



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Hearing Date: March 15, 2018

To: Humboldt County Planning Commission

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

Subject: **Coyote Ridge Farm, LLC, Conditional Use Permit**
Application Number 12302
Case Number CUP 16-613
Assessor's Parcel Number (APN) 210-250-010
Coyote Ridge Road, Dinsmore Area

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Please contact Keenan Hilton at 707-445-7541 or khilton@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date March 15, 2018	Subject Conditional Use Permit	Contact Keenan Hilton
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Project Description A Conditional Use Permit for 10,450 square feet (sf) of existing mixed-light and 16,952 sf of existing outdoor cannabis cultivation. Two harvests of mixed-light occur annually. Irrigation water is sourced from two wells and rainwater catchment ponds. Water is stored in hard tanks (28,200 gallons) and two ponds (330,000 gallons), for a total of 358,200 gallons of available water storage. Annual water use is approximately 315,000 gallons. Processing, including drying and trimming, occurs in an existing on-site processing facility. Electricity is provided by solar panels and backup generators. The number of employees typically on-site is three, and the peak number of employees is five. Wastewater disposal is managed through an existing on-site septic system.

Project Location: The project site is located in Humboldt County in the Dinsmore area, at the terminus of Coyote Ridge Road, approximately 0.48 mile north from the intersection of Coyote Ridge Road and Meadow Road, on a property known to be in Sections 13 and 29 in Township 01 North, Range 04 East, Humboldt Base & Meridian.

Present Plan Land Use Designations: Residential Agriculture (RA40), Humboldt County General Plan (GP) Density: 40 acres per dwelling unit, Slope Stability: High Instability (3).

Present Zoning: Agriculture Exclusive (AE).

Application Number: 12302

Case Number: CUP 16-613

Assessor Parcel Number: 210-250-010

Applicant
Coyote Ridge Farm, LLC
Attn: Armando Waak
600 F St, Suite 3 #740
Arcata, CA 95521

Owner
Eugene Morimoto
800 Park Avenue, Apt. 408
Fort Lee, NJ 07024

Agent
None

Environmental Review: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Class 1, 15301 (Existing Facilities) and Class 33, 15333 (Small Habitat Restoration Projects) of the California Environmental Quality Act (CEQA) Guidelines.

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

Major Issues: None

COYOTE RIDGE FARMS, LLC
Case Number CUP 16-613
Assessor's Parcel Numbers 210-250-010

Recommended Commission 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 the project exempt from environmental review pursuant to Section 15301 and Section 15333 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Coyote Ridge Farms, LLC. project subject to the recommended conditions.

Executive Summary: Coyote Ridge Farms, LLC seeks approval of a Conditional Use Permit in compliance with the County Commercial Medical Marijuana Land Use Ordinance (CMMLUO) to permit an existing outdoor and mixed-light commercial medical cannabis cultivation located on Assessor's Parcel Number (APN) 210-250-010, which is approximately 42 acres in size.

The cultivation operation consists of 16,952 sf of outdoor cultivation and 10,450 sf of mixed-light cultivation in 10 greenhouses and outdoor gardens, in two (2) cultivation areas. Water for irrigation and domestic use is sourced from two (2) existing wells, one installed in 1983 and one in 2017, and a rainwater catchment system consisting of two (2) ponds. Total water storage capacity is 28,200 gallons in plastic tanks and 330,000 gallons in the ponds. At full production, daily water consumption for cultivation is 1,500 gallons. Cultivation takes place for approximately 210 days per year between April and October, for a total annual water demand of 315,000 gallons.

The cultivation operation is enrolled with the North Coast RWQCB as a Tier 2 discharger (WDID #1B16632CHUM). Several corrective or remedial actions have been identified and are scheduled. These include but are not limited to road re-contouring and resurfacing, culvert repair, removal of spent soil piles, development of a water budget and water monitoring plan, and relocating greenhouses that are within 50 feet of the existing pond in the western cultivation area (inset Map 1 on Site Plan).

Mixed-light greenhouses are covered with lightproof tarps while supplemental lighting is in use. Plants are trimmed on-site in an existing 240-sf processing building, and dried on-site in existing wooden drying sheds as well as in an existing cabin and barn. Dried product is taken off-site by a licensed transporter and distributed through licensed dispensaries. Electricity for supplemental lighting is supplied by a solar array and backup generators. Electricity for fans and dehumidifiers used in drying is supplied by generators. The cultivation is operated by two (2) permanent staff and up to three (3) seasonal employees, for a maximum staff of five (5). Although the site plan does not show parking spaces, there is sufficient room near the existing processing barn and near the house for five (5) vehicles to park. The site plan indicates sufficient space for a Cal-Fire turnaround in front of the house. Domestic water for employees is provided by wells, and wastewater disposal is by an on-site septic tank and leach field. Solid waste, including spent soil, is stored in a covered dump trailer and removed weekly to the Fortuna Dump.

A cultural resources survey of the property was conducted by William Rich and Associates in November 2017 and results are included in the evidence listed in Attachment 3. Results of the survey were negative, and the report recommends no mitigation for cultural resources impacts.

other than standard inadvertent discovery protocols. Timberland Resource Consultants prepared a Timberland Conversion Evaluation for the property (signed by Chris Carroll, RPF #2628, dated 01/04/2018). The report concluded that no timberland conversion has occurred and there are no violations of forest practices on the property. The report is included in Attachment 3. During initial review, Planning identified a cultivation area south of Coyote Ridge Road, in what appears to be the southeast corner of the property according to parcel boundaries depicted on Humboldt County GIS layers. This cultivation area is not included in the project described in this CUP application and would be an un-permitted expansion. The applicant has provided evidence that this cultivation area is on an adjacent property and that County GIS mapping of the parcel boundary is incorrect.

Conditions of approval in Attachment 1 include the following requirements for issues associated with the proposed cultivation: 1) The property is within one (1) mile of mapped occurrences of northern spotted owl and contains wooded habitat; the applicant must demonstrate compliance with noise restrictions on the use of generators; 2) The applicant is required to obtain a Lake and Streambed Alteration Agreement from CDFW for the wells on the property that are used to supply water for the cultivation; 3) The applicant is required to provide to DEH proof that the existing septic system on the property is sufficient to meet the peak demands of the cultivation operations or provide evidence of use of sufficient alternative wastewater management to meet the requirements of staff; 4) The applicant is required to submit a complete Cultivation and Operations Plan, including descriptions of regular and peak staffing levels, worker transportation, farmworker housing, and off-street parking; 5) The applicant is required to obtain permits or exemptions for all existing structures used for processing, drying, and employee housing.

Environmental review for this Project was conducted and, based on the results of that analysis, staff believes that the existing cultivation and processing aspects of the Project can be considered "Existing Facilities" as defined by Section 15301 of the California Environmental Quality Act (CEQA) Guidelines because it consists of operation of existing private facilities with no or negligible expansion of use beyond that at the time of the lead agency's determination. In addition, in reference to relocation of activities out of the Streamside Management Area (SMA), Section 15333 of the California Environmental Quality Act (CEQA) Guidelines exempts from environmental review the permitting of small habitat restoration projects including stream or river bank revegetation to improve habitat for amphibians or native fish, or to reduce or eliminate erosion and sedimentation.

There is no substantial evidence of potentially significant adverse environmental effects resulting from the permitting of a recognized legal agricultural use (cultivation of medical marijuana) on property zoned AE, with slopes less than 15%, and a source of irrigation with documented appropriative water right, or other permitted non-diversionary source.

Based on a review of Planning Division reference sources and comments from all involved referral agencies, planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the conditional use permit.

ALTERNATIVES: The Planning Commission could elect not to approve the project, or to require the applicant to submit further evidence, or modify the project. If modifications may cause potentially significant impacts, additional CEQA analysis and findings may be required. These alternatives could be implemented if the Commission is unable to make all of the required findings. Planning Division staff has stated that the required findings in support of the proposal have been made. Consequently, Planning staff does not recommend further consideration of either alternative.

The Commission could also decide the project may have environmental impacts that would require further environmental review pursuant to CEQA. Staff did not identify any potential impacts. As Lead Agency, the Department has determined that the Project is Categorical Exempt under the Exemption Class stated above; however, the Commission may reach a different conclusion. In that case, the Commission should continue the item to a future date at least two months later to give staff the time to complete further environmental review.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 18-**

**Case Number CUP-16-613
Assessor Parcel Number: 210-250-010**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Coyote Ridge Farms, LLC Conditional Use Permit request.

WHEREAS, Coyote Ridge Farms, LLC submitted an application and evidence in support of approving a Conditional Use Permit for an existing 16,952 square feet (sf) of outdoor and 10,450 sf of mixed light cannabis cultivation located on APN 210-250-010.

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the project is categorically exempt from environmental review pursuant to Class 1, 15301 (Existing Facilities) and Class 33, 15333 (Small Habitat Restoration Projects) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Conditional Use Permit (Case Number CUP 16-613); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on March 15, 2018.

NOW, THEREFORE, be it resolved, determined, and ordered by the Humboldt County Planning Commission that:

1. The project is categorically exempt from environmental review pursuant to Class 1, Section 15301 (Existing Facilities) and Section 15333 (Small Habitat Restoration Projects) of the California Environmental Quality Act (CEQA) Guidelines; and
2. The findings in Attachment 2 of the Planning Commission staff report support approval of Case Number CUP 16-613 based on the submitted substantial evidence; and
3. Conditional Use Permit CUP 16-613 is approved as recommended and conditioned in Attachment 1 for Case Number CUP-16-613.

Adopted after review and consideration of all the evidence on March 15, 2018.

The motion was made by Commissioner ____ and seconded by Commissioner ____.

AYES: Commissioners:

NOES: Commissioners:

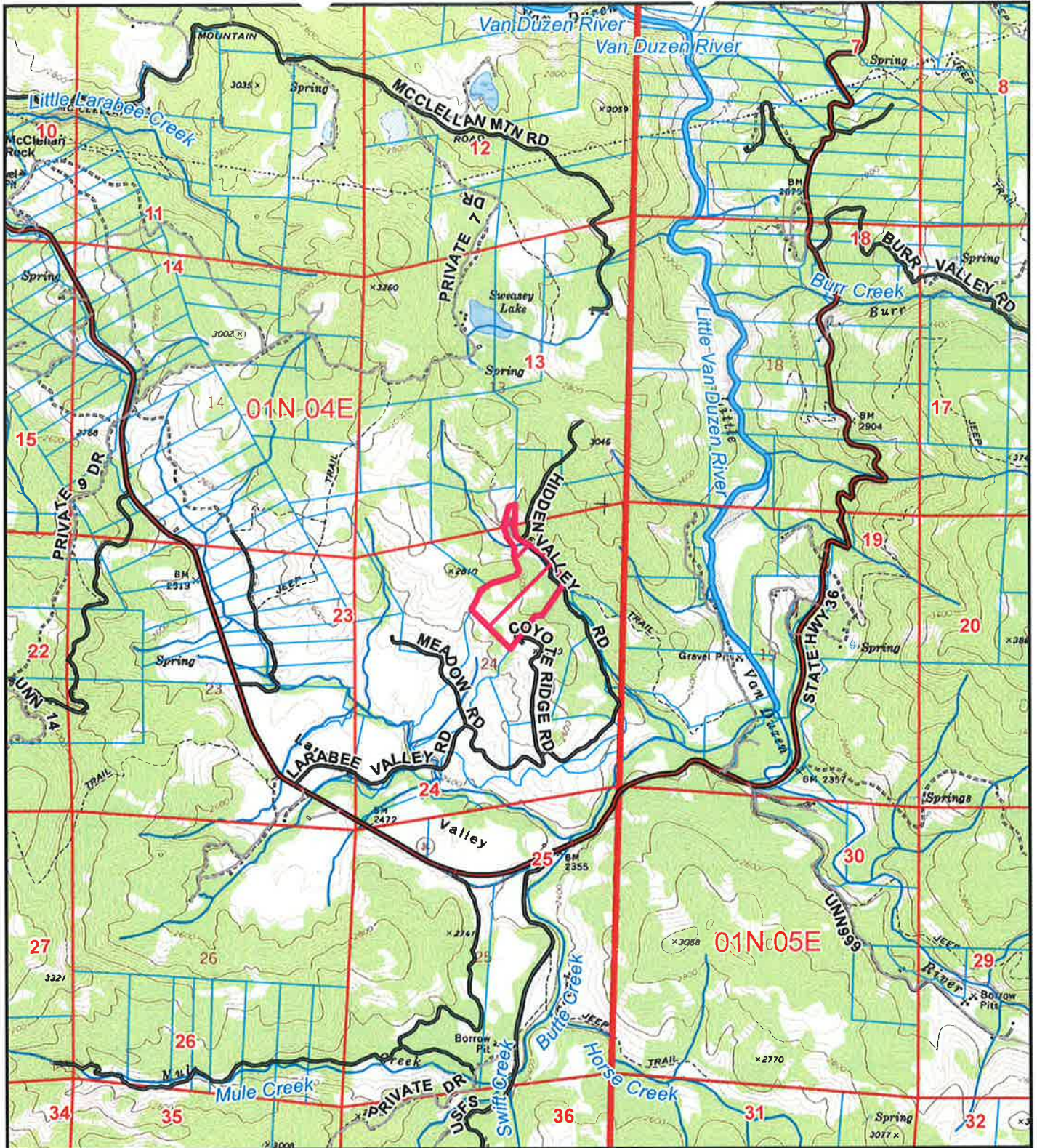
ABSTAIN: Commissioners:

ABSENT: Commissioners:

DECISION: Motion carries

I, John Ford, Secretary to the Planning Commission 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 Commission at a meeting held on the date noted above.

John Ford, Director
Planning and Building Department



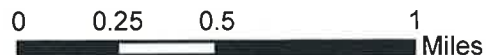
**TOPO MAP
 PROPOSED COYOTE RIDGE FARM
 DINSMORE AREA
 CUP-16-613
 APN: 210-250-010**

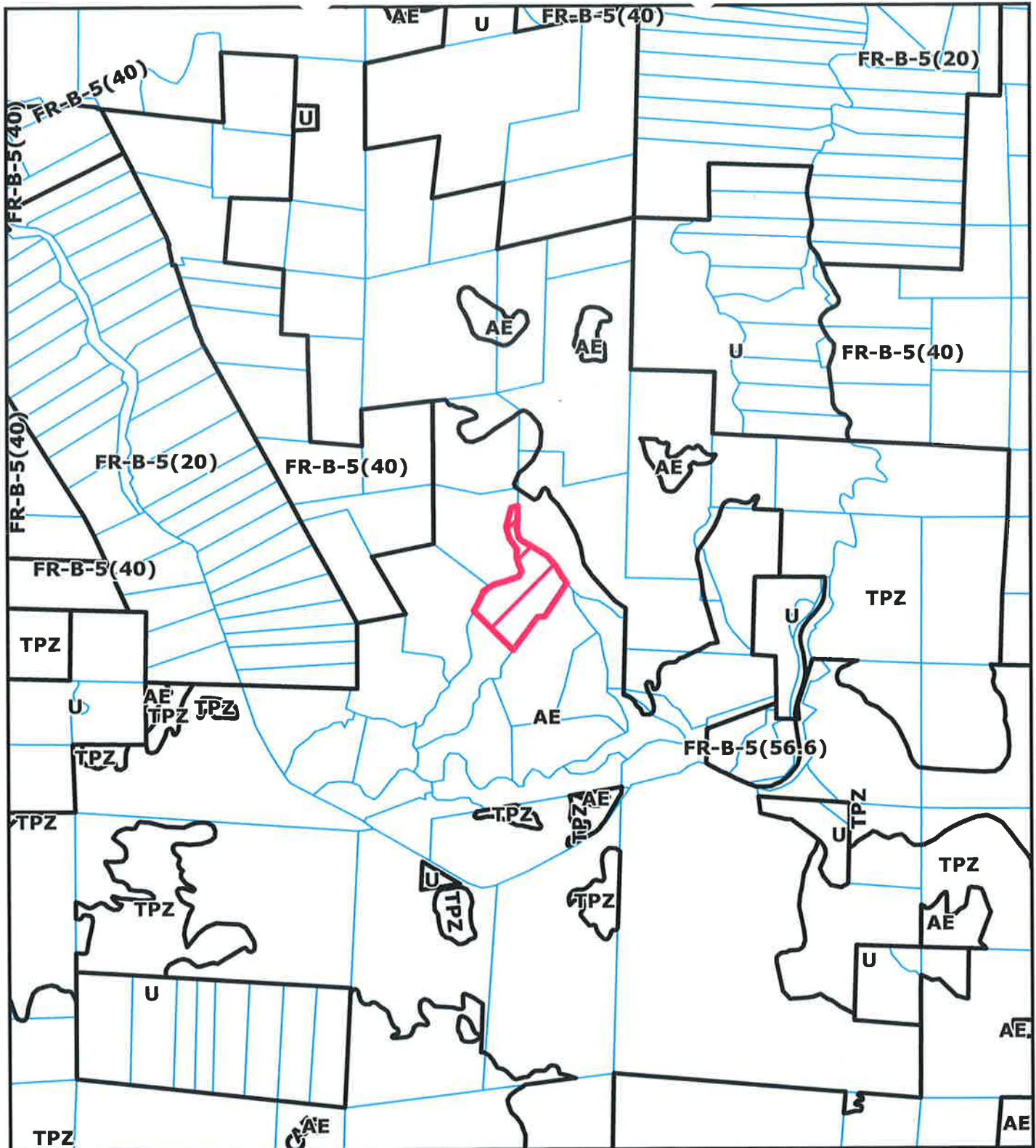
T01N R04E S13; S24 HB&M (LARABEE VALLEY)

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.



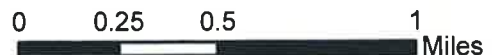


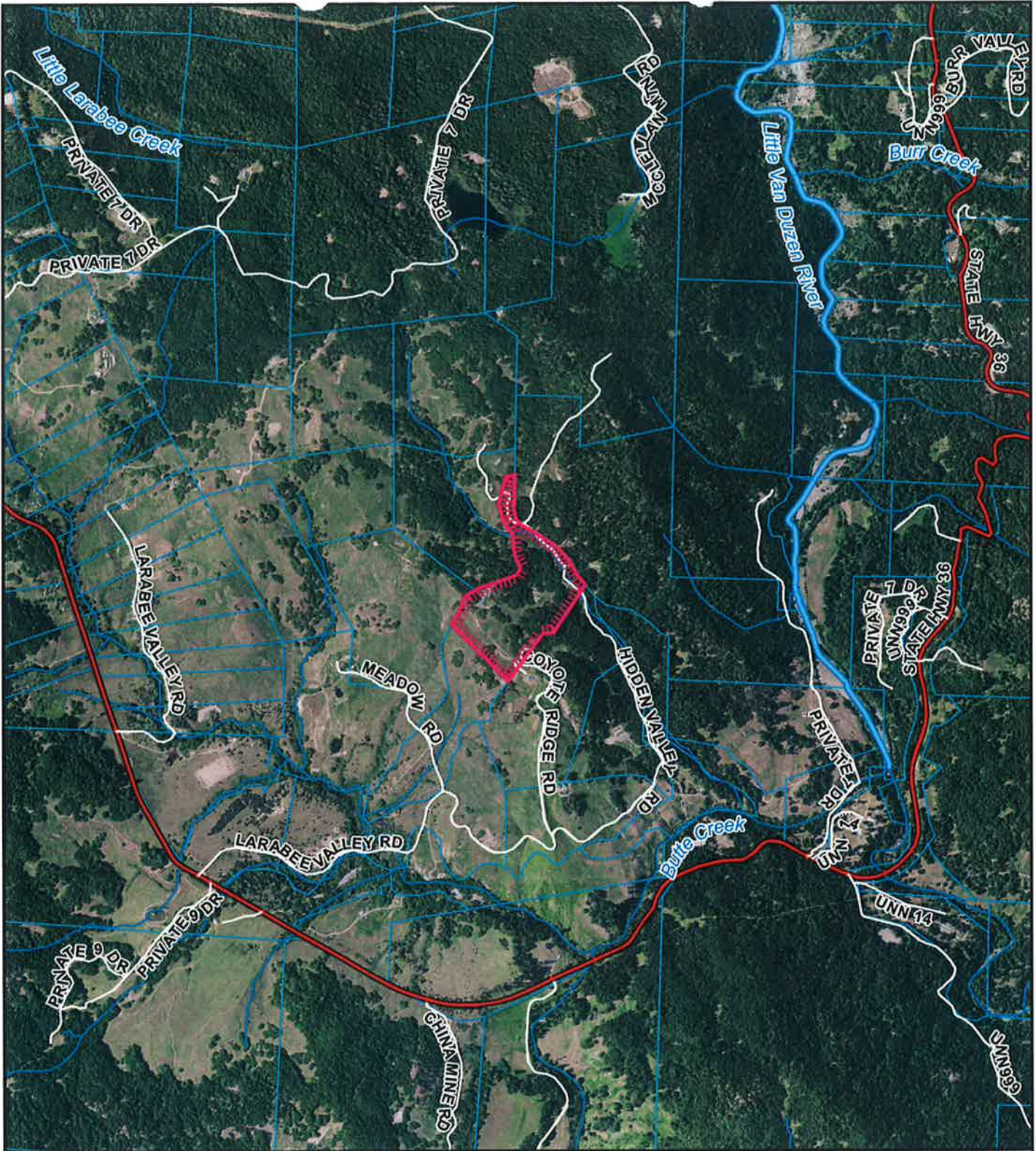
Project Area = 

**ZONING MAP
 PROPOSED COYOTE RIDGE FARM
 DINSMORE AREA
 CUP-16-613
 APN: 210-250-010**

T01N R04E S13; S24 HB&M (LARABEE VALLEY)

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**AERIAL MAP
PROPOSED COYOTE RIDGE FARM
DINSMORE AREA**

**CUP-16-613
APN: 210-250-010**

T01N R04E S13; S24 HB&M (LARABEE VALLEY)

Project Area = 

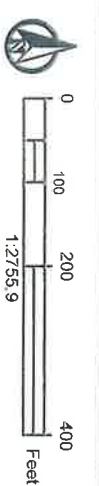
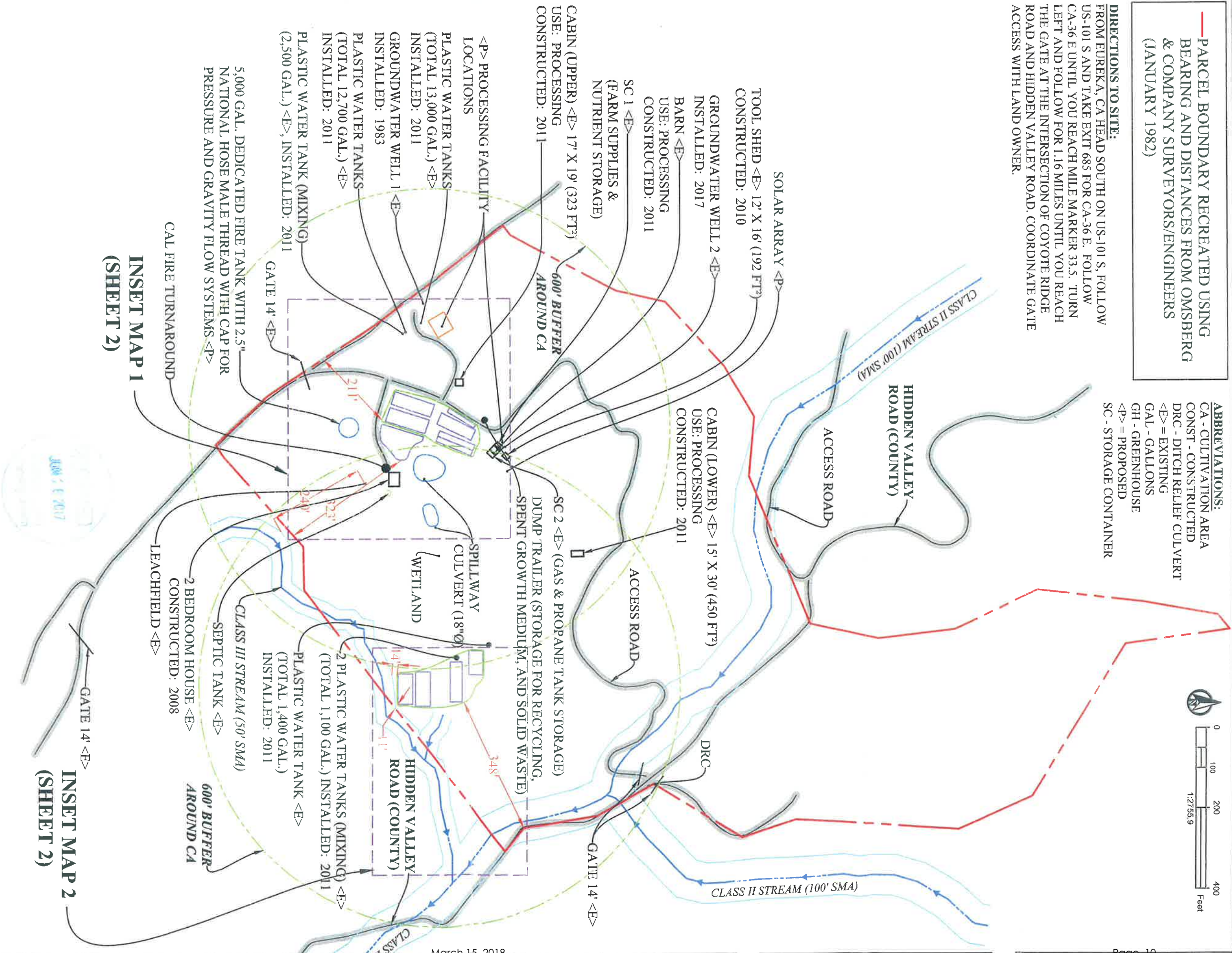


This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

— PARCEL BOUNDARY RECREATED USING BEARING AND DISTANCES FROM OMSBERG & COMPANY SURVEYORS/ENGINEERS (JANUARY 1982)

ABBREVIATIONS:
 CA - CULTIVATION AREA
 CONST - CONSTRUCTED
 DRC - DITCH RELIEF CULVERT
 <E> = EXISTING
 GAL - GALLONS
 GH - GREENHOUSE
 <P> = PROPOSED
 SC - STORAGE CONTAINER

DIRECTIONS TO SITE:
 FROM EUREKA, CA HEAD SOUTH ON US-101 S, FOLLOW US-101 S AND TAKE EXIT 685 FOR CA-36 E. FOLLOW CA-36 E UNTIL YOU REACH MILE MARKER 33.5. TURN LEFT AND FOLLOW FOR 1.16 MILES UNTIL YOU REACH THE GATE AT THE INTERSECTION OF COYOTE RIDGE ROAD AND HIDDEN VALLEY ROAD. COORDINATE GATE ACCESS WITH LAND OWNER.



NOTES:

- EASEMENTS (GRANT DEED, EXHIBIT "A", LEGAL DESCRIPTION)
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES OVER STRIPS OF LAND 50' IN WIDTH THE CENTERLINE OF WHICH ARE SHOWN ON SAID MAP AN DESIGNATED THEREON AS LARABEE VALLEY ROAD, AND HIDDEN VALLEY ROAD EXTENDING FROM STATE HIGHWAY 36 TO THE SOUTHERLY AND EASTERLY LINE OF SAID LOT 13.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES OVER STRIPS OF LAND 50' IN WIDTH THE CENTERLINE OF WHICH ARE SHOWN ON SAID MAP AND DESIGNATED THEREON AS COYOTE RIDGE ROAD.
- THE RIGHT IN COMMON WITH THE OWNERS OF ALL OTHER LOTS IN SAID TRACT TO EXCAVATE, TAKE, AND REMOVE GRAVEL FROM THAT PORTION OF LOT 7 OF SAID TRACT DESIGNATED ON MAP AS "GRAVEL PT.", LYING NORTHERLY OF LARABEE VALLEY ROAD. SAID RIGHT IS LIMITED TO THE USE OF SAID GRAVEL FOR THE CONSTRUCTION, SURFACING, AND MAINTENANCE OF THE INTERIOR ROAD SYSTEM AND PRIVATE DRIVEWAYS WITHIN SAID TRACT, AND SAID GRAVEL SHALL NOT BE SOLD FOR USE OUTSIDE THE BOUNDARIES OF SAID TRACT.
- THERE ARE NO SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS, OR TRIBAL CULTURAL RESOURCES WITHIN 600 FEET OF THE CULTIVATION SITE.
- THERE ARE NO OFF SITE RESIDENCES WITHIN 300 FEET OF THE CULTIVATION SITE.

OWNER'S NAME: JEM HUM LLC	DRAWING DESCRIPTION: HUMCO CMLLUO SITE PLAN (APN: 210-250-010) LOT 13 COYOTE RIDGE ROAD BRIDGEVILLE, CA	PACIFIC WATERSHED ASSOCIATES, INC. P.O. BOX 4433 ARCATA, CALIFORNIA 95518 PH: (707) 839-5130 FX: (707) 839-8168 www.pacificwatershed.com	DATE 6/28/2017
PW-A JOB NO.: 54121			NOTES PREPARED BY FWA
			FIGURES CREATED BY BMS
			SHEET 1 OF 2

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

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

1. **Within 60 days of the effective date of project approval**, the applicant shall execute a Compliance Agreement with the Humboldt County Planning Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval #2 -14. 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.
2. The applicant shall secure permits for all 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. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.
3. 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.
4. The applicant shall secure the approval of the Division of Environmental Health and the Regional Water Quality Control Board for the on-site sewage disposal system prior to the issuance of the building permit or shall provide evidence of sufficient use of ADA compliant commercial portable toilets to meet the requirements of peak staffing levels. A letter from those agencies indicating that approval has been issued will satisfy this condition.
5. The applicant shall submit a complete Cultivation and Operations Plan, including descriptions of regular and peak staffing levels, worker transportation, staff facilities, and off-street parking.
6. The project area has been determined to have potential nesting, roosting, or foraging habitat for northern spotted owl (*Strix occidentalis caurina*). The following avoidance and minimization measure shall be implemented:
 - a. Prior to tree removal activities, a qualified wildlife biologist with experience in Northern Spotted Owl protocol surveys shall complete a survey of the site to determine if there are trees that could provide nesting or roosting habitat for the Northern Spotted Owl. No tree that could provide suitable nesting or roosting habitat for this species shall be removed or altered.
 - b. No work will occur in the Northern Spotted Owl nesting season (February 1st- July 31st) unless a wildlife biologist with experience in Northern Spotted Owl protocol surveys completes a biological assessment of the property to determine whether the area has Northern Spotted Owl presence and whether site specific avoidance measures are necessary to avoid any impact to the species. Any measures developed by the biologist must be adhered to during the nesting season.

- c. No proposed activity generating noise levels 20 or more decibels above ambient noise levels or with maximum noise levels above 90 decibels may occur during the Northern Spotted Owl nesting season.
 - d. No human activities shall occur within a visual line-of-sight of 40 meters (131 feet) or less from a known nest location.
 - e. Rodenticides containing California Restricted Materials (3 CCR Section 6400) as regulated by the California Department of Pesticide Regulation shall be prohibited. The following rodent repellants may be used in and around the cannabis cultivation sites consistent with the label: Capsicum Oleoresin, Putrescent Whole Egg Solids, Garlic.
 - f. For the life of the project, the applicant shall submit annual monitoring reports prepared by a qualified wildlife biologist with experience in Northern Spotted Owl protocol surveys for review and approval by the Planning Director.
7. Noise generated from generators shall not exceed 50 decibels (dB) at 100 feet from the generator or at the edge of the nearest forest habitat, whichever is closer, in conformance with the auditory disturbance guidance prepared by the United States Fish and Wildlife Service. The applicant shall provide evidence demonstrating that the proposed generator use would not deliver noise pollution, which may affect fish and/or wildlife directly, or from a distance. To show conformance with Section 314-55.4.11(o) of the CMMLUO, where generator use occurs in the vicinity of Marbled Murrelet or Spotted Owl species, the evidence shall be evaluated in consultation with the Planning Department. Should the applicant proposed to achieve noise attenuation by placing the generators inside a building(s), the applicant shall secure a building permit prior to construction.
8. The applicant shall complete and implement all corrective actions detailed in the Water Resource Protection Plan developed for the parcel, prepared pursuant to Tier 2 enrollment under the North Coast Regional Water Quality Control Board's (RWQCB) Cannabis Waste Discharge Regulatory Program, including those measures later determined necessary during annual and periodic site inspections in accordance with the monitoring element. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted annually to the Planning and Building Department concurrent with the submittal to the NCRWQCB. A letter or similar communication from the NCRWQCB or the Third Party Consultant verifying that all the requirements in the MRP have been met will satisfy this condition. [After July 31, 2019, plans and reporting shall conform to the Cannabis Cultivation Policy and Cannabis General Order adopted October 17, 2017 by the State Water Board.
9. The applicant shall secure a final Lake and Streambed Alteration Agreement approved by the California Department of Fish and Wildlife and comply with all applicable terms. The LSAA shall cover the two (2) existing wells and two (2) existing ponds used for irrigation. If irrigation water is supplied by a well that is hydrologically connected to surface water, the applicant shall agree to and implement forbearance in accordance with Humboldt County Code Section 314-55.4.11(l).
10. Prior to issuance of any building or construction permits a revised site plan shall be prepared by the applicant and reviewed and approved by the Planning Division showing:
- a) Adequate off-street parking,
 - b) Compliance with emergency vehicle access requirements,
 - c) Setbacks between project activities and wetlands, surface waters and Streamside Management Areas,
 - d) Setbacks of cultivation areas to property lines, and
 - e) Revised Pond and other water storage locations and facilities.

11. Prior to any ground-disturbance or the issuance of any permits, a qualified biologist shall survey the project site and identify the locations of all wetlands, springs, seeps, and riparian areas, or plants with a State Rare Plant Rank of 1 or 2, specifically Pacific gilia (*Gilia capitata* ssp. *pacifica*). A 150-foot buffer around all identified habitats shall be staked in the field and shown on the revised site plan. No improvements or other activities are allowed within the 150 foot setback area. This shall be reflected in the operations plan.
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.
13. The Applicant shall provide a lighting plan demonstrating the proposed cultivation area would not deliver or have the potential to deliver light pollution, during the hours of sunset to sunrise, which may affect fish and/or wildlife directly, or from a distance. The plan shall be submitted to the satisfaction of the Planning Division within 6 months of the effective date of this permit, or prior to use of lighting, whichever occurs first.
14. Ground disturbing construction and grading shall employ fugitive dust control strategies (e.g., watering or similar methods) to prevent visible emissions from exceeding NCAQMD regulations and prevent public nuisance. Dust control practices during construction and grading shall achieve compliance with NCAQMD fugitive dust emission standards.

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

1. 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.
2. 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.
3. 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 & Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort towards compliance can be shown within the two years following the issuance of the provisional clearance or permit, The Planning Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow for additional time to meet the outstanding requirements.
4. 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.
5. 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.

6. 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).
7. Maintain enrollment in Tier 1, 2 or 3, certification with the North Coast Regional Water Quality Control Board (NCRWQCB) 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.
8. Comply with the terms of any applicable Streambed Alteration (1600) Permit obtained from the Department of Fish & Wildlife, which may be required for the wells and catchment ponds.
9. 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 required for the clearing performed during construction of the catchment pond in 2015.
10. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday – Friday, 9:00 am – 5:00 pm, excluding holidays).
11. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
12. Pay all applicable application, review for conformance with conditions and annual inspection fees.
13. The noise produced by a generator used for cannabis drying, curing, and processing shall not be audible by humans from neighboring residences. The decibel level for generators measured at the property line shall be no more than 60 decibels. Where applicable, sound levels must also show that they will not result in the harassment of Marbled Murrelet or Spotted Owl species. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. Under these guidelines, generator noise may not exceed 50dB as measured at 100 feet from the generator or at the edge of the nearest Marbled Murrelet or Spotted Owl habitat, whichever is closer.
14. Storage of Fuel - Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's CUPA program, and in such a way that no spillage occurs.
15. The Master Log Books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
16. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

17. Participate in and bear costs for permittee's participation in the Medical Cannabis Track and Trace Program administered by the Humboldt County Agricultural Commissioner.

Performance Standards for Cultivation and Processing Operations

18. Pursuant to the MCRSA, 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."
19. 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, California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
20. Cultivators engaged in processing shall comply with the following Processing Practices:
 - i. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
 - ii. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
 - iii. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
 - iv. Employees must wash hands sufficiently when handling cannabis or use gloves.
21. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
 - I. 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:
 - (a) Emergency action response planning as necessary;
 - (b) Employee accident reporting and investigation policies;
 - (c) Fire prevention;
 - (d) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - (e) Materials handling policies;
 - (f) Job hazard analyses; and
 - (g) Personal protective equipment policies, including respiratory protection.
 - II. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
 - (a) Operation manager contacts;
 - (b) Emergency responder contacts;
 - (c) Poison control contacts.
 - III. 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.

- IV. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.

22. All cultivators shall comply with the approved Processing Plan as to the following:

- I. Processing Practices.
- II. Location where processing will occur.
- III. Number of employees, if any.
- IV. Employee Safety Practices.
- V. Toilet and handwashing facilities.
- VI. Plumbing and/or septic system and whether or not the system is capable of handling increased usage.
- VII. Drinking water for employees.
- VIII. Plan to minimize impact from increased road use resulting from processing.
- IX. On-site housing, if any.

23. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation SP issued pursuant to the CMMLUO shall expire after one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.

If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the SP or permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the non-compliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of non-compliance. Failure to request reinspection or to cure any items of non-compliance shall terminate the Special 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.

24. 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.

Permittee further acknowledges and declares that:

- (1) All commercial cannabis activity that I, my agents, or employees conduct pursuant to a permit from the County of Humboldt for commercial cultivation, processing, manufacturing, and distribution of cannabis for adult use or medicinal use within the inland area of the County of Humboldt, shall at all times be conducted consistent with the provisions of the approved County permit; and
- (2) All cannabis or cannabis products under my control, or the control of my agents or employees, and cultivated or manufactured pursuant to local Ordinance and the State of California Medicinal and Adult Use Cannabis Regulation and Safety Act ("MAUCRSA") (SB 94), will be distributed within the State of California; and
- (3) All commercial cannabis activity conducted by me, or my agents or employees pursuant to a permit from the County of Humboldt will be conducted in compliance with

the State of California MAUCRSA.

25. 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; and
 - d. Acknowledgement of full responsibility for complying with the existing Permit; and
 - e. Execution of an Affidavit of Non-diversion of Medical Cannabis.
26. 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. 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 COA #1 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 Condition of Approval #23 of the On-Going Requirements /Development Restrictions, above.
2. 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 as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and 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 NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

3. The Applicant is responsible for costs for permit processing and the post-approval review for project conformance with conditions 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. After the decision on the application, the Department will send a bill to the Applicant for costs incurred in permit processing that exceed the deposit on hand. Also, the Department will send a bill to the Applicant for all staff costs for review of the project for conformance with the conditions of approval. All Planning fees shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

4. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions 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 Department will send a bill to the Applicant for all staff costs incurred for review of the project for conformance with the conditions of approval. All Planning fees for this service shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

ATTACHMENT 2

STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

Required Findings: To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making **all** of the following required findings.

The County Zoning Ordinance, Sections 312-1.1.2 and 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specify the findings that are required to grant a Conditional Use Permit:

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations;
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity;
5. 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 (the midpoint of the density range specified in the plan designation) unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized; and
6. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:
 - a. Is categorically or statutorily exempt; or
 - b. Has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or
 - c. Has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

Staff Analysis of the Evidence Supporting the Required Findings: To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making **all** of the following required findings.

1. The proposed development must be consistent with the General Plan. The following table identifies the substantial evidence which supports finding that the proposed development is in conformance with all applicable policies and standards of the Humboldt County General Plan.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Land Use Chapter 4</p> <p>Land Use Designations Section 4.8</p>	<p>Residential Agriculture (RA40): Applies to large-lot residential uses that typically rely upon on-site water and wastewater systems. RA40 is applied to more remote, steep, and high-hazard areas.</p> <p>Allowable uses include single-family residential, second residential units, and general- and intensive-agriculture.</p> <p>Density range is 40 acres/unit</p>	<p>The project includes 16,952 sf of existing outdoor and 10,450 sf of existing mixed-light cultivation of medical cannabis on a 42-acre parcel. Processing is on-site in existing and proposed structures.</p> <p>The MMRSA, Health and Safety Code Section 11362.777(a) provides that medical cannabis is an agricultural product, subject to extensive state and local regulation. The CMMLUO provides for the cultivation and processing of medical cannabis within the zoning districts where agriculture is a principally permitted use, with limits and in compliance with performance standards that will preserve space for more traditional agricultural activities that supply food and fiber contributing to a diverse economic base. The existing cultivation is considered an agricultural use, and the processing facility and supportive infrastructure may be considered accessory to the agricultural use.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Circulation Chapter 7	<p>Goals and policies contained in this Chapter relate to a balanced, safe, efficient, accessible and convenient circulation system that is appropriate for each type of unincorporated community (C-G1,C-G2); coordinated planning design, development, operations, and maintenance between the County and other transportation system service providers (C-G3); and access for all transportation mode types with improved opportunities to move goods within, into and out of Humboldt County (C-G4, C-G5)</p> <p>Related policies: C-P3. Consideration of Transportation Impacts in Land Use Decision Making</p>	<p>Access to the property is via 1.5 miles of private roads (Larrabee Valley Road, Meadow Road, and Coyote Ridge Road) from State Route 36. The applicant has submitted a Road Evaluation Report for these roads, self-certifying that they are developed to a Category 4 standard. The site plan shows that there is sufficient area to provide off-street parking on the site for the five (5) cars required at peak staffing levels.</p>
Housing Chapter 8	<p>Goals and policies contained in this Element seek to identify existing and projected housing needs and establish goals, policies, standards and measures for the preservation, improvement, and development of housing.</p> <p>Related policies: H-P3, Development of Parcels in the Residential Land Inventory</p>	<p>The project does not involve residential development, nor is the project site part of the Housing element Residential Land Inventory. However, the project will not preclude any future residential development. The project will 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.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Conservation and Open Space Chapter 10</p> <p>Open Space Section 10.2</p>	<p>Goals and policies contained in this Chapter relate to an Open Space and Conservation Program that is complimentary to other agencies' plans and that preserves the county's unique open spaces (CO-G1, CO-G3)</p> <p>Related policies: CO-P1, Conservation and Open Space Program; CO-P12, Development Review, CO-S1. Identification of Local Open Space Plan, and CO-S2. Identification of the Open Space Action Program</p>	<p>The proposed project is located within the County's local open space plan because the project site is planned Rural Residential and is zoned Agriculture Exclusive. The project can be found consistent with the Open Space Action Program because the proposed project is consistent with the allowable uses of the Land Use Designations. The proposed cannabis cultivation operation- an agricultural production - is within land planned for agricultural purposes, consistent with the use of Open Space land for management and production of resources.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Biological Resources Section 10.3</p>	<p>Goals and policies contained in this Chapter relate to mapped sensitive habitat areas where policies are applied to protect fish and wildlife and facilitate the recovery of endangered species (BR-G1, Threatened and Endangered Species, BR-G2, Sensitive and Critical Habitat, BR-G3, Benefits of Biological Resources)</p> <p>Related policies: BR-P1. Compatible Land Uses, BR-P5. Streamside Management Areas.</p>	<p>Humboldt County's public GIS layer shows one (1) class 2 stream along the northeastern boundary of the property; the Streamside Management Area for this stream extends 100 feet from the edge of the stream. CDFW mapping (CNDDDB) shows one (1) special-status plant species, Pacific gilia (<i>Gilia capitata</i> ssp. <i>pacifica</i>), occurrence overlapping the property and numerous locations of northern spotted owl (<i>Strix occidentalis caurina</i>) within two (2) miles of the property. The site plan submitted by the applicant shows two (2) class 3 streams and one (1) class 2 stream on the property. All cultivation-related facilities and cultivation areas are outside the streamside management areas for these streams. Issues related to noise from generator use are discussed under Chapter 13 – Noise. The property overlaps a mapped record of Pacific gilia, a special-status plant species. The applicant is required to conduct biological surveys prior to any proposed ground disturbance; this requirement is included as a condition of approval.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Cultural Resources Section 10.6</p>	<p>Goals and policies contained in this Chapter relate to the protection and enhancement of significant cultural resources, providing heritage, historic, scientific, educational, social and economic values to benefit present and future generations (CU-G1, Protection and</p>	<p>The applicant retained William Rich and Associates (WRA) for the preparation of a Cultural Resources Investigation for the property. WRA conducted a records search, consulted with the Native American Heritage Commission, local Native American tribal representatives, and other interested parties; and conducted an intensive pedestrian field survey of the entire cultivation area. The</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
	<p>Enhancement of Significant Cultural Resources)</p> <p>Related policies: CU-P1. Identification and Protection, CU-P2. Native American Tribal Consultation]</p>	<p>report concludes that no significant archaeological or historic period cultural resources, that for the purposes of CEQA would be considered an historic resource, exist in the limits of the project area. Ongoing conditions of approval are incorporated regarding the inadvertent discovery of cultural resources.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Scenic Resources Section 10.6</p>	<p>Goals and policies contained in this Chapter relate to the protection of scenic areas that contribute to the enjoyment of Humboldt County's beauty and abundant natural resources (SR-G1); and a system of scenic highways roadways that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County. (SR-G2)</p> <p>Related policies: SR-4. Light and Glare</p>	<p>The project involves mixed-light cultivation in 10 greenhouses. The CMMLUO requires that mixed-light cultivation comply with International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1, and be designed to regulate light spillage onto neighboring properties resulting from backlight, uplight, or glare (BUG). International Dark Sky Association Standards exceed the requirements of Scenic Resources Standard SR-4, Light and Glare, that lighting be fully shielded, and designed and installed to minimize off-site lighting and direct light within the property boundaries. The project complies with International Dark Skies Association standards by covering greenhouses with lightproof covers during hours when supplemental lighting is applied.</p>
<p>Water Resources Chapter 11</p> <p>Stormwater Drainage</p>	<p>Goals and policies contained in this Chapter relate to coordinated watershed planning and land use decision making to advance management priorities (WR-G3, WR-G4, WR-G5); watershed conservation and restoration efforts aimed at de-listing water bodies and watersheds which are restored to meet all beneficial uses, including water use, salmon and steelhead recovery plans, recreational activities, and the economy (WR-G1, WR-G2, WR-G7, WR-G8, WR-G9); and</p> <p>Related policies: WR-P10. Erosion and Sediment Discharge; WR-P42. Erosion and Sediment Control Measures.</p>	<p>There are two (2) Class 3 streams and a Class 2 stream on the property. The cultivation areas are located outside the Streamside Management Areas for these streams. The wells that currently supply water for irrigation and domestic uses are subject to notification per Section 1602 of the Fish and Game Code; the applicant has submitted a notification and application for a Lake and Streambed Alteration Agreement with CDFW for the wells and for the rainwater catchment ponds. The cultivation is enrolled with the North Coast RWQCB as a Tier II discharger (WDID #1B16632CHUM), and has prepared and implemented a Water Resources Protection Plan.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Water Resources Chapter 11</p> <p>Onsite Wastewater Systems</p>	<p>Goals and policies contained in this Chapter relate to adequate public water supply as well as onsite wastewater systems and natural and developed storm drainage systems that minimize interference with surface and groundwater flows and storm water pollution (WR-G6, WR-G9, WR G10)</p> <p>Related policies: WR-IM7. Basin Plan Septic Requirements; and IS-P17. On-Site Sewage Disposal Requirements.</p>	<p>The Water Resources Protection Plan (WRPP) states that the site has an existing Onsite Wastewater Treatment System (OWTS) associated with the existing residence. The applicant will provide evidence to the Department of Environmental Health that this OWTS is sufficient to meet the demands of the cultivation at peak staffing. This requirement has been incorporated as a condition of approval.</p>
<p>Noise Chapter 13</p>	<p>Goals and policies contained in this Chapter discourage incompatible uses within communities and reduce excessive noise through the application of standards (N-G1, N-G2)</p> <p>Related policies: N-P1, Minimize Noise from Stationary and Mobile Sources; N-P4, Protection from Excessive Noise</p>	<p>The subject parcel is not located in an area that requires special noise attenuation measures due to proximity to known noise sources. Electrical power for the cultivation is supplied by a solar array and generators. In accordance with the standards set forth in Section 55.4.11(o) of the CMMLUO and Departmental Policy Statement (DPS) 16-005, the subject parcel is considered to contain habitat or potential habitat for Marbled Murrelet or Northern Spotted Owl because it is within one-mile of timberland (timberland is defined as land growing trees, regardless of whether the trees are a commercial species or not). The maximum allowable generator noise exposure level is 50 dB when measured from the generator at a distance of 100 feet or at the edge of habitat (aka the edge of the tree line), whichever is closer. To ensure compliance, the applicant shall identify the generator type and specifications, placements, and any associated structures or noise reduction measures necessary to achieve the performance standard.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Safety Element Chapter 14</p> <p>Geologic & Seismic</p>	<p>Goals and policies contained in this Chapter relate to communities that are designed and built to minimize the potential for loss of life and property resulting from natural and manmade hazards; and to prevent unnecessary exposure to areas of geologic instability, floodplains, tsunami run-up areas, high risk wildland fire areas, and airport areas planned and conditioned to prevent unnecessary exposure of people and property to risks of damage or injury (S-G1, S-G2)</p> <p>Related policies: S-P11. Site Suitability, S-P7. Structural Hazards,</p>	<p>The project site is not located in a mapped Alquist-Priolo fault zone nor is subject to liquefaction. The site is located in an area designated as High Slope Instability (3) in the County's GIS mapping. All existing and proposed cultivation areas and facilities are in areas of slopes less than 15-percent. Based on the project and evidence before staff, the project does not pose any threat to public safety related from exposure to natural or manmade hazards.</p>
<p>Safety Element Chapter 14</p> <p>Flooding</p>	<p>Goals and policies contained in this Chapter relate to the use of natural drainage channels and watersheds that are managed to minimize peak flows in order to reduce the severity and frequency of flooding. (S-G3)</p> <p>Related policies include: S-P12, Federal Flood Insurance Program; S-P13, Flood Plains; S-P15, Construction Within Special Flood Hazard Areas</p>	<p>The subject parcel is outside any mapped flood hazard areas. The project site is not subject to inundation from an upstream dam failure or tsunami.</p>
<p>Safety Element Chapter 14</p> <p>Fire Hazards</p>	<p>Goals and policies of this Chapter encourage development designed to reduce the risk of structural and wildland fires supported by fire protection services that minimize the potential</p> <p>Related policies: S-P19, Conformance with State Responsibility Areas (SRA) Fire Safe Regulations;</p>	<p>The subject property is located within the State Fire Responsibility Area where the State of California has the primary financial responsibility for the prevention and suppression of wildland fires. Cal-Fire comments recommended compliance with the requirements of the County's Fire Safe Regulations. The Humboldt County Fire Safe Ordinance (Section 3111-1 <i>et seq.</i>) establishes development standards for minimizing wildfire danger in state responsibility designated areas. There is adequate area to provide for a fire safe turnaround near the residence. Producing a site plan that details the turnaround location is a condition of</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Air Quality Chapter 15	<p>Goals and policies contained in this Chapter relate to improved air quality to meet current and future state and federal standards, including attainment of particulate matter requirements (AQ-G1, AQ-G2, AQ-G3) and the successful reduction of greenhouse gas emissions to levels consistent with state and federal requirements (AQ-G4)</p> <p>Related policies: AQ-P4, Construction and Grading Dust Control, AQ-S1. Construction and Grading Dust Control, AQ-P7. Interagency Coordination.</p>	<p>approval.</p> <p>As a condition of project approval, applications for grading and or building permits shall be referred to the North Coast Air Quality Management District (NCAQMD) for review and consultation. Dust control practices during construction and grading shall achieve compliance with NCAQMD fugitive dust emission standards.</p>

2. Zoning Compliance and 3. Conforms with applicable standards and requirements of these regulations: The following table identifies the evidence which supports a finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations.

Zoning Section and Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
<p>§312-1.1.2 Legal Lot Requirement: development permits shall be issued only for a lot that was created in compliance with all applicable state and local subdivision regulations.</p>	<p>The parcel of land known as APN 210-250-010 is Lot 13 of Tract N. 188, Larabee Valley Estates, as per Map recorded in Book 17, pages 120-125 of Maps, in the office of the County Recorder of said county, February 24, 1982.. There is no evidence indicating there have been any subsequent acts to merge or divide this parcel. Therefore, the subject parcel was lawfully created in its current configuration and can be developed as proposed.</p>

§314-7.1 Agricultural Exclusive (AE): Intended to be applied in fertile areas in which agriculture is and should be the desirable predominant use and in which protection of this use from encroachment from incompatible uses is essential for the general welfare.

All general agricultural uses are enumerated as a principally permitted use in the AE zoning district. The project is for the cultivation of commercial medical cannabis employing both outdoor and mix-light production. Commercial medical cannabis cultivation is recognized under State law as an agricultural product. Although State law specifies it is an agricultural use and general agricultural uses are principally permitted in AE, pursuant to Humboldt County Code Section 314-55.4.3.7, the commercial cultivation of cannabis for medical use is a regulated specialty crop and the cultivation of that specialty crop is not a principal permitted use under the General Agriculture use type classification in the Humboldt County Zoning Regulations. The applicant has applied for the requisite permit. Based on the referenced principally permitted use and the above, a finding of consistency with the AE zoning district can be made for the project.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
Minimum Lot Size	40 acres	Per Parcel Map No. 1695, the subject parcel is 41.8 acres in size.
Maximum Ground Coverage	35 percent	637,283 square feet is the maximum allowable coverage for this parcel. The total cultivation area in greenhouses and gardens is approximately 27,000 sf. Including existing appurtenant structures and the residence, the lot coverage is still well below the maximum allowable.
Minimum Lot Width	100 feet	1,090 feet
Maximum Lot Depth	None specified	N/A
Setbacks Front: 30 feet Rear: 20 feet Side: ten percent of lot width but not more than 20 feet. Subject parcel has a lot width 330 feet, so the side yard setback is 20 feet. SRA: 30 feet		All project features are set back a minimum of 30 feet from all property lines, as required in Section 55.4.11(b) of the zoning ordinances.
Max. Building Height	None specified	N/A
§314-61.1 Streamside Management Area (SMA)	Purpose: to provide minimum standards pertaining to the use and development of land located within Streamside Management Areas (SMAs) and other wet areas (OWA) to implement the County's Open Space Element of the General Plan.	Water for the project comes from two (2) wells and two (2) rainwater catchment ponds. The applicant will obtain a Lake and Streambed Alteration Agreement with CDFW under Section 1600 <i>et seq.</i> of the Fish and Game Code for the wells and ponds. All cultivation areas and facilities are located outside of Streamside Management Areas.

<p>Off-Street Parking §314-109.1</p>	<p>Off Street Parking: Agricultural use*: Parking space per employee at peak shift.</p> <p><i>*Use for this activity is not specified. Per Section 314-109.1.2.9, the Director may fix the required number of parking spaces based on standards for most comparable use.</i></p>	<p>The cultivation is operated by two (2) permanent staff; three (3) seasonal workers are employed at peak activity, for a maximum staffing of five (5) people. The site plan does not indicate designated parking areas; however, sufficient space is available at the existing residence and existing processing barn for five (5) vehicles.</p>
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314-55.4 et seq. HCC: Commercial Cultivation, Processing, Manufacturing and Distribution of Cannabis for Medical Use Inland Land Use Regulation (CMMLUO)

<p>§ 314-55.4.8.2</p>	<p>Outdoor and Mixed-light commercial cultivation of cannabis shall be allowed in specifically enumerated zones in which general agriculture is a principally permitted use or a conditional use.</p>	<p>In accordance with the referenced section the applicant has applied for the necessary CUP due to the parcel being zoned AE.</p>
<p>§314-55.4.8.2.2 Approvals for existing outdoor and mix-light cultivation areas:</p>		
<p>A Zoning Clearance Certificate, Special Permit or Use Permit may be issued for outdoor or mixed-light commercial cannabis cultivation for some or all of the cultivation area in existence prior to January 1, 2016, in zoning districts AE (no parcel size limitation)... only when possible to bring them into compliance with all applicable standards set forth in this section and to eliminate existing violations as specified in this ordinance.</p>	<p>The subject parcel is zoned AE, and is 41.8 acres in size. Aerial imagery indicates that all cultivation areas covered under this application were in existence prior to January 1, 2016.</p>	
<p>Slopes less than 15 percent</p>	<p>Per site photos submitted by the applicant, all cultivation areas are located in areas with slopes less than 15 percent.</p>	
<p>With documented current water right or other non-diversionary source of irrigation water.</p>	<p>The project uses well water and rainwater catchment for irrigation. The applicant has Humboldt County well permits for both wells (113/32 and 16/17-1066) and is seeking a CDFW Lake and Streambed Alteration Agreement for the wells and rainwater catchment ponds.</p>	

	Cultivation shall be located on the Prime Agricultural Soils on the parcel and no more than 20 percent of the area of Prime Agricultural soils may be permitted for commercial medical cannabis cultivation.	Per Humboldt County WebGIS, the property does not include any areas of prime agricultural soils.
§314-55.4.8.2	In all zones where cultivation is allowed consisting of timberland, the commercial cultivation of cannabis for medical use shall only be permitted within a 3-acre conversion exemption area, or non-timberland open area, subject to the conditions and limitations set forth in this Section.	Aerial imagery indicates that the cultivation areas are located in natural clearings on the property. The applicant submitted a Timberland Conversion Evaluation report on January 8, 2018. The report was prepared by Registered Professional Forester Chris Carroll (RPF #2628), and concluded that no timberland conversion has occurred on the property and that there are no violations of forest practices. The report is included in Attachment 3.
§314-55.4.8.10 Permit Limit	No more than four commercial cannabis activity permits may be issued to a single person, as defined in the referenced section.	According to records maintained by the Department, the party who is a member of Coyote Ridge Farms, LLC, applicant, holds no other cannabis activity permits, and is entitled to four. This application is for one permit.
§314-55.4.9.1 Accessory Processing	Processing for cultivation requiring a Special Permit or Use Permit will be considered in the Use Permit application.	All commercial medical cannabis cultivated will be processed on-site in an existing barn. The applicant plans to seek permits to construct an additional processing facility after approval of this CUP.
§314-55.4.9.4 Pre-Application Registration	Existing cultivation sites shall register with the County within 180 days of the effective date of this ordinance.	A Commercial Cannabis Registration Form for the cultivation site, APN 210-250-010, was filed with the Planning Division on December 21, 2016.
§314-55.4.10 Application Requirements	Identifies the Information Required for All Applications	Attachment 3 identifies the information submitted with the application, and shows all the required information was received.
§314-55.4.11 Performance Standards	Identifies the Performance Standards for Cannabis Cultivation Activities	All the applicable performance standards are included as Conditions of project approval. They are required to be met throughout the timeframe of the permit.

<p>§314-55.4.11.c Performance Standards-Water</p>	<p>Compliance with all statutes, regulations and requirements of the California State Water Resources Control Board, 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.</p>	<p>Irrigation water for the project is supplied by two (2) permitted wells (Humboldt County well permits 113/32 and 16/17-1066) and two (2) rainwater catchment ponds. The applicant has applied for a Lake and Streambed Alteration Agreement with CDFW for the wells and ponds. The applicant has enrolled with the North Coast RWQCB as a Tier 2 discharger (WDID #1B16632CHUM) and has prepared and implemented a Water Resource Protection Plan.</p>
<p>§314-55.4.11.d Performance Standards- Setbacks</p>	<p>The area of cannabis cultivation and on-site processing shall be setback at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, public park, or tribal cultural resources (TCRs).</p>	<p>The applicant's site plan shows that the cultivation areas conform to all setback requirements.</p>

<p>§314-55.4.11.o Performance Standards- Generator Noise</p>	<p>The noise produced by a generator used for cannabis cultivation shall not be audible by humans from neighboring residences. The combined decibel level for all noise sources, including generators, at the property line shall be no more than 60 decibels. Where applicable, sound levels must also show that they will not result in the harassment of Marbled Murrelet or Spotted Owl species, when generator use is to occur in the vicinity of potential habitat. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service</p>	<p>As discussed above the primary power source for supplemental lighting in mixed-light greenhouses is solar power, with backup generators. The primary source of power for fans, heaters, and dehumidifiers used in processing is generators. The applicant plans to transition to 100-percent solar power generation in the next year. Because the property is considered suitable habitat for northern spotted owl, the project is required to comply with the generator noise standards in this section, and submit a noise management plan. This requirement is included in the conditions of approval.</p>
<p>§314-55.4.17 Sunset Date</p>	<p>No application for any Use Permit pursuant to the CMMLUO shall be processed for issuance or approval that is received after December 31, 2016.</p>	<p>The applicant filed the application on December 21, 2016.</p>

4. Public Health, Safety and Welfare, and 6. Environmental Impact: The following table identifies the evidence which supports finding that the proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity, and will not adversely impact the environment.

Code Section	Summary of Applicable Requirements	Evidence that Supports the Required Finding
§312-17.1.4	The proposed development will not be detrimental to the public health, safety and welfare, and will not be materially injurious to properties or improvements in the vicinity.	The Department finds that the proposed project will not be detrimental to the public health, safety and welfare. The project as proposed and conditioned is consistent with the general plan and zoning ordinances; and the proposed project is not expected to cause any environmental damage.
§§ 15304 (a) and 15311 of CEQA	Categorically exempt from State environmental review.	<p>The project has been determined to be exempt from CEQA pursuant to Sections 15301 – Existing Facilities and 15333 – Small Habitat Restoration Projects of the Guidelines for the Implementation of CEQA.</p> <p>Section 15301 exempts from environmental review the operation, repair maintenance, permitting, licensing, or minor alteration of existing private structures or facilities where involving negligible or no expansion of use. No use of hazardous materials is proposed aside from the cleaning agents, fertilizer, pesticide and fungicide described on the MSDS Data Sheets in the project file. The project will not result in any significant adverse impact on the environment as the lot is approximately 40 acres in size and ground coverage is less than 2% of the lot area.</p> <p>Section 15333 exempts from environmental review the permitting of small habitat restoration projects including stream or river bank revegetation to improve habitat for amphibians or native fish, or to reduce or eliminate erosion and sedimentation.</p>

5. Residential Density Target: The following table identifies the evidence which supports finding that the proposed project will 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.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
17.1.5 Housing Element Densities	The proposed development shall 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 (the midpoint of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	As discussed above the property was not included in the 2014 Housing Inventory because of the land use designation and zoning. It is developed with a single family residence which will remain. The project is in conformance with the standards in the Housing Element.

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 ¼ mile (1,320 ft.) 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. (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; and 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. (On file – will be updated with additional information as a condition of approval)
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. (On file)
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. (On file)
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 Department of Fish & Wildlife. (Applicant will obtain for hydrologically connected wells, and catchment ponds)
9. If the source of water is a well, a copy of the County well permit, if available. (Well permit numbers provided)

10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (CAL-Fire). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with CAL-Fire. (Conversion Exemption for Pond #2 On file)
11. 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)
12. 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)
13. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed will not support diversions for irrigation. (On file)
14. Acknowledge that the county reserves the right to engage with local Tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the Tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize or mitigate impacts to Tribal Cultural Resources, as defined herein. Examples include, but are not limited to: conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The county shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On-file)
15. Cultural Resources Study, William Rich and Associates, November 2017. (On file)
16. Coyote Ridge Farms Water Resource Protection Plan, prepared by WRA April 26, 2017. (On file)
17. Aerial image showing a cannabis cultivation area south of Coyote Ridge Road inside the parcel boundary as indicated by County GIS resources. Map book 210 Page 25 image showing the location of the southern parcel boundary on north side of Coyote Ridge Road, confirming that the cultivation area is on the adjacent parcel (APN 210-250-008). (On file)
18. Photos of the property boundary fences and the location of the off-site cultivation area discussed in Item #17, showing that the cultivation area is situated on the neighboring property. (On file)
19. Timberland Conversion Evaluation report, prepared by Timberland Resource Consultants, dated January 4, 2018. (On file)



Coyote Ridge Farm LLC
Lot 13 Coyote Ridge Road
Bridgeville, CA 95526
APN# 210-250-010

Cultivation and Operations Plan

Coyote Ridge Farm (CRF) is an existing 10,450 ft² mixed-light and a 16,952 ft² outdoor cultivation operation on a 42-acre parcel zoned AE (Agricultural Exclusive). CRF has submitted the County Registry prior to August 23, 2016. CRF had Pacific Watershed Associates (PWA) enroll them into the Water Board Order earlier in the year. PWA will continue to work with CRF through the regulatory process of the Water Board and has also been retained to assist with the submission of any other pertinent permits and any other regulatory requirements and approvals. Included with this application is a status letter from PWA and the Water Resource Protection Plan (WRPP).

Cannabis cultivation at CRF is conducted in compliance with County and State laws and ordinances. CRF gives it's consent to on site licensing and permitting agencies with at least 24 hours notice Monday – Friday 8:00am – 5:00pm.

Water Source, Storage, Irrigation Plan, Projected Water Usage

CRF water source is two permitted wells and harvested rainwater. There are two permitted wells that are used for domestic and irrigation. Well 1 has been in use since 1983 and Well 2 was installed in May 2017. The harvested rainwater comes from two existing ponds that are interconnected via a spillway culvert with approximately 330,000 gallons of water storage.

These wells pump water to 28,200 gallons of water storage located in multiple sized water storage tanks near the wells. There is one 2500 gallon water storage tank used in the daily operations of watering. The remaining water is stored for domestic use, emergencies and fire suppression. From the 2500 gallon water tank, water is prepared with the nutrient solutions, mixed and then plants are irrigated using the closed loop drip irrigation method in order to prevent runoff and decrease water usage. Additional water storage tanks are planned.

When all greenhouses are being cultivated, an average daily use would be 1500 gallons. Cultivation will occur on a seasonal basis, from April through October. Therefore, the projected annual water usage is 315,000 gallons.

Tanked water storage is available for fire suppression. The property has 5000 gallons of stored tank water near all structures available for fire suppression in the case of an emergency. These tanks will always be kept full.

Site Drainage, Runoff and Erosion Control Measures

Tom Leroy of PWA has been working with CRF since early 2016. He produced a Triage Management Plan which outlined measures to prepare for Water Board enrollment. CRF completed the Triage Management Plan. Mr. Leroy conducted a site inspection to verify the work was done. He signed off on the plan and enrolled CRF in the Water Board discharge program. PWA has also written a Water Resource Protection Plan (WRPP) per the Discharge Order. The WRPP has been submitted as part of this application.

CRF has done extensive road work over the years including rolling dips and relief culverts. All spoils are composted and contained from runoff.

Protection of Watershed and Nearby Habitat

CRF is located approximately at 2,700 feet above sea level on a ridge top above the Little Van Duzen River. The property and cultivation site have not been cleared of any native vegetation. The open landscape provides the open space naturally. Wildlife can easily pass through the property at will. Some native vegetation has been planted to increase habitat. Many birds are often seen and landscaping with edible plants will enhance the site for birds.

Protocols for Storage and Use of Fertilizers, Pesticides and other Regulated Products Used

All fertilizers and farm supplies are stored in a shipping container which is 8' x 20'. All products that are applied during cultivation will be contained in the fertilizer storage area. This includes items such as plant nutrients, plant foliar sprays and pesticides. Nutrients will be taken from storage to make a nutrient mix in the mixing tanks. After the mix is made the nutrients will be returned to storage.

These materials will be stored in sealed containers inside the storage areas and be in the immediate vicinity of a binder containing the Material Safety Data Sheets (MSDS) for all materials as well as exposure procedures and contact numbers.

CRF will follow an Integrated Pest Management Plan that focuses on using only natural and biological controls. These controls include but are not limited to beneficial organisms and insects.

All products not directly related to cultivation, but related to cultivation activities such as fuel and any other hazardous products will be contained in the second storage container area as marked on the site map. All petroleum products will have secondary containment and spill kits on site. All tools will be stored in the tool shed cabin located near the storage containers.

Similarly, these supplies would only be removed from storage for use and then returned to storage upon completion of task.

Description of Cultivation Activities

Cultivation at CRF will be ^{0,450 ft² of mixed-light and 16,952 ft² of outdoor} ~~Mixed-Light~~ utilizing the existing footprint of ~~21,410 ft²~~ of cultivation area. Nursery stock will be provided from one small greenhouse used for propagation. These plants will go directly into each greenhouse and cultivated through the 9 -week cultivation schedule. Cultivation will occur on a seasonal basis. Each greenhouse is planted in May and harvested in August, replanted and second and final harvest in October. The first harvests will utilize light deprivation to induce flowering. The final harvest will not utilize light deprivation. Cultivation would begin in May and continue to harvest in October.

See Schedule of Activities below.

All inventory will follow Track and Trace procedures which will comply with Humboldt County (SICPA) and California regulations. As these regulations are drafted at local and state level, CRF will implement appropriate procedures.

Processing Plan

Summary of Processing Practices

All cultivation products will be processed at CRF. The Processing Facility is appurtenant to the cultivation area. A 10' x 24' Processing Facility houses all trimming operations, personnel would take whole plants from the greenhouse to the Processing Facility where each plant would be cut down into smaller stalks for trimming. These stalks for trimming would be hung temporarily or placed on table top for manual and/or automated trimming.

All waste material will be sorted for other uses. All plant products not used will be composted to eventually be reintroduced into the soil rotation.

All trimmed product goes into clean storage bins to be moved into the drying rooms. These rooms are constructed out of wood located near the cultivation area. A large barn and cabin is also utilized for drying. All drying is powered by small 3000 watt generators for small fans and dehumidifiers. Once dried, all product is packaged and sealed and inventory is taken. All products will remain on site until a licensed transportation contractor would take the product to a licensed distribution facility. Final distribution of product will be through a permitted local dispensary or distribution center.

All personnel would follow section 55.4.11 Performance Standards for all CMMLUO Cultivation and Processing Operations, specifically sections q) through u), pertaining to Processing Activities. At the time when each greenhouse is ready to harvest, 3 to 5 employees or sub-contractors will work, in compliance with California labor laws, to process the cannabis for drying and packaging for transport.

The site itself has a well-established dirt/gravel road system that holds up through winter weather. The slight increase in road traffic is not an issue with this site. The owners of the property intend on putting down a new layer of gravel around the cultivation area roads.

Power supply for all commercial activity will be provided by solar power and secondary generators as backup. These generators are small, 2 – 3 Kw, and will each have an area to run with secondary containment and are covered.

There is a two-bedroom residence on the parcel, which is occupied by the owner of the property.

Schedule of Activities

8 Week Cultivation Schedule of Activities

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
All Greenhouses	-	-	-	S	V & F	F	S & F	H & F	F	F & H	-	-

Stages: S = Start V = Vegetative F = Flowering H = Harvest

2 harvests per year with 9-week flowering cycle

During the scheduled months of cultivation, solar power will be used for limited lighting during April and May to keep the plants in a vegetative life cycle phase. This usage at night will not be

heard by any neighboring properties. The property utilizes light deprivation, so the greenhouses are covered in blackout when the small lights are on to eliminate any light leakage. The greenhouses have good ventilation, but fans are used on hot days to increase air flow. These fans will also be powered by solar power.

Security Plan

The property is very remote and off the county road system. Access is limited by a gate at the entrance. Remote motion sensors are in place to detect unexpected vehicle traffic. Anyone working at the farm will call 911 in an emergency.

Solid Waste Removal

CRF utilizes a dump bed trailer to remove all solid waste and recycling on a weekly basis to the Fortuna Dump.

ATTACHMENT 4

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

Referral Agency	Response	Recommendation	Location
Building Inspection Division	✓	Approval – obtain Ag Exempt permits for all buildings	On file with Planning
Land Use Division	✓	Submit a Road Evaluation Report	On file with Planning (Applicant submitted a RER)
Division Environmental Health	✓	Conditional Approval – prove sufficient use of portable toilets or confirm existing septic meets Tier 0 status	On file with Planning
Calfire	✓	Standard review comments	On file with Planning
Department of Fish & Wildlife		No Response	
NWIC	✓	Cultural resources study and contact local tribes	On file with Planning
Bear River Band of the Rohnerville Rancheria	✓	Cultural resources study	On file with Planning
RWQCB		No response	
CA Division of Water Rights		No Response	
Humboldt County Sheriff		No response	
Humboldt County District Attorney		No response	
Humboldt County Agricultural Commissioner		No response	
Fortuna Union School District		No response	
Bridgeville Elementary School District		No response	
Bridgeville Fire Protection District		No response	