



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: July 15, 2021

To: Humboldt County Planning Commission

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

Subject: **Cannatopia Conditional Use Permit**
Record Number: PLN-11857-CUP
Assessor's Parcel Number (APN): 216-202-014
Southwest and southeast quarters of the southwest quarter, southwest quarter of the southeast quarter of Section 1, and northwest quarter of the northwest quarter of Section 12 of Township 03 South, Range 05 East, H.B.&M., Alderpoint

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Please contact Megan Marruffo, Assigned Planner, at 707-443-5054 or by email at marruffom@lacoassociates.com, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date July 15, 2021	Subject Conditional Use Permit	Contact Megan Marruffo
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Project Description: A Conditional Use Permit for an existing 20,000 square feet (SF) outdoor cannabis cultivation of which 10,000 SF is full-sun outdoor and 10,000 SF is outdoor that is cultivated within eight (8) greenhouses utilizing light deprivation techniques. Ancillary propagation occurs within an 1,800-square-foot greenhouse and a 1,400-square-foot outdoor area (3,200 square feet total). Irrigation water is sourced from a groundwater well on the subject parcel. Existing available water storage is 10,300 gallons in four (4) hard-sided tanks, with an additional 250,000 gallons of water storage proposed for fire protection and irrigation in ten (10) 5,000-gallon HDPE tanks and a 200,000-gallon rainwater catchment pond, for a total of 260,300 gallons of onsite storage. Estimated annual water usage is approximately 199,940 gallons. Drying and curing occurs onsite, and, depending upon market conditions, processing may occur on- or offsite, or be sold directly for extraction. Operations are conducted by the owners and immediate family members only; no additional employees will be required. Power is provided by two (2) generators, with long-term plans to connect to grid power from Pacific Gas and Electric Company (PG&E) when financially feasible.

Project Location: The project is located in the Alderpoint area, on the west side of Ware Ranch Road, approximately 5,500 feet north from the intersection of Ware Ranch Road and Stewart Ranch Road, on the property known to be in the southwest and southeast quarters of the southwest quarter and the southeast quarter Section 1, and the northwest quart of Section 12 of Township 03 South, Range 05 East, H.B.&M.

Present Plan Land Use Designations: Agricultural Grazing (AG) and Timberland (T) Density: 20-160 acres per dwelling unit, Slope Stability: High instability (3).

Present Zoning: Agriculture Exclusive (AE) and Timberland Production (TPZ)

Record Number: PLN-11857-CUP

Assessor's Parcel Number: 216-202-014

Applicant

Cannatopia
P.O. Box 147
Alderpoint, CA 95511

Owner

Tim Clark
P.O. Box 147
Alderpoint, CA 95511

Agent

Patricia Lai
545 I Street
Arcata, CA 95521

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

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

Major Issues: None.

Recommended Commission Action:

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

Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section §15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and adopt the Resolution approving the Cannatopia project as recommended by staff subject to the recommended conditions.

Executive Summary: Cannatopia seeks a Conditional Use Permit to allow the continued cultivation of 20,000 square feet (SF) of outdoor cannabis 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 Agricultural Grazing (AG) and Timberland (T) in the Humboldt County 2017 General Plan Update and zoned Agriculture Exclusive (AE) and Timberland Production (TPZ), with the portion of the subject property where the cultivation occurs designed and zoned as T and TPZ, respectively. Cultivation takes place in the southeastern portion of the site and contains 10,000 SF of full-sun outdoor and 10,000 SF of outdoor cultivation grown within eight (8) greenhouses utilizing light deprivation techniques. Ancillary propagation occurs within an 1,800-square-foot greenhouse and a 1,400-square-foot outdoor area (3,200 square feet total). The growing season that extends from April through October.

Drying and curing occurs onsite within an existing 1,200 SF agricultural structure (30'x40' pole barn, labeled as "AG-4" on the Site Plan). As described in the Cultivation and Operations Plan, a new 4,800 SF agricultural building (labeled as "AG-5" on the Site Plan) is proposed on the property, north of the existing cultivation area within an open area. Once the new agricultural building is completed, harvest storage, processing, packaging, and other farm operations will be conducted in the new building. Depending upon market conditions, processing may occur on- or offsite, or be sold directly for extraction. No additional employees beyond the owners and immediate family members will be required for the operation. Power is provided by two (2) generators (2 kW Honda 2000 and 7 kW Honda 7000), with long-term plans to connect to grid power from Pacific Gas and Electric Company (PG&E) when financially feasible. The operation is secured behind a gated access, fenced cultivation area, and utilizes motion sensor lighting and game cameras. Additionally, guard dogs are present on the property during operations and all items related to cultivation are secured in locked structures.

Water Resources

Estimated annual water usage is approximately 199,940 gallons (6.6 gal/SF) with peak demand occurring in August at approximately 49,700 gallons, per the table below. Existing available water storage is 10,300 gallons in four (4) hard-sided tanks, with an additional 250,000 gallons of water storage proposed for fire protection and irrigation in ten (10) 5,000-gallon HDPE tanks and a 200,000-gallon rainwater catchment pond, for a total of 260,300 gallons of onsite storage. Per the applicant's Cultivation and Operations Plan, stamp received in March 2021 (Attachment 3), all irrigation is completed by a timed, drip irrigation system to prevent any over-watering or runoff. Additionally, time of day watering and moisture retentive soils are utilized for water conservation.

Table 1. Estimated Monthly Water Usage (in gallons)

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
0	0	0	5800	14160	28272	42000	49700	38800	21208	0	0

Currently, water for irrigation is provided by an onsite well. Per comments received from the Department of Environmental Health (DEH) in April 2021, DEH has no well completion reports on record associated with the on-site well. DEH requests the applicant/property owner provide evidence of permits, destroy the well, legalize the well through installation of a new sanitary surface seal, or provide compelling evidence that the well was installed prior to February 1973. A condition of approval has been included to require conformance with this requirement.

Under the project, an approximately 200,000-gallon rainwater catchment pond is proposed on the subject parcel, north of the existing cultivation area. As described in the Cultivation and Operations Plan, renovation of an existing depression (location of a former quarry for timber operations) will occur to create the rainwater catchment pond. The project is conditioned to require the applicant obtain all necessary permits for development of the rainwater catchment pond.

Per comments received from the Department of Environmental Health (DEH) in April 2021, DEH has no well completion reports on record associated with the on-site well. DEH requests the applicant/property owner provide evidence of permits, destroy the well, legalize the well through installation of a new sanitary surface seal, or provide compelling evidence that the well was installed prior to February 1973. A condition of approval has been included to require conformance with this requirement. In addition, as a condition of approval, the applicant shall provide the well log for the existing on-site well. If the well log shows the existing well is hydrologically connected to surface waters, additional water storage equal to the amount of water utilized during the forbearance period of May 15 – October 31 (approximately 194,140 gallons, per the table above) will be required to meet forbearance requirements. Conditions of approval also require the applicant to monitor water use from the well and rainwater catchment pond (once developed) annually to demonstrate there is sufficient water available to meet operational needs.

Biological Resources

Per review of the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB) in April 2021, there are three mapped NSO observations within one-half mile of the existing cultivation area, with the nearest located approximately 0.01 miles away and potentially within the boundaries of the subject property. In addition, the nearest NSO activity center is located approximately 0.57 miles from the existing cultivation. There are no other mapped sensitive species onsite. Per the applicant, power is provided by two (2) generators, with long-term plans to connect to grid power from Pacific Gas and Electric Company (PG&E) when financially feasible. There is no use of artificial lighting authorized by this permit. The project is conditioned such that generators shall have secondary containment for fluid catchment and require noise attenuation measures to ensure generators shall not exceed 50 decibels (dB) at 100 feet from the generator or at the edge of the nearest forest habitat, whichever is closer. The conditions of approval require the applicant to refrain from using synthetic netting, ensure refuse is contained in wildlife proof storage and refrain from using anticoagulant rodenticides to further protect wildlife. As proposed and conditioned, the project is consistent with CMLUO performance standards and CDFW guidance and will not negatively impact NSO or other sensitive species.

According to Humboldt County WebGIS and as depicted on the site plan, there is one (1) Class II watercourse (an unnamed tributary to North Dobbyn Creak) that traverses the western portion of the site, with associated 100-foot Streamside Management Area (SMA) buffer. Per the site plan and Humboldt County WebGIS, the existing cultivation and associated structures are located outside of the SMA buffer. Additionally, the proposed 4,800-square-foot building would also be located outside of the SMA buffer. The Site Management Plan (SMP) prepared for the subject site and the landowner's

adjacent property (APN 216-205-006) for which entitlements for cannabis cultivation are also sought (APPS #11854), signed by the landowner in March 2021, details specific measures implemented on-site to minimize sedimentation and erosion, including but not limited to vegetation preservation, rock armoring, vegetated outfalls, and regular inspection and maintenance, thereby minimizing potential impacts to nearby watercourses.

Access

Access to the site is via a driveway Stewart Ranch Road (a private road) via Alderpoint Road. Alderpoint Road is a Category 4 County-maintained roadway. A Road Evaluation Report for a 0.4-mile segment of Stewart Ranch Road was prepared by the Applicant in February 2021 (Attachment 3), which indicates that the roadway meets a Category 4 road equivalent standard and is adequate for the proposed use. The submitted road evaluation included sufficient photographic evidence to verify the roadway condition as described, including roadway width and line of sight. Comments received from the Department of Public Works, Land Use Division in April 2021 request improvements at the intersection of the County-maintained portion of Stewart Ranch Road and the privately-maintained Stewart Ranch Road to meet current standards for a commercial access, including rocking or paving Stewart Point Road for a minimum width of 20 feet and a length of 50 feet where it intersects the County road as determined by the Department of Public Works. Additionally, conditions include requiring within 1 year from the effective date, the Applicant shall take steps to form a Road Maintenance Association for the maintenance of the privately maintained portions of the access roads to the project site. The Road Maintenance Association shall consider all road evaluations submitted for use of the privately maintained portion of Stewart Ranch Road and develop one action plan as recommended by the Department of Public Works. The necessary steps include sending notices to all road users of the requirement to form a Road Maintenance Association and conducting a meeting with the users of the road, especially those engaged in commercial cannabis activities to discuss formation of the Road Maintenance Association. The applicant shall provide evidence, including notice, meeting minutes, and the decision as to whether a Road Maintenance Association is being formed to show this effort. In the event the applicant is unable to coordinate formation a Road Maintenance Association, the applicant shall pay fair-share cost for maintenance of the road to any road user engaged in maintaining the road. 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).

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

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

The Planning Commission could also decide the project may have environmental impacts that would require further environmental review pursuant to CEQA. Staff did not identify any potential impacts. As the lead agency, the Department has determined that the project is consistent with the MND for the CMMLUO as stated above. However, the Commission may reach a different conclusion. In that case, the Commission should continue the item to a future date at least two months later to give staff the time to complete further environmental review.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 21 -
Record Number: PLN-11857-CUP
Assessor's Parcel Number: 216-202-014**

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approves the Cannatopia Conditional Use Permit request.

WHEREAS, Cannatopia submitted an application and evidence in support of approving a Conditional Use Permit for an existing 20,000 square feet (SF) outdoor cannabis cultivation of which 10,000 SF is full-sun outdoor and 10,000 SF is outdoor that is cultivated within eight (8) greenhouses utilizing light deprivation techniques. Ancillary propagation occurs within an 1,800-square-foot greenhouse and a 1,400-square-foot outdoor area (3,200 square feet total). Irrigation water is sourced from a groundwater well on the subject parcel. Existing available water storage is 10,300 gallons in four (4) hard-sided tanks, with an additional 250,000 gallons of water storage proposed for fire protection and irrigation in ten (10) 5,000-gallon HDPE tanks and a 200,000-gallon rainwater catchment pond, for a total of 260,300 gallons of onsite storage. Estimated annual water usage is approximately 199,940 gallons. Drying and curing occurs onsite, and, depending upon market conditions, processing may occur on- or offsite, or be sold directly for extraction. Operations are conducted by the owners and immediate family members only; no additional employees will be required. Power is provided by two (2) generators, with long-term plans to connect to grid power from Pacific Gas and Electric Company (PG&E) when financially feasible.; 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 Planning Commission held a duly-noticed public hearing on July 15, 2021, and reviewed, considered, and discussed the application for a Conditional Use Permit, and reviewed and considered all evidence and testimony presented at the hearing.

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

- 1. FINDING:** **Project Description:** The application is a Conditional Use Permit for an existing 20,000 square feet (SF) outdoor cannabis cultivation of which 10,000 SF is full-sun outdoor and 10,000 SF is outdoor that is cultivated within eight (8) greenhouses utilizing light deprivation techniques. Ancillary propagation occurs within an 1,800-square-foot greenhouse and a 1,400-square-foot outdoor area (3,200 square feet total). Irrigation water is sourced from a groundwater well on the subject parcel. Existing available water storage is 10,300 gallons in four (4) hard-sided tanks, with an additional 250,000 gallons of water storage proposed for fire protection and irrigation in ten (10) 5,000-gallon HDPE tanks and a 200,000-gallon rainwater catchment pond, for a total of 260,300 gallons of onsite storage. Estimated annual water usage is approximately 199,940 gallons. Drying and curing occurs onsite, and, depending upon market conditions, processing may occur on- or offsite, or be sold directly for extraction. Operations are conducted by the owners and immediate family members only; no additional employees will be required. Power is provided by two (2) generators, with long-term plans to connect to grid power from Pacific Gas and Electric Company (PG&E) when financially feasible.

EVIDENCE: a) Project File: PLN-11857-CUP

2. FINDING: **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Planning Commission has considered the Addendum to 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 Site Management Plan and Notice of Applicability was prepared by the applicant to show compliance with the State Water Board Cannabis General Order for Waste Discharge.
- d) Per review of the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB) in April 2021, there are three mapped NSO observations within one-half mile of the existing cultivation area, with the nearest located approximately 0.01 miles away and potential within the boundaries of the subject property. In addition, the nearest NSO activity center is located approximately 0.57 miles from the existing cultivation. There are no other mapped sensitive species onsite. On-site power is provided by two (2) generators, with long-term plans to connect to grid power from Pacific Gas and Electric Company (PG&E) when financially feasible. There is no use of artificial lighting authorized by this permit. Conditions of approval will require noise to be at below 50 decibels at 100 feet which is below the guidance established by the California Department of Fish and Wildlife for protection of the species.
- e) Review of historic aerial imagery for the site dating back to 2004 indicates no timber conversion has occurred after this time (including after the CMMLUO environmental baseline date of December 31, 2015) to accommodate the proposed project, as the existing cultivation area has been developed within an existing open clearing. The proposed 4,800-square-foot agricultural building is also proposed to be developed within an existing clearing.
- f) Per the Cultural Resources Investigation prepared by Archaeological Research and Supply Company in April 2021, there are two (2) previously recorded historic resources located on the landowner's adjacent property, located immediately south of the subject site; however, they could not be relocated during the survey. While the current project area has been subject to past activities that may have disturbed evidence of prehistoric use, it is highly doubtful that evidence of a significant deposit was completely eradicated by historic use activities and the current professional archaeological surveys missed any remnants of prehistoric activities. Given that various other surveys have resulted in both positive and negative findings in the surrounding area, and that this survey did not locate any prehistoric or historic resources, this suggests that this landform was appealing to prehistoric or historic use, but likely not as much as other options in the surrounding geography. As there is always the potential for inadvertent discovery of buried archaeological resources during ground

disturbing activities associated with project implementation, the Report recommends inclusion of the Inadvertent Discoveries Protocol in the event of inadvertent discovery, which has been included as a condition of approval.

- g) A Road Evaluation Report was prepared for a 0.4-mile segment of Stewart Ranch Road, a private road, by the applicant in February 2021, which identified that the road is suitable for safe access to and from the project site. Conditions of approval require improvements at the intersection of the County-maintained portion of Stewart Ranch Road and the privately maintained Stewart Ranch Road to meet current standards for a commercial access, including rocking or paving for a minimum width of 20 feet and a length of 50 feet where it intersects the County Road as determined by the Department of Public Works. Additionally, conditions include requiring within 1 year from the effective date, the Applicant shall take steps to form a Road Maintenance Association for the maintenance of the privately maintained portions of the access roads to the project site.

FINDINGS FOR CONDITIONAL USE PERMIT

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

EVIDENCE a) General agriculture is a use type permitted in the Timberland (T) 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 TPZ zone in which the site is located.

EVIDENCE a) The Timberland Production or TPZ Zone is intended to provide standards and restrictions for the preservation of timberlands for growing and harvesting timber. Compatible uses other than the direct growing, harvesting, and portable processing of timber include grazing and other agricultural uses.

b) All general agricultural uses are principally permitted in the TPZ zone.

c) Humboldt County Code section 314-55.4.8.2.2 allows cultivation of up to 43,560 square feet of existing outdoor cannabis and up to 22,000 square feet of existing mixed-light cannabis on a parcel over 1 acre subject to approval of a Conditional Use Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application for 20,000 square feet of outdoor cultivation on a 160-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 TPZ (HCC 314-55.4.8.2.2).

b) The parcel was created in compliance with all applicable state and local subdivision regulations, as verified by the Certificate of Subdivision

compliance (2011-16986-3), recorded on August 11, 2011.

- c) Water for irrigation is provided by an onsite well, with a 200,000-gallon rainwater catchment pond also proposed on the subject parcel. Per comments received from the Department of Environmental Health (DEH) in April 2021, DEH has no well completion reports on record associated with the on-site well. DEH requests the applicant/property owner provide evidence of permits, destroy the well, legalize the well through installation of a new sanitary surface seal, or provide compelling evidence that the well was installed prior to February 1973. A condition of approval has been included to require conformance with this requirement. In addition, as a condition of approval, the applicant shall provide the well completion report for the new well, once available, and provide the well log for the existing on-site well. If the well log shows the existing well is hydrologically connected to surface waters, additional water storage equal to the amount of water utilized during the forbearance period of May 15 – October 31 (approximately 194,140 gallons) will be required to meet forbearance requirements. Conditions of approval require the applicant to monitor water use from the well and rainwater catchment pond (once developed) annually to demonstrate there is sufficient water available to continue to meet operational needs and obtain all necessary permits for development of the rainwater catchment pond.
- d) A Road Evaluation Report was prepared for a 0.4-mile segment of Stewart Ranch Road, a private road, by the applicant in February 2021, which identified that the road is suitable for safe access to and from the project site. Conditions of approval require improvements at the intersection of the County-maintained portion of Stewart Ranch Road and the privately maintained Stewart Ranch Road to meet current standards for a commercial access, including rocking or paving for a minimum width of 20 feet and a length of 50 feet where it intersects the County Road as determined by the Department of Public Works. Additionally, conditions include requiring within 1 year from the effective date, the Applicant shall take steps to form a Road Maintenance Association for the maintenance of the privately maintained portions of the access roads to the project site.
- e) The slope of the land where cannabis will be cultivated is less than 30%.
- f) The cultivation of cannabis will not result in the net conversion of timberland. Review of historical aerial imagery dating back to 2004 indicates the cultivation is located in an existing open area and no tree removal has occurred after the CMMLUO environmental baseline date (December 31, 2015). The proposed 4,800-square-foot agricultural building is also proposed to be developed within an existing clearing.
- g) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 feet from any property line, more than 300 feet from any off-site residence, more than 600 feet from any school, church, public park or Tribal Cultural Resource.

6. FINDING

The cultivation of 20,000 square feet of cannabis cultivation and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE

- a) The site is located on road that has been certified to safely accommodate

the amount of traffic generated by the proposed cannabis cultivation.

- b) The site is in a rural part of the County where the typical parcel size is over 40 acres and many of the land holdings are very large. The proposed cannabis will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park or other use which may be sensitive to cannabis cultivation. Approving cultivation on this site and the other sites which have been approved or are in the application process will not change the character of the area due to the large parcel sized in the area.
- c) The location of the proposed cannabis cultivation is more than 300 feet from the nearest off-site residence.
- d) Irrigation water will come from a groundwater well, in addition to a proposed 200,000-gallon rainwater catchment pond. As a condition of approval, the applicant will be required to either provide evidence of permits, destroy the wells, legalize the wells through installation of new sanitary surface seals, or provide compelling evidence that the wells were installed prior to February 1973 to the Environmental Health Department. Additionally, the applicant will be required to obtain all necessary permits for development of the rainwater catchment pond.
- e) 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.

DECISION

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

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

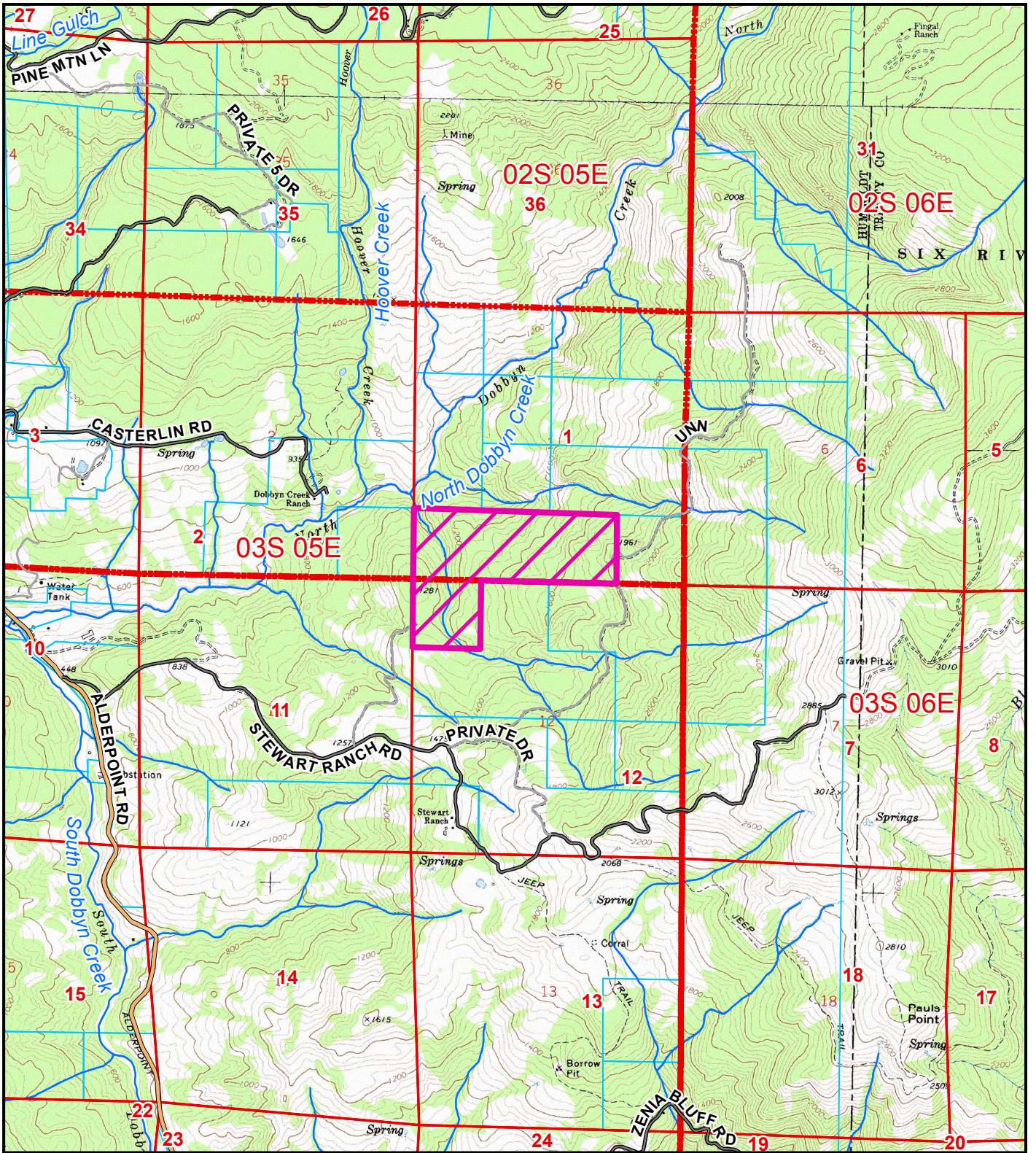
Adopted after review and consideration of all the evidence on July 15, 2021.

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

AYES: COMMISSIONERS:
 NOES: COMMISSIONERS:
 ABSENT: COMMISSIONERS:
 ABSTAIN: COMMISSIONERS:
 DECISION:

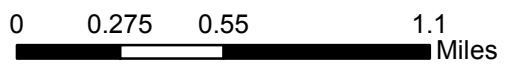
I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

 John Ford, Director
 Planning and Building Department

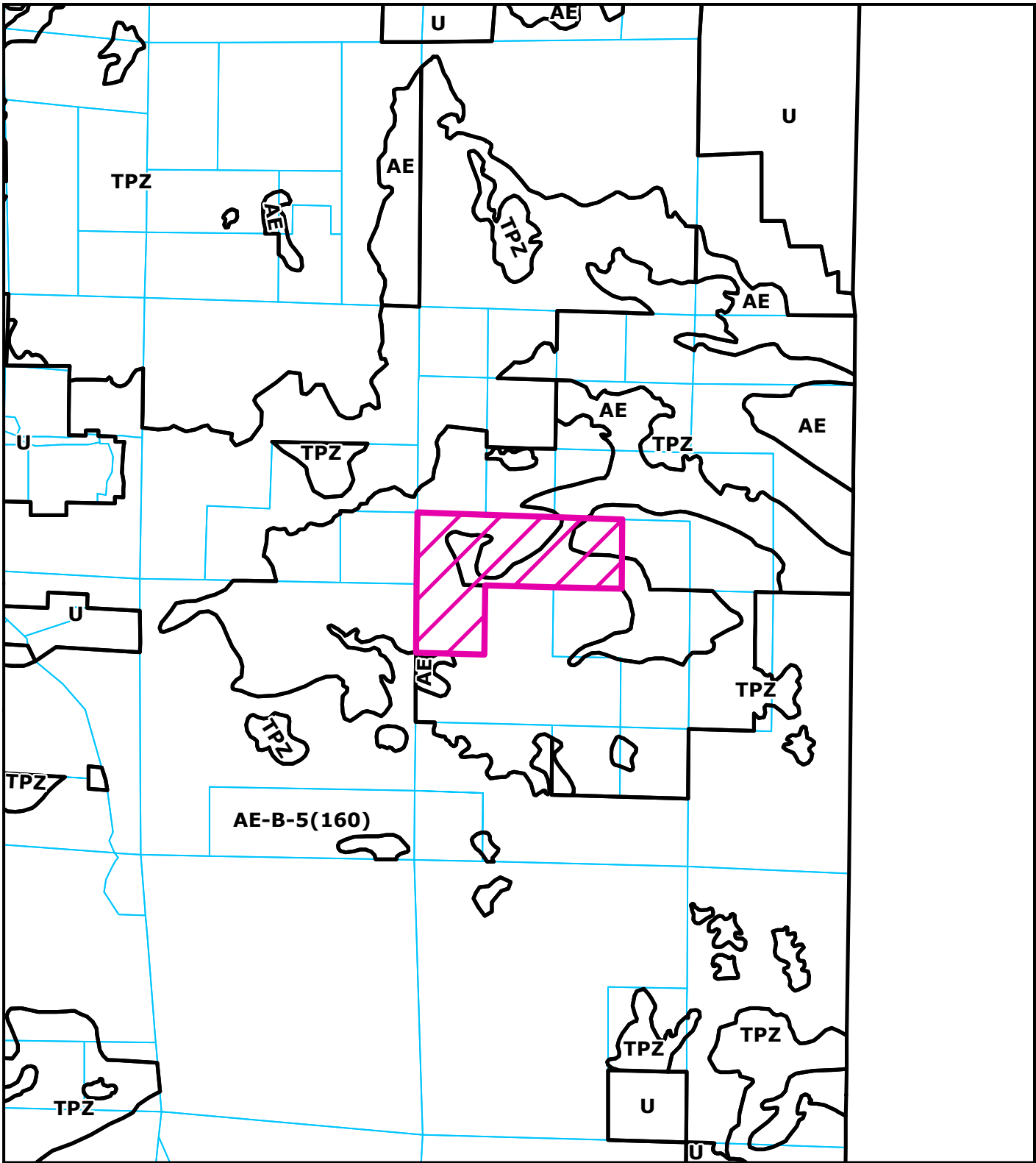


TOPO MAP
PROPOSED CANNATOPIA
FORT SEWARD AREA
CUP-16-420
APN: 216-202-014-000
T03S R05E S1; S12 HB&M (ALDERPOINT)

Project Area =



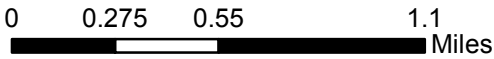
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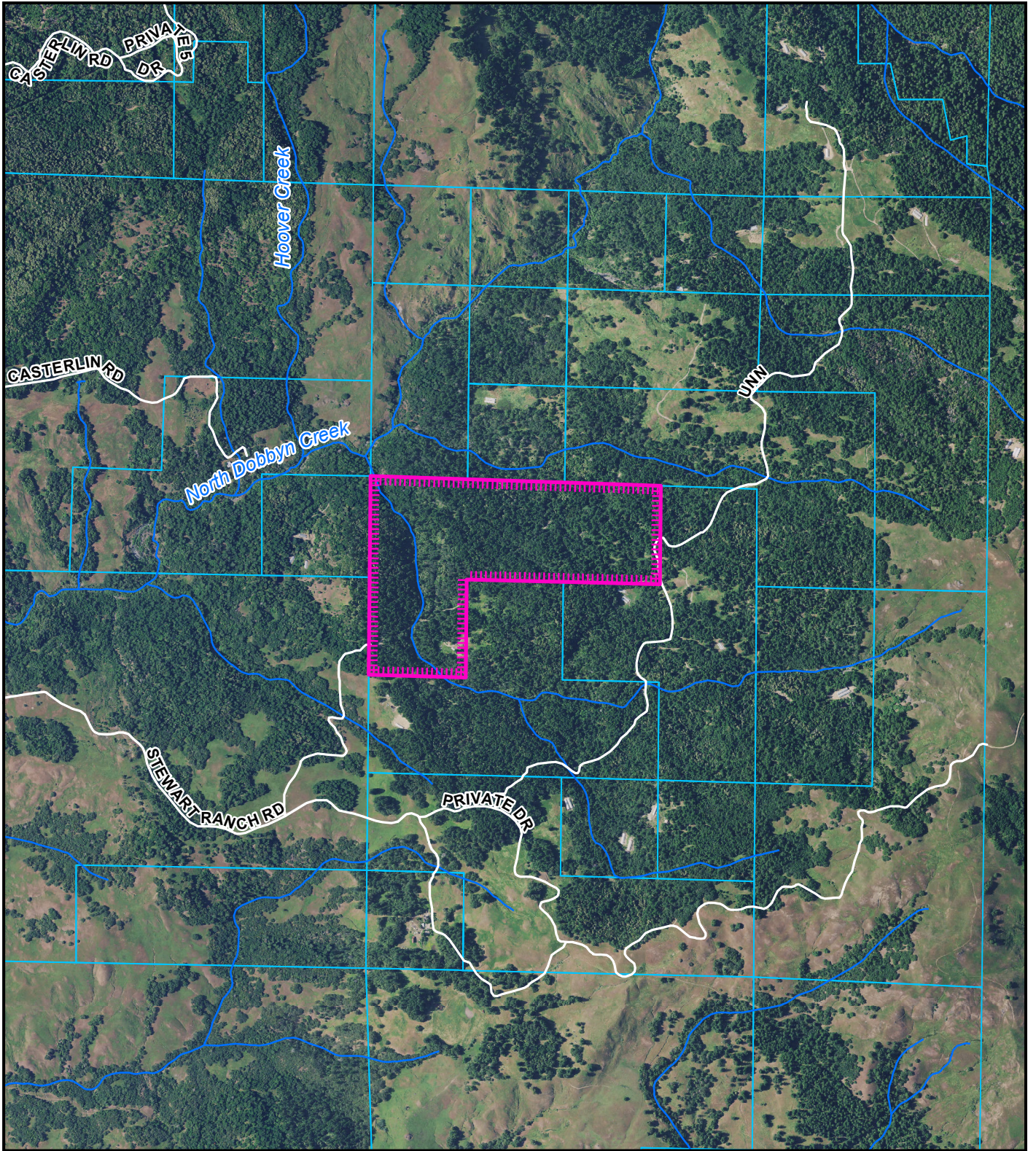
AE-B-5(160)

**ZONING MAP
 PROPOSED CANNATOPIA
 FORT SEWARD AREA
 CUP-16-420
 APN: 216-202-014-000
 T03S R05E S1; S12 HB&M (ALDERPOINT)**

Project Area = 



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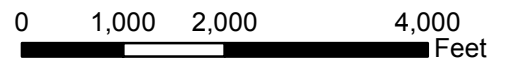


Project Area = 

AERIAL MAP
PROPOSED CANNATOPIA
FORT SEWARD AREA
CUP-16-420
APN: 216-202-014-000
T03S R05E S1; S12 HB&M (ALDERPOINT)

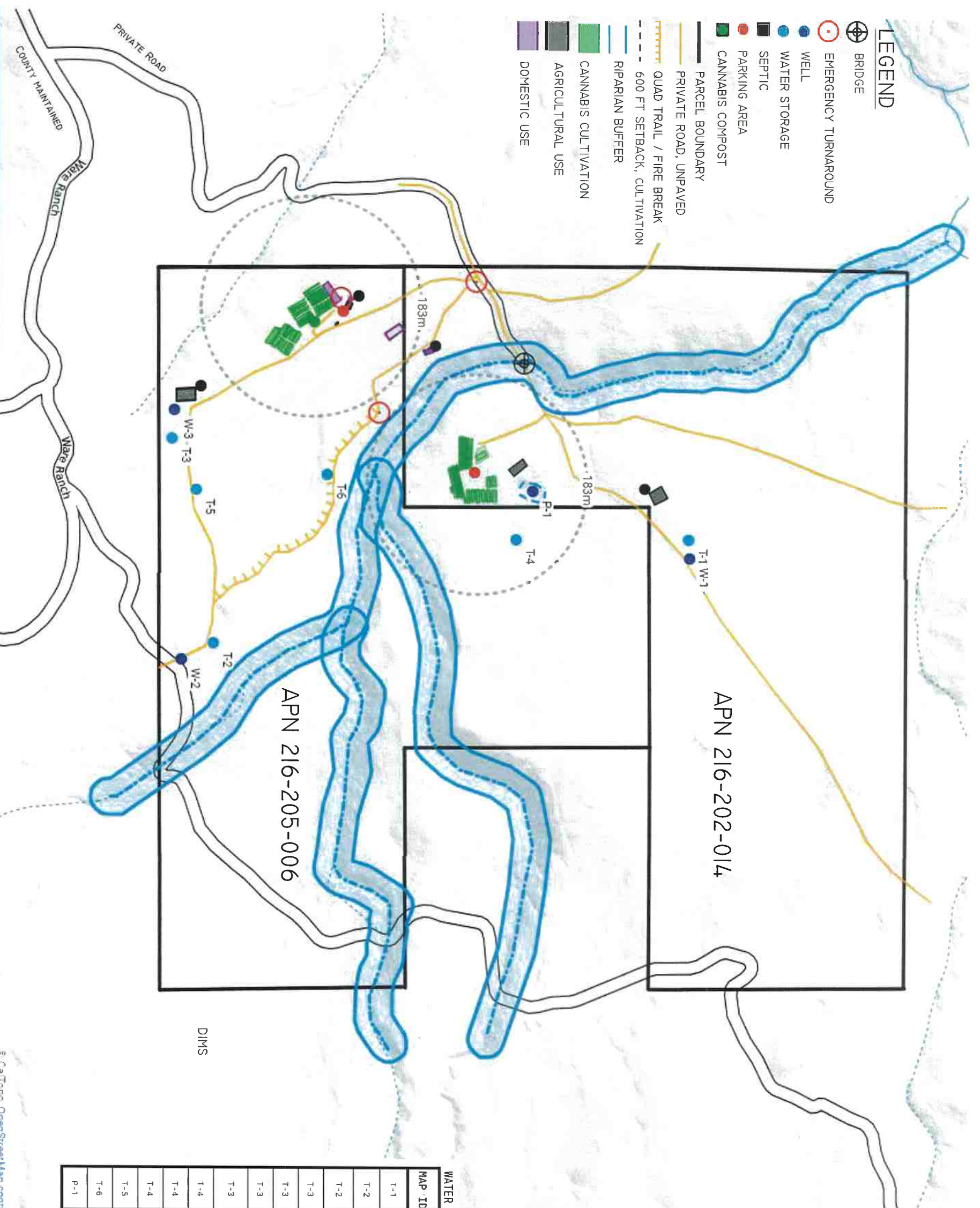


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LEGEND

- BRIDGE
- EMERGENCY TURNAROUND
- WELL
- WATER STORAGE
- SEPTIC
- PARKING AREA
- CANNABIS COMPOST
- PARCEL BOUNDARY
- PRIVATE ROAD, UNPAVED
- QUAD TRAIL / FIRE BREAK
- 600 FT SETBACK, CULTIVATION
- RIPARIAN BUFFER
- CANNABIS CULTIVATION
- AGRICULTURAL USE
- DOMESTIC USE



PROJECT : EXISTING CANNABIS CULTIVATION.
DESCRIPTION : APPS #11854 (APN 216-205-006) 20,000 SQ FT OUTDOOR.
 APPS #11857 (APN 216-212-014) 20,000 SQ FT OUTDOOR.

MAP DATE : 05 Mar 2021

NOTES

1. NO STRUCTURES WITHIN 30 FT OF PROPERTY LINE.
2. NO OFFSITE RESIDENCES WITHIN 300 FT OF PROPERTY LINE.
3. NO SCHOOLS, BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS, OR TRIBAL CULTURAL RESOURCES WITHIN 600 FT.
4. EASEMENTS : SEE GRANT DEED
5. MAPPED WATERCOURSES: UNNAMED TRIBUTARIES TO NORTH DOBBYNN CREEK. CLASS II WITH 100' SMA.
6. NO GRADING. NO GROUND DISTURBANCE. SITE ESTABLISHED. HISTORIC CATTLE RANCH.
7. PG+E SERVICE IN VICINITY. FUTURE PLANS FOR PG+E SERVICE. EST ELECTRIFICATION 2023.
8. PERC TEST ALREADY COMPLETED FOR PROPOSED SEPTIC SYSTEM TO SERVE AG-3.

WATER SOURCE

MAP ID	TYPE	USE	Lat/Long	WCR	DATE
W-1	groundwater well + pump	domestic + agricultural	48.2258, -123.5691	NO	2012
W-2	groundwater well + pump	domestic + agricultural	48.2176, -123.5670	NO	2012
W-3	groundwater well + pump	domestic + agricultural	48.2177, -123.5722	pending	pending

WATER STORAGE

MAP ID	Lat/Long	TYPE	USE	size [gal]	QTY	CAPACITY [gal]	DATE
T-1	48.2258, -123.5692	HDFE tank	domestic	3000	1	3,000	2012
T-2	48.2180, -123.5674	HDFE tank	agriculture	3000	1	3,000	2012
T-2	48.2180, -123.5674	HDFE tank	domestic	1300	1	1,300	2012
T-3	48.2177, -123.5722	HDFE tank	agriculture	3000	2	6,000	2014
T-3	48.2177, -123.5722	HDFE tank	agriculture	2600	1	2,600	2014
T-3	48.2177, -123.5722	HDFE tank	agriculture	1500	1	1,500	2014
T-3	48.2177, -123.5722	HDFE tank	agriculture	5000	10	50,000	2020
T-4	48.2225, -123.5694	HDFE tank	agriculture	3000	3	9,000	2014
T-4	48.2225, -123.5694	HDFE tank	agriculture	1300	1	1,300	2014
T-4	48.2225, -123.5694	HDFE tank	agriculture	5000	10	50,000	proposed - 2022
T-5	48.2178, -123.5704	HDFE tank	domestic	2600	1	2,600	2014
T-6	48.2197, -123.5707	HDFE tank	domestic	2600	1	2,600	2014
P-1	48.2228, -123.5794	rainwater catchment	agriculture, fire safety	200,000	1	200,000	proposed - 2023

CANNATOPIA - APPS# 11854 + 11857
EXISTING CANNABIS CULTIVATION PERMIT

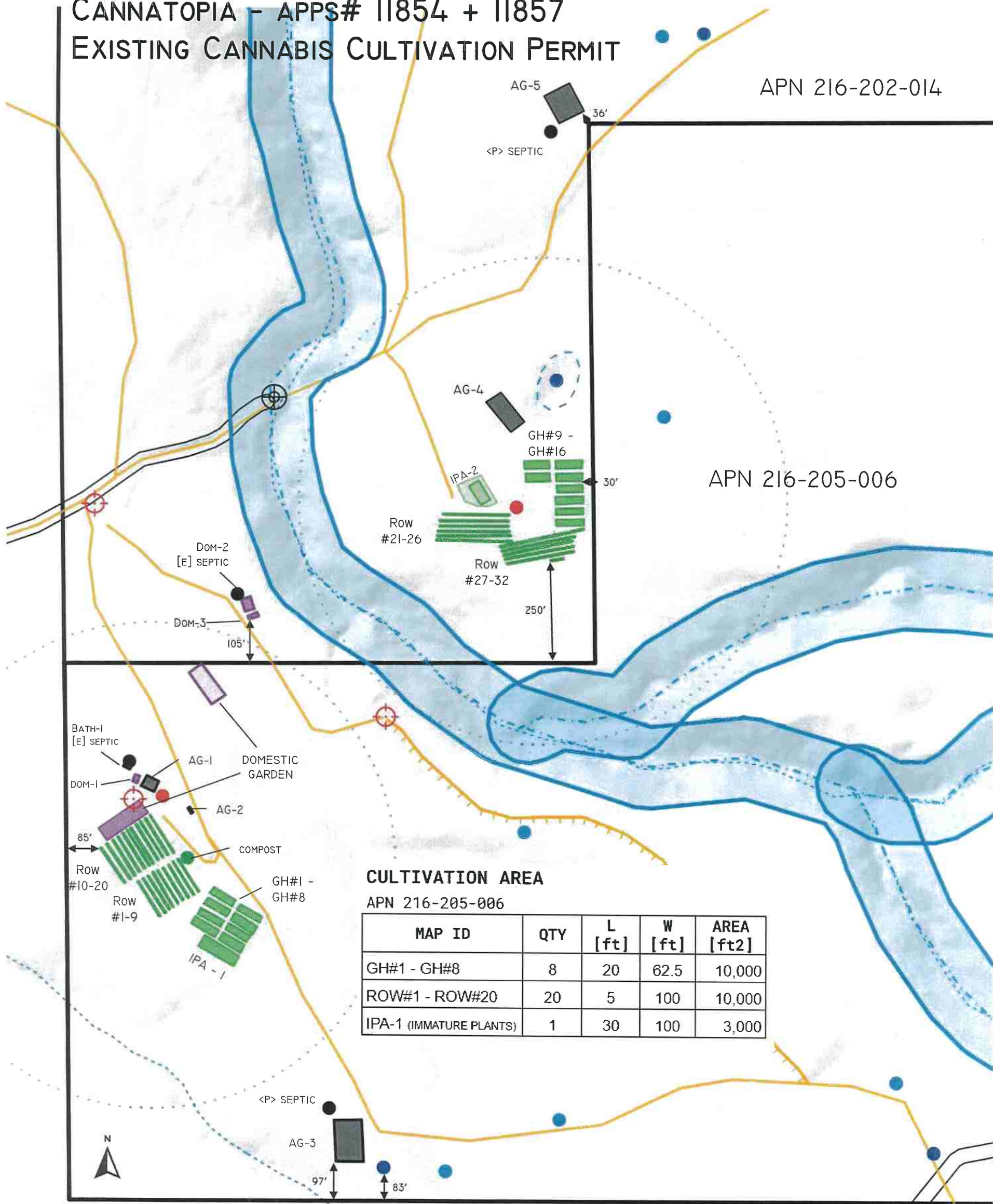
APNS : 216-205-006 + 216-202-014

PROPERTY OWNER : TIM CLARK
 PERMIT APPLICANT : CANNATOPIA



CANNATOPIA - APPS# 11854 + 11857 EXISTING CANNABIS CULTIVATION PERMIT

APN 216-202-014



CULTIVATION AREA APN 216-205-006

MAP ID	QTY	L [ft]	W [ft]	AREA [ft2]
GH#1 - GH#8	8	20	62.5	10,000
ROW#1 - ROW#20	20	5	100	10,000
IPA-1 (IMMATURE PLANTS)	1	30	100	3,000

BUILDINGS

APN 216-205-006

MAP ID	DESCRIPTION	DATE	DIMENSIONS [ft]
AG-1	POLE BARN	2014	24 X 24
DOM-1	JR BARN	2014	8 X 16
BATH-1	BATHOUSE	2014	8 X 16
AG-2	AG STORAGE	2019	8 X 40
AG-3	AG BARN	PROPOSED	60 X 100

BUILDINGS

APN 216-202-014

MAP ID	DESCRIPTION	DATE	DIMENSIONS [ft]
DOM-2	CABIN	2015	24 X 24
DOM-3	STORAGE	2015	12 X 20
AG-4	POLE BARN	2019	30 X 40
AG-5	AG BARN	PROPOSED	60 X 80

CULTIVATION AREA

APN 216-202-014

MAP ID	QTY	L [ft]	W [ft]	AREA [ft2]
GH#9 - GH#16	8	20	62.5	10,000
ROW#21-ROW#26	6	5	180	5,400
ROW#27	1	5	210	1,050
ROW#28	1	5	180	900
ROW#29	1	5	170	850
ROW#30	1	5	170	850
ROW#31	1	5	165	825
ROW#32	1	5	25	125
IPA-2 (IMMATURE PLANTS)	irregular polygon area total approx 3200 ft2, includes IPA GH 30'x60' + outdoor veg area			3,200

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

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

A. General Conditions

1. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.
2. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. Any and all outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
3. The applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. **Within three days of the effective date of permit approval**, it is requested that the applicant submit a check or money order for the required filing fee in the amount of \$50 payable to the Humboldt County Clerk/Recorder. If this payment is not received within this time period, the Department will file the NOD and will charge this cost to the project.
5. Within 60 days of the effective date of permit approval, the applicant shall execute a Compliance Agreement with the Humboldt County Planning and Building Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval #6 through #17. The agreement shall provide a timeline for completing all outstanding items. All activities detailed under the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
6. The applicant shall secure building permits for all structures and grading related to the cannabis cultivation and other commercial cannabis activity, including but not limited to, existing and proposed greenhouses, water tanks over 5,000 gallons, existing and proposed structures associated with drying and storage or any activity with a nexus to cannabis, the proposed rainwater catchment pond, graded flats and any noise containment structures as necessary. The plans submitted for building permit approval shall be consistent with the project description and the approved project site plan. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.
7. The applicant shall obtain a permit to operate the EPA Tier 4 diesel generator from the North Coast Unified Air Quality Management District (NCUAQMD) and obtain an electric permit from the County's Building Department, if applicable. Alternatively, the applicant may submit a letter or similar

communication from the NCUAQMD that a permit from their agency is not required. A sign-off from the Planning Department will satisfy this condition.

8. 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. At the intersection of the County-maintained portion of Stewart Ranch Road and the privately maintained portion of Stewart Ranch Road, the applicant shall rock the access road (Stewart Ranch Road) for a minimum width of 20 feet and a length of 50 feet where it intersects the County Road (Alderpoint Road). 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 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.
9. Within 1 year from the effective date, the Applicant shall take steps to form a Road Maintenance Association for the maintenance of the privately maintained portions of the access roads to the project site. The Road Maintenance Association shall consider all road evaluations submitted for use of the privately maintained portion of Stewart Ranch Road and develop one action plan as recommended by the Department of Public Works. The necessary steps include sending notices to all road users of the requirement to form a Road Maintenance Association and conducting a meeting with the users of the road, especially those engaged in commercial cannabis activities to discuss formation of the Road Maintenance Association. The applicant shall provide evidence, including notice, meeting minutes, and the decision as to whether a Road Maintenance Association is being formed to show this effort. In the event the applicant is unable to coordinate formation a Road Maintenance Association, the applicant shall pay fair-share cost for maintenance of the road to any road user engaged in maintaining the road.
10. To address Department of Environmental Health (DEH)'s comments received in April 2021 regarding the onsite well, the applicant/property owner shall provide evidence of permits, destroy the well, legalize the well through installation of a new sanitary surface seal, or provide compelling evidence that the well was installed prior to February 1973. A letter or similar communication from DEH verifying that all their requirements have been met will satisfy this condition.
11. The applicant shall provide the well completion log for the existing on-site well to the Planning Department for review. If the well log shows the existing well is hydrologically connected to surface waters, additional water storage equal to the amount of water utilized during the forbearance period of May 15 – October 31 (approximately 194,140 gallons) will be required to meet forbearance requirements. If additional water storage is required, the applicant shall revised the operations plan and site plan to incorporate the additional water storage. Water store tanks shall be placed in previously disturbed areas, if required. Alternatively, if the Planning Department determines the well is disconnected from surface waters, no additional water storage is required. A sign-off from the Planning Department will satisfy this condition.
12. No processing activities are authorized on-site until there is an approved onsite wastewater treatment system. Seasonal/outdoor cultivation sites may be supported by portable toilets. The applicant shall obtain a permit for, and install, an approved onsite wastewater treatment system to support the processing location and either install approved septic systems or provide portable toilets to cultivation areas. The applicant shall furnish receipts or other documentation to the DEH for the continual use of portable toilets for employees until a permanent septic system is installed to their satisfaction. A letter or similar communication from DEH verifying that all their requirements have been met will satisfy this condition.
13. The applicant shall submit a copy of the Final Streambed Alteration Agreement issued by the California Department of Fish and Wildlife to the Planning Department. The applicant shall adhere to and implement the Final Streambed Alteration Agreement issued by CDFW. Reporting

requirements shall be submitted to the Planning Department and the California Department of Fish and Wildlife at 619 Second Street, Eureka, CA 95501, no later than December 31 of each year.

14. The applicant shall submit copies of all documents filed with the State Water Resources Control Board. The applicant is required to adhere to and implement the requirements contained in the SWRCB's Cannabis Cultivation Policy, the General Order, the Site Management Plan, 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.
15. The applicant shall construct noise containment structures for all generators used on the parcel. The applicant shall obtain all required building permits for such structures. The applicant shall maintain generator, fan, and dehumidifier noise at or below 50 decibels at the edge of the clearing or 100 feet, whichever distance is closer. This will satisfy the auditory disturbance guidance prepared by the U.S. Fish and Wildlife (USFS), California Fish and Wildlife (CDFW) and Department Policy Statement No. 16-005 to minimize impacts to the Northern Spotted Owl and Marbled murrelet. All generators must be located on stable surfaces with a minimum 200-foot buffer from Class I and Class II streams, per the requirements of CDFW. No generator use is authorized by this permit until the applicant can demonstrate to compliance with this standard.
16. All artificial lighting used for propagation shall comply with International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1, and be designed to regulate light spillage onto neighboring properties resulting from backlight, up light, or glare (BUG). International Dark Sky Association standards exceed the requirements of Scenic Resources Standard SR-S4, Light and Glare, that lighting be fully shielded, and designed and installed to minimize off-site lighting and direct light within the property boundaries. Within 30 days of the effective date of this permit, the applicant shall schedule a site inspection with the Humboldt County Planning Department to demonstrate the structures and greenhouses can be comply with this standard.
17. The applicant shall not use any erosion control measures that contain synthetic (e.g. plastic or nylon) monofilament netting, including photo- or biodegradable plastic netting, on a regular and on-going basis. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without weaves.
18. All refuse shall be contained in wildlife proof containers, at all times, and relocated to an authorized waste management facility, in compliance with State and local laws, on a regular and on-going basis.
19. The applicant shall install and utilize a water meter to demonstrate that there is sufficient water supply to meet the demands of the project. The water use for cultivation is limited to the use of the two on-site wells (one existing and one proposed) and amount of water available in storage tanks and shall be provided annually prior to or during the annual inspection.
20. 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.
21. 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.

22. 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:

23. 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.
24. 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.
25. The applicant shall abide by recommendations of the Timber Conversion Report prepared by Timberland Resource Consultants (TRC) July 4, 2019, and received November 8, 2019 which include but are not limited to, floristic surveys to ensure no potentially special status plant species or communities are present should additional ground disturbance or habitat conversion be proposed in the future; ensuing supplemental lighting associated with mixed-light cultivation is fully contained with black out tarps and have all outside lighting on timers or motion sensors to reduce light exposure to wildlife and their potential habitat; and, avoid heavy equipment operations during NSO critical period (February 1 – July 31) or perform protocol level surveys prior to initiating that work.
26. 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.
27. Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any erosion control and/or cultivation materials that contain synthetic (e.g., plastic or nylon) netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.
28. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
29. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
30. The use of anticoagulant rodenticide is prohibited.
31. 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.

32. 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.
33. 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.
34. 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.
35. 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.
36. 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.
37. 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).
38. 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.
39. Comply with the terms of the Final Lake and Streambed Alteration Agreement (EPIMS-HUM-09230-R1), as well as any subsequent amendments, obtained from the California Department of Fish and Wildlife (CDFW).
40. 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.
41. 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).
42. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.

43. Pay all applicable application, review for conformance with conditions and annual inspection fees.
44. 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.
45. The master log books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
46. 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

47. Pursuant to the MCRSA, Health and Safety Code Section 19322(a)(9), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
48. 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).
49. 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.
50. 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.

51. 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
52. Term of Commercial Cannabis Activity Conditional Use Permit. Any Commercial Cannabis Cultivation CUP issued pursuant to the CMMLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.
53. 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.
54. 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.
55. 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.
56. 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.

57. 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 Conditions of Approval #26 and 27 of 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.

4. Applicant is advised that County-maintained roads may generate dust and other impacts to farm(s). Applicant shall locate their farm(s) in areas not subject to these impacts. Applicant shall be responsible for protecting their farm(s) against these impacts. Applicant shall hold the County harmless from these impacts. Applicant is advised that a paved road may not always remain paved and applicant shall locate their farm(s) appropriately. Applicant is advised that the amount of traffic on a road will vary over time which may increase or decrease the impacts.

ATTACHMENT 2

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

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

**APN 216-202-014; Southwest and southeast quarters of the southwest quarter, southwest quarter of the
southeast quarter of Section 1, and northwest quarter of the northwest quarter of Section 12 of Township
03 South, Range 05 East, H.B.&M., Alderpoint
County of Humboldt**

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

June 2021

Background

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

The modified project involves a Conditional Use Permit for an existing 20,000 square foot (SF) cannabis cultivation of which 10,000 SF is full-sun outdoor and 10,000 SF is outdoor that is cultivated within eight (8) greenhouses utilizing light deprivation techniques. Ancillary propagation occurs within an 1,800-square-foot greenhouse and a 1,400-square-foot outdoor area (3,200 square feet total). Irrigation water is sourced from a groundwater well on the subject parcel. Existing available water storage is 10,300 gallons in four (4) hard-sided tanks, with an additional 250,000 gallons of water storage proposed for fire protection and irrigation in ten (10) 5,000-gallon HDPE tanks and a 200,000-gallon rainwater catchment pond, for a total of 260,300 gallons of onsite storage. Estimated annual water usage is approximately 199,940 gallons. Drying and curing occurs onsite, and, depending upon market conditions, processing may occur on- or offsite, or be sold directly for extraction. Operations are conducted by the owners and immediate family members only; no additional employees will be required. Power is provided by two (2) generators, with long-term plans to connect to grid power from Pacific Gas and Electric Company (PG&E) when financially feasible.

The project site contains riparian habitat associated with a tributary to North Dobbyn Creek, which is tributary to the Eel River. All approved cannabis cultivation activities would occur outside of the required stream setbacks and on slopes less than 30%. There are three mapped NSO observations within one-half mile of the existing cultivation area, with the nearest located approximately 0.01 miles away and potential within the boundaries of the subject property. The nearest NSO activity center is located approximately 0.57 miles from the existing cultivation. Artificial lighting is used to support the 1,800-square-foot propagation greenhouse and two (2) generators are currently used for power; therefore, conditions of approval require the applicant use noise attenuation to ensure the project has a Less than Significant Impact on NSO. The applicant has enrolled with the State Water Resources Control Board Cannabis Cultivation Policy.

A Cultural Resources Investigation was prepared in April 2021 by Archaeological Research and Supply Company. Per the Report, there are two (2) previously recorded historic resources located on the landowner's property immediately south of the site (APN 216-205-006) for which separate cannabis entitlements are sought (APPS #11854); however, they could not be relocated during the survey. While the current project area has been subject to past activities that may have disturbed evidence of prehistoric use, it is highly doubtful that evidence of a significant deposit was completely eradicated by historic use activities and the current professional archaeological surveys missed any remnants of prehistoric activities. Given that various other surveys have resulted in both positive and negative findings in the surrounding area, and that this survey did not locate any prehistoric or historic resources, this suggests that this landform was appealing to prehistoric or historic use, but likely not as much as other options in the surrounding geography. As there is always the potential for inadvertent discovery of buried archaeological resources during ground disturbing activities associated with project implementation,

the Report recommends inclusion of the Inadvertent Discoveries Protocol in the event of inadvertent discovery, which has been included as a condition of approval.

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 continued operation of an existing cannabis cultivation site consisting of 20,000 square feet of cultivation with ancillary drying and curing activities, with the potential for onsite processing (dependent upon market conditions), is fully consistent with the impacts identified and adequately mitigated in the original MND. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the MND. Compliance with the CMMLUO ensures consistency with the adopted MND and provides for mitigation of all project related impacts to a less than significant level.

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

- Plot Plans dated 3/5/21.
- Cultivation and Operations Plan received 3/8/21.

- Site Management Plan (WDID-1_12CC429856) prepared by the Applicant, dated 3/1/21 for the State Water Resource Control Board (State Water Board) Cannabis Cultivation Policy (Cannabis Policy) and Order WQ 2017-0023-DWQ General Waste Discharge Requirements for Dischargers of Waste Associated with Cannabis Cultivation Activities (General Order).
- Water Source Identification and Management Plan received 3/8/21.
- Road Evaluation Report for Stewart Ranch Road prepared by the Applicant dated 2/1/21.

Other CEQA Considerations

Staff suggests no changes for the revised project.

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

See **Purpose** statement above.

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

FINDINGS

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

CONCLUSION

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

ATTACHMENT 3

Applicant's Evidence in Support of the Required Findings

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

1. The name, contact address, and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (On file)
3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within one-quarter mile (1,320 feet) of a school, school bus stop, church or other place of religious worship, public park, or tribal cultural resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. **(Attached)**
4. A cultivation and operations plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel; and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season. **(Attached)**
5. Copy of the statement of water diversion, or other permit, license or registration filed with the State Water Resources Control Board, Division of Water Rights, if applicable. (Not applicable)
6. Description of water source, storage, irrigation plan, and projected water usage. (Included in Cultivation Operations Plan (item 4. above) and Site Management Plan prepared for State Water Board Cannabis General Order (item 7. below)
7. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Control Board demonstrating enrollment in Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (NOI and reporting, Site Management Plan (On file - WDID-1_12CC429856) prepared by Applicant, and Notice of Applicability: Waste Discharge Requirements Water Quality Order WQ 2019-0001-DWQ)
8. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing, impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the California Department of Fish and Wildlife. (Condition of approval)
9. If the source of water is a well, a copy of the County well permit, if available. (Condition of approval).
10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under Section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire

Protection (Cal Fire). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with Cal Fire. (Not applicable)

11. 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)
12. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in Section 55.4.8.2.3, and plan for compliance with applicable building codes. (Not applicable)
13. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed, will not support diversions for irrigation. (On file)
14. Acknowledge that the County reserves the right to engage with local tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize, or mitigate impacts to tribal cultural resources, as defined herein. Examples include, but are not limited to, conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The County shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On file)
15. Road Evaluation Report for Stewart Ranch Road prepared by Applicant, dated 2/1/21. **(Attached)**
16. Division of Environmental Health Attachment for Commercial Medical Marijuana (CMM) Clearances/ Permits (DEH Form). (On file)
17. A Cultural Resources Investigation of the Blocksburg Clark Property Final Report, Blocksburg, Humboldt County, California, prepared by Brianna King, BA, and Nick Angeloff, MA, Archaeological Research and Supply Company, Rio Dell, CA, dated April 2021. (On file and confidential)

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11857



CANNATOPIA

CULTIVATION OPERATIONS PLAN



Cultivation and Operations Plan

1 DESCRIPTION OF CULTIVATION ACTIVITIES

Cannatopia is seeking Humboldt County CCMLUO for Type 3 Use Permit for the 20,000 square feet of existing cannabis cultivation. Irrigation water source is from a groundwater well. There are four (4) HDPE water tanks totaling 10,300-gallons of onsite water storage for irrigation. An additional 250,000 gallons of water storage for fire and irrigation is proposed and described in the site’s Water Management Plan. Estimated annual water use for cultivation is approximately 200,000-gallons. Agricultural building AG-4 is used for harvest storage and to support farm operations. Propose construction of a new multipurpose building AG-5 to improve facilities and support onsite cannabis operations.

2 WATER

Water source + Storage:

here are four (4) HDPE water tanks totaling 10,300-gallons of onsite water storage for irrigation. An additional 250,000 gallons of water storage is proposed as described in the site’s Water Management Plan. Proposed addition of 50,000 gal in HDPE tank storage (10 x 5,000-gal) and also proposed renovation of existing depression (former quarry for timber ops) into rainwater catchment for irrigation.

Irrigation Plan:

All irrigation of cannabis is completed by a timed, drip irrigation system preventing any over watering or runoff. The Applicant utilizes time of day watering, and moisture retentive soils for water conservation. Water is applied at no more than agronomic rates. No runoff is produced by irrigation practices.

Projected Water Usage:

Estimated 200,000 gallons of water per growing season. See table below for monthly water use.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
0	0	0	5800	14160	28272	42000	49700	38800	21208	0	0

Water usage will be recorded monthly and reported annually pursuant to the Water Board, CDFW, DWR, and/or any other relevant agency requirements.

3 SITE CHARACTERISTICS

Parcel was once part of the historic Stewart Ranch that was subdivided in the 1990s. The property was historically utilized for cattle ranching and timber operations by the Stewart family.

Much of the project site is covered with second growth forests and buffers of native vegetation are maintained around all cultivation areas. Most of the parcel is covered by trees and perennial bushes and is conserved as wilderness.

All access onsite are well-maintained with adequate drainage to address runoff and erosion. Site is in compliance with all Water Board standards and is monitored and maintained regularly following all Best Management Practices.

Site is already established and is well-vegetated with stable, undisturbed soils. Any exposed or disturbed areas of soil that are found during routine inspection shall be reseeded and mulched with straw and shall be monitored and maintained to promote revegetation. Erosion control measures (hay waddles, straw bales, etc.) are implemented on an as-needed basis prior to each rainy season to help minimize sediment discharge, in accordance with Water Board BMPs.

4 WATERSHED + HABITAT PROTECTION

Applicant is enrolled in Water Board's Cannabis program and maintains compliance with all program requirements and fees. Water Board Site Management Plan is attached.

CDFW site inspection February 2020. CDFW letter March 2020 states that "CDFW has determined that, as notified, the project does not need a Lake or Streambed Alteration Agreement". CDFW letter is attached.

Site has been evaluated for Northern Spotted Owls in 2015, 2016, + 2017 with no detection. NSO survey records are attached.

All trash, recycling, amendments, fertilizers, and other cultivation related materials are stored such that they are secured from wildlife and cannot be released into the natural environment.

Buffers of natural vegetation and habitat are maintained around all areas of human activity. The majority of parcel is reserved for non-cannabis activities including, but not limited to, wilderness conservation and forest management .

Cultivation areas are maintained to prevent nutrients from leaving the site at all times and are winterized annually.

5 STORAGE + HAZARDOUS MATERIALS

Agricultural outbuilding (AG-4) is utilized for storage of fertilizers, pesticides, and other regulated products in accordance with best practices, including storage within an enclosed space to prevent surface water contamination.

All cultivation related items and wastes are stored in locations and in a manner in which they cannot enter or be transported into surface waters and such that nutrients or other pollutants cannot be leached into groundwater, and cannot enter the environment.

Area has posted instructions for proper storage of all materials kept here in addition to Spill Prevention, Control, and Countermeasure (SPCC) Plan and kit onsite with all necessary items for cleaning up spills.

Amendments and Nutrients:

Amendments will be brought to site and used immediately. No amendment storage onsite. All other fertilizers, nutrients, etc are stored in the AG-4. Secondary containment provided for all liquid products. All products applied per package directions or more conservative.

Pesticides and Herbicides:

Only OMRI listed and/or approved products will be utilized for pest and disease control. All products are stored in the dry barn. Secondary containment is provided for all liquid products. All products are applied using package directions.

Fuels:

Fuels stored onsite in shed. Typically 2 x 5-gallons are kept onsite for emergency and incidental use. All storage is in secondary containment and compliant with Water Board regulations.

6 SOILS MANAGEMENT

The bulk of non-native soils onsite have already been present in the garden areas for multiple seasons and are amended annually. Only nominal amounts of supplemental non-native soils are brought to site each year, if at all. Any new soils brought to site are typically used immediately. Only nominal amounts of soil stored onsite are stored in an enclosure or in accordance with Caltrans Construction Manual Stockpile Management WM-3 guidelines. At the conclusion of each season's activities, the site is winterized. All smart pots and garden beds are mulched with straw to prevent soil transport during the off-season. It is highly unusual to have waste soil onsite. All soils are amended and reused. In the event of there being waste soil or spent growing medium, it will be transported off site and disposed of at a licensed waste facility. Any waste soil/media shall be stored in accordance with Caltrans WM-3 until it can be transported off-site.

7 SOLID WASTE/RECYCLING

Refuse is stored in a location and manner that prevents its discharge to receiving water and prevents any leachate or contact water from entering or percolating to receiving waters.

Storage Area: Trash and recycling are stored in trash cans with lids in the shed.

Removal Frequency: at least once weekly or more frequently.

Disposal Facility: Blocksburg or Fortuna transfer station.

8 GREENHOUSE COMPLIANCE

The greenhouses have pervious floors (bare soil) and are in compliance with Humboldt County Code Section 314-43.1.3.2. They do not contain perimeter foundation, do not have improved floors and do not have improved footpaths.

9 SCHEDULE OF ACTIVITIES

Month	Activities
January	No activity.
February	No activity.
March	Site Preparation.
April	Immature plant activities. Planting.
May	Transplanting and site maintenance
June	Farm operation and maintenance
July	Farm operation and maintenance. Harvest
August	Farm operation and maintenance. Replant
September	Farm operation and maintenance. Harvest
October	Harvest
November	Dry. Processing. Clean up.
December	No activity.

10 Power Source + Energy Use

The Applicant has one (1) 2kW generator on-site (Honda 2000) and one (1) 7kW (Honda 7000). Energy is used to pump water for irrigation, fans in greenhouses, fans and dehumidifiers for drying crop, and for lights in the immature plant area. When generator is in use it is housed in an enclosure for noise attenuation. Using the manufacturer specifications and applying Engineering Toolbox's Reference to Calculate noise attenuation based on the Inverse Square Law – the noise levels from the generator are expected to be less than 25 decibels at 100 ft.

PG+E power lines run along Alderpoint Road, near the parcel. There are long term plans to get PG+E power service to site when financially feasible.

11 OPERATIONS AND PROCESSING PROTOCOLS

Proposed construction of a new multipurpose metal building to improve facilities and support onsite agricultural operations (AG-5).

Processing Practices:

Plants are harvested and dried in the outbuilding (AG-4) with use of portable dehumidifiers and fans. Curing takes place in a climate-controlled environment. The finished product is then moved to the secured Harvest Storage location. Once the proposed agricultural building is completed (AG-5) Harvest storage, processing, packaging and other farm operations will be conducted in the new building.

Depending on market conditions, the operator may opt to conduct processing operations offsite, processing onsite, or may opt to not process at all (crop direct to extraction without processing). All operations will comply with any and all pertinent regulations.

Direct to Extraction (no processing) – crop or portion of crop sold direct to extraction with no processing required.

Offsite Processing – crop or portion of crop sent to licensed processing facility in compliance with all required regulations and documentation.

Onsite Processing – crop or portion of crop processed onsite in the outbuilding (AG-1) utilizing trim machine. Any onsite processing will comply with all required safety and sanitation practices will be followed including frequent handwashing, and the wearing of gloves and masks.

Any processing activities conducted onsite will follow all applicable regulations and requirements as stated by all agencies with jurisdiction.

Staffing

Operations are conducted by Cannatopia owners and immediate family members only.

Days and Hours of Operation

The facility is not open to the public and will not accept visitors without a specific business purpose.

Hours of operation will typically be from 8 AM to 6 PM. Commercial activities such as shipping and receiving will be limited to 8 AM to 6 PM. Due to the remote location of the facility and the limited commercial activity window, there are anticipated to be no significant noise or traffic impacts upon the occupants of neighboring properties.

Safety Practices: The operation complies with any and all applicable County and State regulations.

Safe Drinking Water, Toilets, and Sanitary Facilities

At all times, there will be access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations.

Drinking water is supplied by the groundwater well.

Site has existing septic system and facilities.

Increased Road Use: Project activities do not present a significant increase in road use.

Onsite Parking:

There is ample onsite parking – approximately 5 parking spots, noted on the Site Map.

Onsite Housing: No onsite housing.

10 SECURITY PLAN

The security measures located on the premises will include the following:

- a) Lighting and Surveillance- Motion sensor lighting and game cameras are installed around the facilities.
- b) Alarm —Guard dogs are also present on the property during operations.
- c) Access Control - All entrances to the facility are restricted by locked gates. The remote location of property provides an additional component of security.
- d) Fencing — The cultivation area is fenced for wildlife providing intrusion protection.
- e) All cultivation related items and products will be stored in locked and secured locations.
- f) All Cannabis other than lab samples will be transported to State licensed and/or locally permitted licensed cannabis wholesale, distribution, or manufacturing companies by a State licensed and/or locally permitted licensed transport company.

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CANNATOPIA

ROAD EVALUATION



HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT

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

Applicant Name: TIM CLARK APN: 216-205-006 , 216-202-014

Planning & Building Department Case/File No.: #11854 , #11857

Road Name: PRIVATE *(complete a separate form for each road)*

From Road (Cross street): STEWART RANCH ROAD

To Road (Cross street): PARCEL

Length of road segment: 0.4 miles Date Inspected: 02/01/2021

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

Check one of the following:

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

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

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

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

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

Tim Clark

Signature

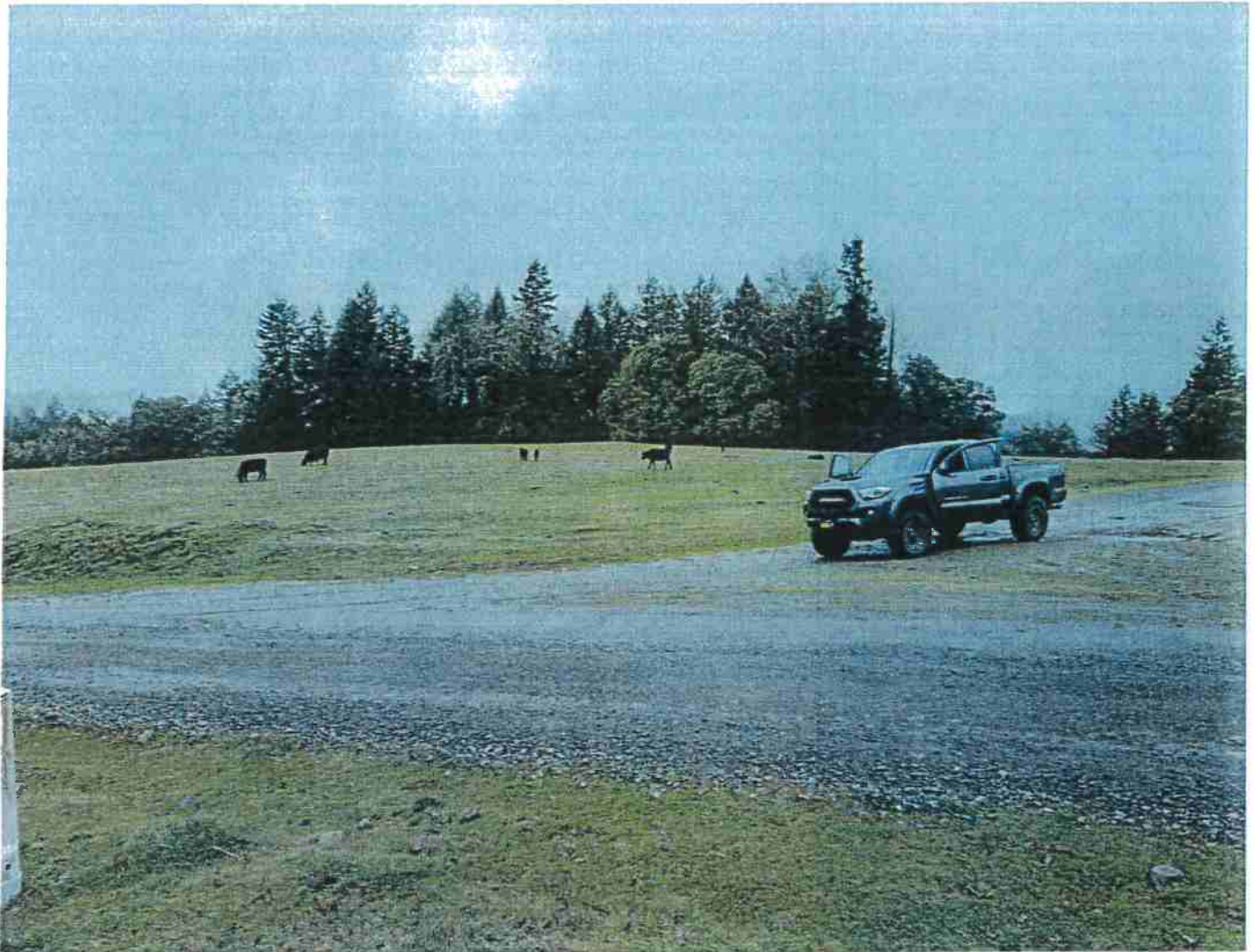
02/01/2021

Date

TIM CLARK

Name Printed

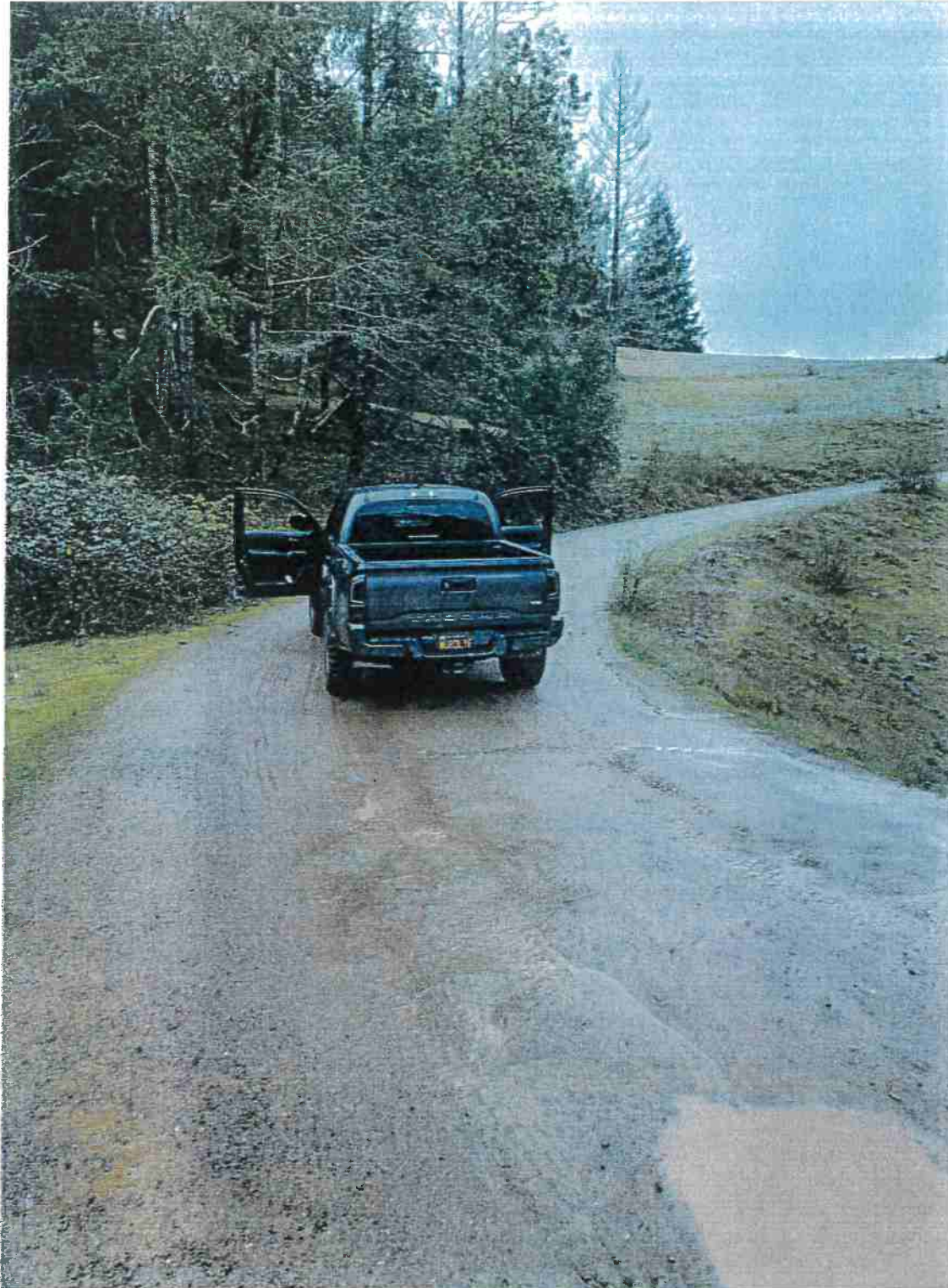
Important: Read the instructions before using this form. If you have questions, please call the Dept. of Public Works Land Use Division at 707.445.7205.



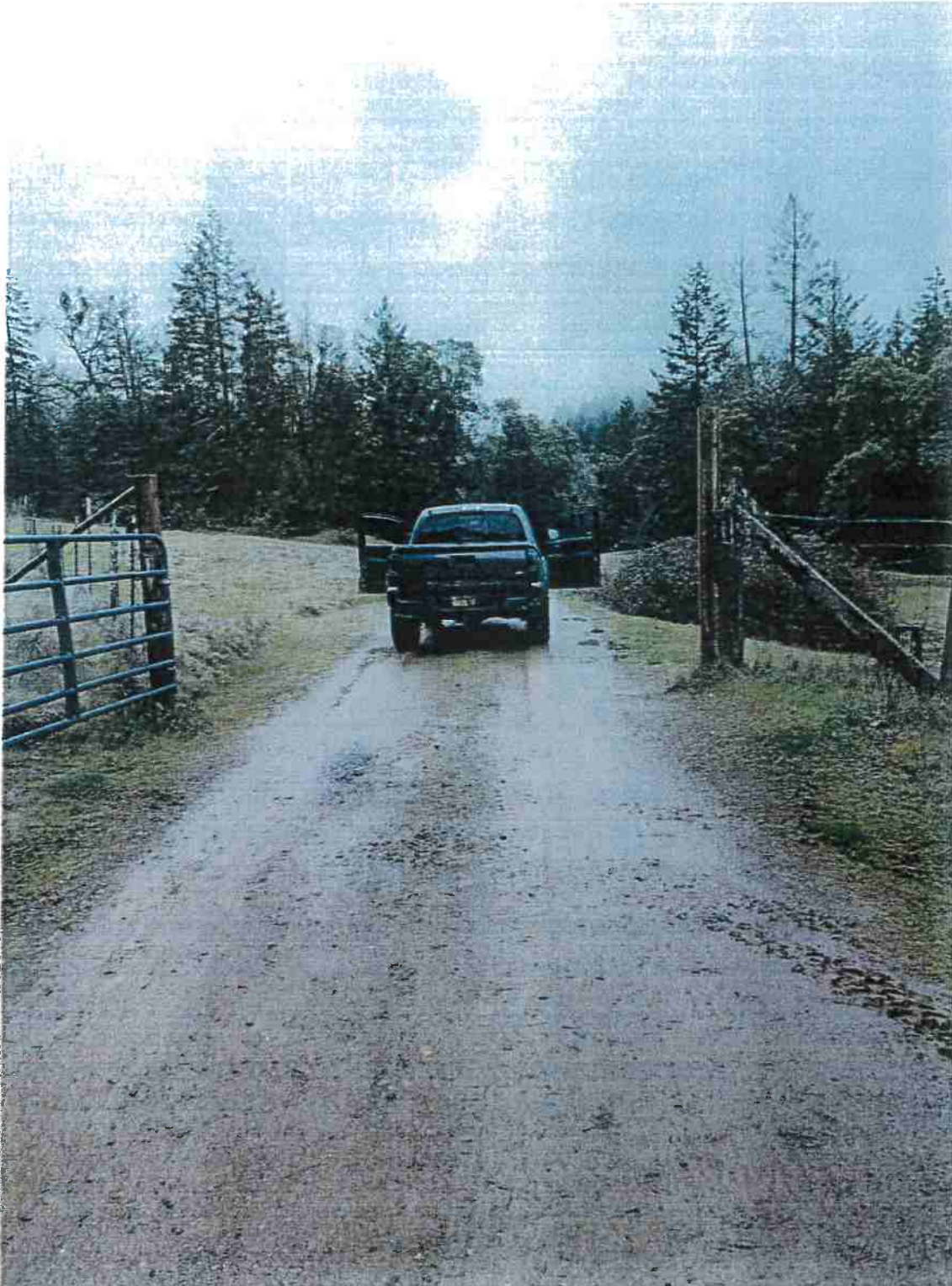
Stewart Ranch Road Intersection



Stewart Ranch Road Intersection



0.2 MI



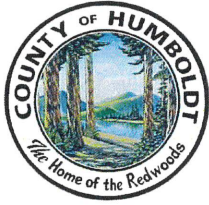
0.4 MI - PROPERTY ENTRANCE

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		No Response	
Division Environmental Health	✓	Conditional Approval	Attached
Public Works, Land Use Division	✓	Conditional Approval	Attached
CAL FIRE	✓	No Comment	Attached
California Department of Fish & Wildlife		No Response	Attached – Planning staff request for comments
Northwest Information Center		No Response	
Bear River Band of Rohnerville Rancheria		No Response	
So. Humboldt Joint Unified School District		No Response	
Humboldt County Sheriff	✓	Approval	On file
North Coast Regional Water Quality Control Board		No Response	
State Water Resources Control Board – Division of Water Rights		No Response	
Pacific Gas and Electric Company		No Response	



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

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

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

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

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

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

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

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

DATE: 04/29/2021

RE:	Applicant Name	CANNATOPIA
	APN	216-205-014
	APPS#	PLN-11857-CUP

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

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

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

No re-refer is required.

*Note: Exhibits are attached as necessary.

Additional comments/notes:

Applicant has submitted road evaluation reports, dated 02/01/21, with Part A –Box 2 checked, certifying that the roads are equivalent to a road Category 4 standard. The road evaluation is incomplete as it does not include the portion of Stewart Ranch Road maintained by the County.

The Department is aware that multiple road evaluation reports have been prepared for this road. Because there is more than one road evaluation, all of the recommendations in the various road evaluation reports need to be combined into one action plan.

Whether specifically addressed or not within the road evaluation report, per County Code Section 3112-5, “No roadway grade in excess of 16 percent shall be permitted unless it has been demonstrated to be in conformance with the County Roadway Design Manual.” Where portions of the road have grades that exceed 16%, those portions must be paved and must have an exception request approved. [reference: County Code sections 3111-9 and 3112-5]

// END //

Public Works Recommended Conditions of Approval

(All checked boxes apply)

APPS #11857

COUNTY ROADS- PROXIMITY OF FARMS:

Applicant is advised that County maintained roads may generate dust and other impacts to farm(s). Applicant shall locate their farm(s) in areas not subject to these impacts. Applicant shall be responsible for protecting their farm(s) against these impacts. Applicant shall hold the County harmless from these impacts. Applicant is advised that a paved road may not always remain paved and Applicant shall locate their farms appropriately. Applicant is advised that the amount of traffic on a road will vary over time which may increase or decrease the impacts.

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 (or to break in slope) where it intersects the County road.
- 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 where it intersects the County road.
- If the County road is an urban road, frontage improvements (curb, gutter, and sidewalk) shall also be constructed to the satisfaction of the Department. Any existing curb, gutter or sidewalk that is damaged shall be replaced.

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

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

COUNTY ROADS- DRIVEWAY (PART 3):

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

COUNTY ROADS-PARKING LOT- STORM WATER RUNOFF:

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

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

COUNTY ROADS- DRIVEWAY & PRIVATE ROAD INTERSECTION VISIBILITY:

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

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

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

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

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



Welcome!

Phone:

[Return to](#)

Logged in as: [Megan Marruffo](#) Collections (0) Reports (1) Account Management Logout

NOTICE: When searching Planning records below, it is recommended to use the wildcard % before and after your search, i.e. %12345% to search for record number 12345.

[Home](#) **Planning** [Building](#)

Search Cases

**Record PLN-11857-CUP:
Historic Planning
Record Status: In Referrals**

[Add to collection](#)

Record Info

Payments

Conditions **1**

Custom Component



A notice was added to this record on 08/02/2019.
Condition: Parcel Status Severity: Notice
Total Conditions: 1 (Notice: 1)

[View Condition](#)

Application Location

Record Details

Applicant:

Cannatopia
Work Phone:2235201

Project Description:

Cannatopia - CUP for 20,000sf existing outdoor cultivation
An application for a Conditional Use Permit for 20,000 square feet of existing indoor and outdoor cannabis cultivation. Water source is an on-site well. There are four HDPE water tanks totaling 10,300-gallons of onsite water storage for irrigation. An additional 250,000 gallons of water storage for fire and irrigation is proposed and described in the project's Water Management Plan. Estimated annual water use for cultivation is approximately 200,000 gallons. 50,000-gallons of HDPE storage tanks are proposed, and also proposed renovation of an existing depression (a former quarry) for rainwater catchment for irrigation. An existing agricultural building AG-4 is used for harvest and storage and to support farm operations. A new multi-purpose building AG-5 is proposed to improve facilities and support onsite cannabis operations. Depending on market conditions processing may be performed on- and/or off-site. Two generators are used to pump water and to operate fans, dehumidifiers, and lights, and are enclosed for noise attenuation, for near-term power. PG&E lines are on Alderpoint Road near the property and will be

extended as soon as financially feasible. There will be a maximum of four staff - family members - working at full production.

Owner:

Clark Tim L

Po Box 147
Alderpoint CA 95511

▼ More Details

▣ Related Contacts

Cannabis Licensee information

Cannatopia
POB 147
Alderpoint, CA, 95511
Work Phone:2235201

Agent information

Individual
Eugene C Denson
PO Box 158
Alderpoint, CA, 95511
United States
Home Phone:7079234764
Work Phone:7079234764
Mobile Phone:7074990328
E-mail:edenson95511@gmail.com

Agent information

Individual
Patricia Lai
545 I Street
Arcata, CA, 95521
Mobile Phone:7074987574
E-mail:paellilai@gmail.com

Referral Agency information

Organization
Environmental Health
E-mail:envhealth@co.humboldt.ca.us

Referral Agency information

Organization
PW Land Use
E-mail:ecearley@co.humboldt.ca.us;kmartinique@co.humboldt.ca.us

Individual information

Individual
Megan LACO Marruffo
21 W 4th Street
Eureka, CA, 95501
United States
Work Phone:7074435054
E-mail:marruffom@lacoassociates.com

Referral Agency information

Organization
RWQCB
EUREKA, CA
E-mail:NorthCoast.Cannabis@Waterboards.ca.gov
PLN-11857-CUP Cannatopia

information

Clark Tim L
Alderpoint, CA, 95511

Agent information

Individual
Lisa Steen
PO Box 97
Alderpoint, Ca, 95511
Home Phone:7072231689

Referral Agency information

Organization
County Counsel
E-mail:jellinwood@co.humboldt.ca.us; nduke@co.humboldt.ca.us

Referral Agency information

Organization
Sheriff
E-mail:kireland@co.humboldt.ca.us; ssopoaga@co.humboldt.ca.us

Assigned Planner information

Individual
LACO Associates
Deirdre Clem
Eureka, CA, 95501
Home Phone:7074435054
Mobile Phone:7074435054
E-mail:marruffom@lacoassociates.com

Referral Agency information

Organization
Building Inspections
E-mail:buildinginspections@co.humboldt.ca.us;
mail: awilson1@co.humboldt.ca.us

Referral Agency information

Organization
NCUAQMD
United States
E-mail:jdavis@ncuaqmd.org; support@ncuaqmd.org

Referral Agency information

Organization
School District
EUREKA, CA

Referral Agency information

Organization
Cal Fish & Wildlife
EUREKA, CA
E- CoastalCannabis@wildlife.ca.gov;CEQAReferrals@wildlife.ca.gov
mail:

Referral Agency information

Organization
Division of Water Resources
EUREKA, CA
E-mail:dwr@waterboards.ca.gov

Referral Agency information

Organization
CalFire
Submit through Box.com

Referral Agency information

Organization
Bear River Band
EUREKA, CA
E-mail:erikacooper@brb-nsn.gov

Referral Agency information

Organization
NWIC
EUREKA, CA
E-mail:nwic@sonoma.edu

Referral Agency information

Organization
PGE
6111 Bollinger Canyon Rd
San Ramon, CA, 95483

Application Information

PLANNING

Project Type Primary: Conditional Use Permit (CCLUO1)
Case Type 1: CUP1
Cannabis Project: Yes
Project Location:

The project is located in Humboldt County, in the Alderpoint area, on the west side of Ware Ranch Road, approximately 5,500 feet north from the intersection of Ware Ranch Road and Stewart Ranch Road, on the property known to be in the southwest and southeast quarters of the southwest quarter, and the southwest quarter of the southeast quarter of Section 1, and the northwest quarter of the northwest quarter of Section 12 of Township 03 South, Range 05 East, Humboldt Base & Meridian.

Decision Maker: Planning Commission
State Appeal Status: Project is NOT appealable to the California Coastal Commission
Environmental Review Required: No
Major Issues: None
File Location: Main Files

CANNABIS

Cannabis Project Status: Existing
Cultivation: Yes
Cultivation Outdoor: 20000
Cultivation Area: 20000
Eligible for Interim Permit: No
Cultivation – Outdoor: Yes
TCR Reduction: Yes
TCR Year: 2021
TCR Outdoor: 0

PROJECT TRACKING

CEQA Exemption Section – Historic: See OnTrack for CEQA Exemption Information

Application Information Table

REFERRALS

Group: County
Agency: Environmental Health
Sent: 04/13/2021
Response Received: 04/19/2021
Reviewer: JWHITTLESEY
Status: Approved with Conditions

Comments:

DEH has no well completion report on record associated with the well proposed as the source of water. Owner shall either provide evidence of permit, destroy the well, legalize the well through installation of a new sanitary surface seal, or provide compelling evidence that the well was installed prior to February, 1973. Processing activities must be supported by an approved onsite wastewater treatment system. Seasonal/outdoor cultivation sites may be supported by portable toilets. Applicant must obtain a permit for, and install, an approved onsite wastewater treatment system to support the processing location and either install approved septic systems or provide portable toilets to cultivation areas.

Resend:

No

Required:

No

Group:

County

Agency:

Sheriff

Sent:

04/13/2021

Response Received:

04/20/2021

Reviewer:

HCSO

Status:

Approved

Comments:

No record for Tim Clark in the DA Office System

Resend:

No

Required:

No

Group:

County

Agency:

PW Land Use

Sent:

04/13/2021

Response Received:

04/29/2021

Reviewer:

KFREED

Status:

Revisions Required

Comments:

See Public Works memo dated 4/29/2021

Resend:

No

Required:

No

Group:

County

Agency:

Building Inspections

Sent:

04/13/2021

Resend:

No

Required:

No

Group:

State

Agency:

RWQCB

Sent:

04/13/2021

Resend:

No

Required:

No

Group:

Regional

Agency:

NCUAQMD

Sent:

04/13/2021

Resend:

No

Required:

No

Group:

Regional

Agency:

School District

Other Name:

Southern Humboldt JUSD

Sent:

04/13/2021

Resend:

No

Required:

No

Group:

State

Agency:

Cal Fish & Wildlife

Sent:

04/13/2021

Response Received:

04/19/2021

Reviewer:

Lucas Titus

Comments:

No Comment

Resend:

No

Required:	No
Group:	State
Agency:	Division of Water Resources
Sent:	04/13/2021
Resend:	No
Required:	No
Group:	State
Agency:	CalFire
Sent:	04/13/2021
Resend:	No
Required:	No
Group:	Regional
Agency:	PGE
Sent:	04/13/2021
Resend:	No
Required:	No

Parcel Information

Parcel Number: 216-202-014-000	ACTIVE/INACTIVE: Active
Airport Compatibility Zone: N	Airport Name:
County Code 333-1: N	Coastal Zone: N
Community Plan: Inland GP	FAR77 Airport Code: N
Flood Zone: N	Geologic Report:
Longitude: -123.5691	MS4: No
Old APN: 21620207	Parcel Legal Status:
Recorder Case: 13781	Slope Stability: 3
State Fire Responsibility: Y	

@

11854

Application Number

216-205-006

Key APN

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

- The Department has no comment at this time.
- Suggested conditions attached.
- Applicant needs to submit additional information. List of Items attached.
- Recommend denial.
- Other comments.



Forester Comments: Date: Name:

CAL FIR RM has no comments.

Battalion Chief Comments: Date: Name:

Summary:

Megan Marruffo

From: Megan Marruffo
Sent: Tuesday, June 15, 2021 7:38 AM
To: Bauer, Scott@Wildlife
Cc: Cliff Johnson <CJohnson@co.humboldt.ca.us>; Meghan Ryan
Subject: Apps #11854 - Cannatopia, APN: 216-205-006
Attachments: 11854 and 11857 Site Plan 03.08.21.pdf

Good afternoon, Scott,

I hope this e-mail finds you well. We are preparing the above referenced project for hearing and wanted to provide an additional request for comment on the project. The project description is as follows:

“A Conditional Use Permit for an existing 20,000 square feet (SF) outdoor cannabis cultivation of which 10,000 SF is full-sun outdoor and 10,000 SF is outdoor that is cultivated within eight (8) greenhouses utilizing light deprivation techniques. Ancillary propagation occurs within a 3,000-square-foot greenhouse located immediately south of the existing light deprivation greenhouses. Irrigation water is sourced from a groundwater well on the subject parcel. Existing available water storage is 76,900 gallons in a series of hard-sided tanks, with 6,500 gallons dedicated to domestic use. An additional 50,000 gallons of water storage proposed on-site, for a total of 126,900 gallons of onsite water storage. Estimated annual water usage is approximately 199,940 gallons. Drying and curing occurs onsite, and, depending upon market conditions, processing may occur on- or offsite, or be sold directly for extraction. Operations are conducted by the owners and immediate family members only; no additional employees will be required. Power is provided by two (2) generators, with long-term plans to connect to grid power from Pacific Gas and Electric Company (PG&E) when financially feasible.”

I have attached the Site Plan for your convenience. Please let me know if you have any questions or concerns on this project.

Thank you,
Megan



Megan Marruffo
Senior Planner / Project Manager
LACO Associates
Eureka | Ukiah | Santa Rosa | Chico
Advancing the quality of life for generations to come
707 443 5054
<http://www.lacoassociates.com>

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