



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: October 21, 2021
To: Humboldt County Zoning Administrator
From: Cliff Johnson, Supervising Planner
Subject: **John Mahony**
Record Number: PLN-13143-SP
Assessor's Parcel Number: 216-107-006
1551 Lauffer Road, New Harris area

Table of Contents

Page

Agenda Item Transmittal	2
Recommended Action and Executive Summary	3
Draft Resolution	6
Maps	
Topo Map	11
Zoning Map	12
Aerial Map	13
Site Plan	14
Attachments	
Attachment 1: Recommended Conditions of Approval	15
Attachment 2: CEQA Addendum	22
Attachment 3: Applicant's Evidence in Support of the Required Findings	26
Attachment 4: Referral Agency Comments and Recommendations	34

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

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
October 21, 2021	Special Permit	Christopher Alberts

Project Description: A Special Permit for an existing 8,000-square-foot outdoor cannabis cultivation. The project also includes an 800-square-foot appurtenant nursery greenhouse. Water for irrigation will be provided by a permitted groundwater well (DEH permit 16/17-0517). Water storage consists of 42,500 gallons in seventeen (17) 2,500-gallon poly/plastic water tanks located on a flat at the top of the parcel. The applicant anticipates 56,354 gallons of water will be required annually for cannabis irrigation. Processing such as drying, curing and trimming is proposed onsite within an existing 750-square-foot garage. The proposed project will be a family-owned and operated farm. There will be three family members working onsite. Power for the project will be provided by PG&E.

Project Location: The project is located in Humboldt County, in the New Harris area, on the east side of Lauffer Road, approximately 0.5-miles from the intersection of Lauffer Road and Road C, and about 1.9 miles from the intersection of Island Mountain Road, on the property known as 1551 Lauffer Road, New Harris within Sections 36 in Township 04 South, Range 05 East, Humboldt Base & Meridian.

Present General Plan Land Use Designation: Residential Agriculture (RA60), Density: 5 to 160 acres per dwelling unit, Slope Stability: High Instability (3).

Present Zoning: Agriculture Exclusive (AE).

Record Number: PLN-13143-SP

Assessor Parcel Number: 216-107-006

Applicant	Owner	Agent
John Mahony PO Box 166 Redway, CA 95560	John & Jacqueline Mahony PO Box 166 Redway, CA 95560	Timberland Resource Consultants 165 S. Fortuna Blvd. Fortuna, CA 95540

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

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

Major Issues: None

JOHN MAHONY

Record Number: PLN-13143-SP
Assessor's Parcel Number: 216-107-006

Recommended Zoning Administrator Action:

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

Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed John Mahony, project subject to the recommended conditions.

Executive Summary: John Mahony seeks a Special Permit to allow the continued operation of an existing 8,000 square foot outdoor cannabis cultivation operation 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 (RA60) in the Humboldt County 2017 General Plan Update and zoned Agricultural Exclusive (AE). Cannabis will be cultivated using full sun cultivation techniques. Cultivation will occur in three (3) cultivation areas identified as Cultivation Area 1, Cultivation Area 2, and Cultivation Area 3 on the proposed site map prepared by Timberland Resource Consultants dated January 28, 2019. Propagation is proposed within an 800-square-foot greenhouse. Processing such as drying, curing and trimming is proposed onsite within an existing 750-square-foot garage. Artificial lighting used for ancillary propagation nursery and processing will adhere to shielding and International Dark Sky Association standards as set forth in the CMMLUO. The proposed project will be a family-owned and operated farm. There will be three family members working onsite. Power for the project will be provided by PG&E.

Water Resources

Water for irrigation will be provided by a permitted groundwater well (DEH permit 16/17-0517). According to aerial analysis is approximately using Google Earth Pro, the well is approximately 1,967 feet in elevation. The well is located on the central west portion of the parcel and is approximately 0.14 miles east from a tributary to Pipe Creek. The elevation of Pipe Creek is 1,819 feet. According to the Well Completion Report. The depth of the well is 259 feet and the depth to first water is 127 feet which is approximately 21 feet above the tributary to Pipe Creek. Staff does not believe the well is hydrologically connected to any surface water due to the distance and elevation difference from the closest nearby mapped surface water.

Water storage consists of 42,500 gallons in seventeen (17) 2,500-gallon poly/plastic water tanks located on a flat at the top of the parcel. The applicant anticipates 56,354 gallons of water will be required annually for cannabis irrigation. Cultivation areas are irrigated with drip lines regulated by timers and adjusted to match plant demands. Water delivery throughout the system is monitored on a regular basis to ensure proper function and responsible water use. Mulch is placed as a top dressing to optimize soil water retention. Occasional hand watering occurs as needed.

Biological Resources

According to the California Natural Diversity Data Base (CNDDDB) there are no mapped special status species on the subject parcel or within 1 mile of the project site. The nearest Northern

Spotted Owl (NSO) activity center (HUM0223) is located approximately 2.6 miles west of the proposed project site and the nearest NSO observation is located approximately 2.23 miles east from the project site. Marbled murrelet habitat is mapped approximately 0.98 miles west from the project site. The project is unlikely to have a direct or indirect impact to any rare or endangered species because the energy source for the project will be sourced from PG&E; cannabis will be cultivated in full sun with no greenhouses; all artificial lighting used for ancillary propagation and processing will adhere to shielding and International Dark Sky Association standards as set forth in the CMMLUO. The subject parcel is not located in an area that requires special noise attenuation measures. The existing cultivation areas are outdoor and do not use generators, so there will be minimal noise generated by the project. Noise generated from any future generator use shall comply with the standards set forth in Section 55.4.11(o) of the CMMLUO which limits the combined decibel level for all noise sources to 60 decibels at the property line. Power to the site is provided by PG&E.

Access

The property is accessed via on the east side of County-maintained Lauffer Road approximately 0.5-miles from the intersection of Lauffer Road and Road C, and about 1.9 miles from Island Mountain Road. A Road Evaluation Report prepared by the Applicant and conditionally approved by the Department of Public Works (DPW) has been submitted indicating that Lauffer Road is developed to a Category 4 standard and is adequate to accommodate the proposed use (see attached). The project was referred to the DPW on April 3, 2018. In their response dated October 4, 2018, DPW conditionally approved the project, requiring the applicant to obtain an encroachment permit and complete for improvements to the intersection of the private drive and Lauffer Road.

Tribal Consultation

The project is not located within any mapped tribal Aboriginal Territories. The project was referred to the Northwest Information Center. No known significant archaeological or historic period cultural resources are located in the project parcel but one prehistoric site was identified on the adjoining parcel to the north (APN: 216-107-007), a parcel also owned by the applicant. A Cultural Resources Investigation was conducted by Archaeological Research and Supply Company in March 2019 which included the details of a pedestrian field survey in that same month. The survey included all existing cultivation and operation areas (area of potential extent, APE), and a 600-foot buffer surrounding the APE for the presence of archaeological deposits, historic features, or other cultural resources. No artifacts, features, or other historical resources, as defined in CEQA, Article 4, Section 15064.5 (a), were identified within or adjacent to the project area as a result of the investigation, one prehistoric site was identified outside of the APE of the adjoining parcel to the north. The Cultural Resources Investigation concluded that heightened inadvertent discovery protocols are required at this location during implementation of the permit. An on-going condition of project approval has been incorporated regarding inadvertent discovery protocols, including an increase from a 50-foot to 100-foot buffers where any construction activities would need to be stopped if cultural resources are encountered. Further, if any cultural resources are encountered, a qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) at the Bear River tribe and Sinkyone Intertribal Wilderness Council are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

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).

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

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

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

Resolution Number 21-

Record Number PLN-13143-SP

Assessor's Parcel Number: 216-107-006

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the John Mahony, Special Permit.

WHEREAS, John Mahony , submitted an application and evidence in support of approving a Special Permit for the existing cultivation of 8,000 square feet of outdoor cannabis and an 800 square foot appurtenant nursery on APN 216-107-006. Cultivation activities extend from February to November. Annual water usage is estimated at 56,000 gallons per year. Processing will occur on-site, in an existing garage. No employees are required; operations are conducted by the resident-operators; and

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 Zoning Administrator held a duly-noticed public hearing on October 21, 2021, and reviewed, considered, and discussed the application for a Special Permit and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Zoning Administrator makes all the following findings:

- 1. FINDING:** **Project Description:** The application is a Special Permit for an existing 8,000-square-foot outdoor cannabis cultivation. The project also includes an 800-square-foot appurtenant nursery greenhouse. Water for irrigation is sourced from an existing on-site groundwater well (DEH permit 16/17-0517). Water storage consists of 42,500 gallons of storage in a series of hard-sided tanks on the subject parcel, APN 216-107-006. Approximately 56,000 gallons of water is required for annual operations; a second well is planned. Cannabis drying and trimming is currently done onsite by family members in the existing garage. There will be no employees. Power to the site is provided by Pacific Gas and Electric (PG&E).

EVIDENCE: Project File: PLN-13143-SP

- 2. FINDING:** **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Zoning Administrator has considered the Addendum to, and 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 Resource Protection Plan (WRPP) dated August 8, 2017, was prepared by the applicant to show compliance with the North Coast Regional Water Quality Control Board Order No. 2015-0023(WDID: 1B16772CHUM).
- d) A Cultural Resources Investigation (CRI) prepared by Archaeological Research and Supply Company dated January 2019, to show the project will not have an impact to historic cultural resources.

FINDINGS FOR SPECIAL PERMIT

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

EVIDENCE a) General agriculture is a use type permitted in the Residential Agriculture (RA60) 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 Agriculture Exclusive (AE) zone in which the site is located.

EVIDENCE a) The Agriculture Exclusive (AE) zone is intended to be applied in fertile areas in which agriculture is and should be the desirable predominant use and in which the protection of this use from encroachment from incompatible uses is essential to the general welfare.

b) The Agriculture Exclusive (AE) is intended to be applied in fertile areas in which agriculture is and should be the desirable predominant use and in which protection of this use from encroachment from incompatible uses is essential to the general welfare.

c) Accessory agricultural uses and general agriculture are principally permitted uses in AE zones.

d) Humboldt County Code section 314-55.4.8.2.2 allows cultivation of up to 10,000 square feet of existing outdoor cannabis and up to 10,000 square feet of existing mixed-light cannabis on a parcel over 1 acre

subject to approval of a Special Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application for 8,000 square feet of outdoor cannabis cultivation on an 81.63-acre parcel is consistent with this and with the cultivation area verification prepared by the County.

5. FINDING

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

EVIDENCE

- a) The CMMLUO allows existing cannabis cultivation to be permitted in areas zoned AE (HCC 314-55.4.8.2.2).
- b) The subject parcel has been determined as one legal parcel (lot 2) as shown on Parcel Map recorded in Book 216 of Parcel Maps page 10. There is no evidence indicating there have been any subsequent acts to merge or divide this parcel. Therefore, the subject parcel was lawfully created in its current configuration and can be developed as proposed.
- c) The applicant submitted a self-certified Road Evaluation Report which states the entire road segment is developed to the equivalent of a road category 4 standard.
- d) The slope of the land where cannabis will be cultivated is less than 15%.
- e) The cultivation of cannabis will not result in the net conversion of timberland.
- f) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 from any property line and more than 600 feet from any school, church, public park or Tribal Cultural Resource.

6. FINDING

The cultivation of 8,000 square feet of outdoor cannabis cultivation and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE

- a) The site is located on road that is developed to the equivalent of a road category 4 standard and will 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 20 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 sized in the area.
- c) Water for irrigation will be provided by a permitted groundwater well.
- d) Provisions have been made in the applicant's proposal to protect

water quality and thus runoff to adjacent property and infiltration of water to groundwater resources will not be affected.

7. FINDING

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

EVIDENCE

- a) The parcel 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.

8. FINDING

The proposed project will not have an impact to sensitive habitat areas where policies are applied to protect fish and wildlife and facilitate the recovery of endangered species. (BR-G1, Threatened and Endangered Species, BR-G2, Sensitive and Critical Habitat, BR-G3, Benefits of Biological Resources).

EVIDENCE

- a) According to the California National Diversity Database there are no mapped rare or endangered species located on the parcel. The nearest Northern Spotted Owl (NSO) activity center (HUM0223) is located approximately 2.6 miles west of the proposed project site and the nearest NSO observation is located approximately 2.23 miles east from the project site. Marbled murrelet habitat is mapped approximately 0.98 miles west from the project site.
- b) The subject parcel is not located in an area that requires special noise attenuation measures. The existing cultivation areas are outdoor and do not use generators, so there will be minimal noise generated by the project. Noise generated from any future generator use shall comply with the standards set forth in Section 55.4.11(o) of the CMMLUO which limits the combined decibel level for all noise sources to 60 decibels at the property line. Power to the site is provided by PG&E.

DECISION

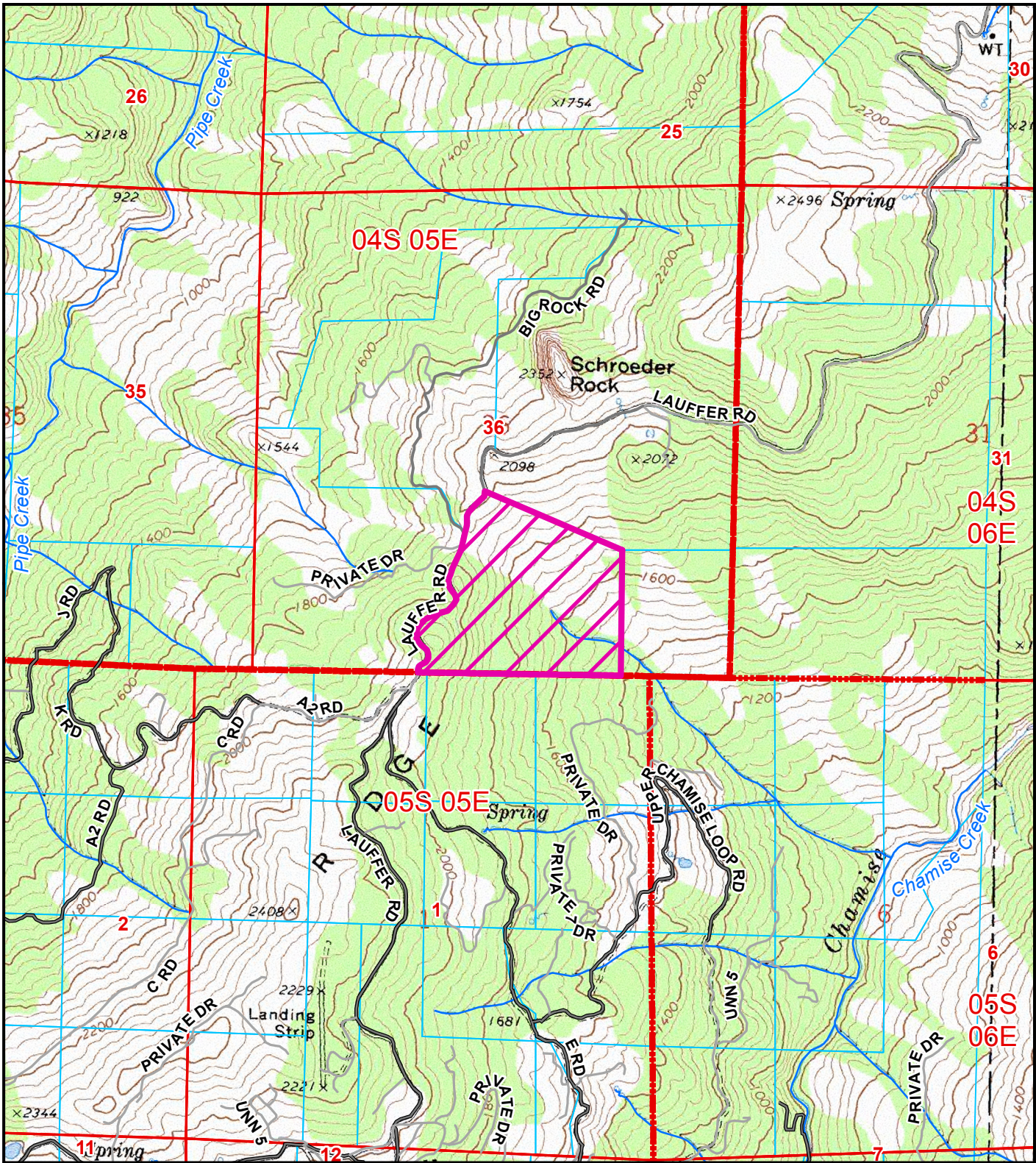
NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Special Permit for John Mahony, based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on October 21, 2021.

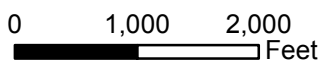
I, John Ford, Zoning Administrator of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Zoning Administrator at a meeting held on the date noted above.

John H. Ford, Zoning Administrator,
Planning and Building Department

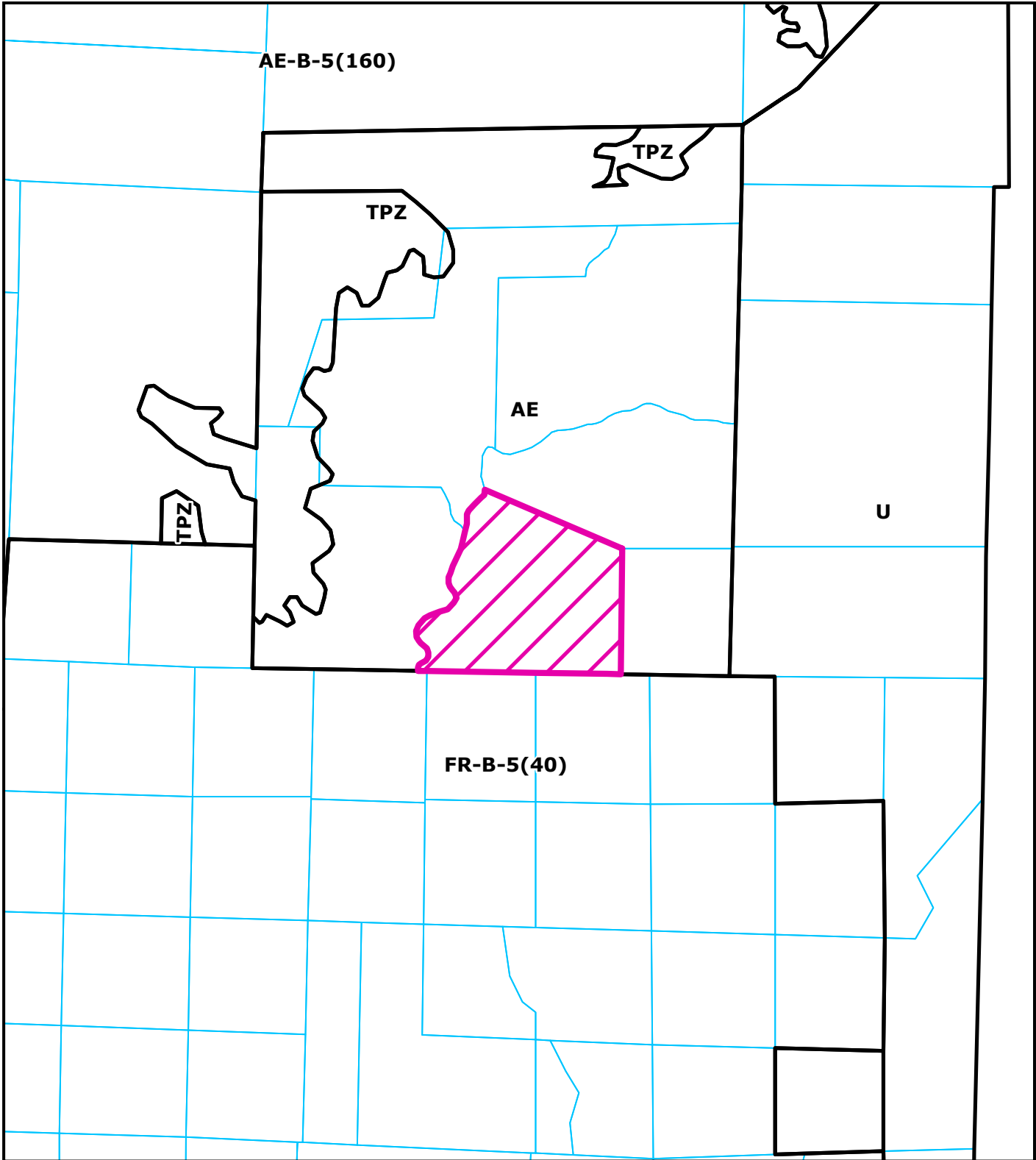


TOPO MAP
PROPOSED JOHN MAHONY
NEW HARRIS AREA
SP-16-786
APN: 216-107-006-000
T04S R05E S36 HB&M (JEWETT ROCK)

Project Area = 

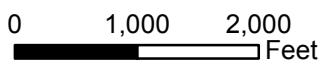


This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

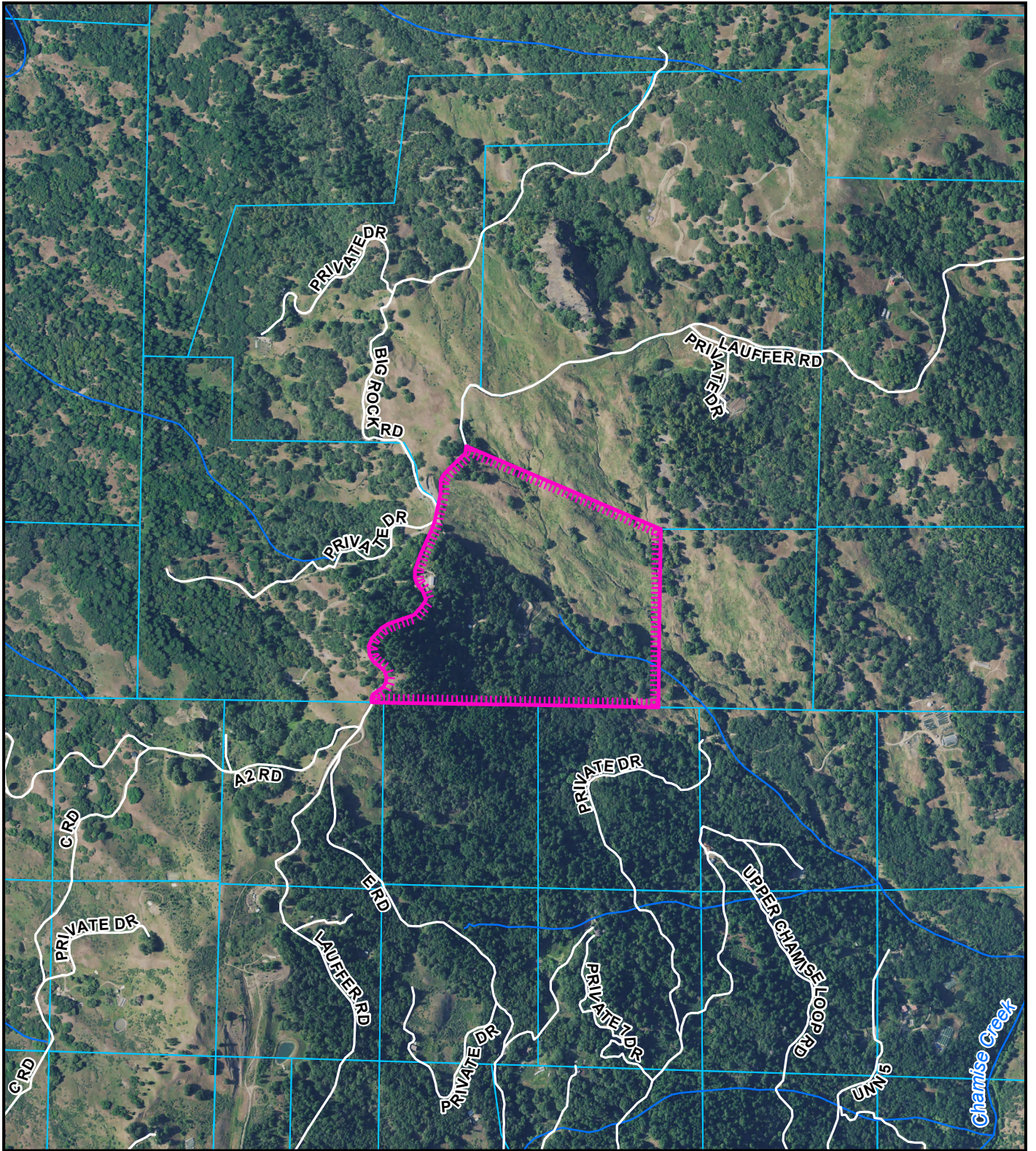


ZONING MAP
PROPOSED JOHN MAHONY
NEW HARRIS AREA
SP-16-786
APN: 216-107-006-000
T04S R05E S36 HB&M (JEWETT ROCK)

Project Area = 

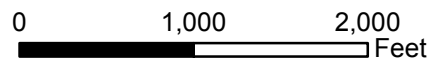


This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

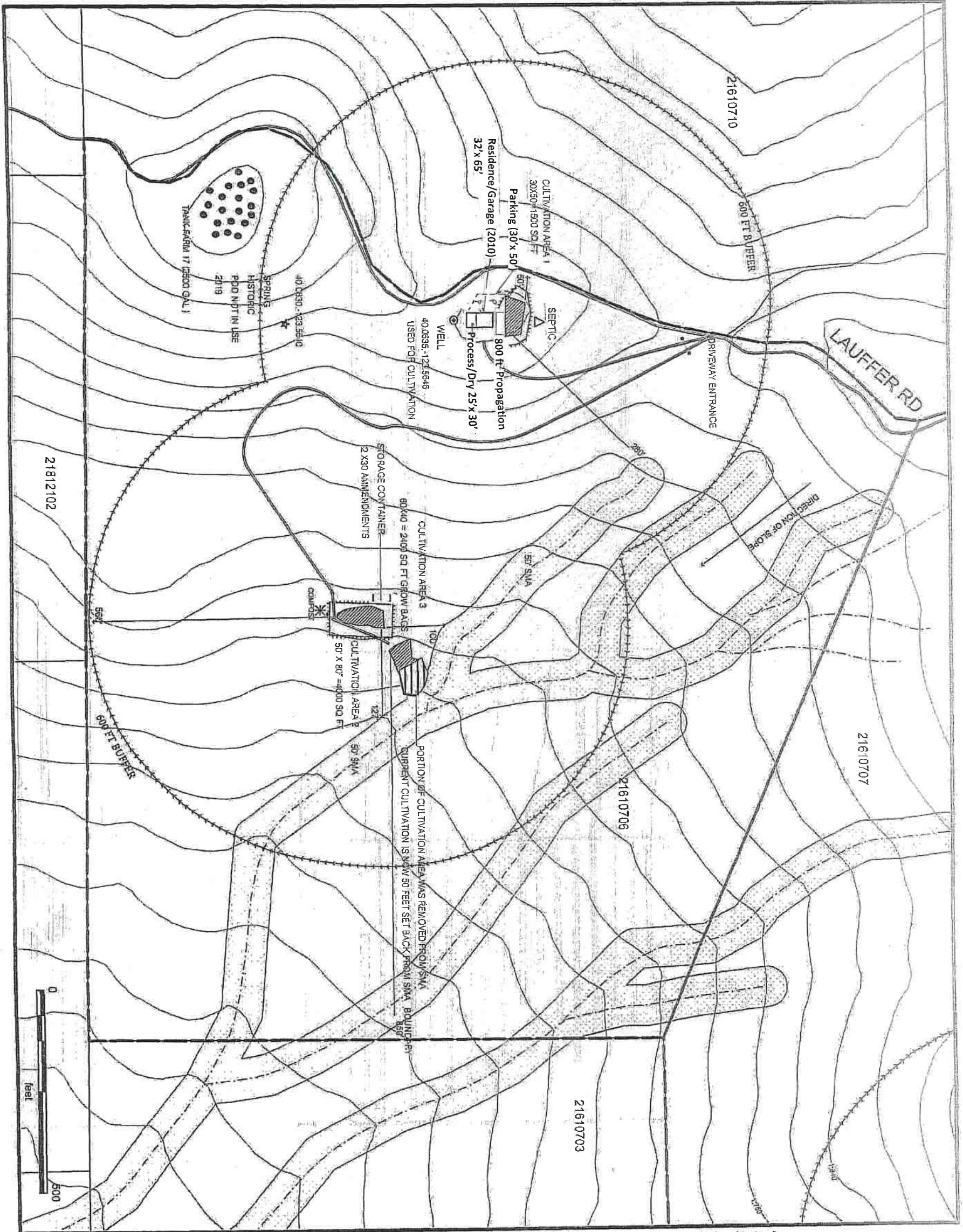


AERIAL MAP
PROPOSED JOHN MAHONY
NEW HARRIS AREA
SP-16-786
APN: 216-107-006-000
T04S R05E S36 HB&M (JEWETT ROCK)

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.



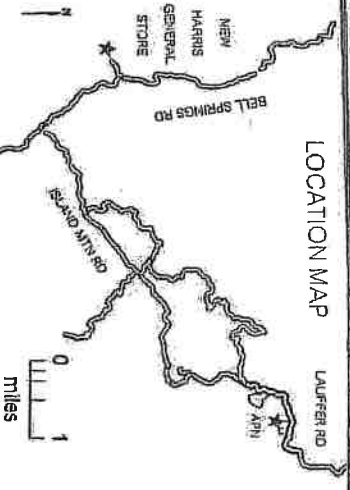
- CULTIVATION AREA
- PROPERTY BOUNDARY
- 2500 GAL WATER STORAGE TANKS
- EXISTING STRUCTURE
- CLASS II WATERCOURSE 50 FT SMA BOUNDARY

APPLICANT: JOHN MAHONY
 APN: 216-107-006 SP16-788 APP# 13143
 ZONING: AE- AGRICULTURE EXCLUSIVE
 LOT SIZE: 76 ACRES
 CULTIVATION AREA: 8,000 SQ FT OUTDOOR

DIRECTIONS TO SITE:
 DRIVING SOUTH ON US HWY 101
 TAKE EXIT 639 B TOWARD REDWAY
 IN 0.2 MI TURN RIGHT ONTO REDWOOD DRIVE
 IN 0.2 MI TURN RIGHT ONTO ALDERPOINT RD
 IN 0.2 MI TURN RIGHT ONTO BELL SPRINGS RD
 IN 0.2 MI TURN RIGHT ONTO BELL SPRINGS RD
 IN 1.4 MI KEEP LEFT TO STAY ON BELL SPRINGS ROAD
 IN 2.4 MI TURN LEFT ONTO ISLAND MTN RD

Go 4.2 mi. out Island Mtn Rd-veer left entering Lauffer Rd, continue 1.5 mi. site is on right

THE SITE IS LOCATED AT: 1551 LAUFFER RD, NEW HARRIS, CA
 THERE ARE NO SCHOOLS, PLACES OF WORSHIP, OR PUBLIC PARKS WITHIN 800 FT OF THE CULTIVATION AREA. THERE ARE NO OFF SITE RESIDENCES WITHIN 300 FT OF THE CULTIVATION AREA. THERE ARE NO EASEMENTS AND NO KNOWN TRIBAL CULTURAL RESOURCES ON THE PROPERTY..



SITE PLAN
 PAGE 1 OF 1

Received
 1-30-19
 01/28/2019



ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

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

A. General Conditions

1. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.
2. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. Any and all outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
3. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. The Department will file the NOD and will charge this 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 #13. 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 submit evidence of enrollment into the State Cannabis Cultivation Discharge program by submitting copies of all documents filed with the State Water Resources Control Board, including, but not limited to, a Notice of Applicability and a Site Management Plan. The applicant is required to adhere to and implement the requirements contained in the SWRCB's Cannabis Cultivation Policy, the General Order and the Notice of Applicability. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted annually to the Planning and Building Department concurrent with the submittal to the SWRCB. Should the site qualify for an exemption, the applicant shall provide proof of a SWRCB exemption status.
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, storage, and processing, 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 submit evidence that the following recommendation found within the Water resource Protection Plan (WRPP) have been completed:
 - a) The applicant shall remove cultivation and cultivation materials from the 50' riparian buffer and exclude any future or existing operations or cultivation from within 50' of the adjacent Class III watercourse. The applicant shall also apply erosion control measures to any remnant cultivation soils or disturbed ground,
 - b) Install float valves on all water tank on all water tank systems where necessary to prevent overflowing and unnecessary loss of water.
 - c) The 1,000-gallon fuel tank shall be contained within secondary containment vessel large enough for the entire capacity and be covered from precipitation.

Final signoff from the Planning Department will satisfy this condition.

9. The applicant shall rock the surface of the private driveway for a minimum width of 20 feet and a length of 50 feet where it intersects Lauffer Road. An encroachment permit shall be obtained from the Department of Public Works Land Use Division for work within the County right-of-way. Confirmation from the Department of Public Works that the work has been done will satisfy this requirement.
10. The applicant shall install water monitoring device on each source – existing permitted well (DEH permit 16/17-0517) and storage tanks applicable - to monitor water used for cannabis irrigation separate from domestic use.
11. The applicant shall contact the local fire service provider [Palo Verde Protection District] 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.
12. 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.
13. The applicant shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning Division.

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

1. The combination of background, generator and greenhouse fan or other operational equipment created noise must not result in the harassment of Northern Spotted Owl species as required to meet the performance standards for noise set by Department Policy Statement No. 16-005 clarifying CMMLUO Section 55.4.11 (o) requirements. The combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.
2. All artificial light utilized in propagation greenhouses shall be limited to 6 watts per square foot with no wattage limit in the ancillary propagation greenhouse. All artificial lighting shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be enclosed between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program; see: <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>. Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of Low Pressure Sodium (LPS) light or low spectrum Light Emitting Diodes (LED) with a color temperature of 3000 kelvins or less and 3) only placed where needed.
3. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above in items B.1. and B.2., within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
4. The use of monofilament netting for all uses, including but not limited for erosion control, shall be prohibited. Geotextiles, fiber rolls, and other erosion control measure materials shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves to minimize the risk of ensnaring and strangling wildlife.
5. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
6. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
7. The use of anticoagulant rodenticide is prohibited.
8. 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.
9. 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.

10. 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.
11. 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.
12. 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.
13. 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.
14. 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).
15. Maintain enrollment in Tier 1, 2, or 3, certification with North Coast Regional Water Quality Control Board (RWQCB) Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
16. 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).
17. 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.
18. 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).
19. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.

20. Pay all applicable application, review for conformance with conditions and annual inspection fees.
21. 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.
22. The master log books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
23. 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

24. 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."
25. 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).
26. 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.
27. 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.
28. 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
29. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation SP issued pursuant to the CMMLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.
30. 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.
31. 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.
32. 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.
33. 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.

34. 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 #6 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 216-107-006; 1551 Lauffer Road, New Harris, County of Humboldt

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

October 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 Special Permit (PLN-13143-SP) for an existing 8,000 square foot outdoor cannabis cultivation operation. Propagation is proposed within an 800-square-foot greenhouse. Processing such as drying, curing and trimming is proposed onsite within an existing 750-square-foot garage. Artificial lighting used for ancillary propagation nursery and processing will adhere to shielding and International Dark Sky Association standards as set forth in the CMMLUO. The proposed project will be a family-owned and operated farm. There will be three family members working onsite. Power for the project will be provided by PG&E.

Water for irrigation will be provided by a permitted groundwater well, approximately 0.14 miles east from a tributary to Pipe Creek. Water storage consists of 42,500 gallons in seventeen (17) 2,500-gallon poly/plastic water tanks located on a flat at the top of the parcel. The anticipated annual water use for irrigation is 56,354 gallons.

The project is not located within any mapped tribal Aboriginal Territories. The project was referred to the Northwest Information Center. No known significant archaeological or historic period cultural resources are located in the project parcel but one prehistoric site was identified on the adjoining parcel to the north (APN: 216-107-007), a parcel also owned by the applicant. A Cultural Resources Investigation was conducted by Archaeological Research and Supply Company in March 2019 which included the details of a pedestrian field survey in that same month. The survey included all existing cultivation and operation areas (area of potential extent, APE), and a 600-foot buffer surrounding the APE for the presence of archaeological deposits, historic features, or other cultural resources. No artifacts, features, or other historical resources, as defined in CEQA, Article 4, Section 15064.5 (a), were identified within or adjacent to the project area as a result of the investigation, one prehistoric site was identified outside of the APE of the adjoining parcel to the north. The Cultural Resources Investigation concluded that heightened inadvertent discovery protocols are required at this location during implementation of the permit. An on-going condition of project approval has been incorporated regarding inadvertent discovery protocols, including an increase from a 50-foot to 100-foot buffers where any construction activities would need to be stopped if cultural resources are encountered. Further, if any cultural resources are encountered, a qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) at the Bear River tribe and Sinkyone Intertribal Wilderness Council are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

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

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

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

Summary of Significant Project Effects and Mitigation Recommended

No changes are proposed for the original MND recommended mitigations. The proposal to authorize the project 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:

- Cultivation and Operations Plan prepared by Timberland Resource Consultants dated July 30, 2019.
- Site Plan prepared by Timberland Resource Consultants dated July 30, 2019.
- Cultural Resources Investigation (CRI) prepared by Archaeological Research and Supply Company dated March 2019.
- Water Resource Protection Plan (WRPP) prepared by Timberland Resource Consultants dated August 8, 2017.

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. (Not applicable)
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 the agent dated 7/30/2019 – **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, outdoor), 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 the agent dated 7/30/2019- **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, Water Resource Protection Plan (WRPP) prepared by the Agent – On file. Notice of Applicability: Waste Discharge Requirements Water Quality WDID 1_1B16772CHUM – on file)
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. (**Attached**)
9. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under

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

10. Consent for on-site inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
11. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in Section 55.4.8.2.3, and plan for compliance with applicable building codes. (Not applicable)
12. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed, will not support diversions for irrigation. (On file)
13. Acknowledge that the County reserves the right to engage with local tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize, or mitigate impacts to tribal cultural resources, as defined herein. Examples include, but are not limited to, conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The County shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On file)
14. Division of Environmental Health Attachment for Commercial Medical Marijuana (CMM) Clearances/ Permits (DEH Form). (On-file)
15. Cultural Resource Inventory (CRI) Report prepared by prepared by Archaeological Research and Supply Company dated March 2019. (On file)

UPDATED Cultivation and Operations Overview

7-30-19
Received 7-30-19
SL

APPS:13143

APN: 216-107-006

The applicant is seeking approval of a Special Permit for existing outdoor cannabis cultivation up to 8,000 square feet. The subject parcel was developed (2013-2014) with a permitted residence and septic system. Electric power is supplied to the property by PG&E. Date stamped air photos/maps are provided to show cultivation operations occurring prior to January 1, 2016 encompassing an area totaling 8,000 square feet.

The applicant acknowledges that the commercial cannabis activity approval being sought under the aforementioned special permit, pursuant to CMMLUO, is subject to compliance with all other applicable Humboldt County zoning and land use regulations, as well as other applicable provisions of the Humboldt County Code and applicable state laws. Site development appurtenant to cultivation operations shall be completed in accordance with all applicable permit requirements.

The subject parcel (APN: 216-107-006) is approximately 81 acres and zoned Agriculture Exclusive AE (Framework designation AL60). It is located at 1551 Lauffer Road, New Harris, California.

The north/northeast 30 acres is sloping hillside devoid of trees exhibiting significant runoff/drainage features; one of which forms into a Class II watercourse passing through the southeast corner of the parcel. The portion of the property south/southwest contains native hardwoods with a cleared area immediately off of Lauffer Road and two other small cultivation sites approximately 800 feet south east of the clearing.

A water well drilled under permit from the Humboldt County Division of Environmental Health **supplies agricultural water**. Construction of a new water well is also planned to supplement water supply; a copy of the Water Well permit issued from the Humboldt County Division of Environmental Health is included with this submission.

Water storage currently consists of seventeen (17) poly-plastic tanks each having 2,500 gallon storage capacity totaling 42,500 gallons of storage.

Development on the subject parcel includes a single-family residence built under permit from the Humboldt County Building Inspection Division (permit # 13-700-B-3). The residence is served by an onsite sewage disposal system installed under permit from Humboldt County Division of Environmental Health (copy included). Electrical power is supplied to the parcel by PG&E; Blue Star Gas in Garberville, CA delivers propane for residential use.

There are three (3) outdoor **cultivation areas** on the subject parcel.

Cultivation Area 1 (1,500 ft²): just north of residence

Cultivation Area 2 (4,000 ft²): able to adjust with relocated square footage from Cult. Area 3

Cultivation Area 3 (2,400 ft²): remaining from legacy area after removing portion within SMA buffer.

The **peak water demand** (calculated using 1.4 gallons/ft² of cultivation area per month) to maintain plants during the summer months of July through September is 11,200 gallons per month. The “Monthly Water Use” table below shows estimated water use throughout the grow season. Water usage will be monitored and recorded by use of in-line totalizing flow meters in accordance with applicable regulations.

There is no agricultural water use during the months not shown

	<i>Plant Stage</i>	<i>Total Gallons</i>
<i>February</i>	<i>Starts</i>	
<i>March</i>	<i>Seedling</i>	<i>900</i>
<i>April</i>	<i>Seedling/Veg</i>	<i>1,200</i>
<i>May</i>	<i>Vegetative</i>	<i>4,500</i>
<i>June</i>	<i>Vegetative</i>	<i>8,250</i>
<i>July</i>	<i>Vegetative</i>	<i>10,000</i>
<i>August</i>	<i>Vegetative</i>	<i>11,200</i>
<i>September</i>	<i>Veg/Flower</i>	<i>11,200</i>
<i>October</i>	<i>Flower</i>	<i>8,500</i>

Irrigation is accomplished by use of drip lines. The flow to drip lines is regulated by timers and adjusted for maximum efficiency taking into consideration temperature, plant demand etc. Water delivery throughout the system is carefully monitored on a regular basis to ensure proper function and responsible water use. Mulch is carefully placed as a top dressing to optimize soil water retention. Occasional hand watering may be employed if needed.

Irrigation runoff from cultivation areas is minimized by the use of carefully regulated drip irrigation to prevent any overwatering or residual discharge of nutrient solutions outside of the “targeted” root zone. In the unlikely event that residual discharge did occur, it would be absorbed upon contact with permeable soil surrounding the cultivation area. Cultivation activities are limited to the immediate area surrounding cultivation areas and conducted so materials are kept confined. The ground surface within and around the cultivation areas is formed and managed year-round to prevent any movement of entrained constituents such as fine sediment, fertilizer or other organic particles beyond the cultivation area.

The Cultivation Areas on the subject parcel meet applicable setback requirements to watercourses, riparian zones or wetlands (see site plan). Natural vegetative buffers surrounding cultivation areas remain undisturbed. Transport of cultivation byproducts beyond the limits of cultivation areas is unlikely. **Watershed protection** will be ensured by adherence to measures prescribed in the Water Resources Protection Plan being developed specifically for this parcel by Timberland Resource Consultants under Regional Water Quality Control Board WDR Order # R1-2015-0023 enrollment requirements. Included with this submittal is a signed copy of Appendix A, "Enrollment Notice of Intent".

Once enrolled under R1-2015-0023, participants are required to engage in ongoing monitoring, reporting and maintenance including periodic site inspections and reviews of operational practices to ensure regulatory requirements related to the following listed items are being met:

<i>Site maintenance, erosion control, and drainage features</i>	<i>Stream crossing maintenance</i>
<i>Riparian and wetland protection and management</i>	<i>Spoils management</i>
<i>Water storage and use</i>	<i>Irrigation runoff</i>
<i>Fertilizers and soil amendments</i>	<i>Pesticides and herbicides</i>
<i>Petroleum products and other chemicals</i>	<i>Cultivation-related wastes</i>
<i>Refuse and human waste</i>	

Additionally, participants ensure that management measures and controls are effectively protecting water resources, and that any newly developing problems representing a water quality concern are identified and corrected quickly.

All cultivation taking place on the subject parcel is done **without the use of pesticides, herbicides, fungicides or artificial fertilizers**. There is **no generator use or fuel stored at the premises** as electric power is supplied by PG&E. Organic compost generated at APN: 212-061-030, a parcel owned by the applicant, is used at the beginning of the season to recondition cultivation soil. Fertilizers and amendments are not stored at this site.

The applicant acknowledges that the storage and/or use of certain materials in specified volumes and/or weights will be subject to regulation through Humboldt County Division of Environmental Health CUPA and may require: submittal of inventories for those materials, documentation of emergency and training procedures, maintenance of hazardous waste disposal records, obtaining an EPA generator ID number and be subject to site inspections.

Normal day to day operations shall be carried out by the family residing on the subject parcel. **Restrooms** within the residence/dwelling on the subject parcel are within close proximity to all cultivation areas and are easily accessed by the individuals on the property as needed.

Cultivation related wastes are sorted such that compostable materials are recycled/composted onsite within a small area equipped with perimeter and top containment to prevent unwanted movement of materials due to weather conditions or animals/pests. Other materials, unsuitable for composting, are stored in conventional lid trash containers along with domestic garbage and hauled to an approved transfer station/disposal facility as needed.

If necessary, exhausted soil is removed from cultivation beds and carefully mixed and spread over native soils on level ground at select locations to initiate microbial reconditioning and prevent unwanted constituent migration. Spent growth medium containing inorganic substances such as perlite, will be stored in weatherproof containers and hauled to an approved waste facility as needed.

Cultivation on the subject parcel is limited to full-term outdoor cultivation.

February: Plants are started from seeds and/or clones from approved source.

March/April: Plants are transplanted into larger pots (up to 1 gallon), grown in outside “cold frames/hoops”.

April/May: Outdoor beds are prepared; organic compost added. Some plants are beginning to be placed into beds

May: Beds are completely planted by the end of the month.

June -October: Gardens are maintained and plants are harvested by hand in October.

October/November: Complete harvesting, drying and processing. Garden sites are cleaned up and prepared for winter.

Processing

Plants are harvested at peak ripeness and immediately transferred to the drying facility (25' x 30' garage) where they are hung to dry and undergo processing. Natural air flow may be supplemented with household fans and dehumidifiers to aid the drying process. All processing of harvested product will take place on the parcel where it was grown and be shall completed by owner/occupant/applicant. There are no employees.

Processing operations are conducted such that all surfaces, equipment and utensils which come into contact with harvested product are maintained in a clean, sanitary condition at all times.

Site security is achieved through use of locked gates preventing access into the property. Cultivation areas are fenced. The premises is normally occupied and not left unattended.

State of California
Well Completion Report
 WCR Form Submitted 04/17/2017
 WCR2017-001159

Owner's Well Number 1 Date Work Began 04/08/2017 Date Work Ended 04/14/2017
 Local Permit Agency Humboldt County Department of Health & Human Services - Land Use Program
 Secondary Permit Agency _____ Permit Number 16/17-0817 Permit Date 12/08/2016

Well Owner (must remain confidential pursuant to Water Code 13752)	Planned Use and Activity
Name: <u>JOHN MAHONY</u>	Activity <u>New Well</u>
Mailing Address <u>P.O. BOX 166</u>	Planned Use <u>Water Supply Domestic</u>
City <u>REDWAY</u> State <u>CA</u> Zip <u>95560</u>	

Well Location	
Address <u>1551 LAUFFER RD</u>	APN <u>216107006</u>
City <u>GARBERVILLE</u> Zip <u>95542</u> County <u>Humboldt</u>	Township _____
Latitude _____ N Longitude _____ W	Range _____
Dec. Lat. <u>40.06362</u> Dec. Long. <u>123.66598</u>	Section _____
Vertical Datum _____ Horizontal Datum <u>WGS84</u>	Baseline Meridian _____
Location Accuracy _____ Location Determination Method _____	Ground Surface Elevation _____
	Elevation Accuracy _____
	Elevation Determination Method _____

Borehole Information	Water Level and Yield of Completed Well
Orientation <u>Vertical</u> Specify _____	Depth to first water <u>142</u> (Feet below surface)
Drilling Method <u>Other - UNDER-REAM DOWN-HOLE HAMMER</u> Drilling Fluid <u>Air</u>	Depth to Stale _____
Total Depth of Boring <u>259</u> Feet	Water Level <u>127</u> (Feet) Date Measured <u>04/14/2017</u>
Total Depth of Completed Well <u>259</u> Feet	Estimated Yield* <u>12</u> Test Type <u>Air Lift</u>
	Test Length <u>4</u> Total Drawdown <u>132</u> (Feet)
	*May not be representative of a well's long term yield.

Geologic Log - Free Form		
Depth from Surface Feet to Feet	Depth from Surface Feet to Feet	Description
0	3	TOP SOIL
3	48	SANDSTONE
48	87	SHALE
67	74	SERPENTINE
74	191	SANDSTONE SHALE MIX
191	235	BROWN FRACTURED SANDSTONE
235	259	SHALE

Casings										
Casing #	Depth from Surface Feet to Feet		Casing Type	Material	Casings Specifications	Wall Thickness (Inches)	Outside Diameter (Inches)	Screen Type	Slot Size If any (Inches)	Description
1	0	160	Blank	Low Carbon Steel	Grade: ASTM A53	0.188	6			
1	160	240	Screen	Low Carbon Steel	Grade: ASTM A53	0.188	6	Millid Slots	0.06	
1	240	259	Blank	Low Carbon Steel	Grade: ASTM A53	0.188	6			

ATTACHMENT 4

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

Referral Agency	Response	Recommendation	Location
Building Inspection Division	✓	Revisions requested	Attached
Division Environmental Health	✓	Approved	On file with planning
Public Works, Land Use Division	✓	Conditional Approval	Attached
CalFIRE	✓	Approved	Attached
Palo Verde Fire Protection District		No response	
Sheriff	✓	Approved	On file with planning
California Department of Fish & Wildlife		No response	
Northwest Information Center	✓	Conditional Approval	On file with planning
County Counsel		No response	
North Coast Regional Water Quality Control Board		No response	
State Water Resources Control Board – Division of Water Rights		No response	
District Attorney		No response	
Ag Commissioner		No response	
Southern Humboldt Joint Unified School District		No response	



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

7/27/2018

PROJECT REFERRAL TO: Building Inspection Division

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, SWRCB - Division of Water Rights, Sheriff, Palo Verde VFC Fire Protection District, Southern Humboldt Joint Union School District

Applicant Name John Mahony **Key Parcel Number** 216-107-006-000

Application (APPS#) 13143 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** SP16-786

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 8/11/2018

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

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

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

DATE: 8/28/18

PRINT NAME: Rudy Marenghi

216-107-006



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
BUILDING DIVISION

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

Building Division's Referral Comments for Cannabis Operations:

Application No.: 47148/13143
Parcel No.: 216-107-006
Case No.: SP16-786

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

- Site/plot plan appears to be accurate.
- Submit revised site/plot plan showing all of the following items: all grading including ponds and roads, location of any water course including springs, all structure including size and use and all setbacks from the above stated to each other and property lines.
- Existing operation appears to have expanded, see comments: _____

- Existing structures used in the cannabis operation shall not to be used/occupied until all required permits have been obtained.
- Proposed new operation has already started.
- Recommend approval based on the condition that all required grading, building, plumbing electrical and mechanical permits and or Agricultural Exemption are obtained.
- Other Comments: Revise plot plan to show the sqft of each CA (each bed), water bladders as to be decommissioned, and the storage shed near CA 2 with dimensions. Update plan of operation to show processing off-site and processing on-site temporarily.

Name: Rudy Mavenghi

Date: 8/28/18

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



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

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

ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596

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

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

AVIATION 839-5401

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

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

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Cliff Johnson, Senior Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer *RF*

DATE: 10-04-2018

RE:

Applicant Name	JOHN MAHONY
APN	216-107-006
APPS#	13143
CASE#	SP16-786

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

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

*Note: Exhibits are attached as necessary.

Additional comments/notes:

Applicant has submitted a road evaluation report, dated 04 / 03 / 2018, with Part A -Box 2 checked, certifying that the road is equivalent to a road Category 4 standard.

// END //

Public Works Recommended Conditions of Approval

(All checked boxes apply)

APPS # 13143

COUNTY ROADS- FENCES & ENCROACHMENTS:

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

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

COUNTY ROADS- DRIVEWAY (PART 1):

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

COUNTY ROADS- DRIVEWAY (PART 2):

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

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

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

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

COUNTY ROADS- DRIVEWAY (PART 3):

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

COUNTY ROADS-PARKING LOT- STORM WATER RUNOFF:

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

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

COUNTY ROADS- DRIVEWAY & PRIVATE ROAD INTERSECTION VISIBILITY:

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

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

COUNTY ROADS- PRIVATE ROAD INTERSECTION:

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

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

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

COUNTY ROADS- ROAD EVALUATION REPORT(S):

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

// END //



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

7/27/2018

PROJECT REFERRAL TO: CalFire

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, SWRCB - Division of Water Rights, Sheriff, Palo Verde VFC Fire Protection District, Southern Humboldt Joint Union School District

Applicant Name John Mahony Key Parcel Number 216-107-006-000

Application (APPS#) 13143 Assigned Planner Cannabis Planner (CPOD) (707) 445-7541 Case Number(s) SP16-786

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 8/11/2018

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

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

Recommend Approval. The Department has no comment at this time.

Recommend Conditional Approval. Suggested Conditions Attached.

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

Recommend Denial. Attach reasons for recommended denial.

Other Comments: _____

DATE: _____

PRINT NAME: _____

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

The Department has no comment at this time.

Suggested conditions attached.

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

Recommend denial.

Other comments.

Date:

Name:

Forester Comments:

Date:

Name:

Battalion Chief Comments:

Summary: