



**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: March 24, 2022

To: Humboldt County Zoning Administrator

From: Cliff Johnson, Supervising Planner

Subject: **Emerald Triangle Medicinal, Inc., Zoning Clearance Certificate and Special Permit**  
Record Number: PLN-12679-SP  
Assessor's Parcel Number (APN): 081-051-013 and 081-051-014  
Myers Flat area

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Please contact Abbie Strickland, Planner, at 707-441-2630 or by email at [astrickland@co.humboldt.ca.us](mailto:astrickland@co.humboldt.ca.us), if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

<b>Hearing Date</b> March 24, 2022	<b>Subject</b> Zoning Clearance Certificate and Special Permit	<b>Contact</b> Abbie Strickland
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**Project Description:** The applicant is seeking a Zoning Clearance Certificate for 4,999 square feet of existing commercial cannabis cultivation of which 3,879 square feet is outdoor cultivation and 1,120 square feet is mixed light cultivation. The project is supported by 344 square feet of propagation space in two existing structures. The estimated annual water usage for the project totals 31,829 gallons (6.3 gal/SF). Water for irrigation is sourced from the Myers Flat Mutual Water System. There is no onsite water storage. All processing occurs onsite in an existing 120 square foot structure and 240 square foot trailer. The applicant is proposing to construct an additional 240 square foot processing structure. Up to four family members will be onsite assisting with operations, no employees are required. Energy for the project is sourced from P.G.&E. A Special Permit is also required for a setback reduction to Humboldt Redwoods State Park.

**Project Location:** The project is located in Humboldt County, in the Myers Flat area, on the northwest side of Myers Avenue, approximately 200 feet northwest from the intersection of Maple Avenue and Myers Avenue, on the property known to be in Section 30 of Township 02 South, Range 03 East, Humboldt Base & Meridian.

**Present Plan Land Use Designations:** Residential Estates: 1 to 5 acres (RE1-5), Density: (Cluster) Range is 1 to 5 acres per unit, Avenues Community Planning Area Myers Flat, 2017 General Plan, Slope Stability: Low Instability (1).

**Present Zoning:** Flood Plain (FP)

**Record Number:** PLN-12679-SP

**Assessor's Parcel Number:** 081-051-013 and 081-051-014 (one separate legal parcel)

**Applicant**

Emerald Triangle Medicinal, Inc.  
Ron Downing  
P.O. Box 105  
Myers Flat, CA 95554

**Owner**

Charles Heuer  
536 Fifth Street  
Eureka, CA 95501

**Agents**

Rain and Zepp, Plc  
Nathan Madsen  
517 3<sup>rd</sup> Street, Suite 30

**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:** None.

**Recommended Zoning Administrator Action:**

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

*Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Zoning Clearance Certificate and Special Permit based on evidence in the staff report, and adopt the Resolution approving the Emerald Triangle Medicinal, Inc., Zoning Clearance Certificate and Special Permit subject to the recommended conditions.*

**Executive Summary:** The applicant is seeking a Zoning Clearance Certificate for 4,999 square feet of existing commercial cannabis cultivation of which 3,879 square feet is outdoor cultivation and 1,120 square feet is mixed light cultivation. The project is supported by 344 square feet of propagation space in two existing structures. All processing occurs onsite in an existing 120 square foot structure and a 240 square foot trailer. Onsite processing must take place in a permitted structure. The applicant must obtain a permitted structure for processing within two years from the date of permit approval or begin processing offsite at a licensed third-party facility. This requirement has been included as a condition of approval (**General Condition A.7**). Up to four family members will be onsite assisting with operations, no employees are required.

The project site is located in the FEMA mapped 100-year flood zone. The applicant will be required to either remove all trailers, greenhouses, tents, and shipping containers from the site each year from October 15<sup>th</sup> to April 16<sup>th</sup> or obtain flood elevation certificates (**General Condition A.8**).

**Water Resources**

The estimated annual water usage for the project is 31,829 gallons (6.3 gal/SF). Water for irrigation is sourced from the Myers Flat Mutual Water System. There is no onsite water storage. The project was referred to the Division of Environmental Health (DEH) and received a response that the project be approved with the added condition that the applicant install a permitted onsite wastewater treatment system, associated with a permitted structure, to support the needs of the project. Until such time that the wastewater treatment system is installed the applicant will provide receipt of portable toilets to be made available during their annual inspection (**General Condition A.9**).

**Biological Resources**

The project site adheres to the 150ft Streamside Management Area setback from the South Fork Eel River. No special status plant or animal species were documented in the CNDDDB. The project is not anticipated to impact special status species or sensitive natural communities. There is a known Northern Spotted Owl (NSO) activity center approximately 1.4 miles northwest of the project area. The project site is also within mapped Marbled murrelet habitat. Noise and light restrictions will be applied to this project and all other projects in the vicinity such that no cumulative impacts to the Northern Spotted Owl or Marbled murrelet habitat are anticipated. Generators will only be used in emergencies and will be held in a secondary containment unit. Noise levels may not exceed 50 decibels measured at 100 feet from the noise source or edge of habitat, whichever is closer.

## **Setback Reduction**

The cultivation site would be approximately 370 feet from a parcel of land in the Humboldt Redwoods State Park. The portion of this parcel adjacent to the project parcel is not used as a developed and designated public park. The adjacent public land is subject to the Humboldt Redwoods State Park General Plan 2001 (HRSPGP). The HRSPGP identifies agriculture and ranching, resource extraction, activities on private lands that generate aesthetic or resource impacts, and highway maintenance as adjacent land uses that may cause impacts. The HRSPGP states that with road work and the potential for clear-cutting occurring so near the park's boundary, erosion, wind damage, elimination of wildlife corridors, loss of scenic beauty, and the reduction of quality habitat for plants and animals remain issues that must be monitored. The HRSPGP also states that adequate buffering of development within the park from adjacent land uses or other mitigation measures must be utilized as potential remedies for adverse impacts to the park's prime resources.

The project is consistent with the HRSPGP because the cultivation activities will minimize impacts to biological resources and wildlife through measures to prevent light and noise impacts and protect water quality. The project will not require substantial road improvements or the removal of trees. The project will maintain buffers from streams and all pesticides and fertilizers will be stored in a secondary containment unit. The applicant will minimize risk from wildfire by adhering to the County's Fire Safe Regulations and requiring adequate road access. The HRSPGP's provisions for cultural resource protection will be met through consultation with Tribal Historic Preservation Officers and avoidance of sensitive tribal cultural resources. Additionally, a *Site Management Plan* will be developed for the project. The plan will be developed to prevent and/or address poor water quality conditions and adverse impacts to water resources associated with cannabis cultivation on private land. Finally, the project is consistent with recreational use on public lands by maintaining a minimum 600 buffer separation from developed campgrounds and/or trails. As a result, there will not be any new erosion, wind damage, elimination of wildlife corridors, loss of scenic beauty or reduction of quality habitat for plants and animals.

Staff analysis of the Humboldt Redwoods State Park Road and Trail Inventory and Assessment Existing Roads and Trails Map indicate that the Park's nearest developed facility to the project site is the Myers Plaque Trail – 1, located approximately .4 miles to the northwest. Also, upon review of the Humboldt Redwoods State Park Road and Trail Management Plan, Public Draft 2017 and the corresponding *Planning Recommendations Map Bull Creek- Southeast*, there are no existing or proposed developments within the park that would be impacted as result of the existing project. Therefore, the project is consistent with recreational use on public lands as the existing project is not located near developed campgrounds and trails and will not result in impacts to Humboldt Redwoods State Park.

The project was referred to the Humboldt Redwoods State Park. A response was received which stated their department had no comment for the project.

## **Tribal Cultural Coordination**

The project is not anticipated to affect any tribal cultural resources. The project was referred to the Northwest Information Center, Bear River Band of the Rohnerville Rancheria, and the Intertribal Sinkiyone Wilderness Council. A response was received from the Bear River Band which recommended that the applicant adhere to the inadvertent discovery protocol. This recommendation has been included as a condition of approval for the project (**Ongoing Requirement B.4**).

## **Access, Road Maintenance, and Fire Safety**

The property is accessible from Myers Avenue which is a county-maintained road that is developed to the equivalent of the Category 4 road standard. The project was referred to the Department of Public Works which recommended that the applicant be required to adhere to the County Sight Visibility Ordinance,

improve the location where the applicants driveway meets Myers Avenue, and that all fences and gates be located out of the county right-of-way. This recommendation has been included as an ongoing requirement for the project (**Ongoing Requirement B.5**).

The project site is located in both the Myers Flat Fire Protection District and the State Fire Responsibility Area. Some components of the cultivation and cultivation related infrastructure do not meet the required 30-foot setback from the property lines, these areas include Outdoor Cultivation Area #7, Outdoor Cultivation Area #3, and Mixed Light Area #2. A condition of approval for the project will require the applicant to relocate or reconfigure these cultivation areas to meet the 30-foot setback requirement (**General Condition A.9**).

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

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

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



January 26, 2016.

- EVIDENCE:**
- a) Addendum prepared for the proposed project.
  - b) The project is not anticipated to affect historic or prehistoric resources. The project was referred to the Bear River Band of Rohnerville Rancheria and Intertribal Sinkyone Wilderness Council. The Bear River Band requested that the inadvertent discovery protocol be made a condition of approval for the project.
  - c) No special status plant or animal species were documented in the CNDDDB. The project is not anticipated to impact and special status species or sensitive natural communities.
  - d) Noise and light restrictions are applied to this project and all other projects in the vicinity such that no cumulative impacts to the Northern Spotted Owl or Marbled murrelet habitat are anticipated. Noise levels may not exceed 50 decibels measured at 100 feet from the noise source or edge of habitat, whichever is closer. The project also adheres to the 150ft Streamside Management Area setback from the South Fork Eel River.
  - e) Water for irrigation is sourced from the Myers Flat Mutual Water System.
  - f) The property is accessible from Myers Avenue which is a county-maintained road that is developed to the equivalent of the Category 4 road standard.

#### **FINDINGS FOR ZONING CLEARANCE CERTIFICATE AND SPECIAL PERMIT**

### **3. FINDING**

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

**EVIDENCE**

- a) General agriculture is an allowable use in the Residential Estates (RE-1) land use designation. The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program. Therefore, the continued cultivation of 4,999 square feet on a 1.02-acre parcel is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.
- b) The existing project is within the Myers Flat community in the AVES CPA. The existing project will support the major policies of the AVES and Humboldt County General Plan which work in unison. The project consists of the production of an agricultural crop within an area designated as prime farmland. This is consistent with the history of agricultural production in the AVES CPA and Myers Flat community. The Myers Flat community is specifically called out as suitable for cannabis permitting in the County's CCLUO. The project will not degrade other environmental resources, nor will it preclude future use of any on-site or off-site agricultural land. In addition, it will preserve the existing rural nature of the project site and surrounding land uses. As such, the project is consistent with both the General Plan and AVES CPA

- c) The project is located adjacent to state lands managed by the California State Parks as Humboldt Redwoods State Park. The adjacent public lands are subject to the Humboldt Redwoods State Park General Plan (GP) adopted October 26, 2001. The project is consistent with the GP because the cultivation activities will minimize impacts to biological resources and wildlife through measures to eliminate potential light and noise impacts. The project will not require substantial road improvements or the removal of trees. The project will maintain buffers from streams and all pesticides and fertilizers will be stored in a secondary containment unit. The applicant will minimize risk from wildfire by adhering to the County's Fire Safe Regulations and requiring adequate road access. Provisions for cultural resource protection will be met through the project consultation with Tribal Historic Preservation Officers and avoidance of sensitive tribal cultural resources. Finally, the project is consistent with recreational use on public lands by maintaining a minimum 600 buffer separation from developed campgrounds and/or trails.
- d) The subject site is within a FEMA mapped 100-year flood zone. The existing project will not alter the existing flood area, does not propose any new residential or civic uses, and will not result in any hazardous industrial uses within the existing flood zone. Agriculture is an allowable use in flood zones. The proposed project will not store hazardous or acutely hazardous materials on site that could be cause environmental harm during a flooding event. Lastly, the project site is not within a mapped dam or levee inundation area. The project site is approximately 17 miles northeast of the coast, and approximately 188 feet above mean sea level, thus, is outside the areas subject to tsunami run-up.

**4. FINDING**

The proposed development is consistent with the purposes of the existing Flood Plain (FP) zone in which the site is located.

**EVIDENCE**

- a) General agriculture is a principally permitted use in the Flood Plain Zone. The existing project includes 4,999 square feet of outdoor commercial cannabis cultivation, an agricultural product, on a 1.02-acre parcel.
- b) In accordance with their agreement with the County, a condition of approval for the project will require the applicant to remove all temporary structures from the flood zone from October 15th through April 16<sup>th</sup>, or obtain flood elevation certificates for any temporary structures.
- c) Humboldt County Code section 314-55.4.8.2.2 allows the permitting of pre-existing cultivation on parcels over 1 acre and zoned FP. The application for 4,999 square feet of existing outdoor and mixed light cultivation on a 1.02-acre parcel is consistent with the CMMLUO 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 FP (HCC 314-55.4.8.2.2).
- b) The parcel was created in compliance with all applicable state and local subdivision regulations as it was created in its current configuration per the Notice of Merger recorded as 2021-008554 on April 14, 2021.
- c) Water for irrigation is sourced from the Myers Flat Mutual Water System.
- d) Energy for the operation is provided by P.G.&E.



- e) All fertilizers, fuel, pesticides, or otherwise hazardous materials will be properly stored in secondary containment units as shown on the applicants site plan.
- f) The project site is located off Myers Avenue, a county-maintained roadway. The access road meets the functional capacity required to meet the project's needs.
- g) The location of the cultivation complies with the following setbacks required in Section 314-55.4.11(d): It is more than 600 feet from any school, school bus stop, church, or other place of worship, or Tribal Cultural Resource. The site is not more than 30 feet from any property line, a condition of approval will require the applicant to reconfigure the site to meet this setback. The site does not meet the 300-foot setback from any off-site residence; however, the applicant has obtained the setback waivers from the adjacent landowners. A Special Permit has been requested for a setback reduction to Humboldt Redwoods State Park.

**6. FINDING**

The continued cultivation of 4,999 square feet of cannabis and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

**EVIDENCE**

- a) Noise and light restrictions are applied to this project and all other projects in the vicinity such that no cumulative impacts to the Northern Spotted Owl or Marbled murrelet habitat are anticipated. Noise levels may not exceed 50 decibels measured at a distance of 100 feet from the noise source or edge of habitat, whichever is closer. The project also adheres to the 150ft Streamside Management Area setback from the South Fork Eel River.
- b) No special status plant or animal species were documented in the CNDDDB. The project is not anticipated to impact and special status species or sensitive natural communities.
- c) Irrigation water will be sourced from the Myers Flat Mutual Water System, a non-diversionary water source.
- d) Energy for the operation is provided by P.G.&E.
- e) The project is not anticipated to affect historic or prehistoric resources. The project was referred to the Bear River Band of Rohnerville Rancheria and Intertribal Sinkyone Wilderness Council. The Bear River Band requested that the inadvertent discovery protocol be made a condition of approval for the project.
- f) The project site is located off Myers Avenue, a county-maintained roadway. The access road meets the functional capacity required to meet the project's needs.

**7. FINDING**

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

**EVIDENCE**

- a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element but does have the potential to support one housing unit. The approval of cannabis cultivation on this parcel will not conflict with the ability for a residence to be constructed on this parcel.

## DECISION

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

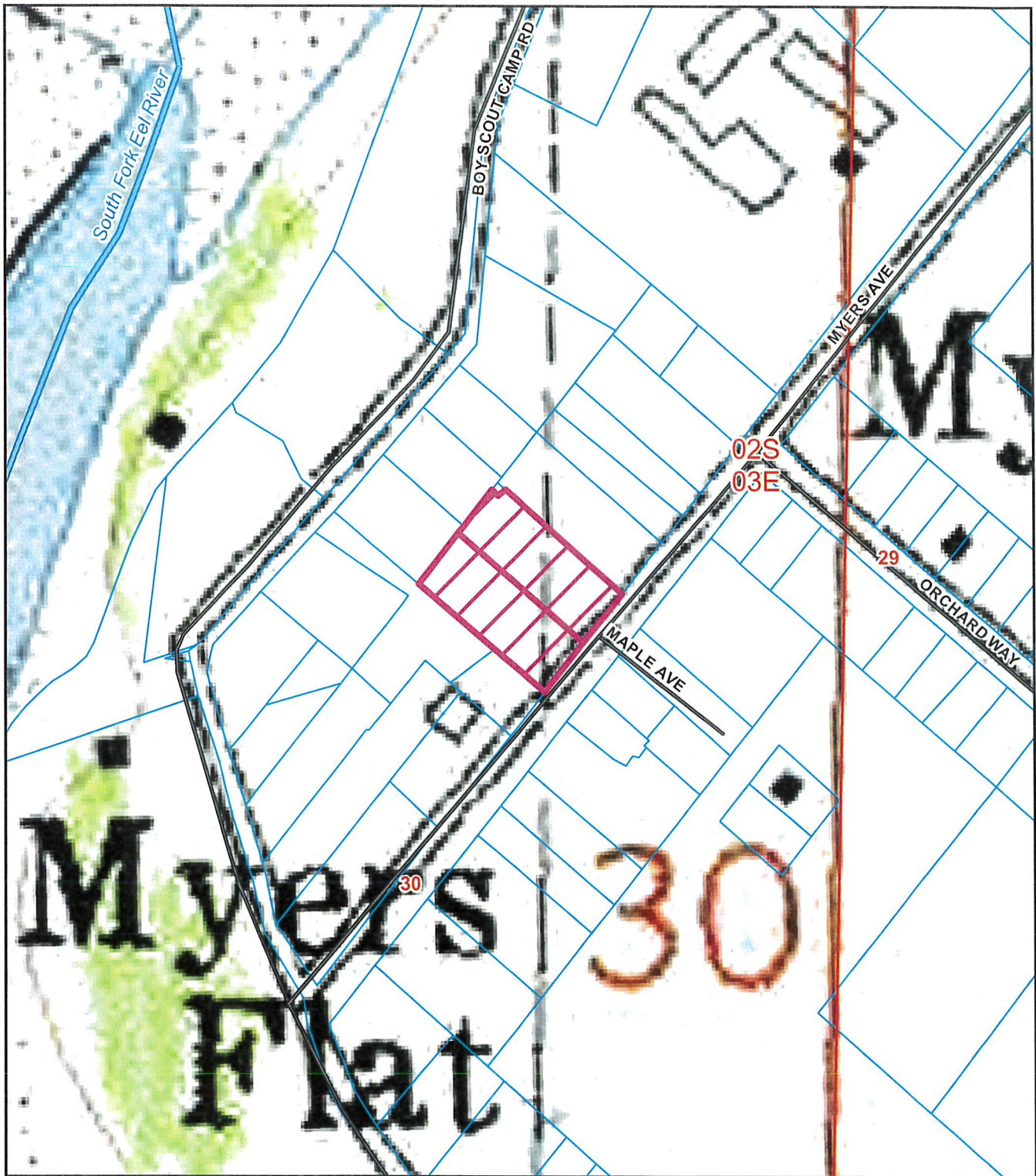
- Adopt the findings set forth in this resolution; and
- Conditionally approves the Emerald Triangle Medicinal, Inc., project based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on **March 24, 2022**.

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 Administrator at a meeting held on the date noted above.

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John Ford, Zoning Administrator,  
Planning and Building Department

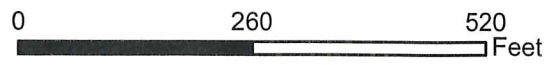


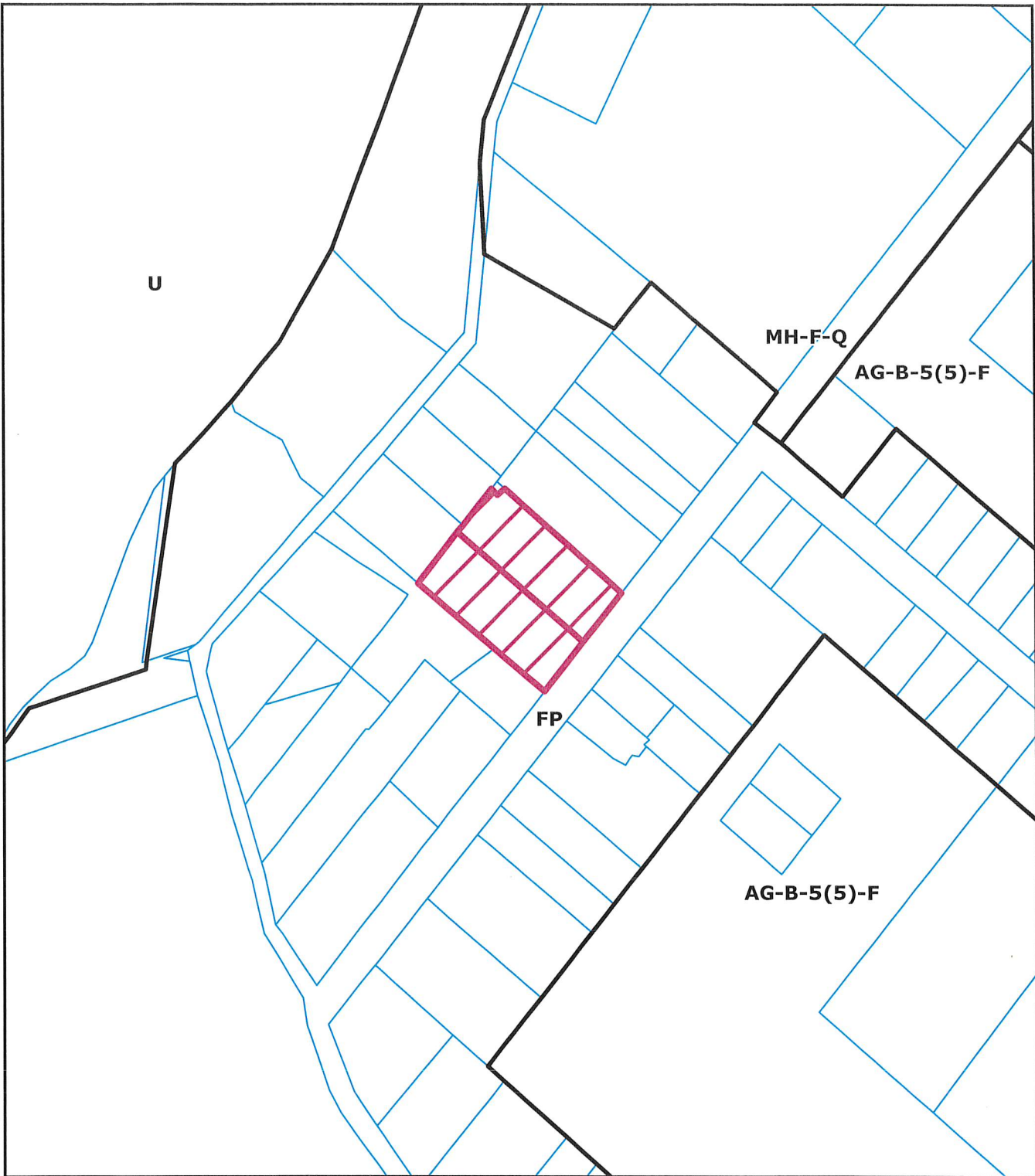
**TOPO MAP**  
**PROPOSED EMERALD TRIANGLE MEDICINAL**  
**MYERS FLAT AREA**  
**PLN-12679-ZCC**  
**APN: 081-051-014; ET AL.**  
**T02S R03E S30 HB&M (MYERS FLAT)**

Project Area =





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






**ZONING MAP**  
**PROPOSED EMERALD TRIANGLE MEDICINAL**  
**MYERS FLAT AREA**  
**PLN-12679-ZCC**  
**APN: 081-051-014; ET AL.**  
**T02S R03E S30 HB&M (MYERS FLAT)**

**Project Area =** 

N  


0                      260                      520  
 Feet

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.

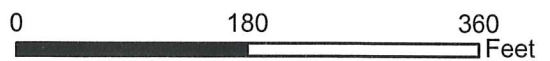


**AERIAL MAP  
PROPOSED EMERALD TRIANGLE MEDICINAL  
MYERS FLAT AREA  
PLN-12679-ZCC  
APN: 081-051-014; ET AL.  
T02S R03E S30 HB&M (MYERS FLAT)**

Project Area = 



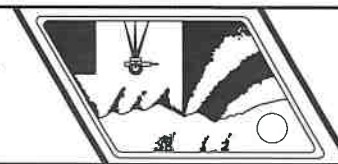
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12679

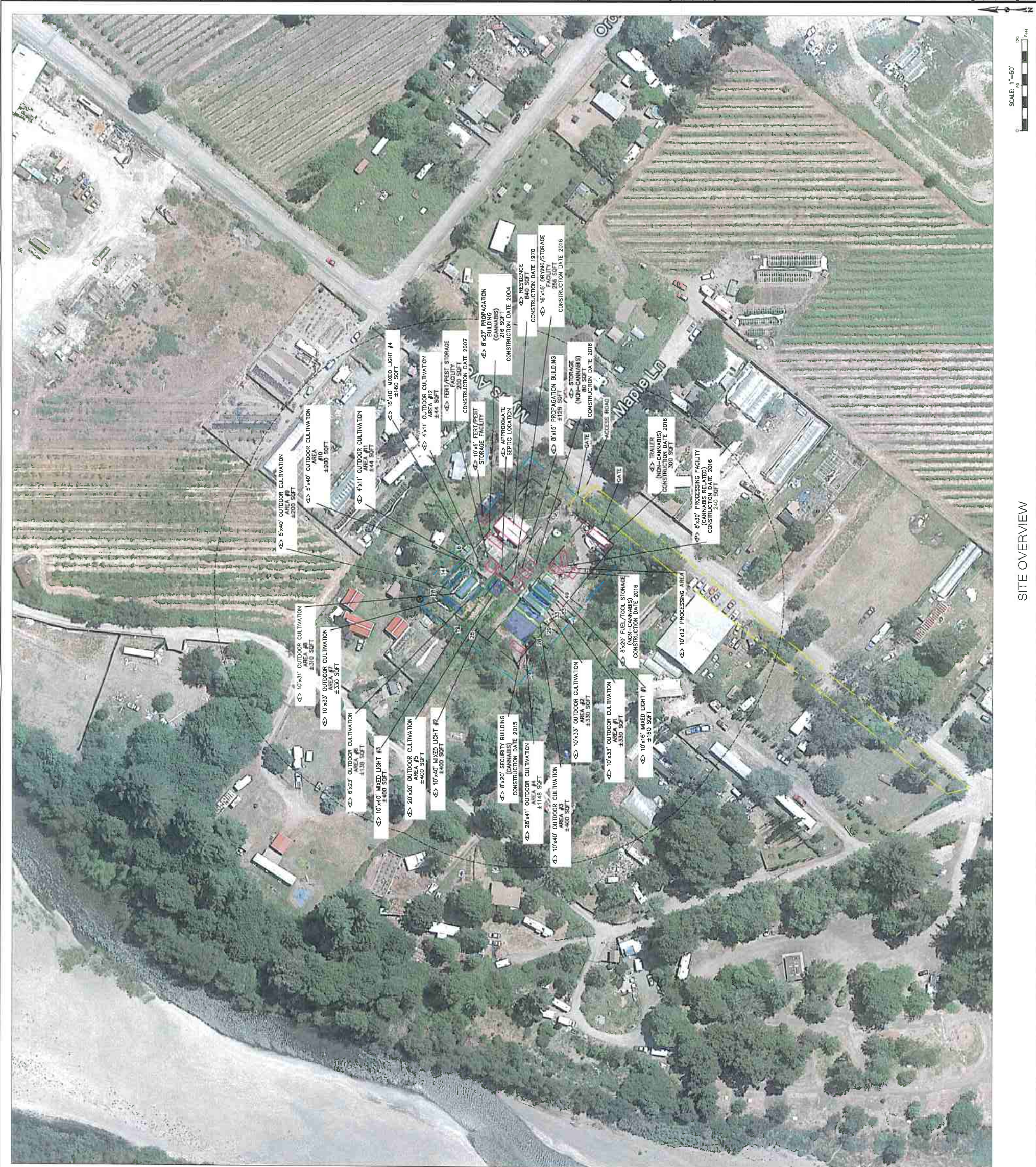
NO.	DATE	DESCRIPTION	BY
1	4/16/18	UPDATED CULTIVATION AREAS PER CLIENT	CCC
2	2/22/21	UPDATED CULTIVATION AREAS PER CLIENT	MPC
3	6/22/21	UPDATED CULTIVATION AREAS PER CLIENT	MPC
4			
5			

A.M. Baird  
Engineering & Surveying  
1257 Main St., P.O. Box 396, Fortuna, CA 95540  
(707)725-5182



SCALE	1"=60'
DRAWN BY	CCC
CHKD	AMB
DATE	09/14/2017

EMERALD TRIANGLE MEDICAL, INC.  
APN: 081-051-014-013  
261 MYERS AVE, MYERS FLAT, CA 95554  
CMLLUO  
SITE PLAN  
JOB NO. 17-4202-3  
SHEET NO. 1 OF 1



SCALE: 1"=60'  
1" = 60'  
1" = 60'

SITE OVERVIEW

MAPPING INFORMATION PROVIDED IS FOR HUMBOLDT COUNTY PLANNING PERMITTING PURPOSES ONLY. THIS SITE PLAN REFLECTS MANY MAPPING DETAILS THAT ARE USEFUL TO ASSURE THAT THE STRUCTURES ARE LOCATED APPROPRIATE TO THEIR SITES. HOWEVER, NONE OF THE INFORMATION SHOWN IS IMPLIED TO SUGGEST OR SUBSTITUTE FOR A CONTRACTED ACTUAL LAND SURVEY.

A. M. BAIRD, ENGINEERING AND SURVEYING, INC. ASSUMES NO RESPONSIBILITY ARISING FROM THE USE OF INFORMATION PROVIDED, OTHER THAN THAT HAS BEEN SPECIFICALLY INTENDED FOR A CMLLUO

**LEGAL**  
261 MYERS AVENUE  
MYERS FLAT, 95554, CA  
ASSASSOR'S PARCEL NUMBER  
08-061-001014  
OWNER: EMERALD TRIANGLE MEDICAL, INC.  
EMERALD, CA 95501  
PHONE: (707) 798-1084  
SETBACK: 30' PERIMETER  
LOT SIZE: 4.92 ACRES

**DIRECTIONS:**  
FOLLOW US-101 S (48.2 MI)  
TAKE EXIT 655 CA-254 TOWARD MYERS FLAT(0.2 MI)  
TURN RIGHT ONTO CA-254 N (0.2 MI)  
TURN LEFT ONTO MYERS AVE

**NOTES**

- THE WATER SOURCE FOR THIS SITE IS PUBLIC WATER.
- SLOPES AT ALL EXISTING AND PROPOSED CULTIVATION SITES ARE LESS THAN 5%.
- NO SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS, TRIBAL CULTURAL RESOURCES, W/IN 600' OR OFF SITE RESIDENCES W/IN 300'
- MAINTENANCE, CONSTRUCTION, AND USE EASEMENT FOR MYERS FLAT ROAD IS ON THE PROPERTY
- SEPTIC SYSTEM IS ON THE PROPERTY
- NO PROPOSED CURBS, SIDEWALKS, OR CUTTERS
- PARCEL SHAPE, DISTANCES, AND BEARINGS WERE DRAWN USING PARCEL ASSESSOR MAPS SUPPLIED BY HUMBOLDT COUNTY GIS
- PG&E WITH DIESEL GENERATOR FOR OUTAGE BACK UP ONLY
- GOOGLE IMAGE DATE 05/14/2014
- NO STREAMS, CULVERTS, AND OR SPRINGS ON THE PROPERTY.

EXISTING OUTDOOR CULTIVATION AREA  
MIXED LIGHT #1 - 160 SQ FT  
MIXED LIGHT #2 - 400 SQ FT  
MIXED LIGHT #3 - 400 SQ FT  
MIXED LIGHT #4 - 160 SQ FT  
OUTDOOR CULTIVATION #1 - 330 SQ FT  
OUTDOOR CULTIVATION #2 - 330 SQ FT  
OUTDOOR CULTIVATION #3 - 400 SQ FT  
OUTDOOR CULTIVATION #4 - 400 SQ FT  
OUTDOOR CULTIVATION #5 - 400 SQ FT  
OUTDOOR CULTIVATION #6 - 138 SQ FT  
OUTDOOR CULTIVATION #7 - 310 SQ FT  
OUTDOOR CULTIVATION #8 - 200 SQ FT  
OUTDOOR CULTIVATION #9 - 200 SQ FT  
OUTDOOR CULTIVATION #10 - 44 SQ FT  
OUTDOOR CULTIVATION #11 - 44 SQ FT  
OUTDOOR CULTIVATION #12 - 44 SQ FT  
TOTAL OUTDOOR AREA (SQ FT) - 3,879 SQ FT  
TOTAL MIXED LIGHT AREA (SQ FT) - 1,120 SQ FT  
TOTAL EXISTING CULTIVATION AREA (SQ FT) - 4,994 SQ FT

\* MIXED LIGHT AREAS #2 & #3 ARE USED AS IMMATURE PLANT AREAS AT EARLY STAGES OF PLANT GROWTH.



**LEGEND:**

	PROPERTY LINES
	20' SETBACK
	300' SETBACK
	600' SETBACK
	ACCESS ROAD
	GRAVEL ROAD
	EXISTING
	PROPOSED
	WELL
	OUTDOOR CULTIVATION

## ATTACHMENT 1

### RECOMMENDED CONDITIONS OF APPROVAL

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

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

1. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.
2. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. Any and all outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
3. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. The Department will file the NOD and will charge this filing cost to the project.
5. Within 60 days of the effective date of permit approval, the applicant shall execute a Compliance Agreement with the Humboldt County Planning and Building Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval #6 through #10. 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 existing and proposed greenhouses, 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 Planning and Building Department verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.
7. Onsite processing must take place in a permitted structure the applicant will secure permits and complete any building of such structure within the 2-year provisional period, or the operator may discontinue onsite processing and process at an off-site licensed third-party facility.
8. Due to the project being located in the 100-year flood zone, the applicant will either remove all greenhouses, tents, and shipping containers from the site each year from October 15<sup>th</sup> to April 16<sup>th</sup> or obtain flood elevation certificates.

9. Processing activities must be supported by an approved onsite wastewater treatment system. Seasonal and/or outdoor cultivation sites may be supported by portable toilets. Applicant must obtain a permit for, and install, an approved onsite wastewater treatment system to support the processing location and either install approved septic systems or provide portable toilets to cultivation areas. Until such time that the wastewater treatment system is installed the applicant will provide receipt of portable toilets to be made available during their annual inspection.
10. The applicant will relocate or reconfigure the cultivation and cultivation related infrastructure that does not meet the required 30-foot setback from the property lines, these areas include Outdoor Cultivation Area #7, Outdoor Cultivation Area #3, and Mixed Light Area #2. The applicant will submit a revised site plan to the Planning Department for review and approval to satisfy this condition.
11. 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.
12. The applicant shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning Division.

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

1. The 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. All artificial light utilized in mixed-light greenhouses shall be limited to 6 watts per square foot with no wattage limit in the ancillary propagation greenhouse. All artificial lighting shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be enclosed between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards.
3. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above in items B.1. and B.2., within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
4. If cultural resources are encountered during construction activities, the contractor on-site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found,



California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99

5. The applicant shall improve and maintain visibility where the private driveway intersects with Myers Avenue as recommended by the Department of Public Works- Land Use Division in accordance with the County's Sight Visibility Ordinance. Visibility will be assessed at the applicant's annual inspection. If applicable, all fences and gates shall be relocated out of the county right of way.
6. Ensure all generators be located on stable surfaces with a minimum 200 feet buffer from all waterways measured horizontally from the outer edge of the riparian drip zone, per CDFW referral comments received January 4, 2018.
7. Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any erosion control and/or cultivation materials that contain synthetic (e.g., plastic or nylon) netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.
8. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
9. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
10. The use of anticoagulant rodenticide is prohibited.
11. 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.
12. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan. If offsite processing is chosen to be the preferred method of processing, this permit shall be modified to identify the offsite licensed facility.
13. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MAUCRSA, as applicable to the permit type.
14. 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.

15. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
16. Compliance with all statutes, regulations, and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
17. Confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
18. Maintain enrollment in in Tier 1 or 2 certifications with State Water Resource Control Board (SWRCB) Order No. WQ 2019-0001-DWQ, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
19. 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).
20. 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.
21. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).
22. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
23. Pay all applicable application, review for conformance with conditions and annual inspection fees.
24. 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.
25. The master log books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
26. 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

26. Pursuant to Business and Professions Code section 26051.5(a)(8), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
27. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include federal and state wage and hour laws, Cal/OSHA, OSHA, the California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).

28. Cultivators engaged in processing shall comply with the following Processing Practices:
  - a. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
  - b. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
  - c. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
  - d. Employees must wash hands sufficiently when handling cannabis or use gloves.
  
29. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
  - a. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
    - (1) Emergency action response planning as necessary;
    - (2) Employee accident reporting and investigation policies;
    - (3) Fire prevention;
    - (4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
    - (5) Materials handling policies;
    - (6) Job hazard analyses; and
    - (7) Personal protective equipment policies, including respiratory protection.
  - b. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
    - (1) Operation manager contacts;
    - (2) Emergency responder contacts; and
    - (3) Poison control contacts.
  - c. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
  - d. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
  
30. All cultivators shall comply with the approved processing plan as to the following:
  - a. Processing practices
  - b. Location where processing will occur
  - c. Number of employees, if any
  - d. Employee Safety Practices
  - e. Toilet and handwashing facilities
  - f. Plumbing and/or septic system and whether or not the system is capable of handling increased usage
  - g. Drinking water for employees
  - h. Plan to minimize impact from increased road use resulting from processing
  - i. On-site housing, if any
  
31. Term of Commercial Cannabis Activity Permit. Any Commercial Cannabis Cultivation permit 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.
  
32. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying

the items not in compliance, and the action that the permit holder may take to cure the noncompliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the Zoning Clearance Certificate and Special Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Section 55.4.13.

33. Permit Renewals to Comply with Updated Laws and Regulations. Permit renewal is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.
34. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this section in the event that environmental conditions, such as a sustained drought or low flows in the watershed in which the cultivation area is located, will not support diversions for irrigation.
35. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
  - a. Identifying information for the new owner(s) and management as required in an initial permit application;
  - b. A written acknowledgment by the new owner in accordance as required for the initial permit application;
  - c. The specific date on which the transfer is to occur;
  - d. Acknowledgement of full responsibility for complying with the existing permit; and
  - e. Execution of an Affidavit of Non-diversion of Medical Cannabis.
36. Inspections. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

**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 #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 the Ongoing Requirements/Development Restrictions, above.

**ATTACHMENT 2**

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

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

**APN 081-051-013 and 081-051-014, Myers Avenue, Myers Flat Area  
County of Humboldt**

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

**February 2022**

## Background

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

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

A Zoning Clearance Certificate for 4,999 square feet of existing commercial cannabis cultivation of which 3,879 square feet is outdoor cultivation and 1,120 square feet is mixed light cultivation. The project is supported by 344 square feet of propagation space in two existing structures. The estimated annual water usage for the project totals 31,829 gallons (6.3 gal/SF). Water for irrigation is sourced from the Myers Flat Mutual Water System. There is no onsite water storage. All processing occurs onsite in an existing 120 square foot structure and 240 square foot trailer. Up to four family members will be onsite assisting with operations, no employees are required. Energy for the project is sourced from P.G.&E. A Special Permit is also required for a setback reduction to Humboldt Redwoods State Park.

The project is not anticipated to affect historic or prehistoric resources. The project was referred to the Bear River Band of Rohnerville Rancheria and Intertribal Sinkyone Wilderness Council. The Bear River Band requested that the inadvertent discovery protocol be made a condition of approval for the project.

No special status plant or animal species were documented in the CNDDDB. The project is not anticipated to impact and special status species or sensitive natural communities

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

1. Substantial changes are proposed in the project which require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified as complete, shows any of the following: A) the project will have one or more significant effects not discussed in

the previous MND; B) significant effect previously examined will be substantially more severe than shown in the previous MND; C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or D) mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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

No changes are proposed for the original MND recommended mitigations. The proposal to authorize the project and the minor improvements necessary to bring the operation into compliance with the CMMLUO is fully consistent with the impacts identified and adequately mitigated in the original MND. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the MND. Compliance with the CMMLUO ensures consistency with the adopted MND and provides for mitigation of all project-related impacts to a less than significant level.

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

- Site Plan submitted by the applicant received 7/02/2021.
- *Cultivation and Operations Plan* prepared by Rain & Zepp dated 03/26/19.
- *Addendum to Cultivation and Operations Plan* dated 2/17/22.
- Division of Environmental Health Attachment for Commercial Medical Marijuana (CMM) Clearances/ Permits.

### **Other CEQA Considerations**

Staff suggests no changes for the revised project.

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

See Purpose statement above.

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

### **FINDINGS**

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



## **CONCLUSION**

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

### ATTACHMENT 3

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

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

1. The name, contact address, and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (On file)
3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within one-quarter mile (1,320 feet) of a school, school bus stop, church or other place of religious worship, public park, or tribal cultural resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (*Site Plan* submitted by the applicant- received 07/02/2021 – **Attached** with project Maps)
4. A cultivation and operations plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel; and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season. (*Cultivation and Operations Plan* prepared by Rain & Zepp PLC 03/26/19 and *Addendum to Cultivation and Operations Plan* dated 2/17/22- **Attached**)
5. Copy of the statement of water diversion, or other permit, license or registration filed with the State Water Resources Control Board, Division of Water Rights, if applicable. (Not applicable)
6. Description of water source, storage, irrigation plan, and projected water usage. (Included in the Addendum to the Cultivation Operations Plan (item 4. above).
7. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Control Board demonstrating enrollment in Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (Site Management Plan, dated September 10, 2019 - **Attached**)
8. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing, impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the California Department of Fish and Wildlife. (Notification of No LSAA Required- **Attached**)
9. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under Section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner

has completed a civil or criminal process and/or entered into a negotiated settlement with Cal Fire. (Not applicable)

10. Consent for on-site inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
11. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in Section 55.4.8.2.3, and plan for compliance with applicable building codes. (Not applicable)
12. 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)
13. 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)
14. Road Evaluation prepared by the applicant, dated February 8, 2019. (**Attached**)
15. Division of Environmental Health Attachment for Commercial Medical Marijuana (CMM) Clearances/ Permits (DEH Form). (On-file)

# Cultivation and Operations Plan

Emerald Triangle  
Medicinal, Inc.

APN 081-051-013/014

APPS # 12679

Humboldt County Commercial Medical Cannabis Permit Application

Section 4

Reconciled 02/06/2019

### **Description of Water Source, Storage, Irrigation Plan, and Project Water Usage**

Site is on flat land within the municipality of the unincorporated area of Humboldt County known as Meyers Flat. Water source is municipal water. Irrigation is carefully controlled by timers or by hand watering to not overwater and harm the plants or cause runoff. Hay mulch, wattles and / or cover crops will be used to minimize any sediment runoff.

### **Water Used in 2018**

<u>Month</u>	<u>Monthly Total in Gallons</u>
January	130
February	190
March	400
April	1,213
May	3,735
June	5,740
July	7,330
August	5,365
September	5,910
October	1,630
November	96
December	90
Total Used	31,829

Water use varies year to year due to weather conditions.

### **Description of Site Drainage**

Site is on properly graded municipal property. Irrigation is carefully controlled by timers or by hand watering to not overwater and harm the plants or cause runoff. Hay mulch, wattles and / or cover crops will be used to minimize any sediment runoff. Site is over 500 feet from the river, and surrounded by adequate vegetative buffers.

### **Detail of Measures taken to Ensure Protection of the Watershed and Nearby Habitat**

Sites are set back at least 500 ft from watercourses with adequate vegetative buffers. Runoff is not hydrologically connected to watercourses. Watering is by hand or timer, exercising caution to not over

water both to conserve water and prevent runoff. Nutrient is kept low. Used soil is kept away from watercourses, covered in hay mulch and a cover crop, or otherwise out of the weather. Used soil is amended and re-used. Amendments, fertilizers and any chemicals are kept in a covered structure in secondary containment tubs.

### **Protocols for Proper Storage and Use of Fertilizers, Pesticides, and Other Regulated Products**

Emerald Triangle Medicinal, Inc. uses all organic products in cultivation. All products are stored in a covered carport against the weather, and on pallets. All products are used at less than the manufacturers specifications according to the labels

### **Description of Cultivation Activities**

Proposed cultivation would be approximately 1,000 square feet of mixed light cultivation, no more than 5 cycles per year and 4,000 square feet of outdoor cultivation.

### **Processing Plan**

Emerald Triangle Medicinal, Inc. will have 3 regular full-time workers on the farm, with an additional 6 to 10 workers for harvest.

Safety is encouraged on the farm at all times. All employees are given a thorough site safety training. Regular safety meetings are held. Specific safety measures are discussed. Safety equipment is demonstrated. Proper procedure for handling and use of all tools and materials is discussed and implemented. Chemicals are handled with care and safe handling protective measures are taken depending on the item/chemical in use (i.e. gloves, mask, goggles, protective suite, etc. depending on the chemical or task in question). MSDS sheets are maintained on site and are made available upon request.

As the existing septic may not be able to handle the increase in use, an ADA compliant portable toilet is maintained on site. It will be serviced on regular intervals and additional servicing's will be performed if conditions require. A hand washing sink will be installed next to the portable toilet. Until then the sink in the house bathroom is used.

Drinking water is filtered on site.

Increased road use is minimal. Car-pooling is strongly encouraged. All roads leading to the farm are paved and road impacts from farm use are negligible.

No on site housing is provided.

At harvest, plants are cut down and hung in tents on the property to dry and cure for 1 – 3 weeks. Once cured, plants are trimmed and bagged for distribution in trailers on the site. All cannabis products are stored in a locked shed until distribution.

### **Number of Mixed Light Cultivation Cycles Proposed**

Proposed mixed light cultivation would have no more than 5 cycles per growing season.

### **Schedule of Activities During the Season**

For each mixed light cycle, plants are kept in vegetative growth for 3 – 20 days. The lighting is set at 20 hours on, 4 hours of dark and the nutrient is a high nitrogen mix.

For 12 – 16 weeks, plants convert to flower. Lighting is switched to 12 hours on, 12 hours dark and the nutrient is switched to a lower nitrogen / higher phosphorous mix.

Once the plants are ready for harvest, they are cut down and hung in tents to dry and cure. The used soil is reclaimed per item 26 above.

In December, January, February and March: Not very much activity during the Winter season. The used soil is covered with a cover crop and compost. Hay mulch and weed cloth are used to prevent runoff.

Late April / May: Dirt is turned over, cover crop is cut down, amendments are added to the soil.

May / June: Clones are planted as soon as the light balance is appropriate.

July / August / September: Plants are leafed, pruned and tied for maximum healthy output.

Late September / October / November: Plants are cut down, depending on variety and weather. Cut plants are hung to dry and cure, then trimmed and distributed.

### **Power Source**

PG&E serves the site. A generator back is maintained but only run when outages occur. For this reason, projected use is both very limited yet unpredictable.

### **International Dark Sky Association Standards**

Greenhouses shall be shielded such that little to no light escapes. Light from greenhouses shall not be visible from neighboring properties between sunset and sunrise. The project will comply with the Dark Sky Standards as required by the Humboldt County Medical Marijuana Land Use Ordinance.

### **Security Plan**

The cultivation site is isolated from public streets, hidden from the road by trees and accessible only through a locked gate.

Addendum to Operations Plan

February 17, 2022

1. Processing occurs in the 240 square foot trailer and in the 120 square foot junior barn.
2. There are no employees in the operation, but up to 4 family members may be onsite assisting with operations.





California Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Northern Region  
619 Second Street  
Eureka, California 95501  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

GAVIN NEWSOM, Governor  
CHARLTON H. BONHAM, Director



April 3, 2019

Ron Downing  
PO Box 105  
Myers Flat, CA 95554

Subject: Refund for Notification of Lake or Streambed Alteration  
Notification No. EPIMS-05294-R1

Dear Ron Downing:

This letter is to inform you that the Department of Fish and Wildlife (Department) will be issuing you a refund for the reason indicated below.

- Overpayment of notification fee.
- The Department denied your request for "long-term" agreement. The fee amount for a "regular" agreement would apply to your project.
- Notification was not required because your project is not subject to the notification requirement in Fish and Game Code section 1602.

Pursuant to Fish and Game Code (FGC) section 1602, the Applicant, Ron Downing, initially notified the California Department of Fish and Wildlife (CDFW) on March 7, 2019, that the Permittee intends to irrigate cannabis solely from water purchased from Myers Flat Mutual Water System in Myers Flat as described within the notification. No other water source was disclosed for domestic or other purposes and no other projects potentially subject to FGC 1602 were disclosed. The notification pertains to 261 Myers Ave., Myers Flat, Humboldt County, California on Assessor's parcel numbers 081-051-014. CDFW has determined that, as notified, the project does not need a Lake or Streambed Alteration Agreement. If any activities subject to FGC section 1602 are proposed in the future, a new notification shall be submitted to CDFW.

Your refund check, in the amount of 596.00 will take from four to six weeks to process and will be sent to the applicant address provided in your notification.

If you have any questions regarding your refund, please contact me at [cheri.sanville@wildlife.ca.gov](mailto:cheri.sanville@wildlife.ca.gov)

Sincerely,

Cheri Sanville  
Senior Environmental Scientist Supervisor

*Conserving California's Wildlife Since 1870*

HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS  
ROAD EVALUATION REPORT

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

Applicant Name: EMERALD TRIANGLE MEDICINAL APN: 081-051-014

Planning & Building Department Case/File No.: ZCC 16-539

Road Name: MYERS AVENUE (complete a separate form for each road)

From Road (Cross street): AVENUE OF THE GIANTS

To Road (Cross street): BOY SCOUT ROAD

Length of road segment: 1/4 mile miles Date Inspected: 12/21/18

Road is maintained by:  County  Other \_\_\_\_\_  
(State, Forest Service, National Park, State Park, BLM, Private, Tribal, etc)

Check one of the following:

**Box 1**  The entire road segment is developed to Category 4 road standards (20 feet wide) or better. If checked, then the road is adequate for the proposed use without further review by the applicant.

**Box 2**  The entire road segment is developed to the equivalent of a road category 4 standard. If checked, then the road is adequate for the proposed use without further review by the applicant.

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

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

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

[Signature]  
Signature

12/21/18  
Date

CAMILLE KEMAK  
Name Printed

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



**PART B: Only complete Part B if Box 3 is checked in Part A. Part B is to be completed by a Civil Engineer licensed by the State of California. Complete a separate form for each road.**

Road Name: \_\_\_\_\_ Date Inspected: \_\_\_\_\_ APN: \_\_\_\_\_  
 From Road: \_\_\_\_\_ (Post Mile \_\_\_\_\_ ) Planning & Building  
 To Road: \_\_\_\_\_ (Post Mile \_\_\_\_\_ ) Department Case/File No.: \_\_\_\_\_

1. What is the Average Daily Traffic (ADT) of the road (including other known cannabis projects)?

Number of other known cannabis projects included in ADT calculations: \_\_\_\_\_  
 (Contact the Planning & Building Department for information on other nearby projects.) \_\_\_\_\_

ADT: \_\_\_\_\_ Date(s) measured: \_\_\_\_\_

Method used to measure ADT:  Counters  Estimated using ITE Trip Generation Book

Is the ADT of the road less than 400?  Yes  No

If YES, then the road is considered very low volume and shall comply with the design standards outlined in the American Association of State Highway and Transportation Officials (AASHTO) *Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT ≤400)*. Complete sections 2 and 3 below.

If NO, then the road shall be reviewed per the applicable policies for the design of local roads and streets presented in AASHTO *A Policy on Geometric Design of Highways and Streets*, commonly known as the "Green Book". Complete section 3 below.

2. Identify site specific safety problems with the road that include, but are not limited to: (Refer to Chapter 3 in AASHTO *Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT ≤400)* for guidance.)

A. Pattern of curve related crashes.

Check one:  No.  Yes, see attached sheet for Post Mile (PM) locations.

B. Physical evidence of curve problems such as skid marks, scarred trees, or scarred utility poles

Check one:  No.  Yes, see attached sheet for PM locations.

C. Substantial edge rutting or encroachment.

Check one:  No.  Yes, see attached sheet for PM locations.

D. History of complaints from residents or law enforcement.

Check one:  No.  Yes ( check if written documentation is attached)

E. Measured or known speed substantially higher than the design speed of the road (20+ MPH higher)

Check one:  No.  Yes.

F. Need for turn-outs.

Check one:  No.  Yes, see attached sheet for PM locations.

3. Conclusions/Recommendations per AASHTO. Check one:

The roadway can accommodate the cumulative increased traffic from this project and all known cannabis projects identified above.

The roadway can accommodate the cumulative increased traffic from this project and all known cannabis projects identified above, if the recommendations on the attached report are done. ( check if a *Neighborhood Traffic Management Plan* is also required and is attached.)

The roadway cannot accommodate increased traffic from the proposed use. It is not possible to address increased traffic.

A map showing the location and limits of the road being evaluated in PART B is attached. The statements in PART B are true and correct and have been made by me after personally evaluating the road.

Signature of Civil Engineer \_\_\_\_\_

Date \_\_\_\_\_

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

## 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.

<b>Referral Agency</b>	<b>Response</b>	<b>Recommendation</b>	<b>Location</b>
Building Inspection Division		No response	
Division Environmental Health	✓	Conditional Approval	<b>Attached</b>
Public Works, Land Use Division	✓	Conditional Approval	<b>Attached</b>
CalFIRE	✓	No comment	<b>Attached</b>
California Department of Fish & Wildlife		No response	
Humboldt Redwoods State Parks	✓	No comment	<b>Attached</b>
Northwest Information Center	✓	Further Study	On file- confidential
CA Division of Water Rights		No response	
Humboldt County Sheriff	✓	Approved	On file- confidential
Humboldt County Agricultural Commissioner		No response	
Humboldt County District Attorney		No response	
North Coast Unified Air Quality Management District		No response	
Myers Flat Fire Protection District		No response	
Myers Flat Community Services District		No response	
Bear River Band of Rohnerville Rancheria	✓	Inadvertent Discovery	On file- confidential
Intertribal Sinkyone Wilderness Council		No response	
North Coast Regional Water Quality Control Board		No response	
Southern Humboldt Joint Unified School District		No response	

Task Environmental Health	Due Date 05/03/2019	Assigned Date 04/17/2019
Assigned to Department Environmental Health	Assigned to LandUse1 DEH	Status Approved with Conditions
Action by Department Environmental Health	Action By Ben Dolf	Status Date 04/23/2019
Start Time	End Time	Hours Spent 0.0
Billable No	Overtime No	Comments Onsite processing must be supported by a permanent means of sewage disposal. Operator shall install a permitted onsite wastewater treatment system, associated with a permitted structure, to support the needs of the project.
Time Tracking Start Date	Est. Completion Date	In Possession Time (hrs)
Display E-mail Address in ACA No	<input checked="" type="checkbox"/> Display Comment in ACA	Comment Display in ACA <input checked="" type="checkbox"/> All ACA Users <input checked="" type="checkbox"/> Record Creator <input checked="" type="checkbox"/> Licensed Professional <input checked="" type="checkbox"/> Contact <input checked="" type="checkbox"/> Owner



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

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

ARCATA-EUREKA AIRPORT TERMINAL  
McKINLEYVILLE  
FAX 839-3596

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

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


AVIATION 839-5401

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

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

LAND USE 445-7205

**LAND USE DIVISION INTEROFFICE MEMORANDUM**

TO: Rodney Yandell, Planner, Planning & Building Department  
FROM: Kenneth M. Freed, Assistant Engineer   
DATE: 04/18/2019

<b>RE:</b>	<b>Applicant Name</b>	<b>EMERALD TRIANGLE MEDICINAL</b>
	<b>APN</b>	<b>081-051-014, -013</b>
	<b>APPS#</b>	<b>PLN-12679</b>

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

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

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

**No re-refer is required.**

\*Note: Exhibits are attached as necessary.

Additional comments/notes:

// END //

# Exhibit "A"

## Public Works Recommended Conditions of Approval

(All checked boxes apply)

APPS # 12679

**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: (AT END OF COUNTY MAINTAINED RD)**

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

- If the County road has a paved surface at the location of the access road, the access road shall be paved for a minimum width of 20 feet and a length of 50 feet 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 //

Application Number

Key APN

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

The Department has no comment at this time.

Suggested conditions attached.

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

Recommend denial.

Other comments.

Date:

Name:

**Forester Comments:**

Date:

Name:

**Battalion Chief Comments:**

**Summary:**



## Cannabis Referral- Draft Executive Summary (Application PLN-12679-SP)

LR

Litzky, Rosalind@Parks <Rosalind.Litzky@parks.ca.gov>

Thu 12/16/2021 8:34 PM

To: Strickland, Abigail

Thank you for your patience about a response from State Parks. We have no comment at this time.

Thank you,

Roz

...