



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

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

Hearing Date: September 2, 2021

To: Humboldt County Planning Commission

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

Subject: **Humboldt Sunrise Farms, Conditional Use Permit**  
Record Number: PLN-12285-CUP  
Assessor's Parcel Number: 217-411-008  
308 Sunrise Road, Blocksburg area.

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Please contact Christopher Alberts, Planner, at (707) 268-3771, or by email [calberts@co.humboldt.ca.us](mailto:calberts@co.humboldt.ca.us), if you have any questions about the scheduled public hearing item.

**AGENDA ITEM TRANSMITTAL**

<b>Hearing Date</b> September 2, 2021	<b>Subject</b> Conditional Use Permit	<b>Contact</b> Christopher Alberts
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**Project Description:** A Conditional Use Permit for 9,300 square feet of outdoor cannabis cultivation and 1,800 square feet of mixed light cannabis cultivation. Propagation will occur in one (1) 900-square-foot nursery. The applicant anticipates a maximum of two cultivation cycles occurring annually. Water for irrigation will be provided by a 607,700-gallon rainwater catchment pond located on the adjacent parcel (APN 217-411-009) which is under the ownership of the applicant. The applicant anticipates 95,150 gallons of water will be required for irrigation annually. Water storage totals 630,200 gallons consisting of 22,500 gallons of hard tank storage and the aforementioned pond. Processing such as drying and curing will occur onsite in a 625-square-foot shed. Further processing such as trimming will occur offsite at a licensed processing facility until the applicant constructs an onsite processing facility. There will be a maximum of five (5) employees working onsite including three (3) family member and two (2) seasonal workers. Power for the project will be provided by solar with a backup Generator.

**Project Location:** The project is located in Humboldt County, in the Blocksburg area, on the West side of Sunrise Road, approximately 0.3 miles North from the intersection of Sunrise Road and Homestead Road, on the property known as 308 Sunrise Road.

**Present Plan Land Use Designations:** Residential Agriculture (RA), 2017 General Plan, Density: 40 acres per unit, Slope Stability: High Instability (3)

**Present Zoning:** Forestry Recreation (FR), Special Building Site B-5(40)

**Record Number:** PLN-12285-CUP

**Assessor's Parcel Number:** 217-411-008

**Applicant**

Humboldt Sunrise Farms  
Melody Martin  
PO Box 245  
Blocksburg, CA 95514

**Owner**

Melody Martin  
PO Box 245  
Blocksburg, CA 95514

**Agent**

Green Road Consulting, Inc.  
Kaylie Saxon  
1650 Central Ave. Suite C  
McKinleyville, CA 95519

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

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

**Major Issues:** None

**Humboldt Sunrise Farms**  
Record Number: PLN-12285-CUP  
Assessor's Parcel Number: 217-411-008

**Recommended Commission Action**

1. Describe the application as a public hearing;
2. Request that staff present the project;
3. Open the public hearing and receive testimony; and
4. Close the hearing and take the following action:

*Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, make the required findings for approval of the Conditional Use Permit and adopt the resolution approving the Humboldt Sunrise Farms Conditional Use Permit as recommended by staff and subject to the recommended conditions.*

**Executive Summary:** Humboldt Sunrise Farms, seeks a Conditional Use Permit to allow the continued operation of 9,300 square feet of outdoor cannabis cultivation and 1,800 square feet of mixed light cannabis cultivation in accordance with Humboldt County Code Section 314-55.4 of Chapter 4 of Division I of Title III, Commercial Medical Marijuana Land Use Ordinance (CMMLUO). The site is designated as Residential Agriculture (RA) in the Humboldt County 2017 General Plan Update and zoned Forestry Recreation (FR) with Special Building Site B-5(40). Outdoor cannabis cultivation will be cultivated in full sun. Mixed light cannabis cultivation will occur in one (1) 1,800-square-foot greenhouse. Propagation will occur in one (1) 900-square-foot nursery. The applicant anticipates a maximum of two cultivation cycles occurring annually. Artificial lighting used for mixed light cultivation, ancillary propagation, and processing will adhere to shielding and International Dark Sky Association standards as set forth in the CMMLUO. Processing such as drying and curing will occur onsite in a 625-square-foot shed. Further processing such as trimming will occur offsite at a licensed processing facility until the applicant constructs an onsite processing facility. There will be a maximum of five (5) employees working onsite including three (3) family members and two (2) seasonal workers. Power for the project will be provided by solar with a 21kw Isuzu backup generator. The generator will be stored in a shed and kept in secondary containment. Noise levels shall not exceed no more than 60 decibels at the property line.

**Water Resources**

Water for irrigation will be provided by an existing 607,700-gallon rain catchment pond located on the adjacent parcel (APN 217-411-009) which is under the ownership of the applicant. The applicant will record an easement for the ongoing use and maintenance of the pond. The applicant anticipates 95,150 gallons of water will be required for irrigation annually. Water storage totals 630,200 gallons consisting of 22,500 gallons of hard tank storage and the aforementioned pond. The applicant submitted a Streambed Alteration Agreement (1600-2017-0871-R1) which recommends maintenance to be done to the 18-inch culvert spillway near the 607,700-gallon pond. The applicant will submit evidence to the Planning Department of the work being completed.

## Biological Resources

According to the California Natural Diversity Database (CNDDDB), there are no endangered or threatened species of concern mapped on the parcel. The nearest Northern Spotted Owl (NSO) activity center (HUM1095) is located approximately 0.93 miles north of the project site and the nearest NSO observation is located approximately 0.32 miles northwest from the project site. Marbled murrelet habitat is mapped approximately 8.7 miles west from the project site. Staff does not believe the project will have a direct or indirect impact on any endangered or threatened species of concern because the cultivation is existing therefor there will be no new impacts. Power for the project will be sourced from solar with a backup generator that will be contained and the combined decibel level for all noise sources, including generators, measured at the property line shall be no more than 60 decibels.

## Access

The project is located in the Blocksburg area. The property is accessed via Homestead Road from Alderpoint Road. The applicant prepared a Road Evaluation Report certifying the entire road segment is developed to the equivalent of a road category 4 standard. The Department of Public Works commented the applicant shall ensure all driveways and private road intersections onto the County Road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance). The applicant shall also pave the surface at the location Homestead Road where it meets Alderpoint Road for a minimum width of 20 feet and a length of 50 feet where it intersects the County Road. The project is conditioned for the applicant to adhere and implement the recommendations made by the Department of Public Works.

## Tribal Consultation

The project is located in the Bear River Band Rancheria and Sinkyone Aboriginal Ancestral Territories. The project was referred to the Northwest Information Center, Bear River Band, and Sinkyone Tribe. The applicant submitted a Cultural Resources Survey prepared by Archaeological Research and Supply Company dated May 2018. The survey concluded there were zero (0) significant historical or cultural resources were identified as a result of these investigation. The project has an ongoing condition to include inadvertent archaeological discovery language.

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

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

**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 staff has stated that the required findings in support of the proposal have been made. Consequently, Planning staff does not recommend further consideration of any alternative.

The Planning 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 the lead agency, the Department has determined that the project is consistent with

the MND for the CMMLUO as 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 21-  
Record Number: PLN-12285-CUP  
Assessor's Parcel Number: 217-411-008**

**Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approves the Humboldt Sunrise Farms, Conditional Use Permit request**

**WHEREAS, Humboldt Sunrise Farms**, submitted an application and evidence in support of approving a Conditional Use Permit for the continued operation of 9,300 square feet of outdoor cannabis cultivation and 1,800 square feet of mixed light cannabis cultivation with appurtenant propagation and processing activities;

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

**WHEREAS**, the Humboldt County Planning Commission held a duly-noticed public hearing on September 2, 2021, and reviewed, considered, and discussed the application for a Conditional Use Permit and reviewed and considered all evidence and testimony presented at the hearing.

**Now, THEREFORE BE IT RESOLVED**, that the Planning Commission makes all the following findings:

- 1. FINDING:**                    **Project Description:** The application is for a Conditional Use Permit to allow for 9,300 square feet of outdoor cannabis cultivation and 1,800 square feet of mixed light cannabis cultivation with appurtenant propagation and processing activities. Power for the project will be provided by solar with a backup generator. Water for irrigation will be provided by 607,700-gallon rainwater catchment pond located on the adjacent parcel (APN 217-411-009) which is under the ownership of the applicant.

**EVIDENCE:**            a) Project Files: PLN-12285-CUP

- 2. FINDING:**                    **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Planning Commission has considered the Addendum to the Mitigated Negative Declaration (MND) prepared for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016.

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

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

- c) A Water Resources Protection Plan was prepared by Green Road Consulting dated July 2017 to show compliance with the North Coast Regional Water Quality Control Board Order No. 2015-0023.
- d) A *Cultural Resources Investigation* (CRI) prepared by Archaeological Research and Supply Company dated May 2018 to show the project will not have a direct or indirect impact on cultural resources.
- e) A *Streambed Alteration Agreement* (1600-2017-0871-R1) for the 607,700-gallon rainwater catchment pond (Pond #1) located on APN 217-411-009 to show compliance with the use of the pond as a water source.
- f) An *Initial Statement of Water Diversion and Use* from the State Water Resources Control Board to show the applicant applied for the right to use Pond #1 located on APN 217-411-009 as the water source for the project.

**FINDINGS FOR CONDITIONAL USE PERMIT**

**3. FINDING**

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

**EVIDENCE**

- a) General agriculture is a use type permitted in the Residential Agriculture (RA40) land use designation. The proposed cannabis cultivation, an agricultural product, is within land planned and zoned for agricultural purposes, consistent with the use of Open Space land for managed production of resources. The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.

**4. FINDING**

The proposed development is consistent with the purposes of the existing Forestry Recreation (FR), Special Building Site (B-5(40)) zone in which the site is located.

**EVIDENCE**

- a) The Forestry Recreation (FR), Special Building Site (B-5(40)) Zone is intended to be applied to areas of the County in which general agriculture is an allowable use for FR zones.
- b) All general agricultural uses are conditionally permitted in the FR zone.
- c) Humboldt County Code section 314-55.4.8.2.2 allows cultivation of up to 43,560 square feet of outdoor and 22,000 square feet of mixed light cannabis cultivation on parcels larger than 5-acres subject to approval of a Conditional Use Permit and a determination that the cultivation was in existence prior to January 1, 2016 and is consistent with this and with the cultivation area verification prepared by the County.

**5. FINDING** The proposed development is consistent with the requirements of the CMMLUO Provisions of the Zoning Ordinance.

- EVIDENCE**
- a) The CMMLUO allows existing cannabis cultivation to be permitted in areas zoned FR (HCC 314-55.4.8.2.2).
  - b) The subject parcel has been determined to be one legal parcel (lot 8) as shown on Parcel Map recorded in Book 1 of Parcel Maps page 95.
  - c) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 feet from any property line and more than 600 feet from any school, church, or Tribal Cultural Resource.

**6. FINDING** The cultivation of 9,300 square feet of outdoor cannabis cultivation and 1,800 square feet of mixed light cannabis cultivation to occur on APN 217-411-008 and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

- EVIDENCE**
- a) The site is located on road that can safely accommodate the amount of traffic generated by the proposed cannabis cultivation.
  - b) The site is in a rural part of the County where the typical parcel size is over 40 acres and many of the land holdings are very large. The proposed cannabis will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park or other use which may be sensitive to cannabis cultivation. Approving cultivation on this site and the other sites which have been approved or are in the application process will not change the character of the area due to the large parcel sizes and agricultural uses in the area.
  - c) Irrigation water will come from a Pond. The applicant submitted A Streambed Alteration Agreement (1600-2017-0871-R1) for the 607,700-gallon rainwater catchment pond to show compliance with the use of the pond as a water source.
  - d) There will be a maximum of five (5) employees working onsite including three (3) family members and two (2) seasonal workers.

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

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



**DECISION**

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

- Adopt the findings set forth in this resolution; and
- Approve the Humboldt Sunrise Farms, Conditional Use Permit, Case No. SP-16-470 (Application Numbers PLN-12285-CUP) subject to the conditions in Attachment 1.

Adopted after review and consideration of all the evidence on September 2, 2021.

The motion was made by COMMISSIONER \_\_\_\_\_ and second by COMMISSIONER \_\_\_\_\_ and the following ROLL CALL vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

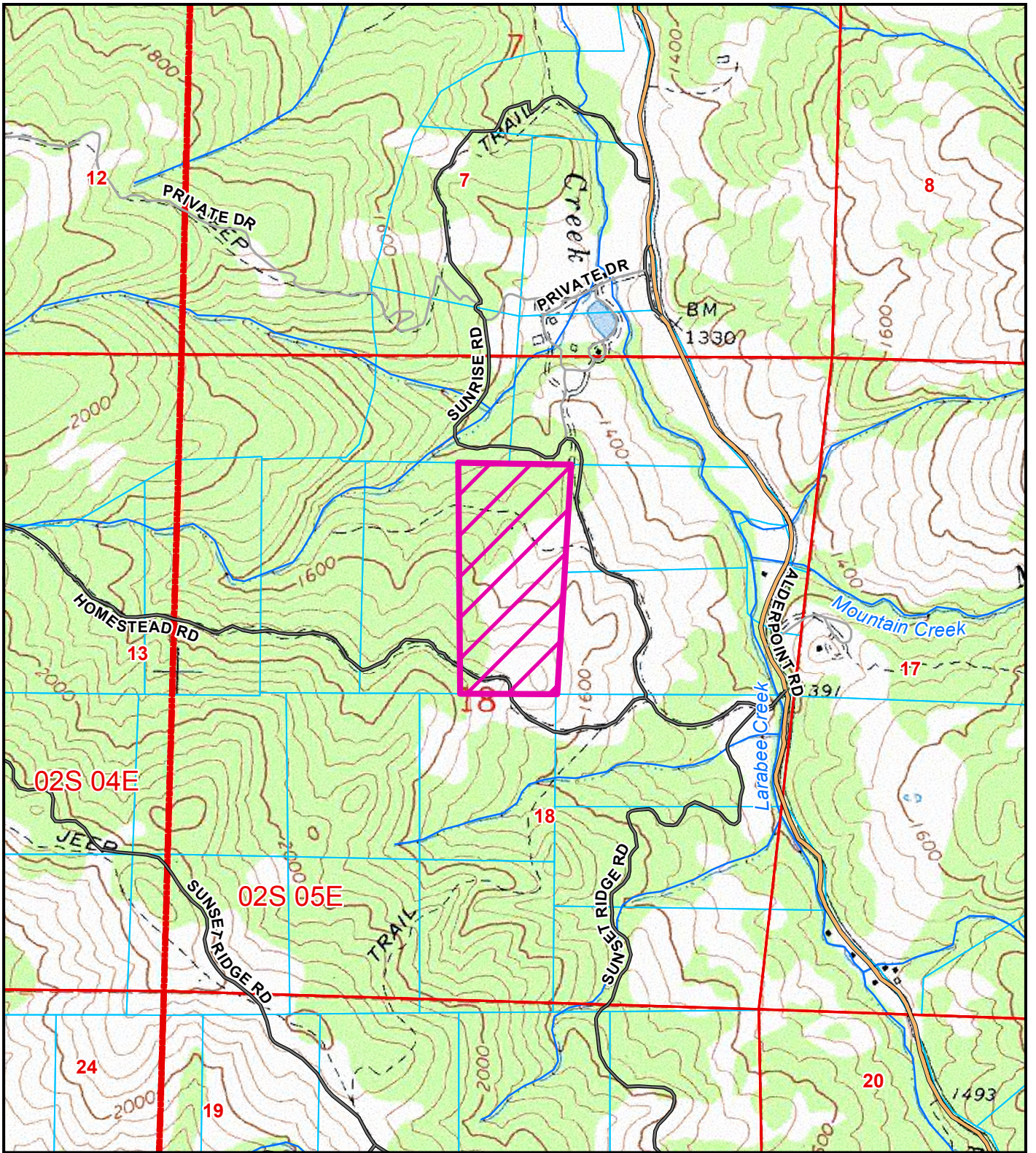
ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION:

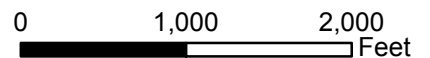
I, John H. Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.

\_\_\_\_\_  
John H. Ford, Director,  
Planning and Building Department

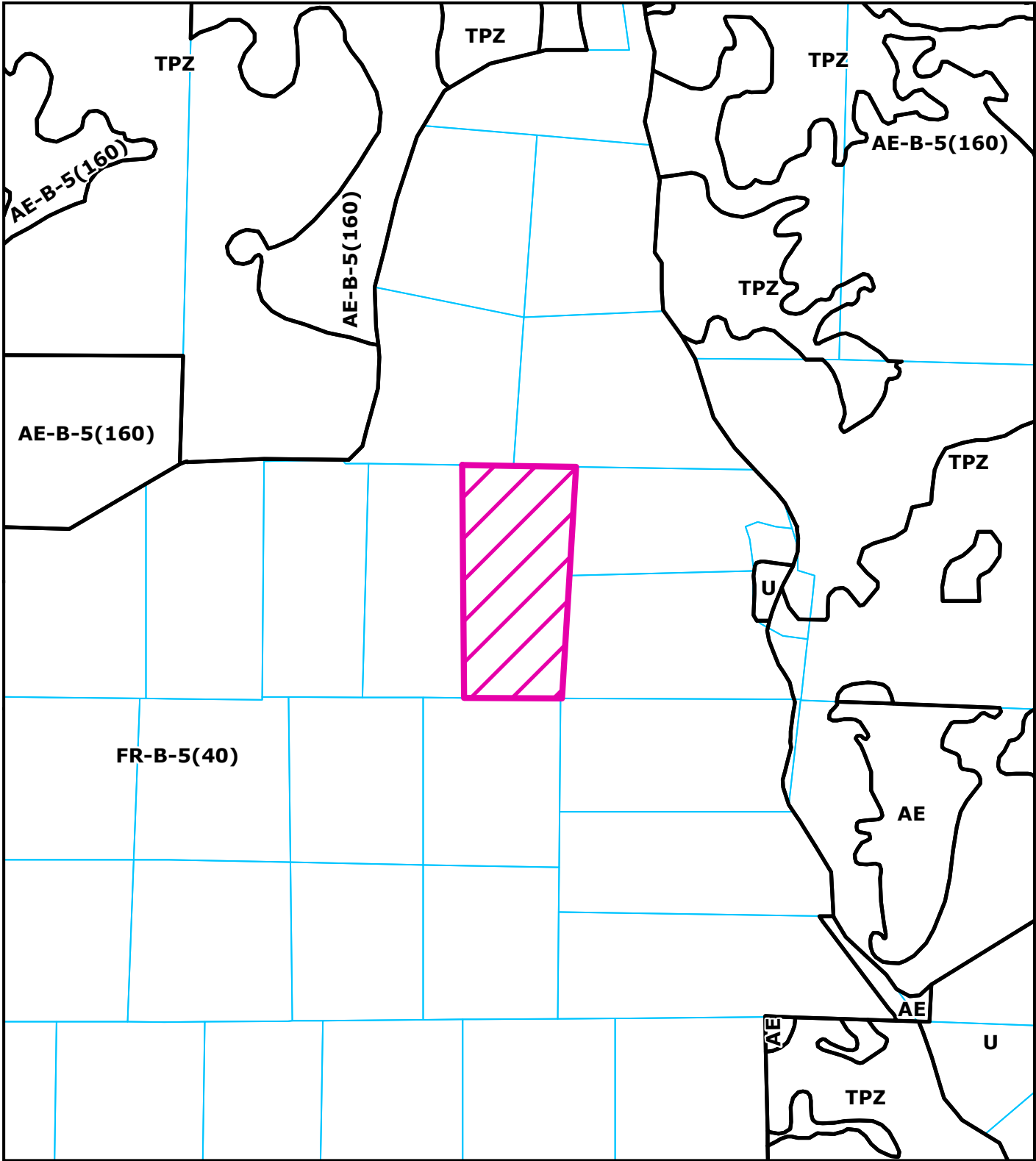


**TOPO MAP**  
**PROPOSED HUMBOLDT SUNRISE FARMS**  
**BLOCKSBURG AREA**  
**SP-16-470**  
**APN: 217-411-008-000**  
**T02S R05E S18 HB&M (BLOCKSBURG)**


Project Area =


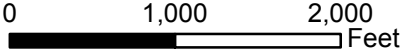


This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

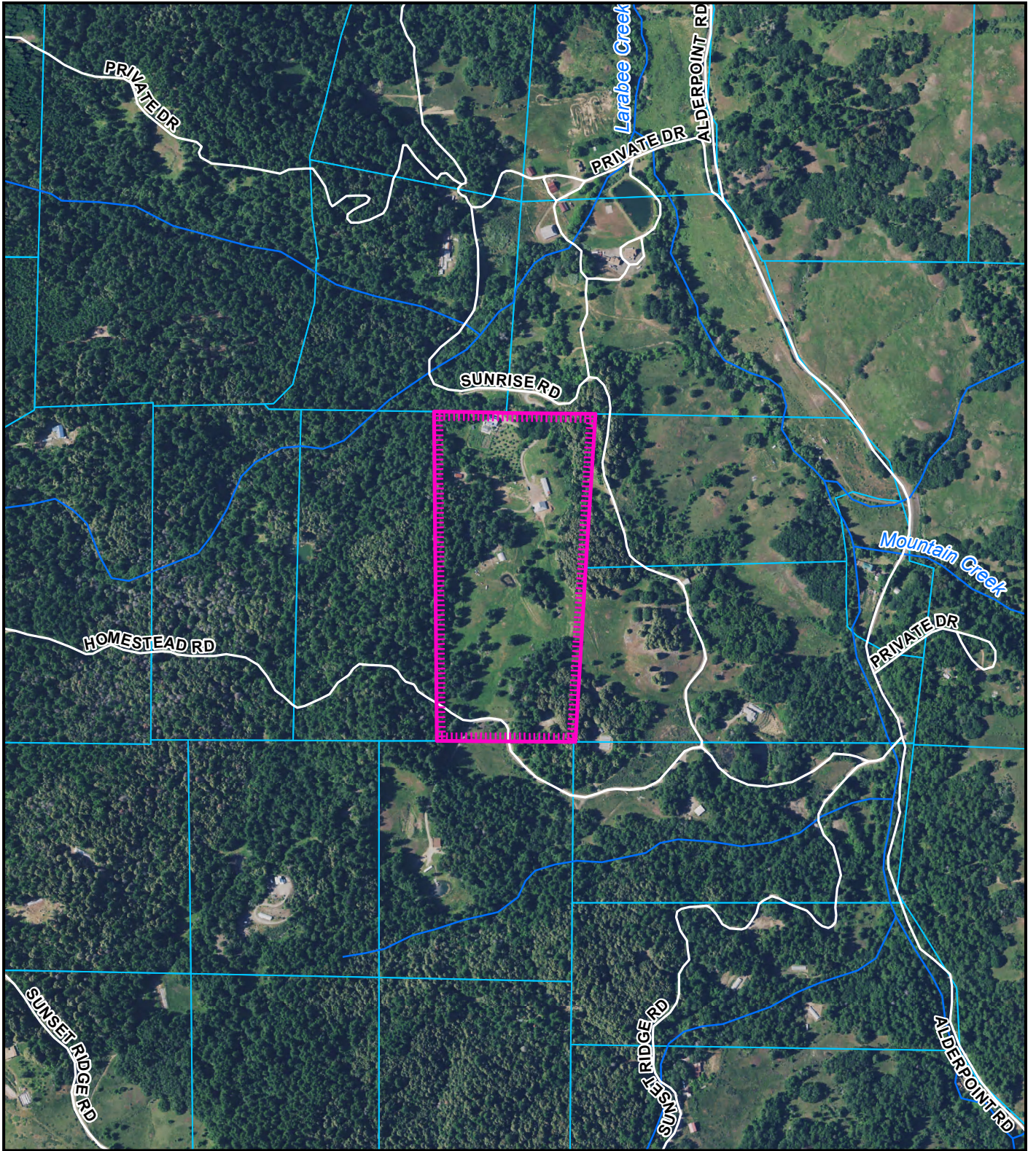


**ZONING MAP**  
**PROPOSED HUMBOLDT SUNRISE FARMS**  
**BLOCKSBURG AREA**  
**SP-16-470**  
**APN: 217-411-008-000**  
**T02S R05E S18 HB&M (BLOCKSBURG)**

**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.

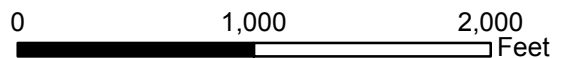


**AERIAL MAP**  
**PROPOSED HUMBOLDT SUNRISE FARMS**  
**BLOCKSBURG AREA**  
**SP-16-470**  
**APN: 217-411-008-000**  
**T02S R05E S18 HB&M (BLOCKSBURG)**

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.



# HUMBOLDT SUNRISE FARMS: APN: 217-411-008

## VICINITY MAP NOT TO SCALE



### PROJECT DIRECTIONS

FROM: EUREKA, CA  
 HEAD SOUTH ON US. 101 (20 mi)  
 TAKE EXIT 685 FOR CA-36E (0.3 mi)  
 TURN LEFT ONTO CA-36E (24 mi)  
 TURN RIGHT ONTO ALDERPOINT RD. (16 mi)  
 TURN RIGHT (0.3 mi)  
 CONTINUE STRAIGHT (5 mi)

### PROJECT INFORMATION

LAT/LONG: 40.2873, -123.6625  
 APN: 217-411-008  
 APPLICANT: HUMBOLDT SUNRISE FARMS  
 PARCEL SIZE: 34.44 ACRES  
 ZONING: FR  
 APPLICATION TYPE: 1B ZONING PERMIT  
 CLEARANCE PERMIT

### TRAVEL TIME

APPROXIMATELY:  
 1 HR 35 min (63 mi)

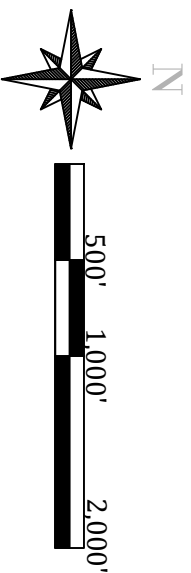
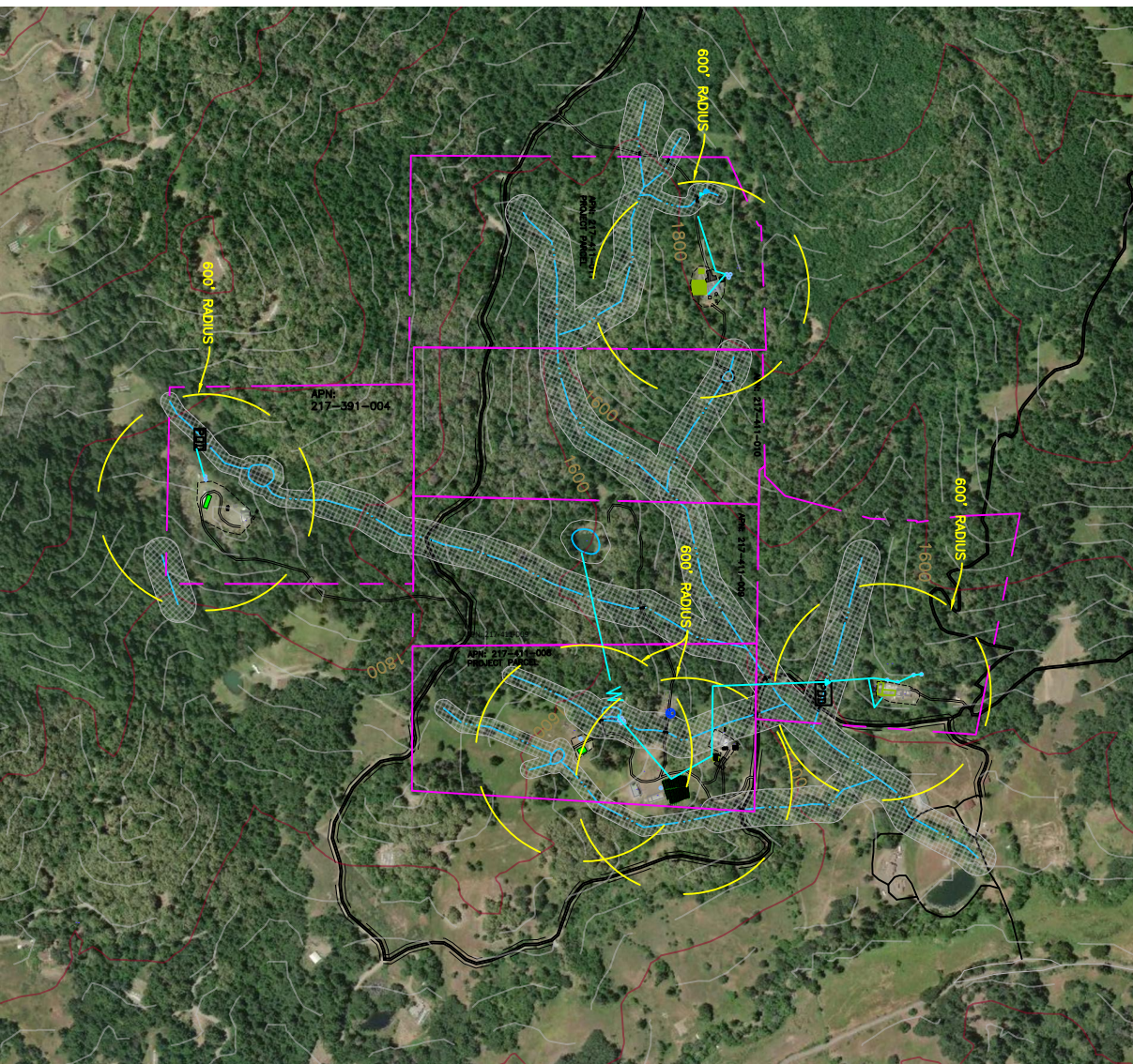
### SHEET INDEX

CP-COVER PAGE  
 PO-PARCEL OVERVIEW

### AGENT:

KAYLIE SAXON  
 GREEN ROAD CONSULTING INC  
 1650 CENTRAL AVE. SUITE C  
 MCKINLEVILLE, CA 95519  
 707-630-5041

## AERIAL MAP



PROPERTY LINES AND BUILDING LOCATIONS  
 ARE APPROXIMATE AND BASED ON AERIAL  
 MAPS AND GPS DATA TAKEN IN THE FIELD.

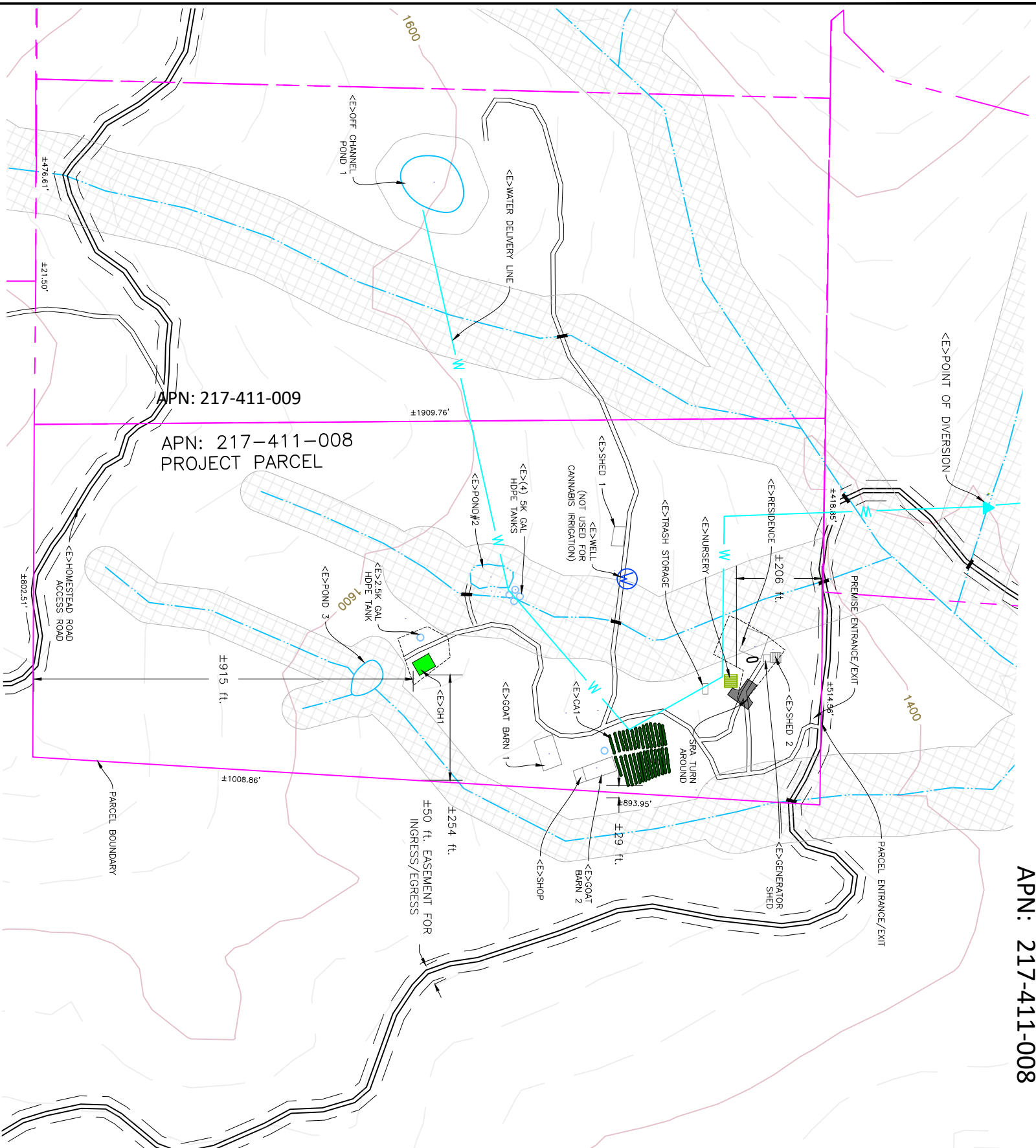
REVISIONS		PROJECT INFORMATION	
NO.	NOTES	PROPERTY OWNER	MELODY MARTIN.
		ADDRESS	APN: 217-411-008
		SHEET INFO	COVER PAGE



DATE	2/9/21
DRAFTER	X
SCALE	AS SHOWN
SHEET	CP

# PARCEL OVERVIEW

APN: 217-411-008



## CULTIVATION INFORMATION

MIXED LIGHT CULTIVATION AREA			
GH	LENGTH	WIDTH	SQ FT
1	35	X	45
TOTAL MIXED LIGHT CULTIVATION AREA = 1,575 SQ FT			

## OUTDOOR CULTIVATION AREA

CA 1 9,300

SQ FT 9,300  
 \*PLEASE NOTE  
 CA1 CONSISTS OF 258 PLANTS AT 36 SQ FT PER PLANT

## CULTIVATION BUILDINGS AND USE

BUILDINGS	USE	SIZE	YEAR
NURSERY	PROPAGATION AREA	30'x30'	2012
GENERATOR SHED	GENERATOR STORAGE	12'x12'	1984
SHOP	AGRICULTURAL CHEMICAL STORAGE	23'x34'	1983
SHED#2	HARVEST STORAGE/DRIVING	25'x25'	1983

## DOMESTIC BUILDINGS AND USE

BUILDINGS	USE	SIZE	YEAR
GOAT BARN #1	PROPAGATION AREA	30'x70'	1984
GOAT BARN #2	GENERATOR STORAGE	40'x90'	1986
SHED#1	DOMESTIC STORAGE	25'x30'	1983
RESIDENCE	HARVEST STORAGE/DRIVING	56'x56'	1983

## WATER STORAGE AND USE

TYPE	DATE OF INSTALLATION	QUANTITY	GALLONS	TOTAL GALLONS
HOPE TANK	2012	4	5,000	20,000
HOPE TANK	2012	1	2,500	2,500
OFF CHANNEL POND	UNKNOWN	1	607,700	607,700
TOTAL AMOUNT OF WATER STORAGE= 630,200 GALLONS				

## POWER SOURCE

TWENTY 3.5KW SOLAR PANELS, 20KW GENERATOR

WATER SOURCE TYPE CLASS II STREAM

LAT/LONG 40.2942,-123.6524

## LEGEND

	CULVERT
	CLASS II STREAM WITH REQUIRED 100 FT BUFFER
	CLASS III STREAM WITH REQUIRED 50 FT BUFFER
	HISTORIC FLATS BOUNDARY

## \*DISCLAIMER

THE ONLY POND USED FOR CANNABIS CULTIVATION PURPOSES IS IDENTIFIED ON THE MAP ABOVE AS "OFF CHANNEL POND #1," FOUND ON PARCEL NUMBER 217-411-009. APPLICANTS ARE ALLOWED TO USE A NURSERY WITHOUT A NURSERY LICENSE JUST SO LONG AS THEY ARE NOT SELLING TO AN OUTSIDE PARTY. THE APPLICANT USES THE NURSERY FOR THEIR OTHER PARCELS (ALL ADJOINING) WHICH ARE ALL OWNED AND OPERATED BY THE APPLICANT.

SURROUNDING BUILDINGS THERE ARE NO SCHOOLS, 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.



## PROJECT INFORMATION

PROPERTY OWNER: MELODY MARTIN  
 ADDRESS: APN: 217 - 411 - 008  
 SHEET INFO: PARCEL OVERVIEW



NO.	REVISIONS	DATE

NO.	NOTES	DATE

DATE: 2/9/21  
 DRAFTER: X  
 SCALE: AS SHOWN

SHEET PO



## 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.**

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

1. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.
2. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. Any and all outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
3. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. The Department will file the NOD and will charge this filing cost to the project.
5. Within 60 days of the effective date of permit approval, the applicant shall execute a Compliance Agreement with the Humboldt County Planning and Building Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval #6 through #16. The agreement shall provide a timeline for completing all outstanding items. All activities detailed under the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
6. The applicant shall also pave the surface at the location Homestead Road where it meets Alderpoint Road for a minimum width of 20 feet and a length of 50 feet where it intersects the County Road. An encroachment must be secured from the Department of Public Works before work commences within the County right-of-way Confirmation from the Department of Public Works that the work has been done will satisfy this requirement.
7. The applicant shall secure permits for all structures related to the cannabis cultivation and other commercial cannabis activity, including but not limited to, existing and proposed greenhouses, water tanks over 5,000 gallons existing and proposed structures associated with drying and storage or any activity with a nexus to cannabis, and any noise containment structures as necessary. The plans submitted for building permit approval shall be consistent

with the project description and the approved project site plan. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.

8. The applicant shall ensure all driveways and private road intersections onto the County Road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance).
9. The applicant shall submit a revised Site Plan that includes the solar array. Final signoff from the Planning Department will satisfy this condition.
10. The applicant shall record a contingent easement regarding the ongoing use and maintenance of the 607,700-gallon rain catchment pond located on the adjacent parcel (APN 217-411-009). The contingent easement shall ensure that in the event that APN 217-411-009 is transferred to a separate ownership from the subject APN an easement for the use of the pond shall be granted to the subject parcel. Final signoff from the Planning Department will satisfy this condition.
11. The applicant shall submit a revised Operations Plan identifying the use of solar as the primary power source for the proposed project. Final signoff from the Planning Department will satisfy this condition.
12. The applicant shall demonstrate that a properly functioning onsite wastewater treatment system serves the operation. This can be accomplished by either installing a new, permitted septic system; or by providing DEH with an assessment of the existing system performed by a qualified professional engineer, geologist, soil scientist, or REHS that certifies that the existing system complies with the State RWQCB definition of a Tier 0 system - not impairing groundwater or surface water resources. Confirmation from the Department of Environmental Health that the work has been done will satisfy this condition.
13. The applicant shall contact the local fire service provider [Alderpoint VFC Response Area] and furnish written documentation from that agency of the available emergency response and fire suppression services and any recommended project mitigation measures. Mitigation measures shall be incorporated into the project, if applicable. If emergency response and fire suppression services are not provided, the applicant shall cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required.
14. 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.
15. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection in order to keep the permit valid.



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

1. The combination of background, generator and greenhouse fan or other operational equipment created noise must not result in the harassment of Northern Spotted Owl species as required to meet the performance standards for noise set by Department Policy Statement No. 16-005 clarifying CMMLUO Section 55.4.11 (o) requirements. The combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.
2. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above in items B.1. and B.2., within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
3. Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any erosion control materials that contain synthetic (e.g., plastic or nylon) netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.
4. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
5. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
6. The use of anticoagulant rodenticide is prohibited.
7. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.
8. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan. If offsite processing is chosen to be the preferred method of processing, this permit shall be modified to identify the offsite licensed facility.
9. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MAUCRSA, as applicable to the permit type.
10. If operating pursuant to a written approved compliance agreement, permittee shall abate or

cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning and Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort toward compliance can be shown within the two years following the issuance of the provisional clearance or permit, the Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow additional time to meet the outstanding requirements.

11. 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.
12. 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.
13. 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).
14. Maintain enrollment in Tier 1 or 2 certification with North Coast Regional Water Quality Control Board (RWQCB) Order No. WQ 2019-0001-DWQ, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
15. Comply with the terms of any applicable Lake and Stream Alteration (1600 or 1602) Permit obtained from the California Department of Fish and Wildlife (CDFW).
16. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire), if applicable.
17. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).
18. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
19. Pay all applicable application, review for conformance with conditions and annual inspection fees.
20. Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's Certified Unified Program Agency (CUPA) program, and in such a way that no spillage occurs.
21. The master log books maintained by the applicant to track production and sales shall be maintained for inspection by the County.

22. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

Performance Standards for Cultivation and Processing Operations

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

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

- c. The specific date on which the transfer is to occur;
- d. Acknowledgement of full responsibility for complying with the existing permit; and
- e. Execution of an Affidavit of Non-diversion of Medical Cannabis.

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

**Informational Notes:**

1. Pursuant to Section 314-55.4.11 (a) of the CMMLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state or county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity but in no event more than two (2) years after the date of issuance of the provisional clearance or permit. Plans for curing the violations shall be submitted to the Planning and Building Department by the permittee within one (1) year of the issuance of the provisional certificate or permit. The terms of the compliance agreement may be appealed pursuant to Section 314-55.4.13 of the CMMLUO.
2. This provisional permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"), except where the Compliance Agreement per Condition of Approval #5 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in the Ongoing Requirements/Development Restrictions, above.
3. If cultural resources are encountered during construction activities, the contractor on-site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

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

**ATTACHMENT 2**

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

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

**APN 217-411-008; 308 Sunrise Road, Blocksburg, County of Humboldt**

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

**September 2021**

## Background

### Modified Project Description and Project History –

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

The modified project involves a Conditional Use Permit (PLN-12285-CUP) for 9,300 square feet of outdoor cannabis cultivation and 1,800 square feet of mixed light cannabis cultivation. Outdoor cannabis cultivation will be cultivated in full sun. Mixed light cannabis cultivation will occur in one (1) 1,800-square-foot greenhouse. Propagation will occur in one (1) 900-square-foot nursery. The applicant anticipates a maximum of two cultivation cycles occurring annually. Artificial lighting used for mixed light cultivation, ancillary propagation, and processing will adhere to shielding and International Dark Sky Association standards as set forth in the CMMLUO. Processing such as drying and curing will occur onsite in a 625-square-foot shed. Further processing such as trimming will occur offsite at a licensed processing facility until the applicant constructs an onsite processing facility. There will be a maximum of five (5) employees working onsite including three (3) family members and two (2) seasonal workers. Power for the project will be provided by solar with a 21kw Isuzu backup generator.

Water for irrigation will be provided by a 607,700-gallon rainwater catchment pond located on the adjacent parcel (APN 217-411-009) which is under the ownership as the applicant. The applicant anticipates 95,150 gallons of water will be required for irrigation annually. Water storage totals 630,200 gallons consisting of 22,500 gallons of hard tank storage and the aforementioned pond.

According to the California Natural Diversity Database (CNDDDB), there are no endangered or threatened species of concern mapped on the parcel. The nearest Northern Spotted Owl (NSO) activity center (HUM1095) is located approximately 0.93 miles north of the project site and the nearest NSO observation is located approximately 0.32 miles northwest from the project site. Marbled murrelet habitat is mapped approximately 8.7 miles west from the project site. Staff does not believe the project will have a direct or indirect impact on any endangered or threatened species of concern because the cultivation is existing therefor there will be no new impacts. Power for the project will be sourced from solar and the combined decibel level for all noise sources, including generators, measured at the property line shall be no more than 60 decibels.

The project is located in the Bear River Band Rancheria and Sinkyone Aboriginal Ancestral Territories. The project was referred to the Northwest Information Center, Bear River Band, and Sinkyone Tribe. The applicant submitted a Cultural Resources Survey prepared by Archaeological Research and Supply Company dated May 2018. The survey concluded there were zero (0)

significant historical or cultural resources were identified as a result of these investigation. The project has an ongoing condition to include inadvertent archaeological discovery language.

The modified project is consistent with the adopted MND for the CMMLUO because it complies with all standards of the CMMLUO which were intended to mitigate impacts of existing cultivation. These include restocking 0.30 acres with timber that was converted after the CEQA baseline was established to remediate for loss of wildlife habitat, ensuring supplemental lighting and security lighting adheres to Dark Sky Association standards and ensuring project related noise does not harass nearby wildlife which will limit impacts to biological resources as a result of light and noise.

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

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

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

No changes are proposed for the original MND recommended mitigations. The proposal to authorize the continued operation of an existing cannabis cultivation site consisting of 9,300 square feet of outdoor cannabis cultivation and 1,800 square feet of mixed light cannabis cultivation with appurtenant propagation and processing activities is fully consistent with the impacts identified and adequately mitigated in the original MND. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the MND. Compliance with the CMMLUO ensures consistency with the adopted MND and provides for mitigation of all project related impacts to a less than significant level.

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



- *Operations Plan* prepared by Green Road Consulting dated September 2017.
- *Site Plan* prepared by Green Road Consulting dated February 2021.
- *Water Resource Protection Plan (WRPP)* prepared by Pacific Watershed Associates dated September 2017.
- *Cultural Resources Survey (CRS)* prepared by Archaeological Research and Supply Company dated May 2018.

### **Other CEQA Considerations**

Staff suggests no changes for the revised project.

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

See **Purpose** statement above.

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

### **FINDINGS**

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

### **CONCLUSION**

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

## ATTACHMENT 3

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

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

1. The name, contact address, and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (On file)
3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within one-quarter mile (1,320 feet) of a school, school bus stop, church or other place of religious worship, public park, or tribal cultural resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (Plot Plans prepared by Green Road Consulting dated 2/9/2021 – **Attached** with project Maps)
4. A cultivation and operations plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel; and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season. (Cultivation and Operations Plan prepared by Green Road Consulting dated 9/08/2017- **Attached**)
5. Description of water source, storage, irrigation plan, and projected water usage. (Included in Cultivation Operations Plan (item 4. above)
6. 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. (NOI and reporting, and Water Resources Protection Plan (WRPP) prepared by Green Road Consulting – Attached. Notice of Applicability – **Attached**)
7. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing, impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the California Department of Fish and Wildlife. (Not applicable)
8. If the source of water is a well, a copy of the County well permit, if available. (Not applicable)
9. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under

Section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with Cal Fire. (Not applicable)

10. Consent for on-site inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
11. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in Section 55.4.8.2.3, and plan for compliance with applicable building codes. (Not applicable)
12. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed, will not support diversions for irrigation. (On file)
13. Acknowledge that the County reserves the right to engage with local tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize, or mitigate impacts to tribal cultural resources, as defined herein. Examples include, but are not limited to, conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The County shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On file)
14. Division of Environmental Health Attachment for Commercial Medical Marijuana (CMM) Clearances/ Permits (DEH Form). (On file)
15. Cultural Resources Survey prepared by Archaeological Research and Supply Company dated May 2018. (On file)
16. Road Evaluation by the Applicant dated July 24, 2018. (On file)



# GREEN ROAD CONSULTING

## Site Plan Overview and Cultivation and Operations Plan

**Applicant:** Humboldt Sunrise Farms

**Mailing Address:** PO Box 245 Blocksburg, CA 95514

**APN:** 217-411-008

**Agent**

Dante Hamm

Green Road Consulting

1650 Central Avenue, Suite C

McKinleyville, CA 95519

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## I. Site Plan Overview

### 1.0 Project Information

Humboldt Sunrise Farms Inc. is submitting this application for a Type 2 Special Permit in order to permit 9,300 square feet of preexisting outdoor cultivation and 1,800 square feet of preexisting mixed light cultivation on a 38-acre parcel, located in Blocksburg, CA, Assessor's Parcel Number (APN) 217-411-008.

This application is submitted through their agent, Dante Hamm of Green Road Consulting, Inc., and has been prepared in accordance with Humboldt County's Commercial Medical Marijuana Land Use Ordinance (CMMLUO).

The Type 2 Special Permit would achieve the following results for the Applicant:

- a. Permit 9,300 square feet of outdoor commercial cannabis cultivation activities that were in existence prior to January 1, 2016, in compliance with the County CMMLUO.
- b. Permit 1,800 square feet of mixed light commercial cannabis cultivation activities that were in existence prior to January 1, 2016, in compliance with the County CMMLUO.
- c. Comply with applicable standards for water quality maintenance and watershed protection through the Waiver of Waste Discharge requirements of the North Coast Regional Water Quality Control Board ("Water Board") and California Department of Fish and Wildlife ("Fish and Wildlife").

### 2.0 Project Location

The Applicant's Parcel is located in the inland zone of Humboldt County in Blocksburg CA, 95514. The Parcel is comprised of 37-acres and is identified by Assessor's Parcel Number 217-411-008. The Applicants parcel site address is 988 Sunrise Rd Blocksburg CA, 95514.

#### 2.1 Zoning Classification

The County's Zoning Classification of the Parcel is FR-B-5(40) with a General plan of AL40 (FRWK). The CMMLUO permits existing commercial cannabis cultivation on land zoned as FR with cultivation sites up to 10,000 square feet of outdoor cultivation and up to 5,000 square feet of mixed light cultivation with a Type 2 Special Permit.

#### 2.2 Site Topography

A map of the Parcel's topography is included as Attachment "A."

### 3.0 Easements

The following information is taken from Exhibit "A" of the recorded Grant Deed, a copy of which is included in the Evidence of Ownership and Authorization section of this Application.

PARCEL ONE

Parcel No. 8 as shown on that certain Parcel Map No. 64 recorded in the Humboldt County Recorder's Office, Book of Parcel Maps, pages 95 through 114, inclusive.

Reference to said Parcel Map No. 64 does not constitute a recognition or creation of any rights or easements in the roads as shown on said Parcel Map, said roads having been relocated and superseded by the roads shown on the Record of Survey shown in Parcel below.

#### PARCEL TWO

A non-exclusive easement for ingress, egress and public utility purposes, fifty (50) feet in width, the center line of which is as shown on that certain Record of Survey, recorded in Book 37 of Surveys, pages 41 through 48, inclusive, Official Records, Humboldt County Records, the easement as shown on said Record of Survey supersedes the easements as shown on Parcel Map No. 64 referred to in Parcel One above.

#### 4.0 Natural Waterways

There are three (3) unnamed Class III Drainages, four (4) unnamed Class II Watercourses, and two (2) Class II Instream Ponds.

The Applicant has a Water Resource Protection Plan ("WRPP") for the Parcel and is enrolled in the Water Board's Waiver of Waste Discharge program as a Tier II Discharger.

#### 5.0 Location and Area of Existing Cultivation

The 9,300 square feet of outdoor cannabis cultivation and 1,800 square feet of mixed light cultivation occurs in one (1) general area on the parcel.

##### Outdoor Cultivation

##### Cultivation Area #1

The full-term Cultivation consists of approximately 9,300 square feet of cultivation and is located in the north-western section of the parcel.

##### Mixed Light Cultivation

##### Greenhouse #1

Greenhouse #1 consist of approximately 1,575 square feet of mixed light cultivation. It is located towards the center of the parcel.

#### 6.0 Setbacks of Cultivation Area

All Cultivation is set back from any given point at the parcel boundary by at least 60 feet or further.

#### 7.0 Access Roads

The Parcel is located off of Homestead Rd. which is maintained by the Larabee Creek Road Association.

There is approximately (1) mile of seasonal ranch road that is maintained by the Enrollee, and approximately (1) mile of permanent access road (Homestead Rd.) that is maintained by the Larabee Creek Road Association. The ranch roads are generally in good condition with minimal evidence of surface erosion. There are some wet spots that need to be rocked and some places where rolling dips should be installed. General road maintenance should continue to ensure stabilization of the road network.

## **8.0 Graded Flats**

There are no identifiable graded flats located on the Parcel.

## **9.0 Existing Buildings**

### **Domestic Buildings**

#### **Residence**

There is one (1) Residence that was constructed in 1983 and measures approximately 56'X56', it is used as a permanent place of living and not for cannabis cultivation purposes.

#### **Goat Barn #1**

Goat Barn #1 was constructed in 1984 and measures approximately 2,100 square feet, it and is used to house the Applicants livestock, not for cannabis cultivation purposes.

#### **Goat Barn #2**

Goat Barn #2 was constructed in 1986 and measures approximately 3,600 square feet, it is used to house the Applicants livestock, not for cannabis cultivation purposes.

#### **Tool Shop**

The Tool Shop measures approximately 900 square feet, it was constructed in 1984 and is used to store tools for domestic use, it is not used for cannabis cultivation purposes.

#### **Domestic Storage Shed**

the Domestic Storage Shed was constructed in 1983 and measures approximately 750 square feet, it is used for general domestic storage, it is not used for cannabis cultivation purpose.

### **Cultivation Buildings**

#### **Generator Storage Shed**

The Generator Shed was constructed in 1984 and measures approximately 12'X12,' it is to store a 21KW generator with an attached 240-gallon tank as well as 1,000-gallon diesel tank.

#### **Shed#2**

Shed #2 was constructed in 1983. It measures 25'x25', it is used as a place of harvest storage/drying.



Shop

The Shop was constructed in 1983. It measures 23'x34', it is used to store agricultural chemicals.

Nursery

The Nursery was constructed in 2012. It measures 30'x30', it is used as a propagation area.

**10.0 Water Storage, Projected Water Use, Irrigation Plan and Water Source.****10.1 Water Storage**

There is currently 22,500 gallons hard water tank storage onsite.

- Four (4) 5,000-gallon HDPE tanks.
- One (1) 2,500-gallon HDPE tank.
- One (1) 607,700-gallon of channel pond

The Applicant is in the process of registering their off-channel pond (on parcel 217-411-009) as a legal source of water storage. The ponds holding capacity is approximately 607,700 gallons. With the addition of the pond the Applicant will have enough storage to comply with the forbearance period.

**10.2 Projected Water Use**

The amount of water used for the cultivation of cannabis will vary throughout the year, with peak periods of water use occurring during the summer months. The Applicant's cultivation and water use is outlined in the Cultivation and Water Usage Chart, attached as Attachment "B."

The Applicant anticipates using approximately 95,150 gallons of water annually.

**10.3 Irrigation Plan**

The Applicant has a drip system in place for irrigation supplemented by hand watering.

**10.4 Water Source**

The Applicant sources their water for cannabis irrigation from registered surface diversion on APN 217-411-004 and a registered surface diversion. It is unclear when the well depicted on the site plan was installed, however is not used for cannabis irrigation.

**11.0 Site Drainage, Irrigation Runoff, Erosion Control Measures and Watershed Protection**

*(The following information was taken from the Applicants Water Resource Protection Plan. Map points called out are referencing the maps provided in the Applicants WRPP).*

There is approximately one mile of seasonal ranch road that is maintained by the Enrollee, and approximately one mile of permanent access road (Homestead Rd.) that is maintained by the Larabee Creek Road Association. The ranch roads are generally in good condition with minimal evidence of surface erosion. There are some wet spots that need to be rocked and some places

where rolling dips should be installed. General road maintenance should continue to ensure stabilization of the road network. There are four (4) main flats where the residences and cultivation areas are located. Three of the flats are in ideal locations (grade <15%) and appear stable. The fourth flat has cut and fill slopes that are well vegetated and appear to be stable. Other than the general road maintenance, no significant remediation measures are required. A legacy logging road parallels a section of a Class II watercourse creating erosion in the watercourse (**MP3**). The section of road near the watercourse should be stabilized if feasible. The location is hard to get to with the current roads. **WS3** is a small pond that is spring fed. The pond has a 12" overflow culvert that goes under the access road. The outfall of the culvert will be rocked for energy dissipation.

### Watershed Protection

There are three (3) unnamed Class III Drainages, four (4) unnamed Class II streams, and two (2) Class II Instream Ponds.

The Applicant has a Water Resource Protection Plan for the Parcel and is enrolled in the Water Board's Waiver of Waste Discharge program as a Tier II Discharge. A copy of the Water Resource Protection Plan is included in the Other Permits, Licenses and Documents section of this application.

There are two (2) cultivation areas CA2 & CA3, both of which are outside of riparian buffer zones. The residence and a permanent greenhouse formerly used for cultivation are partially within the riparian buffer zone. Additionally, there is a permanent generator, large fuel storage, and water storage tanks within the buffer. The generator and fuel storage have proper containment and cover, but that are near a steep slope leading down to a Class II/III watercourse. The storage tanks are on the embankment of the catchment pond at WS4, which doubles as the bank of a Class II stream. The generator, fuel storage, have since been moved outside of the buffer zone to a stable, hydraulically disconnected area.

### **12.0 Distances from Significant Landmarks**

There are no schools, school bus stops, places of worship or Tribal Cultural Resources within 600 feet of the cultivation site. There also are not any off-site residences within 300 feet of the cultivation site

## **II. Cultivation and Operations Plan**

### **1.0 Materials Storage**

#### Pesticides/Herbicides

Any pesticides, herbicides, or fungicides that are used should be accepted under the Legal Past Management Practices for Marijuana Growers in California. They shall be stored in plastic storage totes in a covered building. The Enrollee will keep a log of their pesticides, herbicides, or fungicides use for annual reporting.

### Fertilizers/Amendments

No fertilizers, pesticides or soil amendments are inappropriately stored on the property. Any liquid fertilizer staged near the hard tanks shall be stored in totes to prevent the potential of spills or leakage. All fertilizers not currently in use will be stored in a covered and contained shed. All labels are kept and directions are followed when amendments and fertilizers are applied. Fertilizer shall be applied at agronomic rates. The Enrollee will keep a log of their fertilizer and amendment use for annual reporting. Amendments and potting soil will be stored in a manner that prevents it from being transported to surface or groundwater.

### Trash/Refuse/Sanitation Facilities

The Applicant has a compost pile onsite for cultivation waste and domestic waste. The compost pile is located across from the Goat Barn.

The Applicant will be keeping their trash in the back of trailer (covered and secured) and will be disposing of their once a month to Eel River waste management facility in Fortuna.

The Applicant has an unpermitted septic onsite which will require permitting with the Department of Environmental Health. Until a permit is acquired for the existing septic, the Applicant will provide those working on the site with serviceable portable toilets.

### Generators/Power Source

The Applicant has one 21kw Isuzu Generator (*Specifications below*).

<b>Electrical Specifications</b>	
Automatic Voltage Regulator	Standard
Voltage Regulation (No Load to Full Load)	1%
<b>Power Single-Phase</b>	
Maximum Output	21,000 watts
Continuous Output	20,000 watts
<b>Load Amperage at 120 volts</b>	
Maximum Load	175 Amps
Continuous Load	166.7 Amps
<b>Load Amperage at 240 volts</b>	
Maximum Load	87.5 Amps
Continuous Load	83.3 Amps
Sound Level @ 23 ft(7 m) at full load	71 dB(A)

<http://www.centralmainediesel.com/order/2100GM.asp?page=2100GM>

### Estimating Sound Levels With the Inverse Square Law

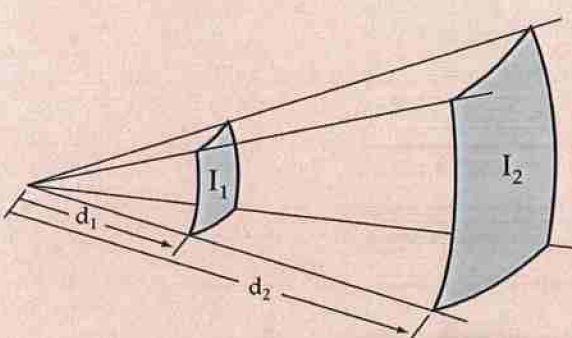
In the real world, the [inverse square law](#) is always an idealization because it assumes exactly equal sound propagation in all directions. If there are reflective surfaces in the sound field, then reflected sounds will add to the directed sound and you will get more sound at a field location than the inverse square law predicts. If there are barriers between the source and the point of measurement, you may get less than the inverse square law predicts. Nevertheless, the inverse square law is the logical first estimate of the sound you would get at a distant point in a reasonably open area.

If you measure a sound level  $I_1 = 77$  dB  
at distance  
 $d_1 = 7$  m = 22.9658792 ft

$$\frac{I_2}{I_1} = \left[ \frac{d_1}{d_2} \right]^2$$

then at distance  
 $d_2 = 30.48$  m = 100 ft

the inverse square law predicts a sound level  
 $I_2 = 58.2216615$  dB



[Index](#)  
[Auditorium acoustics](#)

You can explore numerically to confirm that doubling the distance drops the intensity by about 6 dB and that 10 times the distance drops the intensity by 20 dB.

<http://hyperphysics.phy-astr.gsu.edu/hbase/Acoustic/isprob2.html>

#### Decibel calculations:

When measured at 100 ft the dB(a) reading is approximately 58.22. These calculations do not account for the generator and its location in an enclosed structure. The decibel reading from the enclosed structure will be less than 50 dB(a) at 100 feet and will not exceed 60 dB(a) from the nearest neighboring parcel boundary. It is recommended that the Applicant takes further steps to reduce the noise produced from the generator such as installing acoustic foam, sound insulation, acoustic panels, or another material with a similar affect inside their generator shed.

On average, the Applicant will run their generators approximately 4-6 hours a day (120-180hrs/month) for both domestic and cultivation purposes.

#### **2.0 Cultivation Activities**

Cultivation activities may vary due to the climate, strain, and Applicants personal schedule.

Cultivation activities typically begin in April when clones are planted in the Greenhouse. The immature cannabis plants will be in the vegetative cycle for approximately one month before they

transition to their flowering cycle. The cannabis plants will flower for approximately two (2) months until they are ready for harvest sometime in July. The applicant will be pulling tarps over the greenhouses (during the flowering stage) in order to have two (2) harvests of cannabis via light deprivation. Tarps will be pulled by hand and will not have any negative effects to the surrounding area or the cannabis. The Applicant will repeat this process after their first harvest for an additional harvest which will occur sometime in late September.

The Applicant will be running six (6) artificial fluorescent lights in one (1) of their Greenhouses at a time should they deem it necessary.

Full Term Cultivation activities will generally begin in Late May when the Applicant plants their Clones (made on Parcel). The immature cannabis plants will veg for approximately one (1) month until they transition to their flowering stage. They will flower for approximately two (2) months until harvest which occurs sometime in late September/early October.

## **2.0 Processing Practices**

The Applicants anticipating using 2-3 family members as well as 1-2 seasonal workers for their operations.

Plants will be harvested one at a time using hand shears and taken into and the Green houses onsite for drying.

Until the Applicant can permit an appropriate structure, the Applicant will utilize a licensed offsite third-party processor.

All work surfaces and equipment are maintained in a clean, sanitary condition. Protocols to prevent the spread of mold are strictly followed. The final cannabis product is stored in a secure location.

The Applicant will be utilizing any Track and Trace program the County seeks to implement, abiding by all appropriate record keeping practices.

## **4.0 Security Measures**

The Applicant has a locked gate at the entrance of their parcel. All harvested cannabis will be kept in secure locations.

# Water Resource Protection Plan (WRPP)

WDID: \_\_\_\_\_

July 19, 2017



*Prepared For:*

North Coast Regional Water Quality Control Board (NCRWQCB)

*Prepared by:*

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## LIST OF ATTACHMENTS

- A. WRPP Reporting Forms
  - A.1 Order No. 2015-0023 Appendix C. Reporting Forms
  - A.2 Chemical Use Forms
  - A.3 Water Use and Cultivation Forms
- B. WRPP Monitoring Forms
- C. Order No. 2015-0023
  - C.1 Waiver of Waste Discharge Requirements
  - C.2 Appendix B: Best Management Practices
  - C.3 Appendix E.1: Legal Pest Management Practices for Marijuana Growers in California
  - C.4 Appendix E.2: Pesticide Use on Marijuana

**Client:** Melody Martin

**Land Owner:** Melody Martin

**Site Address:** 308 Sunrise Rd., Blocksburg, CA 95514

**Mailing Address:** PO Box 245, Blocksburg, CA 95514

**Parcel Numbers:** 217-411-008, 217-411-009, 217-411-010 & 217-411-011

**General Plan:** Agricultural Lands AL40(FRWK)

**Zone:** Forestry Recreation (FR-B-5(40))

**Parcel Sizes:** 40 acres each

**HUC12 Watershed:** 180101050601

## 1 INTRODUCTION

The attached report is a Water Resource Protection Plan (WRPP), designed by Green Road Consulting (GRC) for Melody Martin; parcel numbers 217-411-008, 217-411-009, 217-411-010 & 217-411-011. The purpose of this plan is to report on the current conditions of said parcel, in order to enroll and comply with the Waiver of Waste Discharge Requirements and the General Water Quality Certification for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects in the North Coast Region (Order No. 2015- 0023). The purpose of the order is to provide a water quality regulatory structure and thereby prevent/address poor water quality and other conditions that may have an adverse impact to water resources.

The Water Resource Protection Plan is designed to meet or exceed the requirements of Order No. 2015-0023. Specifically, the plan outlines the remediation measures needed to bring the parcel into compliance with the standard conditions specified within the order. Green Road Consulting (GRC) is working with Blair Forestry Consulting (BFC) to assess parcel for erosion and water quality issues. Information about the parcel and surrounding areas was collected through a series of site visits as well as through a variety of county, state, and private websites (USDA web soil survey, USGS stream stats program, Google Earth, Humboldt County Web GIS). The site maps were created using ArcMap and surveyed with a 2 to 4 meter accuracy GPS unit to document areas of improvement.

## 2 BACKGROUND

The site is located in South Eastern Humboldt County approximately 3 miles east of the City of Blocksburg which can be accessed from Alderpoint Road. The elevation of the site is approximately 1,500 feet above sea level. The site is located on a canyon with drainages across the property that flow east into Larabee Creek. Larabee Creek is a tributary to the Eel River and is on the Section 303(d) list for impairment or threat of impairment to water quality associated with elevated sediment and temperature levels. The Eel River Watershed is known to have Coho, Chinook, and Steelhead which are listed to be a threatened or endangered species. The hillslopes in the region are known to have high instability. The site geology is part of the Franciscan Complex which is primarily composed of Cretaceous and Jurassic sandstone with smaller



amounts of shale, chert, limestone and conglomerate. There were several unstable areas that were delineated on the Erosion Control and Sediment Map. The area was historically logged with legacy logging roads throughout the site (see Historical Imagery Map).

### 3 SITE OVERVIEW

The site has two single-family residences, greenhouses, barns, and storage sheds. Current cultivation consists of (1) 2,400 ft<sup>2</sup> greenhouse, (1) 400 ft<sup>2</sup> greenhouse and 14,600 ft<sup>2</sup> of outdoor cultivation, totaling to 17,400 ft<sup>2</sup> (see Site Overview Map). There is also a small orchard near one of the residences. The property is powered via generators and fuel is stored onsite. Some of the fuel storage tanks did not have proper containment or cover. The residence and main diesel fuel storage are within the riparian buffer zone. The site has (3) instream ponds and (2) rainwater catchment ponds. The catchment ponds and (2) of the instream ponds are used for domestic and cultivation use. The last in-stream pond is used as a stock pond for watering approximately 300 goats. The ponds were constructed 30 – 40 years ago and work will be needed to ensure they are stable with properly functioning outflows. They will also require permitting from California Department of Fish and Wild Life (CDFW) and Army Corps of Engineers to ensure they are not impairing aquatic life. In addition to the ponds, there are 37,800 gallons of hard tank storage, bringing total water storage to approximately 1,000,000 gallons. Total water use for domestic, cultivation and stock watering is approximately 300,000 gallons per year. The access roads and flats were in good condition. General road maintenance such as installation of rolling dips and addition of rock where necessary should continue. Overall the site is in good condition but has potential to impact stream systems. The processing and transportation of the Cannabis is specified in the Humboldt County Commercial Medical Marijuana Land Use Ordinance (CMMLUO).

### 4 ASSESSMENT OF STANDARD CONDITIONS

Below is a site assessment of each Standard Condition for the said parcel. This includes a description and summary of the parcel's required remediation measures with respect to each condition. The required remediation is summarized with expected completion dates in a Table 4. Locations of erosion control and sediment delivery areas are denoted as Map Points (MP) in the Erosion Control and Sediment Delivery Map.

#### 4.1 Site Maintenance, Erosion Control and Drainage Features

There is approximately (1) mile of seasonal ranch road that is maintained by the Enrollee, and approximately (1) mile of permanent access road (Homestead Rd.) that is maintained by the Larabee Creek Road Association. The ranch roads are generally in good condition with minimal evidence of surface erosion. There are some wet spots that need to be rocked and some places where rolling dips should be installed. General road maintenance should continue to ensure stabilization of the road network. There are (4) main flats where the residences and cultivation areas are located. (3) of the flats are in ideal locations (grade <15%) and appear stable. The fourth flat has well vegetated cut and fill slopes that like ways appear stable. Other than the general road maintenance, no significant remediation measures are required.

#### 4.2 Stream Crossing Maintenance

There are (11) stream crossings on the property. (2) of the crossings are legacy fill crossings that have fully delivered and no longer present a threat to water quality. Another (2) are on Homestead Rd., which is maintained by the Larabee Creek Road Association. The remaining (7) are on in-use roads, flats and in-stream pond embankments. These crossings are maintained by the Enrollee and will be discussed below.

The first crossing is at **MP1** and there is no installed crossing feature. Instead, the Class III drainage flows into the inboard ditch (IBD) and flows 100+ feet down to an established Class II crossing that is off property. The Class III drainage has been highly altered upstream by skid trails, and the existing channel below the road is misaligned. A culvert must be sized, permitted, and installed to reestablish the crossing, with the outlet aligned with the existing channel. The next crossing is another Class III along the same road. The crossing is 18 in. corrugated plastic pipe (CPP) that also functions as the pond overflow for **WS1** (see Water Storage and Use Map). It appears appropriately sized and properly functioning. The other (2) stream crossings / instream pond overflows are at the **stock pond** and at **WS6** (see Water Storage and Use Map). The **stock pond** overflow is a single length of 24 in. CPP that was bent into a curve to form a downspout down the embankment. The pipe is long and discharging directly into a large boulder. It should be cut and shortened a few feet. The inlet is ratcheted down to keep from bending upward, but it is still too high. If possible, it should be lowered further. Otherwise, the overflow appears appropriately sized and properly functioning. The overflow at **WS6** is comprised of a misaligned trench overflow and a buried CPP overflow that is likely undersized. The embankment of the instream pond is also cracking and unstable. The embankment must be stabilized, and a new culverted overflow needs to be sized, permitted, and installed.

The crossings at **MP4** and **MP6 – MP8** are 24 in. corrugated metal pipe (CMP) on Class II streams. The crossing at **MP4** is adjacent to a legacy skid trail that is head cutting at the outlet. It needs armoring, but otherwise the culvert appears appropriately sized and properly functioning. The crossings at **MP6 – MP8** are on the same watercourse and they appear undersized. Additionally, the crossing at **MP6** has a shotgun outlet and the crossing at **MP8** is a long culvert (approximately 200 feet) that is poorly aligned. These three crossings must be sized, permitted, and replaced. The alignment issues at **MP8** involve a sharp bend into the culvert at **MP8** and an outlet that is approximately 6 feet west of the downstream channel. Per requests from CDFW, the channel immediately upstream of **MP8** needs to be reconstructed to widen the curve into the culvert and the outlet must be realigned to discharge into the established downstream channel.

Lastly, there are two rainwater catchment ponds, **WS3** and **WS4** (see Water Storage and use Map). The overflow at **WS3** is 18 in. CPP that is high at the inlet and partially plugged at the outlet. It needs to be unplugged at the outlet but otherwise it appears appropriately sized and properly functioning. It also appears that the outlet is hydraulically disconnected. When it requires replacement, the inlet should be lowered to allow for adequate freeboard (>1.5 feet from the top of the pipe to the top of the embankment). The overflow at **WS4** is 6 in. CPP that is undersized with a shotgun outlet that discharges directly into a Class II watercourse. The embankment of the pond doubles as the bank of the stream. It appears stable. The overflow must be sized, permitted, and replaced.

All stream crossings, culverts, or water structures shall be designed to withstand a 100-yr storm event, accounting for any debris in runoff. All in-stream work will require the appropriate notification to CDFW and to the Army Corps of Engineers before any work begins.

### 4.3 Riparian and Wetland Protection and Management

There are (3) cultivation areas **CA1, CA2 & CA3**, all of which are outside of riparian buffer zones. The residence and a permanent greenhouse formerly used for cultivation are partially within the riparian buffer zone. Additionally, there is a permanent generator, large fuel storage, and water storage tanks within the buffer. The generator and fuel storage have proper containment and cover, but that are near a steep slope leading down to a Class II/III watercourse. The storage tanks are on the embankment of the catchment pond at **WS4**, which doubles as the bank of a Class II stream. The generator, fuel storage, and tanks must be moved outside of the buffer zone to a stable, hydraulically disconnected area.

Table 1. Cultivation Area summary in respect to natural slope, distance to water body, and water body classification.

Cultivation Area (CA)	Cultivation Area (ft <sup>2</sup> )	Natural Slope (%)	Distance to Water Body (ft)	Water Body Classification
Area 1 (CA1)	8,300	25-30%	230	Class II stream
Area 2 (CA2)	2,400	20-25%	80	Class III drainage
Area 3 (CA3)	6,700	10-15%	100	Class III drainage

#### 4.4 Spoils Management

No ongoing earthwork was observed on the property. No grading spoils were observed on the site. Any spoils generated should be stored away from streams and covered with a tarp to ensure stabilization and containment. **No remediation is required.**

#### 4.5 Water Storage and Use

Water for cultivation and domestic use is sourced primarily from one spring (**WS2**), one in-stream pond (**WS6**) and 2 rainwater catchment ponds (**WS3** and **WS4**). There is also an additional spring/in-stream pond (**WS1**) and well (**WS5**) that are used for back up. Lastly, there is an in-stream stock pond used to water approximately 300 goats. Total water use is estimated at approximately 300,000 gallons per years, with most of the use occurring during the requested surface water diversion forbearance period (May 15 – Oct. 31) Water storage consists of 37,800 gallons of hard tank storage and approximately 1,000,000 gallons of pond storage, divided into 3 instream ponds and 2 rainwater catchment ponds that are 30 – 40 years old. Existing storage is sufficient to ensure summer forbearance. The Enrollee must keep a log of their monthly water use for annual reporting to NCRWQCB (see Water Use and Cultivation Forms). It is recommended that meters be installed to aid in accurate reporting and water conservation. The estimated water diversion and use for 2016 are summarized in Table 2.

Table 2. Summary of Water Diversion and Use for 2016.

Source	Use	Start Date	End Date	To Storage (gallons)	To Use (gallons)
<b>WS1 (Spring / Class III instream pond)</b>	Domestic	Nov. 1	Mar. 31	17,300	
<b>WS2 (Spring)</b>	Domestic	Apr. 1	Mar. 31	5,000	
<b>WS3 (Rainwater Catchment Pond)</b>	Domestic / Cannabis / Fire	Nov. 1	Mar. 31	197,000	
<b>WS4 (Rainwater Catchment Pond)</b>	Domestic / Cannabis / Fire	Nov. 1	Mar. 31	27,700	
<b>WS6 (Class II instream Pond)</b>	Cannabis	Nov. 1	Mar. 31	32,500	
<b>Instream Stock Pond</b>	Livestock	Oct. 1	Apr. 30	139,000	
<b>Storage</b>	Domestic	Jan. 1	Dec. 31		30,000
<b>Storage</b>	Cannabis	Apr. 1	Oct. 31		174,300
<b>Storage</b>	Livestock	Jan. 1	Dec. 31		108,000

Table 3. Summary of Water Storage.

Water Storage Type	Size (gallons)	Number	Total (gallons)
WS1 (Spring / Class III instream pond)	50,600	1	50,600
WS3 (Rainwater Catchment Pond)	607,700	1	607,700
WS4 (Rainwater Catchment Pond)	50,600	1	50,600
WS6 (Class II instream Pond)	101,300	1	101,300
Instream Stock Pond	152,000	1	152,000
Hard Tank	5,000	7	35,000
Hard Tank	2,500	1	2,500
Hard Tank	300	1	2,500
<b>Total</b>			<b>1,000,000</b>

#### 4.6 Irrigation Runoff

There were no signs of irrigation runoff during the site investigation. The enrollee uses a combination of drip irrigation and hand irrigation techniques. **No remediation is required.**

#### 4.7 Fertilizers and Soil Amendments

No fertilizers or soil amendments were found inappropriately stored on the property. Any liquid fertilizer staged near the hard tanks shall be stored in totes to prevent the potential of spills or leakage. All fertilizers not currently in use shall be stored in a covered and contained shed. All labels are kept and directions are followed when amendments and fertilizers are applied. Fertilizer shall be applied at agronomic rates. The Enrollee must keep a log of their fertilizer and amendment use for annual reporting (see Chemical Use Form). Amendments and potting soil will be stored in a manner that prevents it from being transported to surface or groundwater. **No remediation is required.**

#### 4.8 Pesticides/Herbicides

Any pesticides, herbicides, or fungicides that are used should be accepted under the Legal Past Management Practices for Marijuana Growers in California. They shall be stored in plastic storage totes in a covered building. The Enrollee must keep a log of their pesticides, herbicides, or fungicides use for annual reporting. **No remediation is required.**

#### 4.9 Petroleum Products and Other Chemicals

There is one (1) large generator on the property near the Eastern residence and several small temporary generators near the cultivation sites and the Western residence. There are (2) large above ground diesel fuel storage tanks. One is stored under a roof with the large generator with secondary containment. The other has double wall, fire safe cover and containment. The storage tanks and large generator are located within the riparian buffer zone and they need to be moved. The other generators need proper cover and containment. Any storage tanks over 110 gallons need to be registered with the County Health Department. All liquid chemicals must be stored in totes to prevent the potential of spills or leakage. Spill cleanup kits must be kept in the chemical storage area. The Enrollee must keep a log of their chemical use for annual reporting (see Chemical Use Form). **No remediation is required.**

#### 4.10 Cultivation-Related Wastes

No cultivation wastes were found inappropriately stored on the property. Any composting and soil piles must be limited to 100 cubic yards or 250 ft<sup>2</sup>. They must also have perimeter controls and be covered during strong

winds. Any soil to be disposed of should be brought to Wes Green in Arcata for disposal. Any compost should be stored in a location and manner to ensure pollutants and residuals do not migrate or leach in to surface waters or ground water. Vegetation waste, stems, and root balls should be burned during burn season with a valid permit or otherwise appropriately disposed of. For information contact the North Coast Unified Air Quality Management District (707-443-3093). All cultivation related wastes must be collected and stored daily in suitable water tight containers.

#### 4.11 Refuse and Human Waste

No garbage was found inappropriately stored on the property. All garbage and recyclables should be stored in water tight containers with a lid near the residence. Recycling must be stored separate from garbage. All waste material must be removed on a weekly basis to maintain a clean and sanitary site. There are two non-permitted septic systems on the property for the residences. The systems shall be back permitted if feasible or new permitted systems will be designed and installed.

**Order No. R1-2015-0023  
REPORTING FORM**

**A. Site WDID:** \_\_\_\_\_

**B. Subwatershed (HUC-12)<sup>2</sup>:** 180101050601

**C. Enrollment date:** 6/22/2017

**D. Reporting date:** 6/22/2017

**E. Please check the box corresponding to the enrolled site's current tier (Tier 3 sites with cultivation must also check Tier 2).**

Tier 1     Tier 2     Tier 3

**Has the site's tier status changed since the last reporting period?** Y/N

If YES, briefly explain: \_\_\_\_\_

**F. Check all fields that apply to the enrolled site:**

**i. Tier 1 sites:**

(see Order at page 6 for details on Tier 1 characteristics)

- Average slope of each individual cultivation area is no more than 35% slope.
- Total cultivation area is no more than 5,000 square feet.
- No cultivation areas or associated facilities are located within 200 feet of a surface water. (Surface waters include wetlands and Class I, II, and III watercourses.)
- No surface water diversion from May 15 through October 31.
- The site is in compliance with all Standard Conditions under Order R1-2015-0023, section I.A.

**ii. Tier 2 sites:**

**a. A Water Resource Protection Plan has been developed and is being implemented?**  
Y/N

If NO, expected date when plan will be ready and implementation will begin:  
12/22/2017

If YES, have there been changes to the implementation schedule since the prior year of reporting? Y/N

<sup>2</sup> 12-digit HUC-12 subwatershed codes are available online at [http://iaspub.epa.gov/apex/grts/f?p=110:95:::NO::APP\\_SHOW\\_HIDE](http://iaspub.epa.gov/apex/grts/f?p=110:95:::NO::APP_SHOW_HIDE):

**REPORTING FORM**

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**ii. Tier 2 sites continued:**

**b.** Check below as to whether or not the site meets Standard Conditions under Order R1-2015-0023, section I.A. If a standard condition is not yet met, please indicate the expected date of compliance as identified in the Water Resource Protection Plan. Upon initial enrollment, provide an estimated expected date of compliance.

<u>Standard Condition Met</u>	<u>If NO, expected date of compliance</u>
1. Site maintenance, erosion control, and drainage features Y <input type="checkbox"/> /N <input checked="" type="checkbox"/>	October 2018
2. Stream crossing maintenance Y <input type="checkbox"/> /N <input checked="" type="checkbox"/>	October 2019
3. Riparian and wetland protection and management Y <input type="checkbox"/> /N <input checked="" type="checkbox"/>	October 2018
4. Spoils management Y <input checked="" type="checkbox"/> /N <input type="checkbox"/>	_____
5. Water storage and use Y <input type="checkbox"/> /N <input checked="" type="checkbox"/>	October 2019
6. Irrigation runoff Y <input checked="" type="checkbox"/> /N <input type="checkbox"/>	_____
7. Fertilizers and soil amendments Y <input checked="" type="checkbox"/> /N <input type="checkbox"/>	_____
8. Pesticides and herbicides Y <input checked="" type="checkbox"/> /N <input type="checkbox"/>	_____
9. Petroleum products and other chemicals Y <input type="checkbox"/> /N <input checked="" type="checkbox"/>	May 2018
10. Cultivation-related wastes Y <input checked="" type="checkbox"/> /N <input type="checkbox"/>	_____
11. Refuse and human waste Y <input type="checkbox"/> /N <input checked="" type="checkbox"/>	October 2020

**c.** All management measures are being implemented as part of the Water Resource Protection Plan? Y/N

If YES, do management measures appear to be effective in preventing and minimizing discharges of waste to surface water? Y/N

If management measures do not appear to be effective, are additional measures being implemented iteratively to prevent and minimize discharges of waste to surface water? Y/N

If NO, describe management measures or practices that have not been effective in preventing and minimizing discharges of waste to surface water, if applicable. Describe plans for new or additional management measures to prevent and minimize discharges of waste, if applicable. Attach additional sheets as necessary.

**REPORTING FORM**

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d. Will work to bring site into compliance with Standard Conditions require disturbance to a stream or wetland over the coming year? Y/N

If YES, indicate status of work authorization by Regional Water Board. Specifically, check one or more of the following and provide the date if/as applicable.

I plan to submit my project plans to the Regional Water Board by the following date:\_\_\_\_\_

I submitted my project plans to the Regional Water Board on the following date:\_\_\_\_\_

The Regional Water Board Executive Officer authorized my project plans on the following date:\_\_\_\_\_

I have elected to receive authorization for instream work under a different Regional Water Board permitting mechanism as follows:  
\_\_\_\_\_

Instream work anticipated to occur between the following dates: \_\_\_\_\_

**iii. Tier 2\* sites:**

Total cultivation area is less than 10,000 square feet? Y/N

Water resource protection plan developed and fully implemented? Y/N

All Standard Conditions met? Y/N

Site was inspected and verified as Tier 2\* by Regional Water Board staff (NAME)\_\_\_\_\_ or approved third party program (NAME): \_\_\_\_\_ on (DATE) \_\_\_\_\_.

**iv. Tier 3 Sites:**

A Cleanup and Restoration Plan has been submitted to the Regional Water Board for approval.

The Cleanup and Restoration Plan has been approved by the Regional Water Board.

The timeline for the approved Cleanup and Restoration plan is being followed.

Will restoration work require disturbance to a stream or wetland in the coming year? Y/N

Instream work anticipated to occur between the following dates:\_\_\_\_\_

Cannabis cultivation is occurring or will occur on the site over the coming year. (If this box is checked, ensure that Tier 2 portions of the reporting form are completed as well).



**REPORTING FORM**

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v. **For All Sites:**

**Annual Reporting Period (Calendar Year), or CHECK HERE  if this is the report accompanying initial enrollment.**

0	1	0	1			TO	1	2	3	1		
Month/Day/Year							Month/Day/Year					

(See Order at page 6 for details regarding cultivation area and slope measurements, and watercourse definitions).

<b>Total cultivation area (square feet)</b>	17,400																								
<b>Distance to surface waters (feet) from nearest edge of each cultivation area or associated facility.</b> Provide distance measurement for each cultivated area separately, as appropriate.	See Attached																								
<b>Average slope (percent slope) of each cultivated area</b> List each cultivated area separately, as appropriate.	See Attached																								
<b>Total number of road crossings of surface waters</b> Surface waters include wetlands and Class I, II, or III watercourses.	10																								
<b>Annual soil amendment and chemical use (pounds or gallons).</b> Total mass and/or volume of soil amendment and/or chemical usage by type, product name, and nutrient content such as N-P-K ratio, if applicable.*	See Attached																								
<b>Total water storage capacity (gallons or acre feet)</b>	See Attached																								
<b>Total surface water diversion by month (gallons or acre feet)*</b>																									
<table border="1"> <thead> <tr> <th>Jan</th><th>Feb</th><th>Mar</th><th>April</th><th>May</th><th>June</th><th>July</th><th>Aug</th><th>Sept</th><th>Oct</th><th>Nov</th><th>Dec</th> </tr> </thead> <tbody> <tr> <td>See</td><td>Attached</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table>	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	See	Attached											
Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec														
See	Attached																								

**Water input to storage by source and month (gallons or acre-feet)** Report water volume input to storage, listing each source separately. This may include inputs from rainfall catchment, surface water diversions, groundwater pumping, or water delivery. If water is delivered, list delivery date, delivery volume, and name and address of water purveyor.\*

Source	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
See Attached												

**Water use by source and month (gallons or acre feet)** Report water volume used, listing each source separately. This may include use of stored water, immediate use of pumped groundwater, diverted surface water, or delivered water. If water is delivered, list delivery date, delivery volume, and name and address of water purveyor.\*

Source	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
See Attached												

\* Upon initial enrollment only, a best estimate is acceptable for reporting annual soil amendment and chemical use, monthly water stored, and monthly water use. Attach additional sheets if more space is needed for your responses.

**REPORTING FORM**

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I certify under penalty of law that this document and all attachments were prepared under my direction or supervision. The information contained in this document and all attachments is, to the best of my knowledge and belief, true, accurate, and complete.

Print name: Eric Sorensen

Signature: \_\_\_\_\_ Date: 6/22/2017

**Preparer: Complete if MRP was prepared by someone other than the discharger, including an approved third-party**

**Organization Name (if applicable):**

G r e e n R o a d C o n s u l t i n g

**Prepared by:**

First Name, Middle Initial

E r i c R

Last Name

S o r e n s e n

**Preparer Address:**

Street

1 6 5 0 C e n t r a l A v e S u i t e C

City

M c k i n l e y v i l l e

State

C A

ZIP

9 5 5 1 9

Phone Number:

7 0 7 6 3 0 5 0 4 1

Email:

E r i c @ g r e e n r o a d c o n s u l t i n g . c o m



### Water Use and Cultivation Form

Name:	Melody Martin
APN:	217-411-008, 217-411-009, 217-411-010 & 217-411-011
WDID:	2016
Reporting Year:	2016
Storage (Gallons):	1,000,000
Total Cultivation (ft <sup>2</sup> ):	17,400

Cultivation Information		
Cultivation Area	Distance to watercourse (ft)	Watercourse Classification
CA1	230	Class II Stream
CA2	80	Class III Drainage
CA3	100	Class III Drainage

Total Water Surface Diversion (Gallons)													
Source	January	February	March	April	May	June	July	August	September	October	November	December	Total
WS2 (Spring)	-	-	-	5,000	-	-	-	-	-	-	-	-	5,000
WS6 (In-stream Pond)	16,120	3,033	15,883	2,424	733	485	186	50	12,958	7,967	9,023	68,841	
In-stream stock Pond	52,389	9,856	51,621	7,876	2,383	1,575	606	-	162	42,048	25,891	29,325	
													223,732

Water Input to Storage by Source (Gallons)													
Source to Storage	January	February	March	April	May	June	July	August	September	October	November	December	Total
WS1 (Rainwater Catchment Pond)	10,660	1,038	9,539	464	(3,180)	(4,731)	(5,739)	(4,714)	(2,919)	7,407	4,907	5,503	17,306
WS2 (Spring)	-	-	-	5,000	-	-	-	-	-	-	-	-	5,000
WS3 (Rainwater Catchment Pond)	121,523	11,839	108,741	(5,295)	(86,255)	(53,931)	(65,425)	(53,276)	(33,276)	84,439	55,943	62,734	197,294
WS4 (Rainwater Catchment Pond)	37,056	1,662	15,262	(7,431)	(5,088)	(7,569)	(9,182)	(7,543)	(4,670)	11,851	7,852	8,805	27,690
WS6 (In-stream Pond)	15,576	1,767	14,187	(145)	(3,701)	(5,609)	(6,873)	(5,672)	(3,503)	11,119	7,269	8,160	32,569
In-stream Stock Pond	51,120	6,903	47,862	1,883	(7,964)	(12,643)	(15,866)	(13,294)	(8,129)	37,804	24,251	27,312	139,097

Water Use by Source (Gallons)													
Use from Source	January	February	March	April	May	June	July	August	September	October	November	December	Total
Cultivation from Storage	-	-	-	18,675	21,165	24,900	28,635	27,390	27,390	23,655	-	-	174,300
Domestic from Storage	1,200	1,200	1,200	1,950	1,950	1,950	2,100	2,100	2,100	1,950	1,200	1,200	20,100
Livestock from Storage	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	108,000

\* Water use is estimated from the best information available, if water meters are not installed.

Standard Conditions to Address	Brief Description
Site maintenance, erosion control, and drainage features	The in-use road network consists of private ranch roads maintained by the Enrollee and shared private road maintained by the Larabee Creek Road Association. The private roads maintained by the Enrollee are generally in good shape. Rolling dips should be installed where specified and there are some wet spots that need to be rocked. General road maintenance and upkeep should continue.
Stream Crossing Maintenance	There are 10 stream crossings on the site. Two are on road sections maintained by the Larabee Creek Road Association and two are legacy fill crossings that have fully delivered. The remaining 6 are on actively used road sections maintained by the Enrollee. The crossing at MP1 is a CII that catches the IBD and flows 100+ feet down to an established CII crossing. The CII drainage has been highly altered upstream by skid trails, and the existing channel below the road is misaligned. A culvert should be installed to reestablish the crossing. The crossing at WS2 is also an in-stream pond overflow. It is 18 in CPP overflow that appears to be functioning. The crossing at MP4 is 36 in CMP on a CII. A skid trail adjacent to the outlet is headcutting and it needs armor. The crossing at MP5 is 24 in CMP on a CII. The outlet is high and the culvert looks underized. It needs to be replaced. The crossing at MP7 is 24 in CMP on a CII. The culvert looks underized and it will likely need replacement. The final crossing is a ~200 ft 24 in CMP on a CII crossing under a flat garden area near the residence. It is underized and misaligned. CDFW confirmed they would like the culvert sized and replaced on alignment.
Riparian and Wetland Protection and Management	All cultivation areas are outside of the riparian buffer zones. There is a large generator and large fuel storage within the buffer zone on the NE corner of the site.
Water Storage and Use	Water storage consists of 37,800 gallons of hard tank storage. There are 3 in-stream ponds and 2 rainwater catchment ponds that are 30+ years old. Water for cultivation and domestic use is sourced primarily from one spring (WS2), one in-stream pond (WS6) and 2 rainwater catchment ponds (WS3 and WS4). There is also an additional spring/in-stream pond (WS1) and well (WS5) that are used for back up. Lastly, there is an in-stream stock pond used to water 100+ goats. The overflow at WS6 is a trench overflow. The embankment appears to be unstable. It needs to be stabilized with an engineered overflow installed. The overflow at WS3 is 18 in CPP. The inlet is high and the outlet is plugged. The pond appears stable. The overflow at WS4 is 6 in CPP. It is underized and needs to be replaced. The storage tanks located on the embankment need to be moved to a more stable location. Lastly, the stock pond overflow is 24 in CPP. The inlet needs to be lowered and the outlet needs to be shortened.
Petroleum Products and Other Chemicals Refuse and Human Wastes	There are generators and fuel stored across the site with a varying mix of inappropriate cover and containment. These issues need to be addressed. There are two septic systems on the property that are unpermitted. They need to be permitted if feasible. Otherwise new systems will need to be designed, permitted, and installed.

**ATTACHMENT 4**

**REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS**

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

<b>Referral Agency</b>	<b>Response</b>	<b>Recommendation</b>	<b>Location</b>
Building Inspection Division	✓	Conditional Approval	<b>Attached</b>
Division Environmental Health	✓	Conditional Approval	<b>Attached</b>
Public Works, Land Use Division	✓	Conditional Approval	<b>Attached</b>
CalFIRE	✓	Note- No comment at this time	On file
Alderpoint Fire Protection District		No response	
Sheriff	✓	Approved	On file
California Department of Fish & Wildlife		No response	
Northwest Information Center	✓	Further Study	On file and confidential
Bear River Band Rancheria	✓	Comments	On file and confidential
Southern Humboldt JT		No response	
North Coast Unified Air Quality Management District		No response	
North Coast Regional Water Quality Control Board		No response	
District Attorney		No response	
County Counsel		No response	
AG Commissioner			
State Water Resources Control Board – Division of Water Rights	✓	Comments	<b>Attached</b>



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

10/23/2019

**Project Referred To The Following Agencies:**

AG Commissioner, County Counsel, District Attorney, Environmental Health, Sheriff, PW Land Use, Building Inspections, FPD: Alderpoint, RWQCB, NCUAQMD, School District: Southern Humboldt JUSD, Cal Fish & Wildlife, CalFire, CA Division of Water Rights, Bear River Band, NWIC

**Applicant Name** Key Parcel Number 217-411-008-000

**Application (APPS#)** PLN-12285-SP **Assigned Planner** Max Hilken 707-441-2623

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

If this box is checked, please return large format maps with your response.

**Return Response No Later Than: 11/7/2019**

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

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

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

Other Comments: SEE COMMENTS IN PRESITE FORM W/ PHOTOS ATTACHED.

DATE: 11/15/19 PRINT NAME: MARC PHIPPEN



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

**PRE-SITE INVESTIGATION FORM**

THIS IS NOT A PERMIT DOCUMENT

APPLICATION INFORMATION			
<b>Name</b>			
<b>Address 1</b>	PO Box 245	<b>Address 2</b>	
<b>City</b>	Blocksburg	<b>State</b>	CA <b>Zip</b> 95514

OWNERS NAME AND MAILING ADDRESS			
<b>Name</b>	Driscoll Melody M Tr	<b>Email</b>	
<b>Address 1</b>		<b>Address 2</b>	
<b>City</b>	Blocksburg	<b>State</b>	CA <b>Zip</b> 95514

SITE INFORMATION			
<b>Parcel Number</b>	217-411-008-000	<b>Application Number</b>	PLN-12285-SP
<b>Street Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>

PRESITE INVESTIGATION	
<b>Project is already started</b>	Yes
<b>Soil report is required due to</b>	
<b>Project is in flood zone A per</b>	No
<b>Flood elevation certificate required</b>	No
<b>Plans stamped by a licensed person required</b>	No
<b>SRA water storage requirements apply</b>	No
<b>Appr.SRA req. need to be shown on plot plan</b>	No
<b>Driveway slope appears to be</b>	Under 16%
<b>Grading permit required</b>	No
<b>Incomplete submittal Construction Plan</b>	Yes
<b>Erosion and sediment control measures req.</b>	Small Projects
<b>AOB Inspection</b>	No
<b>Project appears to be within wet area</b>	None
<b>FIRM panel number</b>	
<b>Is 2nd Flood Certificate Required?</b>	No
<b>SRA requirements apply</b>	No
<b>Lot created prior to 1992</b>	Yes
<b>Plot plan incomplete, must be revised</b>	No
<b>Submit engineered foundation for</b>	None
<b>Applicant must locate property lines</b>	Yes
<b>Other concerns exist</b>	No

Inspector Notes
11/15/19
Planning Referral Comments:
1. Existing structures used in the cannabis operation shall not be used until all required permits have been obtained.
2. Recommend approval based on the condition that all required Ag Exempt permits are obtained.
Building Division Comments:
1. Submit floor plans showing the electrical layout for all structures including Ag Exempt.
2. Complete and submit Ag Exemption letter of intent for all proposed greenhouses and Ag structures.
<b>QUESTIONS? Please contact the County of Humboldt Building Division</b>



**Division of Environmental Health**

100 H Street - Suite 100 - Eureka, CA 95501  
 Phone: 707-445-6215 - Toll Free: 800-963-9241  
 Fax: 707-441-5699  
[envhealth@co.humboldt.ca.us](mailto:envhealth@co.humboldt.ca.us)

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

Applications for CMM Clearances and/or Permits are reviewed by the Division of Environmental Health (DEH) for compliance with regulations intended to protect public health and the environment. Submit this form to the Planning Division with your CMM Permit Application for referral to DEH. If the requested information is already provided in other documents submitted to the Planning Division, provide the title of the document with page and section numbers where it is located.

Name of Business: Humboldt Sunrise Farms Inc Primary Contact Person: Green Road Consulting  
 Site Address: 988 Sunrise Rd Blocksburg CA Phone: 707-630-5041  
 APN: 217-411-008 Email: kaylie@greenroadconsulting.com

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

9,100 square feet of seasonal cultivation Planning Application (APPS#): \_\_\_\_\_

Wastewater (Doc. Title \_\_\_\_\_ page \_\_\_\_\_ section \_\_\_\_\_)

- Connected to public sewer no Onsite waste water system Yes
- Number of Employees: average \_\_\_\_\_ peak operations: \_\_\_\_\_
- Hours of Operation/shifts per day: average \_\_\_\_\_ peak operations: \_\_\_\_\_
- Additional flow from processing: \_\_\_\_\_ GPD. Description of effluent \_\_\_\_\_
- Describe the proposed and existing wastewater generating structures and method(s) of effluent disposal.

Water Source (Doc. Title \_\_\_\_\_ page \_\_\_\_\_ section \_\_\_\_\_)

- Describe and show the water source(s) available on the property and what they serve.
 

<input type="checkbox"/> Public Water System	<input type="checkbox"/> Approved Surface Water/Description <u>Pond</u>
<input type="checkbox"/> Well Permit Number(s): _____	<input type="checkbox"/> Unapproved Surface Water/Description _____
<input type="checkbox"/> Unpermitted Well	<input type="checkbox"/> Other: _____
<input type="checkbox"/> No Existing Water Source	
<input type="checkbox"/> Spring	
- Describe the approximate daily water demand for the current and projected uses on the property and method used to calculate demand: See attachment

Consumer Protection (Doc. Title \_\_\_\_\_ page \_\_\_\_\_ section \_\_\_\_\_)

- List/Describe any food production or service: none
- Describe and show on site plan, any existing or proposed kitchen infrastructure: \_\_\_\_\_

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

**Hazardous Materials** (Doc. Title \_\_\_\_\_ page \_\_\_\_\_ section \_\_\_\_\_)

- List/describe production/cultivation machinery (e.g. generator, tractor, OHV, trimmer, heaters etc.): Tractor, 20KW generator  
\_\_\_\_\_
- Equipment Maintenance/Service (e.g., changing oil, antifreeze, etc.): Onsite or Offsite
- List/describe fuel/oil(s) used or produced onsite (e.g. gasoline, diesel, propane, other?). Provide amounts and storage method(s): 1,240 gallons of diesel fuel  
\_\_\_\_\_
- List/describe all compressed gases, cleaners, solvents and sanitizers (including, but not limited to, household chemicals, bleach and alcohol). Provide amounts and storage method(s): \_\_\_\_\_  
none
- List/describe fertilizers, soil amendments and biocides (including organic ones). Provide amounts and storage method/area(s): see Attachment  
\_\_\_\_\_

\_\_\_\_\_ \*Attach Safety Data Sheets (SDS)

**Solid Waste/Recycling** (Doc. Title \_\_\_\_\_ page \_\_\_\_\_ section \_\_\_\_\_)

- List/describe the different anticipated solid waste/recycling, composting products and anticipated amounts: \_\_\_\_\_  
\_\_\_\_\_
- Describe, and show on the site plan, the designated area for storage of recycling and solid waste (containers stored outside must be covered): \_\_\_\_\_  
\_\_\_\_\_
- Describe waste removal plan including frequency and destination
  - Garbage (1x/week) \_\_\_\_\_
  - Recycling(x/month) \_\_\_\_\_ (avoid nuisances including odors and vermin)
  - Hauling via Garbage/Recycling Service: \_\_\_\_\_ or Self Haul Yes
- Preferred permitted solid waste/recycling facility: Eel River Resource Recovery

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





DEPARTMENT OF PUBLIC WORKS  
**C O U N T Y O F H U M B O L D T**  
 MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579  
 AREA CODE 707

ON-LINE  
 WEB: CO.HUMBOLDT.CA.US


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

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MANAGEMENT	445-7493	ROADS	445-7421

CLARK COMPLEX  
 HARRIS & H ST., EUREKA  
 FAX 445-7388  
 LAND USE 445-7205

**LAND USE DIVISION INTEROFFICE MEMORANDUM**

TO: Max Hilken, Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer 

DATE: 11/01/2019

RE:

<b>Applicant Name</b>	<b>HUMBOLDT SUNRISE FARMS</b>
<b>APN</b>	<b>217-411-008</b>
<b>APPS#</b>	<b>PLN-12285-SP</b>

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

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

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

**No re-refer is required.**

\*Note: Exhibits are attached as necessary.

Additional comments/notes:

Applicant has submitted a road evaluation report, dated 7/24/2019, with Part A – Box 2 checked, certifying that the road is equivalent to a road Category 4 standard.

The submitted road evaluation report form states that from Alderpoint Road (County maintained) the project travels 1.1 miles on Homestead Road to the subject parcel. It should be noted that the submitted site plan along with the County GIS suggest that the applicant travels approximately 0.26 miles on Homestead Road with the remainder of the mileage on Sunrise Road. Applicant did not provide a separate the road evaluation form for each segment of roadway.

// END //

# Exhibit "A"

## Public Works Recommended Conditions of Approval

(All checked boxes apply)

APPS # 12285

**COUNTY ROADS- FENCES & ENCROACHMENTS:**

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

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

**COUNTY ROADS- DRIVEWAY (PART 1):**

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

**COUNTY ROADS- DRIVEWAY (PART 2):**

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

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

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

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

**COUNTY ROADS- DRIVEWAY (PART 3):**

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

**COUNTY ROADS-PARKING LOT- STORM WATER RUNOFF:**

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

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

**COUNTY ROADS- DRIVEWAY & PRIVATE ROAD INTERSECTION VISIBILITY:**

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

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

**COUNTY ROADS- PRIVATE ROAD INTERSECTION: (AT COUNTY MAINTAINED RD)**

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

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

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

**COUNTY ROADS- ROAD EVALUATION REPORT(S):**

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

// END //



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

10/23/2019

**Project Referred To The Following Agencies:**

AG Commissioner, County Counsel, District Attorney, Environmental Health, Sheriff, PW Land Use, Building Inspections, FPD: Alderpoint, RWQCB, NCUAQMD, School District: Southern Humboldt JUSD, Cal Fish & Wildlife, CalFire, CA Division of Water Rights, Bear River Band, NWIC

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**Applicant Name** Key Parcel Number 217-411-008-000

**Application (APPS#)** PLN-12285-SP **Assigned Planner** Max Hilken 707-441-2623

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Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

If this box is checked, please return large format maps with your response.

**Return Response No Later Than: 11/7/2019**

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

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

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

Other Comments: Applicant has SIUR H500843 but it does not cover any of the ponds. LSA indicates 3 permitted onstream reservoirs.

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Applicant must complete permitting of onstream reservoirs before the division of water rights can recommend approval

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DATE: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_