND**

### **Purpose of Addendum**

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

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

### **Project History**

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

### **Modified Project Description**

The modified project involves a Special Use Permit (SP-13038) to permit a maximum of 5,300 square feet (SF) of outdoor cannabis cultivation operation. The existing cultivation area is 4,891 SF, comprised of three outdoor cultivation areas including CA 1 (2,886 SF), CA 2 (135 SF), and CA 3 (1,960 SF). CA 1 would be relocated to the southwest and retain the same square footage. CA 2 and CA 3 would be relocated to the northwest and combined into a single outdoor cultivation area totaling 2,095 SF.

Propagation occurs onsite in a 576-SF garage. Drying and post-cultivation processing occur onsite in two storage sheds (96 SF and 60 SF). Owner-operators harvest and process cannabis with support of family members. Temporary staffers, either from a licensed third-party contractor or temporary employment agency, may be used to support harvest operations. Electricity to the site is provided by PG&E.

Irrigation water is provided by the Garberville Sanitary District. There is no water storage at this site. Annual water use is estimated at 95,744 gallons (19.6 gal/SF). The applicant is required to provide annual water use totals to the Garberville Sanitary District (**Condition 18**). The project area contains a Class II and Class III waterway, but cultivation activities are being relocated outside of the Streamside Management Areas per the recommendation of the LSAA. In order to protect the water resources of the project area, annual site inspection, monitoring, and reporting of Tier 1 discharges will be conducted and submitted to the North Coast Regional Water Quality Control Board (NCRWQCB) by March 31 of each year (**Condition 11**).

A Lake and Streambed Alteration Agreement (LSAA) has been filed with the California Department of Fish and Wildlife (Notification No. 1600-2019-0557-R1). The LSAA requires the applicant to replace culverts at two crossings on site. The culverts at Crossing #1 and Crossing #2 will be removed and replaced with a minimum 24-inch diameter culvert built to installation specifications, including rock armor/riprap (**Condition 17**).

A list of potential special status species that could occur in the project area was generated in March 2021, using the following information systems: California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB), Biogeographic Information and Observation System (BIOS), and Northern Spotted Owl Viewer; and U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) database. There are no known special status biological resources occurring within the project area. However, the western bumble bee, a candidate for endangered species listing at the state level, is presumed extant within approximately 500 feet of the project area. Project activities are not expected to produce any adverse or cumulative effects to any special-species or habitat, due to the small size of the project area and the type of proposed activities. Therefore, impacts to biological resources are considered low and unlikely.

A cultural resources database search was requested of the Northwest Information Center (NWIC), and no existing cultural resources were identified in the area of potential effect. Therefore, a cultural resources investigation report was not prepared for this project. However, the NIWC recommended contacting local Native American Tribes to ensure project activities are outside of Tribal Territories. The Bear River Band of the Rohnerville Rancheria was contacted and responded that the Inadvertent Discovery Protocol should be implemented in the case of any accidental discovery of historical artifacts or human remains. This condition has been applied to the project, which is standard practice (**Condition 15**).

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

### **Summary of Significant Project Effects and Mitigation Recommended**

No changes are proposed for the original MND recommended mitigation measures. The proposal to authorize a maximum of 5,300 SF, including the continued operation of an existing cannabis cultivation site (4,891 SF) is fully consistent with the impacts identified and adequately mitigated in the original MND. The project, as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the MND. Compliance with the CMMLUO ensures consistency with the adopted MND and provides for mitigation of all project related impacts to a less than significant level.

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

- Site Plan prepared by Margro Advisors, received 12/17/2019
- Notification of Lake or Streambed Alteration, prepared by Chris Carroll, applicant's authorized representative, on 6/28/2019
- Cultivation and Operations Plan, received 9/8/2017 and revised 6/19/2019
- NWIC search by Bryan Much, 2/7/2018
- Bear River Band of the Rohnerville Rancheria response by Erika Cooper, 4/26/2019

### **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.

For every environmental topic analyzed in this review, the potential environmental impacts of the current project proposal, High Meadow Farm, would be the same or similar, with no substantial increase in severity, than the initial CMMLUO project for which the MND was adopted. Based upon this review, the following findings are supported:

### **FINDINGS**

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

### **CONCLUSION**

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

### ATTACHMENT 3

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

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

1. The name, contact address, and phone number(s) of the applicant. **(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 Margro Advisors, received 12/17/2019, **Attached**)
4. A cultivation and operations plan that meets or exceeds minimum legal standards for: water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel; a description of cultivation activities (outdoor, indoor, mixed light); the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable; and schedule of activities during each month of the growing and harvesting season. (Cultivation and Operations Plan received 12/17/2019, **Attached**)
5. Copy of conditional will serve agreement for agricultural water use. (Letter from Garberville Sanitary District, received 12/17/2019, **Attached**)
6. Description of water source, storage, irrigation plan, and projected water usage. (Included in Cultivation Operations Plan, item 4 above, **Attached**)
7. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Control Board, demonstrating enrollment in Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2017-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (Received 12/17/2019, **Attached**)
8. If any onsite or offsite 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. (Lake and Streambed Alteration Agreement prepared 9/27/2019, **Attached**)
9. Consent for onsite 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)**
10. For indoor cultivation facilities, identify the source of electrical power, 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)**

11. 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)**
12. 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)**
13. Division of Environmental Health Attachment for Commercial Medical Marijuana (CMM) Clearances/ Permits (DEH Form). **(On file)**

**Cultivation Plan  
High Meadow Farm  
APN #223-191-002 / APP# 13038**

The following plan describes the general operations for managing a 4,981 sq ft outdoor cultivation site.

### 1. Water Use

Water used for cannabis cultivation is sourced from Garberville Municipal Water District. All irrigation is dispersed by a timed delivery cycle with a drip system to maximize water conservation.

During the beginning of the growing season, seedlings are occasionally watered as needed. Once fully planted, daily irrigation begins with plants watered for 2-5 minutes every 3rd day. Alfalfa mulch is used around plants to improve water retention. Careful timed irrigation, with immediate oversight, is also used to reduce the possibility of irrigation runoff.

The following provides an estimate of monthly irrigation use in gallons:

#### 1.a. Water USE by month

Jan	Feb	Mar	Apr	May	June
0	0	0	4,488	5,236	13,464

July	Aug	Sept	Oct	Nov	Dec
17,204	18,700	17,204	12,716	6,732	0

### 2. Watershed Protection

To protect nearby watershed areas and nearby habitat the site is managed to meet standard conditions and follow best practices in accordance with guidelines provided by the State Water Resources Control Board (SWRCB). These practices address erosion control and drainage features, spoils management, water storage and use, irrigation runoff, fertilizers and pesticides, and stream and wetland buffers when applicable.

The most active steps for this site include:

- Moderate road shaping and ditch-relief used to optimize drainage to stable areas

- Out-sloping maintained to ensure proper capture and capacity of seasonal flow
- Usage of vegetative ground cover and gravel for added sediment control
- Application of straw mulch to exposed soils to minimize erosion

The grower, designated as the “Discharger”, is enrolled in the SWRCB Waiver of Waste Discharge as a Tier I Discharger. The cultivation site includes a Site Management Plan (SMP) for the property. A copy of the SMP is kept onsite for ongoing site management and regulatory inspections.

An LSA Agreement with CDFW has been drafted and is awaiting signature..

Timberland Resource Consultants has also recommended the relocation of cultivation areas to environmentally superior locations on the subject property. Please see the LSAA application and the Site Plan for more information.

### **3. Power Source**

The site is connected to the municipal power grid (PG&E) as its source of electricity. No generators are used for cultivation. Between March and August usage averages 6kWh per day depending on the need for and duration of ventilation and use of farming equipment.

### **4. Site Structures**

There is a house, garage, and two storage sheds that provide space for storage, drying, propagation and packaging.

During the season, the cultivation area includes raised beds and a greenhouse that has dirt floors that are permeable. Please see the Site Plan for more information.

### **5. Materials Storage**

Currently, there are primarily natural fertilizers utilized in the cultivation process and include:

- Chicken Manure
- Kelp
- EB Stone worm Castings
- Dr. Earth
- Liquid Microbes
- Epsom salt
- Gypsum
- Neem meal
- Fish Bone
- Bone meal
- Crab shell



- Trace Minerals
- Insect frass
- Gypsum
- Oyster Shells
- Primo Marinos
- Alfalfa
- Biochar
- Coco Fiber
- Sulfate of Pot hash
- Vermiculite
- My Grow Minerals
- Botanicare ProGrow
- Botanicare Pro Bloom
- Botanicare Cal Mag
- Humus
- Humic Acid
- Hydrolyzed fish powders
- Seaweed powder
- Bat and Seabird guano

The primary pesticides used to control mites and powdery mildew are:

- Plant Therapy
- Suffoil X
- H2O2 and Dr. Bronners soap
- Venerate
- Grandevo
- Organocide

The storage shed and garage buildings are used for storage of all amendments. Materials are kept in their original containers with product labels in place and legible. Appropriate Safety Data Sheets (SDS) are kept onsite as a component of the cultivator's SMP..

Up to 5 gallons of gasoline is stored in non-permeable plastic totes (secondary containment) and is used for tilling, chippers, weed wackers. The gasoline is stored in the garden shed along with a Spill Prevention, Countermeasures, and Cleanup (SPCC) kit. As a safety measure, kits provide a supply of clean-up materials in the event of accidents, and are kept within fuel storage areas.

## **6. Waste Management**

Plant waste is placed in compost area and composted. Other solid waste is stored in containers with covers and transported to the Redway Transfer Station, on a weekly basis; recyclables are taken monthly. Materials intended for reuse are stored in a clean and safe manner to be managed and reused as needed.

Wastewater is managed through the municipal septic system.

## 7. Cultivation Activities

<b>Jan-Feb</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Ensure all off-season water storage is complete</li> <li><input type="checkbox"/> Submit SWRCB enrollment report and fee</li> <li><input type="checkbox"/> Install and repair any infrastructure</li> <li><input type="checkbox"/> Perform initial site inspection</li> <li><input type="checkbox"/> Check water meters and record monthly usage</li> </ul>
<b>Mar-Apr</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Submit soil samples for testing</li> <li><input type="checkbox"/> Purchase amendments for soil preparation based on test results</li> <li><input type="checkbox"/> Conduct and record inventory of amendments and verify proper storage</li> <li><input type="checkbox"/> Begin tilling soil and amendments to prepare for planting</li> <li><input type="checkbox"/> Plant clones to initial pots in propagation area</li> <li><input type="checkbox"/> Begin daily plant inspections</li> </ul>
<b>May-Jun</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Replant into larger pots</li> <li><input type="checkbox"/> Add nutrients as needed</li> <li><input type="checkbox"/> Complete vegetative growth stage</li> <li><input type="checkbox"/> Set irrigation lines</li> </ul>
<b>Jul-Aug</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Top and prune plants periodically</li> <li><input type="checkbox"/> Trellis plants for stability</li> <li><input type="checkbox"/> Conduct regular site inspections and make repairs as needed</li> </ul>
<b>Sep-Oct</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Harvest by hand</li> <li><input type="checkbox"/> Dry crop</li> <li><input type="checkbox"/> Send to off site processing</li> <li><input type="checkbox"/> Package and store</li> <li><input type="checkbox"/> Remove and recycle plant waste following harvest</li> </ul>

## 8. Soil Management

Prior to the season, soil is sent for lab testing and analysis. Based on the test results, a prescription of amendments is created. Items are purchased, applied, stored and inventoried. Once tilling is completed and soil has been prepared, planting begins.

Following the harvest, cover crop is planted in beds for tilling in the next season.

## **9. Cultivation Cycles:**

The site plans to produce one full season crop cycles. In April, planting will begin with clones in the nursery area. During the vegetative state plants are upgraded to larger pots in the carport area to adjust to natural light, until ready for planting in the field. Plants are then transferred to their final beds. The harvest is late September - mid October. Harvest times can always vary depending on environmental factors including weather, pests, and plant strains.

## **10. Plant Management**

During the cultivation cycles plants are inspected daily. Irrigation is monitored and adjusted based on various factors, mainly heat and precipitation. Once plants are placed into soil beds, they are carefully maintained with periodic topping and pruning until ready to harvest.

## **11. Processing Practices**

After being harvested, the cannabis is taken into the drying building where it will be dried and packed before processing. Processing occurs in the designated area by the owners. All work surfaces and equipment are maintained in clean and safe conditions. Protocols are strictly followed to prevent the spread of mold and fungus. The final cannabis product is then packaged and stored in a secure location.

## **12. Staffing**

High Meadow Farm is a family-farm not currently hiring part-time or full-time employees. Harvesting is done with the support of family members and processing is done by the owners. As the site's commercial operations are developed, temporary staffing will be considered if needed. A third-party licensed contractor or temporary employment agency services may be utilized on a temporary basis to support harvest operations.

## **13. Security Measures**

A number of security measures have been established on the site. They include:

- Installation of a gate is planned to restrict access. The gate will be of heavy steel construction with a steel combination lock.
- There is 24/7 presence onsite throughout the cultivation season.

#### 14. Remediation

Due to cultivation areas being in the SMA they will be relocated to areas recommended by Timberland Resource Consultants as being superior locations, see Site Plan and the LSA application for details.

#### 15. Health and Safety

When employees are hired this site will be operated as an “agricultural employer” as defined by 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, and comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers. At the first establishment of 20 or more employees, the firm will sign and enact a Labor Peace Agreement and allow upon written request, all bona fide labor organizations access at reasonable times to areas in which the farm’s employees work, for the purpose of meeting with employees to discuss their right to representation, employment rights under state law, and terms and conditions of employment.

With regards to processing, any onsite operations will ensure that any employees handling cannabis for processing will have access to facemasks and gloves in good operable condition, and will be required to wash hands sufficiently when handling cannabis or use gloves.

An Injury and Illness Prevention Program (IIPP) Plan will be posted and includes safety protocols including emergency action plan and fire prevention plan, use of personal protective equipment, proper equipment and materials handling, heat illness prevention, employee accident reporting policies and logs, communication of hazards and Safety Data Sheets for amendments and chemicals used onsite, and employee training logs.

Posted and available documentation for employees (if applicable) will include:

- *Injury and Illness Prevention Program (IIPP) Plan* - T8 CCR Section 3203 of the General Industry Safety Orders
- *Agricultural Occupations Notice* - Industrial Welfare Commission Order No. 14-2001
- *Professional, Technical, Clerical, Mechanical, and Similar Occupations Notice* - Industrial Welfare Commission Order No. 4-2001
- *Safety and Health Protection on the Job* - Labor Code section 6328
- *California Minimum Wage* - MW-2017 General Minimum Wage Order

- *Healthy Workplaces/Healthy Families Act of 2014 Paid Sick Leave* - Division of Labor Standards
- *Payday Notice* - Labor Code section 207
- *Emergency Numbers* - Title 8 Section 1512 (e), California Code of Regulations
- *Access to Medical and Exposure Records and General Industry Safety Order 3204*
- *Injuries Caused by Work* - Title 8, California Code of Regulations, Division of Workers' Compensation section 9881
- *Whistleblower Protections* - Labor Code Section 1102.8(a)
- *No smoking signage* - Labor Code section 6404.5(c)(1)
- *Farm Labor Contractor Statement of Pay Rates* - California Labor Code Section 1695(7)
- *Insurance and Paid Leave Notice to Employees* - DE 1857A
- *Equal Employment Opportunity is the Law* - EEOC-P/E1 and Americans with Disabilities Act
- *Human Trafficking Public Notice* - Civil Code § 52.6

## 16. International Dark Sky Standards

Any greenhouse or propagation area with supplemental lighting will be properly maintained to avoid being visible from any neighboring property between sunset and sunrise. The site will comply with International Dark Sky Association standards for Lighting Zone 0, and prevent light spillage which may impact local wildlife. Any and all complaints received in writing regarding light spillage will be corrected within 10 business days from the date of receipt.



Garberville Sanitary District  
PO Box 211  
919 Redwood Dr.  
Garberville, CA. 95542  
Office(707)923-9566 Fax(707)923-3130

13038  
223-191-002

High Meadow Farm  
515 Wallan Road  
PO Box 368  
Redway, CA. 95560

January 29, 2020



Request for water service:

Susan Alban

Garberville Sanitary District agrees to provide cannabis cultivation water for Susan Alban and High Meadow Farm at 515 Wallan Road as long as they comply with the GSD agricultural water use agreement and pay required fees prior to water service.

A \$1,000 deposit has been received on the \$8,000 connection fee required and Susan agrees to pay the remaining \$7,000 prior to June 30<sup>th</sup>.

GSD staff will install an agricultural water meter upon receiving the full connection fee and water will be turned on.

High Meadow Farm will be required to provide annual water use totals so that GSD can do a water balance analysis of residential, commercial and agricultural water use within GSD boundaries.

For further explanation, contact the GSD office.

Ralph Emerson

*Ralph Emerson*  
General Manager  
Garberville Sanitary District

Garberville Sanitary District  
P.O. Box 211  
Garberville, CA 95542

<b>RECEIPT</b>		DATE <u>05/21/20</u>	No. <u>283510</u>
RECEIVED FROM <u>Acct # 078</u>		\$ <u>7,000.00</u>	
<u>Susan Alban</u>		DOLLARS	
<input type="radio"/> FOR RENT <input type="radio"/> FOR <u>* Commercial Ag meter</u>			
ACCOUNT		<input checked="" type="radio"/> CASH	
PAYMENT	<u>7,000.00</u>	<input type="radio"/> CHECK	
		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	
FROM _____		TO _____	



EDMUND G. BROWN JR.  
GOVERNOR

MATTHEW RODRIGUEZ  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

## North Coast Regional Water Quality Control Board

December 21, 2018

WDID:1\_12CC406619

SUSAN ALBAN  
PO BOX 368  
GARBERVILLE, CA 95542

**Subject:** Notice of Applicability - Waste Discharge Requirements, Water  
Quality Order WQ-2017-0023-DWQ

The attached Notice of Applicability provides notice that the requirements of the State Water Board *Cannabis Cultivation Policy- Principles and Guidelines for Cannabis Cultivation* (Policy), and the *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities*, Order No. WQ-2017-0023-DWQ (General Order) are applicable to the site as described below. Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the State Water Board Policy and General Order.

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

Sincerely,

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

181218\_1L\_1\_12CC406619\_High Meadow Farm\_NOA\_TW

DAVID M. NOREN, CHAIR | MATTHIAS ST. JOHN, EXECUTIVE OFFICER

5550 Skyline Blvd., Suite A, Santa Rosa, CA 95403 | [www.waterboards.ca.gov/northcoast](http://www.waterboards.ca.gov/northcoast)





**NOTICE OF APPLICABILITY - WASTE DISCHARGE REQUIREMENTS, WATER QUALITY ORDER WQ-2017-0023-DWQ, SUSAN ALBAN, HUMBOLDT COUNTY APN(s) 223-191-002-000**

Susan Alban (hereafter "Discharger") submitted information through the State Water Resources Control Board's (State Water Board's) online portal on November 20, 2018, for discharges of waste associated with cannabis cultivation related activities. Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the State Water Board *Cannabis Cultivation Policy-Principles and Guidelines for Cannabis Cultivation* (Policy), and the *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities*, Order No. WQ-2017-0023-DWQ (General Order). This letter provides notice that the Policy and General Order are applicable to the site as described below. You are hereby assigned waste discharge identification (WDID) number **1\_12CC406619**.

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

**1. FACILITY AND DISCHARGE DESCRIPTION**

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

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

**2. SITE-SPECIFIC REQUIREMENTS**

The Policy and General Order are available on the Internet at <http://www.waterboards.ca.gov/cannabis>. The Discharger shall ensure that all site operating personnel know, understand, and comply with the requirements contained in the Policy, General Order, this NOA, and the Monitoring and Reporting Program (MRP, Attachment B of the General Order). Note that the General Order contains standard provisions, general requirements, and prohibitions that apply to all cannabis cultivation activities.

The application requires the Discharger to self-certify that all applicable Best Practicable Treatment or Control (BPTC) measures are being implemented, or will be implemented by the onset of the winter period (November 15 - April 1), following the enrollment date.



## 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
Humboldt County Building Inspection Division	✓	Conditional approval	Attached
Humboldt County Department of Health and Human Services	✓	Approval	Attached
Humboldt County Department of Public Works, Land Use Division	✓	Conditional approval	Attached
CAL FIRE	✓	Comments	
Northwest Information Center (NWIC)	✓	Comments	On file and confidential
California Department of Fish & Wildlife (CDFW)		No response	
Humboldt County Sheriff	✓	Approval	Attached
Garberville Community Services District	✓	Conditional Approval	Attached
Humboldt County Counsel		No response	
Bear River Band of the Rohnerville Rancheria		Comments	On file and confidential
Northwest Regional Water Quality Control Board (NRWQCB)		No response	
North Coast Unified Air Quality Management District		No response	
Humboldt County District Attorney		No response	
Humboldt County Agricultural Commissioner		No response	
California Division of Water Resources		No response	
Intertribal Sinkyone Wilderness Council		No response	
Southern Humboldt Joint Unified School District		No response	
Garberville Fire Protection District		No response	



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



11/13/2017

**PROJECT REFERRAL TO: Building Inspection Division**

**Project Referred To The Following Agencies:**

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, California Division of Water Resources, Intertribal Sinkyone Wilderness Council, Garberville Community Services District, Southern Humboldt Joint Unified School District, Garberville Fire Protection District, Humboldt County Sheriff

**Applicant Name** High Meadow Farm **Key Parcel Number** 223-191-002-000

**Application (APPS#)** 13038 **Assigned Planner ( ) - Case Number(s)** SP16-741  
ZCC16-675

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 11/28/2017**

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

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

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

DATE: 3/1/18  
PLN-13038-SP High Meadow Farm

PRINT NAME: Rudy Marenghi  
June 3, 2021

223-191-002



COUNTY OF HUMBOLDT  
PLANNING AND BUILDING DEPARTMENT  
BUILDING DIVISION

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

## Building Division's Referral Comments for Cannabis Operations:

Application No.: 45602/13038  
Parcel No.: 223-191-002  
Case No.: SP16-741/ZCC16-675

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

- ☐ Site/plot plan appears to be accurate.
- ☒ Submit revised site/plot plan showing all of the following items: all grading including ponds and roads, location of any water course including springs, all structure including size and use and all setbacks from the above stated to each other and property lines.
- ☐ Existing operation appears to have expanded, see comments: \_\_\_\_\_
- ☐ Existing structures used in the cannabis operation shall not to be used/occupied until all required permits have been obtained.
- ☐ Proposed new operation has already started.
- ☒ Recommend approval based on the condition that all required grading, building, plumbing electrical and mechanical permits and or Agricultural Exemption are obtained.
- ☒ Other Comments: Revise plot plan to show existing CA 3, 2, and 1 to be relocated to proposed CA 1, the residence, the indoor cultivation as a nursery, and all proposed GH's drawn, labeled, and numbered on plot plan.

Name: Rudy Marenghi

Date: 3/1/18

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



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

**PROJECT REFERRAL TO: Health and Human Services Environmental  
Health Division**

**Project Referred To The Following Agencies:**

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, California Division of Water Resources, Intertribal Sinkyone Wilderness Council, Garberville Community Services District, Southern Humboldt Joint Unified School District, Garberville Fire Protection District, Humboldt County Sheriff

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**Applicant Name** Susan Alban **Key Parcel Number** 223-191-002-000

**Application (APPS#)** 13038 **Assigned Planner** Michelle Nielsen (707) 268-3708 **Case Number(s)** SP16-741  
ZCC16-675

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

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**We have reviewed the above application and recommend the following:**

Approval

**Comments:**

**Response Date:** 7/19/2018 **Recommendation By:** Joey Whittlesey



## Division of Environmental Health

100 H Street - Suite 100 - Eureka, CA 95501

Phone: 707-445-6215 - Toll Free: 800-963-9241

Fax: 707-441-5699

envhealth@co.humboldt.ca.us

### Attachment for Commercial Medical Marijuana (CMM) Clearances/Permits

Applications for CMM Clearances and/or Permits are reviewed by the Division of Environmental Health (DEH) for compliance with regulations intended to protect public health and the environment. Individuals preparing a CMM Permit Application are encouraged to provide information addressing the items listed below, as applicable, to assist DEH with a timely review. If the requested information is already provided in a complete operations manual submitted to the Planning Division, provide the page and section numbers where it is located.

Name of Business: High Meadow Farm

Primary Contact Person: Susan Alban

Site Address: 515 Whelan Rd Garberville

Phone: 707-923-2743

APN: 223-191-02

Email: susanandiwesley@gmail.com

General Project Description (cultivation, processing, manufacturing; seasonal vs year round etc.)

out door plants at 3 sites most in pots some in the ground - drip water system. Processing in permitted structure seasonally, proposed relocation of 2 sites to two more suitable locations

Wastewater (page \_\_\_ section \_\_\_)

- Connected to public sewer ☒ Onsite waste water system ☐
- Number of Employees: average 0 peak operations: 0 trim work contracted out
- Hours of Operation/shifts per day: average 8 hrs peak operations: day time
- Additional flow from processing: none GPD. Description of effluent none
- Describe the proposed and existing wastewater generating structures and method(s) of effluent disposal. 2 toilets connected to Garberville Sanation District

Water Source (page \_\_\_ section \_\_\_)

- Describe and show the water source(s) available on the property and what they serve.
  - ☒ Public Water System ☐ Approved Surface Water/Description \_\_\_\_\_
  - ☐ Well Permit Number(s): \_\_\_\_\_ ☐ Unapproved Surface Water/Description \_\_\_\_\_
  - ☐ Unpermitted Well ☐ Other: \_\_\_\_\_
  - ☐ No Existing Water Source
  - ☐ Spring
- Describe the approximate daily water demand for the current and projected uses on the property and method used to calculate demand: 70 plants watered every other day thru drip = 800 gal every other day gardens will contain light

Consumer Protection (page \_\_\_ section \_\_\_)

- List/Describe any food production or service: none
- Describe and show on site plan, any existing or proposed kitchen infrastructure: 1 Kitchen in permitted house

Page 1 of 2

\\all.co.humboldt.ca.us\dhhs-files\ENVH\EH Resources\Forms and Hand Outs Public\Commercial Medical Marijuana Handouts\Attachment for CMM Clearances.docx



Note: DEH does not currently regulate edible cannabis products. Any other food production may require a Plan Check and permitting.

**Hazardous Materials** (page \_\_\_\_ section \_\_\_\_)

- List/describe production/cultivation machinery (e.g. generator, tractor, OHV, trimmer, heaters etc.): electric fans for drying - small roto-tiller - chipper for stems
- Equipment Maintenance/Service (e.g., changing oil, antifreeze, etc.): Onsite
- List/describe fuel/oil(s) used or produced onsite (e.g. gasoline, diesel, propane, other?); Provide amounts and storage method(s): gas for roto-tiller + chipper stored in plastic tote under cover in garage (2gal)
- List/describe all compressed gases, cleaners, solvents and sanitizers (including, but not limited to, household chemicals, bleach and alcohol). Provide amounts and storage method(s):  
no compressed gases, cleaners, or sanitizers  
alcohol to clean sizzors (1gal) oil + sugar to clean hands
- List/describe fertilizers, soil amendments and biocides (including organic ones). Provide amounts and storage method/area(s): chicken compost - earthworms  
some OMNI listed organic insecticides

\*Attach Safety Data Sheets (SDS)

**Solid Waste/Recycling** (page \_\_\_\_ section \_\_\_\_)

- List/describe the different anticipated solid waste/recycling, composting products and anticipated amounts: leaves composted stems chipped + used for animal bedding
- Describe, and show on the site plan, the designated area for storage of recycling and solid waste (containers stored outside must be covered): under cover in garage for recycling  
chipped stems covered w/ tarp and taken to animal area offsite
- Describe waste removal plan including frequency and destination
  - Garbage (1x/week) take to Redway Transfer
  - Recycling(x/month) once (avoid nuisances including odors and vermin.)
  - Hauling via Garbage/Recycling Service: \_\_\_\_\_ or Self Haul \_\_\_\_\_
- Preferred permitted solid waste/recycling facility: Redway Trans-fer Station

Note: Spent growth medium with no further agricultural use is considered solid waste. It must be stored under cover until it can be hauled to a waste facility.



DEPARTMENT OF PUBLIC WORKS  
**COUNTY OF HUMBOLDT**

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

ARCATA-EUREKA AIRPORT TERMINAL  
MCKINLEYVILLE  
FAX 839-3596

AVIATION 839-5401

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

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7851
FACILITY MAINTENANCE	445-7493	ROADS & EQUIPMENT MAINTENANCE	445-7421

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

LAND USE 445-7205

**LAND USE DIVISION INTEROFFICE MEMORANDUM**

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

FROM: Kenneth M. Freed, Assistant Engineer

DATE: 7-3-2018

RE:

Applicant Name	High Meadow Farm
APN	223-191-002
APPS#	13038 SP16-741/zcc16-675

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

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

\*Note: Exhibits are attached as necessary.

Additional comments/notes:

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// END //



## Public Works Recommended Conditions of Approval

(All checked boxes apply)

APPS # 13038☒ COUNTY ROADS- FENCES & ENCROACHMENTS:

All fences and gates shall be relocated out of the County right of way. All gates shall be setback sufficiently from the County road so that vehicles will not block traffic when staging to open/close the gate. In addition, no materials shall be stored or placed in the County right of way.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

☐ COUNTY ROADS- DRIVEWAY (PART 1):

The submitted site plan is unclear and/or shows improvements that are inconsistent with County Code and/or Department of Public Works policies. The applicant is advised that these discrepancies will be addressed at the time that the applicant applies to the Department of Public Works for an Encroachment Permit. If the applicant wishes to resolve these issues prior to approval of the Planning & Building permit for this project, the applicant should contact the Department to discuss how to modify the site plan for conformance with County Code and/or Department of Public Works policies. Notes:

☒ COUNTY ROADS- DRIVEWAY (PART 2):

Any existing or proposed driveways that will serve as access for the proposed project that connect to a county maintained road shall be improved to current standards for a commercial driveway. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way. This also includes installing or replacing driveway culverts; minimum size is typically 18 inches.

- If the County road has a paved surface at the location of the driveway, the driveway apron shall be paved for a minimum width of 18 feet and a length of 50 feet.
- If the County road has a gravel surface at the location of the driveway, the driveway apron shall be rocked for a minimum width of 18 feet and a length of 50 feet.
- If the County road is an urban road, frontage improvements (curb, gutter, and sidewalk) shall also be constructed to the satisfaction of the Department. Any existing curb, gutter or sidewalk that is damaged shall be replaced.

The exact location and quantity of driveways shall be approved by the Department at the time the applicant applies to the Department of Public Works for an Encroachment Permit.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

☐ COUNTY ROADS- DRIVEWAY (PART 3):

The existing driveway will require substantial modification in order to comply with County Code. The applicant may wish to consider relocating the driveway apron if a more suitable location is available.

☐ COUNTY ROADS-PARKING LOT- STORM WATER RUNOFF:

Surfaced parking lots shall have an oil-water filtration system prior to discharge into any County maintained facility.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

☒ COUNTY ROADS- DRIVEWAY & PRIVATE ROAD INTERSECTION VISIBILITY:

All driveways and private road intersections onto the County Road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance).

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

☐ COUNTY ROADS- PRIVATE ROAD INTERSECTION:

Any existing or proposed non-county maintained access roads that will serve as access for the proposed project that connect to a county maintained road shall be improved to current standards for a commercial driveway. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way.

- If the County road has a paved surface at the location of the access road, the access road shall be paved for a minimum width of 20 feet and a length of 50 feet where it intersects the County road.
- If the County road has a gravel surface at the location of the access road, the access road shall be rocked for a minimum width of 20 feet and a length of 50 feet where it intersects the County road.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

☐ COUNTY ROADS- ROAD EVALUATION REPORT(S):

All recommendations in the *Road Evaluation Report(s)* for County maintained road(s) shall be constructed/implemented to the satisfaction of the Public Works Department prior to commencing operations, final sign-off for a building permit, or approval for a business license. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way.

// END //



**Exhibit "B"****Additional Information is Requested**

(All checked boxes apply)

APPS # 13038

**Please re-refer the project to the Department when all of the requested information has been provided.**

**COUNTY ROADS- MISSING/INCOMPLETE ROAD EVALUATION REPORT(S)**

*Road Evaluation Report(s)* for the following County maintained road(s) were not provided:

Road Name	Part B Road Evaluation Report Required?
Wallan Road (6B166)	<input type="checkbox"/> YES
	<input type="checkbox"/> YES
	<input type="checkbox"/> YES
	<input type="checkbox"/> YES
	<input type="checkbox"/> YES

The Department cannot recommend approval of the project until the Road Evaluation Report(s) adequately address the County road(s).

**COUNTY ROADS- INADEQUATE ROAD EVALUATION REPORTS:**

The Department cannot support the proposed recommendations within the *Road Evaluation Reports* for the following County maintained roads:

The Department cannot recommend approval of the project until the *Road Evaluation Reports* adequately addresses the County road. The applicant's civil engineer is advised to contact the Department for details.

**COUNTY ROADS- ON-SITE PARKING & INTERNAL TRAFFIC CIRCULATION PLAN:**

The Department has reviewed the proposed on-site parking area(s) and internal traffic circulation plan(s) pursuant to County Code Section 313-109.1.3.2.5 (Coastal) and 314-109.1.2.2.5 (inland). The Department cannot support the proposed parking area and traffic circulation plan. The applicant must submit a realistic parking plan to the Department for review.

// END //



**From:** [Lake, M. Isaac@CALFIRE](mailto:Lake.M.Isaac@CALFIRE)  
**To:** [Planning Clerk; HUU CEQA@CALFIRE](mailto:Planning Clerk; HUU CEQA@CALFIRE)  
**Subject:** APN: 223-191-002-000 High Meadow Farm APPS#13038  
**Date:** Saturday, November 25, 2017 11:20:06 AM

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No additional comments from B-1211

*M. Isaac Lake*

Battalion Chief

**CAL FIRE**

**HUMBOLDT-DEL NORTE UNIT**

Battalion 1

Alderpoint~Garberville~Thorn

Cell (707) 499-2249

Office (707) 923-3446

Schedule Thrs, Fri, Sat

[MLake@fire.ca.gov](mailto:MLake@fire.ca.gov)



**From:** [Meyers, Tim@CALFIRE](mailto:Meyers.Tim@CALFIRE)  
**To:** [HUU.CEOA@CALFIRE](mailto:HUU.CEOA@CALFIRE); [Planning Clerk](#)  
**Subject:** APN 223-191-002 Application number 13038  
**Date:** Friday, November 17, 2017 2:26:03 PM

---

Good Afternoon,

Resource Management has no comments regarding this project at this time.

Tim Meyers  
Forester I, RPF #2813  
Department of Forestry and Fire Protection  
**CAL FIRE**  
Weott Resource Management  
Humboldt-Dei Norte Unit  
Office (707) 946-2204  
Cellular (707) 599-6433  
[tim.meyers@fire.ca.gov](mailto:tim.meyers@fire.ca.gov)

Every Californian should conserve water. Find out how at:

[SaveOurWater.com](http://SaveOurWater.com) - [Drought.CA.gov](http://Drought.CA.gov)



## DEPARTMENT OF FORESTRY AND FIRE PROTECTION

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



Ref: 7100 Planning  
Date: November 16, 2017

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

**Attention:** Cannabis Planner  
**Applicant:** High Meadow Farm  
**APN:** 223-191-002-000  
**Area:** Garberville  
**Case Numbers:** SP16-741, ZCC16-675

**Humboldt County Application #:** 13038  
**Type of Application:** Special Permit, Zoning Clearance Certificate  
**Date Received:** 11/15/2017  
**Due Date:** 11/28/2017

**Project Description:** A project for a Zoning Clearance Certificate for 5,000 square feet (SF) of existing outdoor medical cannabis cultivation. Water source is the Garberville Sanitary District. Water storage is not existing or proposed. Processing would be performed onsite. Power source is PG&E.

Mr. Ford,

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

- Fire Safe
- Resource Management
- Cannabis

The following pages address these concerns directly.

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

By: Planning Battalion  
CALFIRE Humboldt – Del Norte Unit

For *Hugh Scanlon*, Unit Chief



## FIRE SAFE

### **General:**

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

### **Local Responsibility Areas:**

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

### **State Responsibility Areas:**

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

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

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

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

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

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

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



## RESOURCE MANAGEMENT

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

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

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

## CANNABIS PROJECTS

### **Local Responsibility Areas:**

CAL FIRE is the primary command and control dispatch center for many local agency fire districts and departments. Potential life hazard threats associated with a project must be identified and documented for the protection of the public and first responders. Projects which include timber harvesting or conversion of timberland are subject to the Forest Practices Act and Rules, regardless of wildland fire responsibility area.

### **State Responsibility Areas:**

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

Conversion of timberland to a non-timber producing use is subject to permit from CAL FIRE. Commercial timber harvesting operations to facilitate cannabis cultivation and processing are subject to permitting and regulation under the Forest Practice Act and Rules. Please refer to the RESOURCE MANAGEMENT comments.

### **General Recommendations:**

The following recommendations are made by CAL FIRE with the understanding that most areas of Humboldt County do not have a paid fire department providing fire prevention services.

1. Cannabis growing operations shall have easily accessible safety data sheets (SDS) for all chemicals and hazardous materials on site. Commercial operations must have a current Hazardous Materials Business Plan on file with Humboldt County Environmental Health, where applicable.
2. California Health and Safety Code (HSC 11362.769.) Requires that indoor and outdoor medical marijuana cultivation shall be conducted in accordance with state and local laws related to land conversion, grading, electricity usage, water usage, water quality, woodland and riparian habitat protection, agricultural discharges, and similar matters.
3. Cannabis growing and extraction shall be in accordance with Chapter N101.1 of the International Fire Code, the International Building Code, and the International Mechanical Code. Hazardous materials shall comply with Chapter 50. Compressed gases shall comply with Chapter 53. Cryogenic fluids shall comply with Chapter 55. Flammable and combustible liquids shall comply with Chapter 57. LP-gas shall comply with Chapter 61 and the International Fuel Gas Code. All applicable California State Fire Marshal standards and regulations for the designated occupancy must be met.
4. Growing and processing of cannabis is generally an agricultural operation. However, manufacture of marijuana extracts and concentrates are commercial or industrial activities, and may be subject to the county's SRA Fire Safe Ordinance. Any new residential units associated with cannabis cultivation and processing may also be subject to the SRA Fire Safe Ordinance. All materials hazardous and non-hazardous associated with the extraction process shall be utilized in conformance of the law and fire safe codes.





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



11/13/2017

**PROJECT REFERRAL TO: Humboldt County Sheriff**

**Project Referred To The Following Agencies:**

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, California Division of Water Resources, Intertribal Sinkyone Wilderness Council, Garberville Community Services District, Southern Humboldt Joint Unified School District, Garberville Fire Protection District, Humboldt County Sheriff

**Applicant Name** High Meadow Farm **Key Parcel Number** 223-191-002-000

**Application (APPS#)** 13038 **Assigned Planner** () - **Case Number(s)** SP16-741  
ZCC16-675

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 11/28/2017** Planning Commission Clerk  
County of Humboldt Planning and Building Department  
3015 H Street  
Eureka, CA 95501  
**E-mail:** PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

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

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

☒ Other Comments: DONES NOT APPEAR TO BE WITHIN 600' OF SCHOOL  
NO RMS CONTACT WITH APPLICANT

DATE: 11/16/17  
PLN-13038-SP High Meadow Farm

PRINT NAME: M. FROLEY HENNING  
June 3, 2021



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



11/13/2017

**PROJECT REFERRAL TO: Garberville Community Services District**

**Project Referred To The Following Agencies:**

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, California Division of Water Resources, Intertribal Sinkyone Wilderness Council, Garberville Community Services District, Southern Humboldt Joint Unified School District, Garberville Fire Protection District, Humboldt County Sheriff

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- ☐ 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: Attached is reason for denial with plan to provide water for this business in future.

DATE: 11/15/17  
PLN-13038-SP High Meadow Farm

PRINT NAME: Ralph Emerson  
June 3, 2021





**Garberville Sanitary District**  
**PO Box 211**  
**919 Redwood dr.**  
**Garberville, CA. 95542**  
**Office(707)923-9566 Fax(707)923-3130**



**DENY WATER SERVICE**

November 14, 2017

High Meadow Farm  
APN# 223-191-002  
APPS# 13038

Garberville Sanitary District is currently working on a water use ordinance that will address commercial agricultural water demands and the impact to the District so until such an Ordinance is adopted by the governing Board, Garberville Sanitary District "Will Not" be approving any commercial cannabis permits that require additional water or a "Will Serve" letter.

The Governing Board is working diligently to develop a water use ordinance that addresses commercial agricultural businesses but it is not yet completed.

Any attempt to use additional water for commercial agricultural crops without authorization will result in potential penalties and possible locked off water meter.

The next meeting to discuss this topic will be on Tuesday November 28<sup>th</sup> at 5:00 PM, if you want to participate in this process and express your thoughts on this new ordinance.

Please Contact our office with any questions,

Ralph Emerson

General Manager