



COUNTY OF HUMBOLDT  
PLANNING AND BUILDING DEPARTMENT  
CURRENT PLANNING DIVISION

---

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

Hearing Date: August 20, 2020

To: Humboldt County Planning Commission

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

Subject: **Enchanted Farms, LLC. Conditional Use Permit and Special Permit**  
Application Number: 16069  
Record Number: PLN-2019-16069  
Assessor's Parcel Number: 524-201-032-000  
201 Enchanted Springs Lane, Willow Creek Area

**Table of Contents**

**Page**

Agenda Item Transmittal	2
Recommended Action and Executive Summary	3
Draft Resolution	7
<b>Maps</b>	
Topo Map	9
Aerial Map	10
Zoning Map	11
Site Plan	12
<b>Attachments</b>	
Attachment 1: Recommended Conditions of Approval	14
Attachment 2: Required Findings for Approval	22
Attachment 3: CEQA Addendum	41
Attachment 4: Applicant's Evidence in Support of the Required Findings	46
A. Biological Report	Separate
Attachment 5: Referral Agency Comments and Recommendations	58

Please contact Portia Saucedo, Planner, at (707) 445-7541, or by email at psaucedo1@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

**AGENDA ITEM TRANSMITTAL**

<b>Hearing Date</b>	<b>Subject</b>	<b>Contact</b>
August 20, 2020	Conditional Use Permit and Special Permit	Portia Saucedo

**Project Description:** A Conditional Use Permit CUP for 3,000 square feet of existing light deprivation commercial cannabis cultivation. The CUP is a requirement of the Commercial Cannabis Land Ordinance (CCLUO) to seek an exception to the residence setbacks and odor mitigation requirements within the Community Planning Area. A Special Permit is also requested for the relaxation of the 600' setback from Six Rivers National Forest. The applicant anticipates two cultivation cycles per year. Water for irrigation is provided by from Willow Creek Community Service District. There is currently one 500-gallon mixing tank on-site, and the applicants plans to add a 2,500-gallon tank for fire suppression water storage. Processing is proposed to occur on-site. Power is provided by Pacific Gas and Electric and propane.

**Project Location:** This project is located in Humboldt County, in the Willow Creek area, on the northwest side of Enchanted Spring Lane, approximately 1,200 feet west from the intersection of Enchanted Spring Lane and State Highway 299, on the property known as 201 Enchanted Spring Lane.

**Present Plan Land Use Designation:** Residential Estates (RE2.5-5), Density: one (1) to five (5) acres per dwelling unit, Slope Stability: Moderate Instability (2).

**Present Zoning:** Agricultural General (AG).

**Record Number:** PLN-2019-16069

**Assessor Parcel Number:** 524-201-032-000

**Applicant**

Enchanted Farms, LLC  
Attn: Marianna Voulgaris  
P.O. Box 1118  
Willow Creek, CA 95573

**Owner**

Marianna Voulgaris  
P.O. Box 1118  
Willow Creek, CA 95573

**Agent**

1 Degree Consulting  
Attn: Megan Acevedo  
1580 Nursery Way, Ste. D  
McKinleyville, CA 95519

**Environmental Review:** An Addendum to a previously adopted Environmental Impact Report has been prepared for consideration per § 15164 of CEQU Guidelines.

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

**Major Issues:** None.

**ENCHANTED FARMS, LLC**  
Record Number: PLN-2019-16069  
Assessor's Parcel Number: 524-201-032-000

**Recommended Planning 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:

*Adopt the Mitigated Negative Declaration prepared for Enchanted Farms, LLC, project pursuant to Section 15074 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permits and Special Permits based on evidence in the staff report and adopt the Resolution approving the proposed Enchanted Farms, LLC, project subject to the recommended conditions.*

**Executive Summary:** A Conditional Use Permit (CUP) for 3,000 square feet of existing light deprivation commercial cannabis cultivation, which is consistent with Section 55.4.54.5.3 of the Commercial Cannabis Land Ordinance (CCLUO). As required by the CCLUO, Section 44.4.54.4 (l) the applicant seeks a CUP for an exception to the residence setbacks and odor mitigation requirements within the Community Planning Area. A Special Permit is also requested for the relaxation of the 600' setback from Six Rivers National Forest in accordance with the CCLUO, Section 55.4.6.4.4 (f). The applicant anticipates two cultivation cycles per year. Water for irrigation is provided by from Willow Creek Community Service District. There is currently one 500-gallon mixing tank on-site, and the applicants plans to add a 2,500-gallon tank for fire suppression water storage. Processing is proposed to occur on-site. Power is provided by Pacific Gas and Electric and propane.

The Applicant is proposing to expand the pre-existing square footage of 500 square foot (sf) to the maximum allowable of 3,000 sf of outdoor cannabis cultivation, per Section 55.4.6.5.3 of the CCLUO. The applicant proposes to utilize two (2) 30 ft. x 50 ft. greenhouse structures to cultivate within. The applicant proposes to utilize light-deprivation cultivation methods and will not use any artificial lighting. The applicant is also proposing a 300 square foot ancillary propagation area within a 10 ft. x 30 ft. greenhouse, which will utilize minimal fluorescent string lights to keep plants in a vegetative state when necessary throughout the season. The proposed location for all cultivation greenhouses was assessed on October 17, 2019 and was determined to have a slope of 15% or less. All proposed greenhouses are 30 feet from the nearest property line. A proposed schedule of the cultivation activities is listed below (Table 1).

The Applicant is requesting approval for an exception from the prescribed open-air cultivation setback requirements. The applicant does not anticipate the odor from the proposed cultivation activities at this site will negatively affect the local community, as many of the neighboring parcels are going through the cannabis legalization process as well. Several signed letters were submitted by the applicant from neighbors within 600 feet of the proposed cultivation area, who are in support of the approval for this project. There is a church, First Assembly of God, less than 600 feet away from the cultivation site and the signature of the owner is included in Attachment 4. There is also a school on the adjacent parcel, once known as the Willow Creek Christian School, has not been in operation for several years and Charlyze Stockwell, of the Willow Creek Community Services District, has confirmed the owners of the property plan to list it for sale in 2020. One letter was received in opposition to the project. This letter states that odor is a significant concern.

The project parcel is approximately 1.47 acres in size. The project parcel is located within the Trinity River watershed, a Class I fish-bearing stream, approximately 1,350 feet (0.25 miles) east of the parcel and is approximately 40 air miles from the Pacific Ocean. Elevations range from 760 to 800 feet and the project parcel is essentially flat. With elevations ranging from 760 to 800 feet, this parcel is essentially flat. West of the parcel is Six Rivers National Forest, with elevations rising to approximately 2,800 feet at Panther Ridge. State Highway 299 is approximately 750 feet east of the parcel, the Trinity River approximately 1,350 feet; beyond this is Six Rivers National Forest. An unnamed Class III tributary to the Trinity River is located just outside the fenced cultivation area on the parcels' west boundary. This watercourse was not flowing during the time of the visit. The Humboldt County and State Water Board Orders' Stream Management Area (SMA) setback (buffer) requirement of 50 feet from Class III watercourse top of bank or riparian drip-line, whichever is greater, is easily met.

A Biological Report was submitted for the project parcel by Natural Resource Management Corporation dated November 20, 2019. The goal of the Report was to evaluate any potential habitat for special status species, and/or other environmental issues. The finding of the report indicated that no habitat for listed or sensitive wildlife species, collectively referred to as special status species, were identified in the vicinity of the project. No northern spotted owl (NSO) habitat exists on the parcel. The nearest NSO habitat appears to be in the surrounding area adjacent to the historic Activity Center (AC), approximately 1.2 miles northwest of the project parcel. No special status species were detected during the biological survey and it was determined that the commercial cannabis cultivation is proposed not impact wildlife species in the vicinity of the project area. Further survey and mitigation recommendations for the project include strict adherence to riparian setback requirements for Humboldt County (2018) and the State Water Board are required to maintain quality habitat for anadromous fish in the Trinity River watershed. All proposed cultivation is well outside the setback, which is a condition of project approval. There are no existing culverts or stream crossings, and the existing drainage features are determined to be adequate for maintaining stormwater features. The applicant seeks approval of a reduction from the 600 foot setback to public lands, as the cultivation site is approximately 50 feet from the Forest Service property on the west. Because the cultivation does not use artificial lighting or generators, staff supports the reduction in the setback to public lands.

This project was referred to the California Department of Fish and Wildlife (CDFW) February 4, 2020. No referral response was received. The Planning Department contacted CDFW via email two additional times to provide a copy of the Biological Report and to request comment regarding any concerns they may have with the reduced setback to public lands and the light deprivation cultivation method: once on July 16, 2020 to Kalyn Bodcast and a second time on July 20, 2020 to Scott Bauer. No response was received.

Table 1. Proposed schedule of Activities

January	Winterization implemented on site.
February	Winterization implemented on site/begin site preparation.
March	Start from seeds or buy clones. Plants in propagation greenhouse.
April	Start from seeds or buy clones. Plants in propagation greenhouse.
May	Cannabis starts in vegetative state in propagation greenhouse.
June	Starts are planted in the light-deprivation greenhouses.
July	Light-deprivation greenhouses flowering. Harvest first cycle. New starts in propagation greenhouse.
August	Starts are planted in the light-deprivation greenhouses.
September	Light-deprivation greenhouses flowering.
October	Harvest second cultivation cycle.

November	Site clean-up and prepare for winterization.
December	Winterization implemented on site

All water for cannabis irrigation will be sourced from the Willow Creek Community Services District (WCCSD), and as specified in the Will-Serve letter dated November 22, 2019, the WCCSD approved the use of 448,831 gallons per annum. The applicant plans to use a drip line irrigation system and will conduct mulching of plant beds to ensure water conservation. There is currently one (1) 500-gallon mixing tank on-site and the applicant plans to add one 2,500-gallon tank for fire water storage. A water meter will be installed in to monitor the volume of water used at the site for cannabis irrigation. The applicant anticipates a requirement of 168,000 gallons will be needed per year (Table 2). Greenhouse 1 is "GH1," greenhouse 2 is "GH2," and "PGH" is the ancillary propagation greenhouse.

Table 2. Anticipated water use for irrigation (gallons/month).

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
GH1	0	0	0	0	0	12,000	21,000	24,000	12,000	6,000	0	0
GH2	0	0	0	0	0	12,000	21,000	24,000	12,000	6,000	0	0
PGH	0	0	3,000	3,000	6,000	3,000	3,000	0	0	0	0	0

The applicant is not currently enrolled with the State Water Board, as cannabis is not currently being cultivated on the project parcel, State Water Board enrollment is not required at this time. The Applicant plans to enroll with the State Water Board under the General Order once the application permit is approved by the Humboldt County Planning division, and before commencing with the proposed cultivation. Once the project is enrolled in the State General Order, a copy of the Notice of Applicability letter will be submitted to the County. A Site Management Plan will also be developed in accordance with the General Order, and any other reports that may be required under enrollment. A Site Management Plan (SMP) will be developed once a site assessment has been conducted. A copy of the final SMP that is developed for the site will also be submitted to the County once it is finalized, as a condition of project approval.

A Cultural Resource Investigation was completed by William Rich and Associates (WRA) in June of 2020. No artifact, features, or sites were identified during the field survey and WRA recommended to implement the Inadvertent Discovery protocol. WRA contacted the Hoopa Valley Indian Tribe and the Tsnungwe Council on May 28, 2020 via email for those whom provided that contact information, and by hard copy letter for those with no email. Tsnungwe Tribal Elder, Robert Benson, responded on May 28, 2020 indicating that they had no concerns. The Planning Department contact the Hoopa Valley Indian Tribe Tribal Historic Preservation Officer, Keduescha Colegrove, by email May 12, 2020 and on July 17, 2020 with the Cultural Resource Investigation attached to provide comment. No response was received. The Planning Department also called the Hoopa Valley THPO on June 20, 2020 and left a message requesting comment on the project. No reply was received.

The property is accessed by Enchanted Spring Lane, which is a non-county maintained road and is directly off State Highway 299. The portion of Enchanted Spring Lane from State Highway 299 to the project location is a paved road that is 0.21 miles to the project site. A Road Evaluation Report was submitted by the applicant December 17, 2019 and is reported to be developed to the equivalent of a category 4 road. The road is maintained by the applicant and adjacent neighbors. A significant increase in traffic is not anticipated. A Road Maintenance Association has not been formally established; however, the applicant intends to form one with the neighborhood within one year of project approval.

As required by the CCLUO, on February 4, 2020 a Notice of Application was sent to property owners and occupants within 1000 feet of the subject property. As a result of this notification, the county did receive one letter in opposition to the project. The letter was written by a neighboring property owner whose property is approximately 500 feet from the subject property. The opposition to the project from this neighboring property owner is due to concerns regarding odor from the unenclosed cannabis and concerns regarding runoff that could pollute the creek that adjoins the property. The county believes that compliance with the State Water Board's statewide cannabis order will ensure that runoff from the site does not impact any adjacent properties or waterbodies, and the nearest creek, Schoolhouse Creek, is over 200 feet away from the proposed cultivation site. However, the odor of unenclosed cannabis is something that is not adequately addressed by the permit application. The concerned neighbor's property is approximately 500 feet from the proposed cultivation which should help to allow some dissipation of odor, however the concern can only be mitigated by enclosure of the cannabis operation. The Planning Commission should consider the concern from the neighboring property owner in determining whether to approve the proposed 3,000 square foot cannabis cultivation project. No other letters of opposition or concern were received as of the date of this staff report and multiple other neighboring property owners have written letters in support.

Based on a review of Planning Division reference sources and comments from all involved referral agencies, planning staff determined that the applicant has submitted evidence in support of making all of the required findings for approving the Conditional Use Permit and Special Permit.

**ALTERNATIVES:** The Planning Commission could elect not to approve the project, or to require the applicant to submit further evidence, or modify the project. If modifications may cause potentially significant impacts, additional CEQA analysis and findings may be required. These alternatives could be implemented if the Commission is unable to make all of the required findings. Planning Division staff has stated that the required findings in support of the proposal have been made. Consequently, Planning staff does not recommend further consideration of either alternative. The Commission could also decide the project may have environmental impacts that would require further environmental review pursuant to CEQA. Staff did not identify any potential impacts. As Lead Agency, the Department has determined that the Project is consistent with the EIR for the CCLUO 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 20-**

**Record Number: PLN-2019-16069  
Assessor's Parcel Number: 524-201-032-000**

**Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Enchanted Farms, LLC Special Permit Modification request.**

**WHEREAS**, Enchanted Farms, LLC submitted an application and evidence in support of approving a Conditional Use Permit CUP for 3,000 square feet of existing light deprivation commercial cannabis cultivation. The CUP is a requirement of the Commercial Cannabis Land Ordinance (CCLUO) to seek an exception to the residence setbacks and odor mitigation requirements within the Community Planning Area. A Special Permit is also requested for the relaxation of the 600' setback from Six Rivers National Forest. The applicant anticipates two cultivation cycles per year. Water for irrigation is provided by from Willow Creek Community Service District. There is currently one 500-gallon mixing tank on-site, and the applicants plans to add a 2,500-gallon tank for fire suppression water storage. Processing is proposed to occur on-site. Power is provided by Pacific Gas and Electric and propane; and

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

**WHEREAS**, the County Planning Division, the lead agency, prepared an Addendum to the Final Environmental Impact Report prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) adopted by substantial changes that would require major revisions to the previous mitigated negative declaration. No new information of substantial importance that was not know and could not be known at the time it was presented as described by § 15162© of CEQA Guidelines; and

**WHEREAS**, Attachment 2 in the Planning Division staff report includes substantial evidence in support of making all of the required findings for approving the proposed Conditional Use Permit and Special Permit (Record Number PLN-2019-16069); and

**WHEREAS**, a public hearing was held on the matter before the Humboldt County Planning Commission on August 20, 2020.

**NOW, THEREFORE**, be it resolved, determined, and ordered by the Humboldt County Planning Commission that the following findings be and are hereby made:

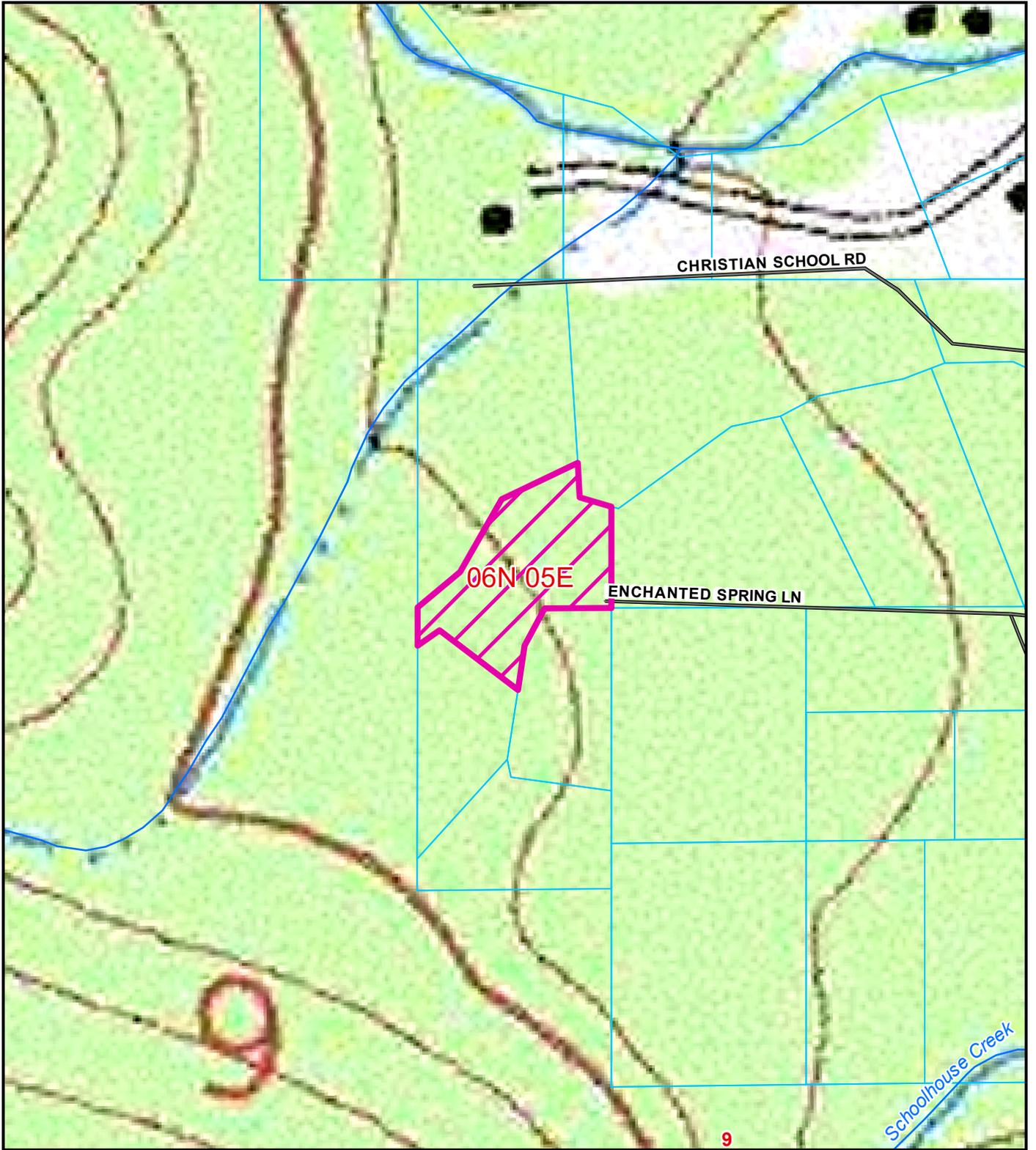
1. The Planning Commission considered the Addendum to the EIR adopted for the Commercial Cannabis Land Use Ordinance; and
2. The Planning Commission makes the required findings in Attachment 2 of the Planning Division staff report support approval of Record Number PLN-2019-16069 based on the submitted substantial evidence; and
3. Conditional Use Permit and Special Permit Record Number PLN-2019-16069 is approved as recommended and conditioned in Attachment 1.

Adopted after review and consideration of all the evidence on August 20, 2020.

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

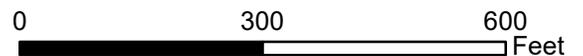
---

John H. Ford, Director  
Planning and Building Department



Project Area = 

**TOPO MAP**  
**PROPOSED ENCHANTED FARMS, LLC**  
**WILLOW CREEK AREA**  
**PLN--2019-16069**  
**APN: 524-201-032-000**  
**T06N R05E S9 HB&M (SALYER)**



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

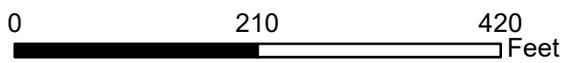


CHRISTIAN SCHOOL RD

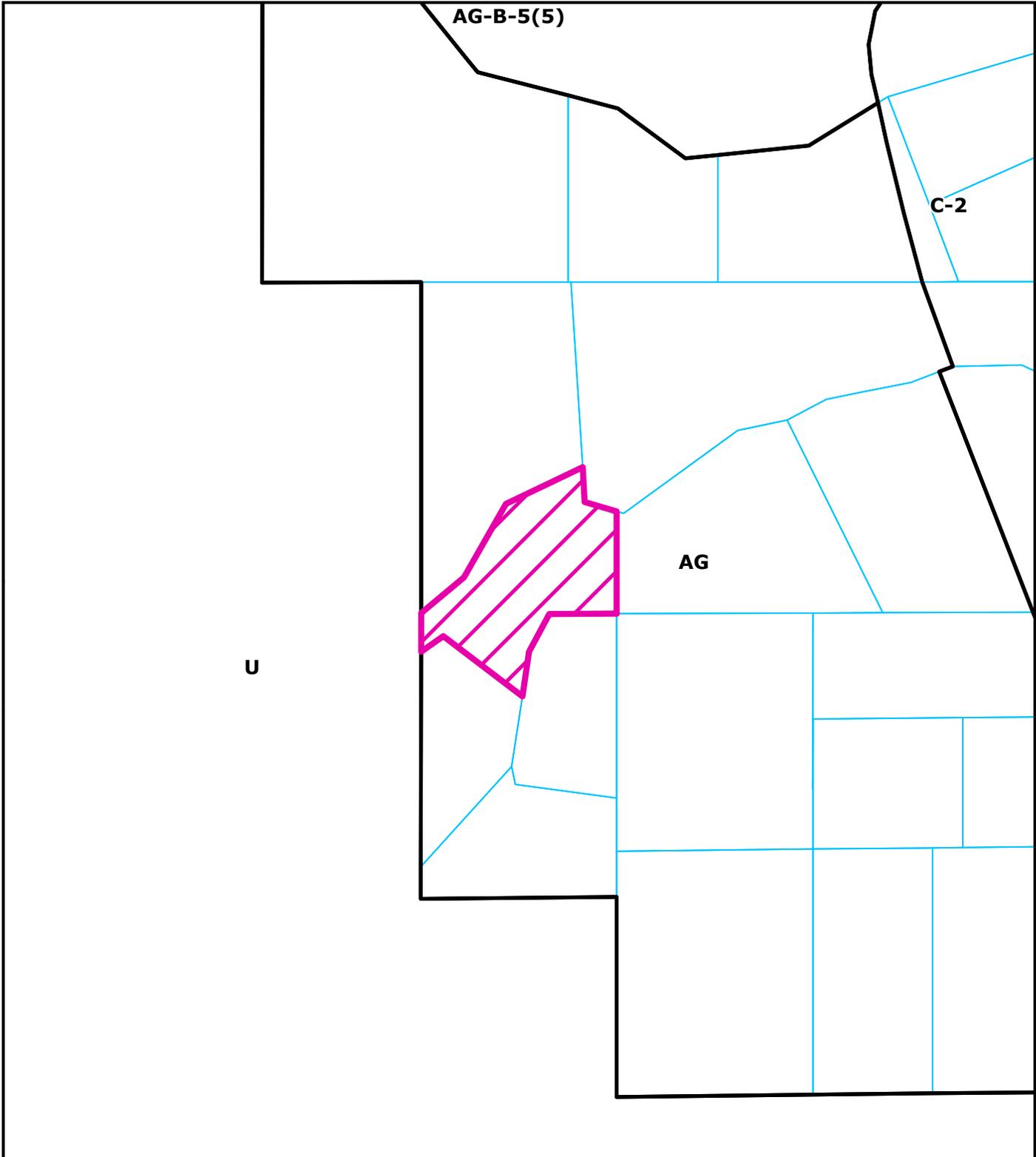
ENCHANTED SPRING LN

**AERIAL MAP  
PROPOSED ENCHANTED FARMS, LLC  
WILLOW CREEK AREA  
PLN--2019-16069  
APN: 524-201-032-000  
T06N R05E S9 HB&M (SALYER)**

Project Area = 



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

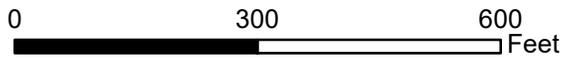


Project Area = 

**ZONING MAP**  
**PROPOSED ENCHANTED FARMS, LLC**  
**WILLOW CREEK AREA**  
**PLN--2019-16069**  
**APN: 524-201-032-000**  
**T06N R05E S9 HB&M (SALYER)**



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



APN: 524-201-032  
 OWNER: Marianna Voulgaris  
 APPLICANT: Marianna Voulgaris

**LEGEND**

- |   |  |   |                             |
|---|--|---|-----------------------------|
|  | Parcel Boundary                          |  | Neighboring Residence       |
|  | <P>Cultivation Disturbance Area          |  | Church                      |
|  | Cultivation Buffer (300 feet & 600 feet) |  | Building                    |
|  | Neighboring APN                          |  | Water Transfer Tank         |
|  | Cultivation Setback                      |  | Ornamental Pond (Koi)       |
|  | CA SR-299                                |  | In-ground Swimming Pool     |
|  | Paved Road                               |  | USGS Class III Stream       |
|  | Dirt Road                                |  | Class III Stream (Observed) |

Parcel is located on Enchanted Spring Ln. About 2.5 miles East of Willow Creek, CA on HWY 299, turn West on Enchanted Spring Ln.

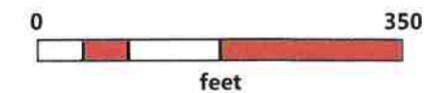
**CULTIVATION**

<E> Bld4 - 21x44-foot Garage includes garbage containment, nutrient storage, and processing room. A studio apartment has separate entrance at the North end of Garage

**DOMESTIC**

<E> Bld1 - 38x30-foot Residence is 2-story + Attic.  
 <E> Bld2 - 40x10-foot Pool House (Storage)  
 <E> Bld3 - 21x41-foot Apartments is 1-story + Attic

ALL BUILDINGS WERE CONSTRUCTED IN 2005 (GoogleEarth)

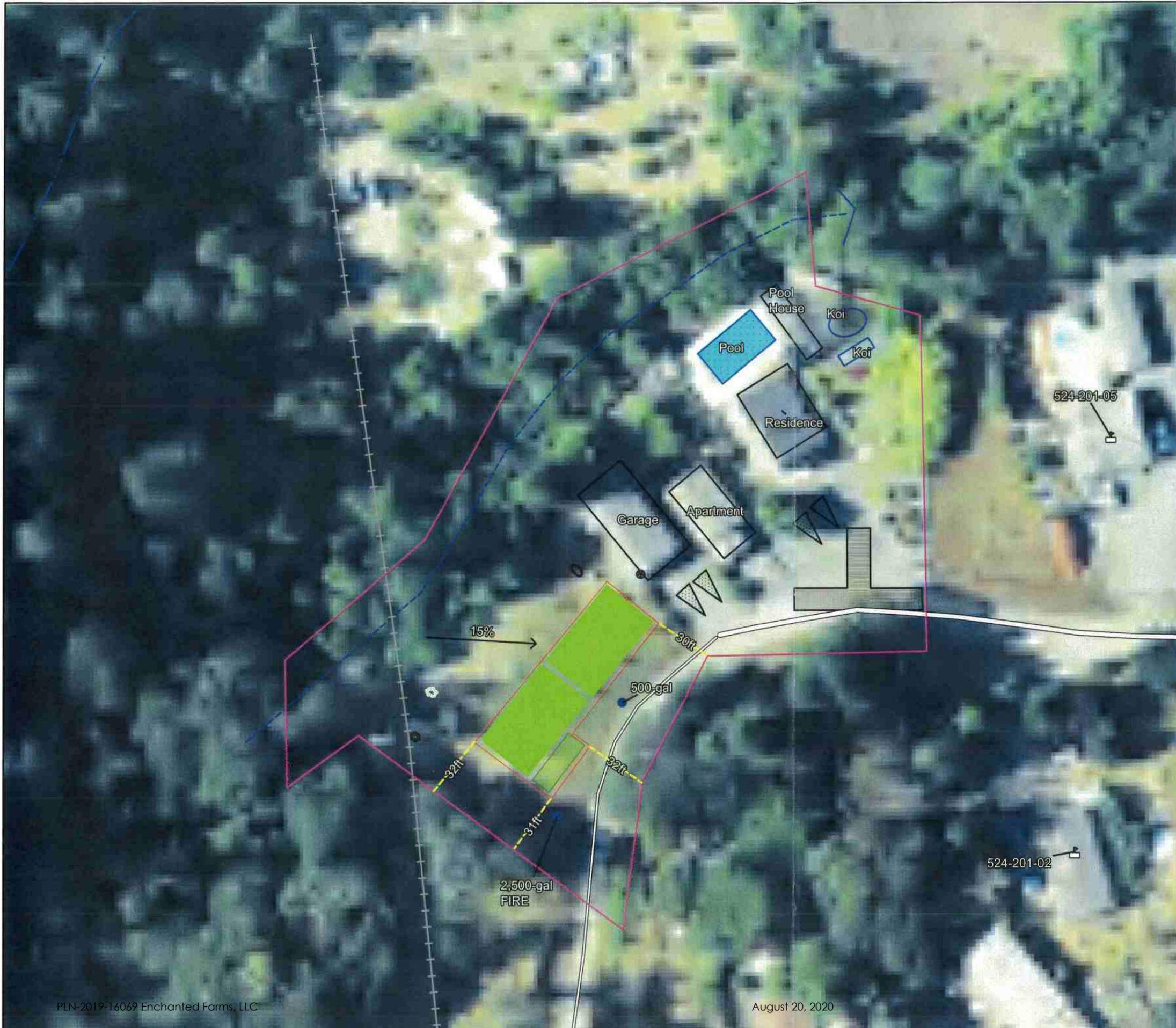


1580 NURSERY WAY, STE. D  
 MCKINLEYVILLE, CA 95519  
 (707) 890-6600

APN: 524-201-032  
 OWNER: Marianna Voulgaris  
 APPLICANT: Marianna Voulgaris

**LEGEND**

	Parcel Boundary		Neighboring Residence
	<P> Greenhouse		Building (labeled)
	<P> Immature Plant Greenhouse		Slope Direction (Percent Slope)
	<P> Cultivation Disturbance Area		Overhead Power Lines
	Cultivation Setback		Power Pole
	Paved Roads		Propane Tank
	Dirt Road		Compost Area
	USGS Class III Stream		Water Bibb (Municipal=WCCSD)
	Class III Stream		Water Transfer Tank
	Septic & Leach		Cannabis Parking
			SRA Hammerhead T Turnaround
			In-ground Swimming Pool
			Ornamental Pond (Koi)



ALL EXISTING BUILDINGS WERE CONSTRUCTED IN 2005 (GoogleEarth)

ALL BUILDINGS ARE CONNECTED TO PERMITTED OWTS

<P> = PROPOSED    <E> = EXISTING

**CULTIVATION**

<E> Bld4 - 21x44-foot Garage includes garbage containment, nutrient storage, and processing room. A studio apartment has separate entrance at the north end of Garage

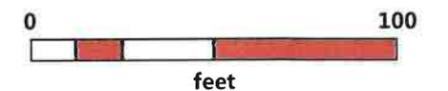
- <P> GH1 - 30x50-foot Greenhouse
- <P> GH2 - 30x50-foot Greenhouse
- <P> GH3 - 10x30-foot immature plant area

- <P> Cultivation footprint = 3,000 square feet
- <P> Cultivation disturbance = 4,000 square feet

- <P> 2,500-gal HDPE Water Tank for FIRE suppression
- <E> 500-gal HPDPE Water Transfer Tank (2018)

**DOMESTIC**

- <E> Bld1 - 38x30-foot Residence is 2-story + Attic.
- <E> Bld2 - 40x10-foot Pool House (Storage)
- <E> Bld3 - 21x41-foot Apartments is 1-story + Attic



1580 NURSERY WAY, STE. D  
 MCKINLEYVILLE, CA 95519  
 (707) 890-6600

## ATTACHMENT 1

### RECOMMENDED CONDITIONS OF APPROVAL

**APPROVAL OF THE CONDITIONAL USE PERMIT AND SPECIAL PERMIT MODIFICATION IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE RELEASE OF THE BUILDING PERMIT AND INITIATION OF OPERATIONS.**

1. Within 60 days of project approval, the applicant shall execute a Compliance Agreement with the Humboldt County Planning Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval #2 - 18. The agreement shall provide a timeline for completing all outstanding items. All activities detailed under the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
2. The applicant shall 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.
3. All cultivation areas utilizing artificial lighting (i.e. ancillary propagation greenhouse) 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. No artificial lighting is authorized by this permit until the structures and greenhouses can be demonstrated to comply with this standard.
4. The applicant shall adhere to and implement the recommendations contained in the Biological Report.
5. The applicant shall submit a Site Management Plan (SMP) once a site assessment has been conducted.
6. Prior to commencing operations, the applicant shall obtain 100% renewable energy for all energy use to support commercial cannabis operations for the subject project. A letter from P.G.& E. will satisfy this condition.
7. The applicant to submit a Soils Management Plan for review and approval by the Planning Department. Once approved, the applicant is required to implement the Soils Management Plan and provide monitoring results during the annual inspection.
8. Applicant shall secure permits from the North Coast Unified Air Quality Management District, as applicable. A letter or similar communication from the North Coast Air Quality Management District verifying that all their requirements have been met and/or no additional permitting is required will satisfy this condition.

1. The applicant shall contact the local fire service provider [Willow Creek Volunteer Fire Department] and furnish written documentation from that agency of the available emergency response and fire suppression services and any recommended project mitigation measures. Mitigation measures shall be incorporated into the project, if applicable. If emergency response and fire suppression services are not provided, the applicant shall cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required.
9. The applicant to submit copies of all documents filed with the State Water Resources Control Board, including, but not limited to: the Notice of Applicability and a Site Management Plan. The applicant is required to adhere to and implement the requirements contained in the SWRCB's Cannabis Cultivation Policy, the General Order and the Notice of Applicability. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted annually to the Planning and Building Department concurrent with the submittal to the SWRCB.
10. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding any 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.
11. 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 volume annually allotted (448,831 gallons) by the Willow Creek Community Service District and shall be provided annually prior to or during the annual inspection.
12. The applicant shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning Division.
13. The applicant shall 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.
14. 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.
15. 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 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.
16. 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. 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 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.

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

1. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.
2. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CCLUO and MAUCRSA, as applicable to the permit type.
3. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning & Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort towards compliance can be shown within the two years following the issuance of the provisional clearance or permit, The Planning Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow for additional time to meet the outstanding requirements.
4. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
5. Compliance with all statutes, regulations and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
6. Confinement of the area of cannabis cultivation, processing, manufacture or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any School, School Bus Stop, Church or other Place of Religious Worship, or Tribal Cultural Resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
7. Applicant shall enroll in Tier 1, 2 or 3, certification with the North Coast Regional Water Quality Control Board (NCRWQCB) Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.

8. 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.
9. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, or herbicide.
10. This permit does not authorize the use of Anticoagulant rodenticides on the subject parcel. Anticoagulant rodenticides are prohibited.
11. Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any erosion control and/or cultivation operations. 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.
12. The environmental impacts of improper waste disposal are significant and well documented. All refuse be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
13. Any existing on-site lighting or proposed lighting upgrades in the future, shall be fully shielded and designed and installed to minimize off-site lighting and direct light within the property boundaries. Light shall not escape at a level that is visible from neighboring properties between sunset and sunrise. The light source should comply with the International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1 and be designed to regulate light spillage onto neighboring properties resulting from backlight, uplight, or glare (BUG). Should the Humboldt County Planning Division receive complaints that the lighting is out of alignment or not complying with these standards, 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 has been repaired, inspected, and corrected as necessary.
14. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday – Friday, 9:00 am – 5:00 pm, excluding holidays).
15. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
16. Pay all applicable application and annual inspection fees.
17. The noise produced by a generator used on an emergency-only basis for cannabis drying, curing, and processing shall not be audible by humans from neighboring residences. The decibel level for generators measured at the property line shall be no more than 60 decibels.
18. Storage of Fuel - Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's CUPA program, and in such a way that no spillage occurs.
19. The Master Log Books maintained by the applicant to track production and sales shall be maintained for inspection by the County.

20. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).
21. The operation shall participate in the Medical Cannabis Track and Trace Program administered by the Humboldt County Agricultural Commissioner, when available.

Performance Standards for Cultivation and Processing Operations

22. Pursuant to the MAUCRSA, 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."
23. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include: federal and state wage and hour laws, CAL/OSHA, OSHA, California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
24. Cultivators engaged in processing shall comply with the following Processing Practices:
  - i. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
  - ii. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
  - iii. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
  - iv. Employees must wash hands sufficiently when handling cannabis or use gloves.
25. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
  - I. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
    - (a) Emergency action response planning as necessary;
    - (b) Employee accident reporting and investigation policies;
    - (c) Fire prevention;
    - (d) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
    - (e) Materials handling policies;
    - (f) Job hazard analyses; and
    - (g) Personal protective equipment policies, including respiratory protection.
  - II. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
    - (a) Operation manager contacts;
    - (b) Emergency responder contacts;
    - (c) Poison control contacts.
  - III. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling

increased usage without adverse consequences to neighboring properties or the environment.

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

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

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

27. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation CUP and SP issued pursuant to the CCLUO 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.

28. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the SP or permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the non-compliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of non-compliance. Failure to request reinspection or to cure any items of non-compliance shall terminate the Special Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to section 55.4.13.

29. Permit Renewals to comply with Updated Laws and Regulations. Permit renewal per Ongoing Condition of Approval #23 above 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.

30. 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.

31. Permittee further acknowledges and declares that:

- I. All commercial cannabis activity that I, my agents, or employees conduct pursuant to a permit from the County of Humboldt shall be solely for medical purposes and all commercial cannabis products produced by me, my agents, or employees are

intended to be consumed solely by qualified patients entitled to the protections of the Compassionate Use Act of 1996 (codified at Health and Safety Code section 11362.5); and

- II. All cannabis or cannabis products under my control, or the control of my agents or employees, and cultivated or manufactured pursuant to local Ordinance and the California Medical Marijuana Regulation and Safety Act will be distributed within the State of California; and
- III. All commercial cannabis activity conducted by me, or my agents or employees pursuant to a permit from the County of Humboldt will be conducted in compliance with the California Medical Marijuana Regulation and Safety Act.

32. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CCLUO eligibility requirements, and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:

- a. Identifying information for the new Owner(s) and management as required in an initial permit application;
- b. A written acknowledgment by the new Owner in accordance as required for the initial Permit application;
- c. The specific date on which the transfer is to occur; and
- d. Acknowledgement of full responsibility for complying with the existing Permit; and
- e. Execution of an Affidavit of Non-diversion of Medical Cannabis.

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

#### **Informational Notes:**

1. Pursuant to Section 314-55.4.6.5.7 of the CCLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state of 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 of 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.

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 #1 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in Conditions of Approval #27 of the On-Going 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 as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code Section 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 Section 5097.98. Violators shall be prosecuted in accordance with Public Resources Code Section 5097.99.

4. 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 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.

5. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will send a bill to the Applicant for all staff costs incurred for review of the project for conformance with the conditions of approval. All Planning fees for this service shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

6. A Notice of Exemption (NOE) 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 NOE and will charge this cost to the project.

7. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions prior to release of building permit or initiation of use and at time of annual inspection. In order to demonstrate that all conditions have been satisfied, applicant is required to pay the 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) 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.

8. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled *Cannabis Palm Card* and *Cannabis Rack Card*. This information shall also be provided to all employees as part of the employee orientation.

## ATTACHMENT 2

### REQUIRED FINDINGS FOR APPROVAL

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

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

1. The proposed development is in conformance with the County General Plan 2017, Open Space Plan, and Open Space Action Program;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations;
4. The proposed development complies with the terms and conditions of any applicable permit and/or subdivision map that was previously approved for such development; and
5. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity;
6. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation) unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized; and
7. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:
  - a. Is categorically or statutorily exempt; or
  - b. Has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or
  - c. Has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

The County Zoning Ordinance, Sections 312-2.4 (Required Findings for All Zoning Clearance Certificates) of the Humboldt County Code specifies the findings that are required to approval and immediately issue a Zoning Clearance Certificate:

1. The proposed development conforms with all requirements of the Humboldt County Zoning Regulations;
2. The proposed development complies with the terms and conditions of any applicable permit and/or subdivision map that was previously approved for such development; and
3. The proposed development is not located on the same lot where conditions exist or activities are being conducted which are a part of the proposed development and in violation of the Humboldt County Code, unless the zoning clearance a) is necessary for the abatement of the existing violation(s) or; b) addresses an imminent health and/or safety violation; or, c) facilitates an accessibility improvement to a structure or site for ADA compliance consistent with 312-42 of this Chapter; or d) the applicant has executed and recorded an enforcement agreement with the County to cure the violation(s) on a form approved by the Risk Manager and County Counsel.

**1. The proposed development must be consistent with the General Plan.** The following table identifies the substantial evidence which supports finding that the proposed development is in conformance with all applicable policies and standards of the Humboldt County General Plan 2017, Open Space Plan, Open Space Action Program.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Land Use Chapter 4</p> <p>Land Use Designations Section 4.8</p> <p>Commercial General</p>	<p><b>Residential Estates (RE2.5-5):</b>            This designation is used for lands adjacent to urban areas or rural communities with limited public services but suitable for single-family residential use. It is also intended as a transition from urban development to rural lands. Clustering policies are suggested to assist in buffering adjacent resource production or open space uses and to retain contiguous open space. This designation is commonly used in water-only service areas.</p> <p>Allowable uses include single family residential, second residential unit, guest house, planned developments, and residential accessory uses.</p> <p>Density range is 2.5 - 5 acres/unit.</p>	<p>The proposed project includes a 3,000 square feet of existing light deprivation commercial cannabis cultivation, which is consistent with Section 55.4.54.5.3 of the Commercial Cannabis Land Ordinance (CCLUO). As required by the CCLUO, Section 44.4.54.4 (l) the applicant seeks a CUP for an exception to the residence setbacks and odor mitigation requirements within the Community Planning Area. A Special Permit is also requested for the relaxation of the 600' setback from Six Rivers National Forest in accordance with the CCLUO, Section 55.4.6.4.4 (f). General and intensive agriculture, cottage industry and similar and compatible uses are allowed use types for this designation. Therefore, the project conforms with this section.</p>

<p>Circulation Chapter 7</p>	<p>Goals and policies contained in this Chapter relate to a balanced, safe, efficient, accessible and convenient circulation system that is appropriate for each type of unincorporated community (C-G1,C-G2); coordinated planning design, development, operations, and maintenance between the County and other transportation system service providers (C-G3); and access for all transportation mode types with improved opportunities to move goods within, into and out of Humboldt County. (C-G4, C-G5)</p> <p>Related policies: C-P3. Consideration of Transportation Impacts in Land Use Decision Making.</p>	<p>The subject parcel is accessed by Enchanted Spring Lane, which is a non-county maintained road and is directly off State Highway 299. The portion of Enchanted Spring Lane from State Highway 299 to the project location is a paved road that is 0.21 miles to the project site. A Road Evaluation Report was submitted by the applicant December 17, 2019 and is reported to be developed to the equivalent of a category 4 road. The Department of Public Works recommended approval of this project and CalTrans provided no comment. Therefore, the project conforms with this section.</p>
<p>Housing Chapter 8</p>	<p>Goals and policies contained in this Element seek to identify existing and projected housing needs and establish goals, policies, standards and measures for the preservation, improvement, and development of housing.</p> <p>Related policies: H-P3, Development of Parcels in the Residential Land Inventory.</p>	<p>The project does not involve residential development, nor is the project site part of the Housing Element Residential Land Inventory. There is a 1,140 square foot residence, a 861 square foot apartment, and a 400 square foot pool house on the parcel. However, the project will not preclude any future residential development. The project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.</p>
<p>Conservation and Open Space Chapter 10  Open Space Section 10.2</p>	<p>Goals and policies contained in this Chapter relate to an Open Space and Conservation Program that is complimentary to other agencies' plans and that preserves the county's unique open spaces. (CO-G1,CO-G3)</p> <p>Related policies: CO-P1, Conservation and Open Space Program; CO-P12, Development Review, CO-S1.</p>	<p>The project is for a 3,000 square feet of light deprivation commercial cannabis cultivation, which is consistent with Section 55.4.54.5.3 of the Commercial Cannabis Land Ordinance (CCLUO). As required by the CCLUO, Section 44.4.54.4 (l) the applicant seeks a CUP for an exception to the residence setbacks and odor mitigation requirements within the Community Planning Area. A Special Permit is also requested for the relaxation of the 600' setback from Six Rivers National Forest in accordance with the CCLUO, Section 55.4.6.4.4 (f). If approved, these permits would</p>

	<p>Identification of Local Open Space Plan, and CO-S2. Identification of the Open Space Action Program.</p>	<p>not authorize any timber harvesting. The project would leave intact, the existing open space areas surrounding the cultivation areas as well as surrounding parcels.</p> <p>The project can be found consistent with the Open Space Action Program because the project is consistent with the allowable uses of the Land Use Designations. The proposed cannabis cultivation – an agricultural product – and associated uses are within land planned for agricultural purposes, consistent with the use of Open Space land for management production of resources. There are no mapped Streamside Management Areas on the subject parcel. See Section 10.3 <i>Biological Resources</i> for more information. In addition, the project incorporates conditions of approval related to the listed policies that would ensure resources are protected and is; therefore, consistent with the Open Space Element.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Biological Resources Section 10.3</p>	<p>Goals and policies contained in this Chapter relate to mapped sensitive habitat areas where policies are applied to protect fish and wildlife and facilitate the recovery of endangered species. (BR-G1, Threatened and Endangered Species, BR-G2, Sensitive and Critical Habitat, BR-G3, Benefits of Biological Resources)</p> <p>Related policies: BR-P1. Compatible Land Uses, BR-P5. Streamside Management Areas.</p>	<p>There are no rare or special status species based on a review of the California Natural Diversity Database. There are no mapped Streamside Management Areas. No northern spotted owl (NSO) habitat exists on the parcel. The nearest NSO habitat appears to be in the surrounding area adjacent to the historic Activity Center (AC), approximately 1.2 miles northwest of the project parcel. A Biological Report was submitted for the project parcel by Natural Resource Management Corporation dated November 20, 2019. No special status species were detected during the biological survey and it was determined that the commercial cannabis cultivation proposed will not impact wildlife species in the vicinity of the project area. Greenhouses are equipped with fans and power is provided by P. G. &amp; E. However, because potential habitat exists within the Six Rivers National Forest, adjacent to the subject parcel, special noise attenuation measures due to proximity to known noise sources. In accordance with the standards set forth in Section 55.4.11(o) of the CCLUO and Departmental Policy Statement (DPS) 16-005, the subject parcel is considered to contain no habitat nor potential habitat for Northern Spotted Owl because it is within one-mile of a mapped Northern Spotted Owl activity center. Ongoing conditions of approval require the</p>

		<p>maximum allowable generator noise exposure level is 50 dB when measured from the generator at a distance of 100 feet or at the edge of habitat, whichever is closer. Conditions of approval require the applicant to provide evidence that generator and fan noise exposure levels are 50 dB when measured at 100 feet or edge of habitat. Artificial lighting is used for the 300 square-foot propagation greenhouse. Conditions of approval require all lighting to adhere to Dark Sky standards as described by the CCLUO.</p> <p>The California Department of Fish and Wildlife (CDFW) was referred on February 4, 2020 and no response was provided. No referral response was received. The Planning Department contacted CDFW via email two additional times to provide a copy of the Biological Report and to request comment regarding any concerns they may have with the reduced setback to public lands and the light deprivation cultivation method: once on July 16, 2020 to Kalyn Bodcast and a second time on July 20, 2020 to Scott Bauer. No response was received.</p> <p>As conditioned, the project is consistent with the Biological Resource policies of the General Plan.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Cultural Resources Section 10.6</p>	<p>Goals and policies contained in this Chapter relate to the protection and enhancement of significant cultural resources, providing heritage, historic, scientific, educational, social and economic values to benefit present and future generations. (CU-G1, Protection and Enhancement of Significant Cultural Resources)</p> <p>Related policies: CU-P1. Identification and Protection, CU-P2. Native American Tribal Consultation]</p>	<p>An Archaeological Survey Report was prepared for the subject parcel and concluded no significant archaeological or historic period cultural resources would exist in the limits of the project area.</p>
<p>Conservation and Open Space Chapter 10</p>	<p>Goals and policies contained in this Chapter relate to the protection of scenic areas that contribute to the enjoyment of Humboldt County's beauty</p>	<p>The project is for a 3,000 square feet of light deprivation commercial cannabis cultivation, which is consistent with Section 55.4.54.5.3 of the Commercial Cannabis Land Ordinance (CCLUO). As required by the CCLUO, Section 44.4.54.4 (l) the applicant seeks a CUP for an</p>

<p>Scenic Resources Section 10.6</p>	<p>and abundant natural resources (SR-G1); and a system of scenic highways roadways that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County. (SR-G2)  Related policies: SR-S4. Light and Glare.</p>	<p>exception to the residence setbacks and odor mitigation requirements within the Community Planning Area. A Special Permit is also requested for the relaxation of the 600' setback from Six Rivers National Forest in accordance with the CCLUO, Section 55.4.6.4.4 (f). Additionally, a 300-square-foot structure for propagation. The project has been conditioned to adhere to Dark Sky Standards for artificial lighting used in the mixed light greenhouses and within the propagation structure. With these conditions of approval, the proposed project would meet the goals and policies contained in this chapter relating to the protection of scenic areas. As conditioned, the project is therefore consistent with the Scenic Resource policies of the General Plan.</p>
<p>Water Resources Chapter 11  Stormwater Drainage</p>	<p>Goals and policies contained in this Chapter relate to coordinated watershed planning and land use decision making to advance management priorities (WR-G3, WR-G4, WR-G5); watershed conservation and restoration efforts aimed at de-listing water bodies and watersheds which are restored to meet all beneficial uses, including water use, salmon and steelhead recovery plans, recreational activities, and the economy. (WR-G1, WR-G, WR-G7, WR-G8, WR-G9)  Related policies: WR-P10. Erosion and Sediment Discharge; WR-P42. Erosion and Sediment Control Measures.</p>	<p>The applicant is not currently cultivating on the project parcel. The applicant will be required to enroll in the State Cannabis Discharge Program once cannabis cultivation resumes on the project parcel. Conditions of approval require the applicant to submit copies of all documents filed with the State Water Resources Control Board, including, but not limited to the Notice of Applicability a Site Management Plan. The applicant is required to adhere to and implement the requirements contained in the SWRCB's Cannabis Cultivation Policy, the General Order and the Notice of Applicability. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted annually to the Planning and Building Department concurrent with the submittal to the SWRCB. The project is consistent with the Water Resource policies of the General Plan.</p>
<p>Water Resources Chapter 11  Onsite Wastewater Systems</p>	<p>Goals and policies contained in this Chapter relate to adequate public water supply as well as onsite wastewater systems and natural and developed storm drainage systems that minimize interference with surface and groundwater</p>	<p>There is a permitted Onsite Wastewater Treatment Facility (OWTS) located on the subject parcel that serves 1,140 square foot residence, a 861 square foot apartment, and a 400 square foot pool house. Department of Environmental Health recommended approval for the project. As conditioned, the project, therefore, conforms with this section.</p>

	<p>flows and storm water pollution. (WR-G6, WR-G9, WR G10)</p> <p>Related policies: WR-IM7. Basin Plan Septic Requirements; and IS-P17. On-Site Sewage Disposal Requirements.</p>	
<p>Noise Chapter 13</p>	<p>Goals and policies contained in this Chapter discourage incompatible uses within communities and reduce excessive noise through the application of standards. (N-G1, N-G2)</p> <p>Related policies: N-P1, Minimize Noise from Stationary and Mobile Sources; N-P4, Protection from Excessive Noise.</p>	<p>No northern spotted owl (NSO) habitat exists on the parcel. The nearest NSO habitat appears to be in the surrounding area adjacent to the historic Activity Center (AC), approximately 1.2 miles northwest of the project parcel. Greenhouses are equipped with fans and power is provided by P. G. &amp; E. The nearest mapped Marbled murrelet habitat is location 3.46 miles to the northeast of the subject parcel. The nearest Northern Spotted Owl (NSO) positive observation is located 0.47 miles to the south and the nearest NSO Activity Center is located 1.27 miles to the south of the project site. However, because potential habitat exists within the Six Rivers National Forest, adjacent to the subject parcel, special noise attenuation measures due to proximity to known noise sources.. In accordance with the standards set forth in Section 55.4.11(o) of the CCLUO and Departmental Policy Statement (DPS) 16-005, the subject parcel is not considered to contain habitat or potential habitat for Northern Spotted Owl because it is not within one-mile of a mapped Northern Spotted Owl activity center. Ongoing conditions of approval require the maximum allowable generator noise exposure level is 50 dB when measured from the generator at a distance of 100 feet or at the edge of habitat, whichever is closer. Conditions of approval require the applicant to provide evidence that generator and fan noise exposure levels are 50 dB when measured at 100 feet or edge of habitat prior to using any artificial lighting. As conditioned, the project is consistent with the Noise Element.</p>
<p>Safety Element Chapter 14  Geologic &amp;</p>	<p>Goals and policies contained in this Chapter relate to communities that are designed and built to minimize the potential for loss of life and property resulting from natural and</p>	<p>The project site is not located in a mapped Alquist-Priolo fault zone nor is subject to liquefaction. The site is located in an area designated as Moderate Slope Instability (2) in the County's GIS mapping. All existing features of the cultivation are located on graded pads or in grassland openings. Conditions of</p>

<p>Seismic</p>	<p>manmade hazards; and to prevent unnecessary exposure to areas of geologic instability, floodplains, tsunami run-up areas, high risk wildland fire areas, and airport areas planned and conditioned to prevent unnecessary exposure of people and property to risks of damage or injury. (S-G1, S-G2)</p> <p>Related policies: S-P11. Site Suitability, S-P7. Structural Hazards.</p>	<p>approval require the applicant to obtain grading permits from the Building Inspection Division for all grading conducted without the benefit of County review, including, but not limited to the cultivation areas and the area where the 300-square-foot propagation. The project is consistent with the geologic resource policies of the Safety Element.</p>
<p>Safety Element Chapter 14  Flooding</p>	<p>Goals and policies contained in this Chapter relate to the use of natural drainage channels and watersheds that are managed to minimize peak flows in order to reduce the severity and frequency of flooding. (S-G3)</p> <p>Related policies include: S-P12, Federal Flood Insurance Program; S-P13, Flood Plains; S-P15, Construction Within Special Flood Hazard Areas.</p>	<p>The subject site is outside any mapped flood hazard areas. The project site is not within a mapped dam or levee inundation area and, at over 40 miles distance from the coast, is outside the areas subject to tsunami run-up.</p>
<p>Safety Element Chapter 14  Fire Hazards</p>	<p>Goals and policies of this Chapter encourages development designed to reduce the risk of structural and wildland fires supported by fire protection services that minimize the potential</p> <p>Related policies: S-P 19, Conformance with State Responsibility Areas (SRA) Fire Safe Regulations.</p>	<p>The subject property is located within an area with a high hazard severity. The parcel is located within the Willow Creek Volunteer Fire Department Response Area and the State Fire Responsibility Area where the State of California has the primary financial responsibility for the prevention and suppression of wildland fires. CAL FIRE comments recommended compliance with the requirements of the County's Fire Safe Regulations. The Humboldt County Fire Safe Ordinance (Section 3111-1 <i>et seq.</i>) establishes development standards for minimizing wildfire danger in state responsibility designated areas.</p> <p>The project is consistent with the fire protection policies of the Safety Element.</p>
<p>Community Infrastructure and Services</p>	<p>IS-S5 requires new industrial, commercial and residential development located outside of fire district</p>	<p>The project is located in the Willow Creek Volunteer Fire Department boundaries.</p>

Element, Chapter 5  Implementation Action Plan	boundaries to obtain written acknowledgment of available emergency response and fire suppression services from the local fire agency, including any recommended mitigation.	
Air Quality Chapter 15	Goals and policies contained in this Chapter relate to improved air quality to meet current and future state and federal standards, including attainment of particulate matter requirements (AQ-G 1, AQ-G2, AQ-G3) and the successful reduction of greenhouse gas emissions to levels consistent with state and federal requirements (AQ-G4) Related policies: AQ-P4, Construction and Grading Dust Control, AQ-S 1, Construction and Grading Dust Control, AQP7, Interagency Coordination.	As a condition of project approval, applications for grading and or building permits shall be referred to the North Coast Air Quality Management District (NCAQMD) for review and consultation. Dust control practices during construction and grading shall achieve compliance with NCAQMD fugitive dust emission standards. As conditioned, the project is consistent with these policies of the General Plan.

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

Zoning Section	Summary of Applicable Requirements	Evidence Supporting the Zoning Finding
§312-1.1.2 Legal Lot Requirement	Development permits shall be issued only for a lot that was created in compliance with all applicable state and local subdivision regulations.	The subject parcel of land known as APN 524-201-032-000 is one, legal parcel and is on file in the Office of the Humboldt County Recorder shown as Lot 1 on Parcel Map 1344, Book 12, page 1 and Lot 3 on Parcel Map 2882, pages 54-55. Therefore, the subject parcel was lawfully created in its current configuration and can be developed as proposed.

<p>§312-2.4</p> <p>Zoning Clearance Certificates</p>	<p>The proposed development conforms with all requirements of the Humboldt County Zoning Regulations; and</p> <p>The proposed development complies with the terms and conditions of any applicable permit and/or subdivision map that was previously approved for such development; and</p> <p>The proposed development is not located on the same lot where conditions exist or activities are being conducted which are a part of the proposed development and in violation of the Humboldt County Code, unless the zoning clearance a) is necessary for the abatement of the existing violation(s) or; b) addresses an imminent health and/or safety violation; or, c) facilitates an accessibility improvement to a structure or site for ADA compliance consistent with 312-42 of this Chapter; or d) the applicant has executed and recorded an enforcement agreement with the County to cure the violation(s) on a form approved by the Risk Manager and County Counsel.</p>	<p>The proposed Conditional Use Permit and Special Permit as all development will be on the same parcel. The project conforms with all the requirements of the Humboldt County Zoning Regulations. The subject parcel of land known as APN 524-201-032-000 is one, legal parcel and is on file in the Office of the Humboldt County Recorder shown as Lot 1 on Parcel Map 1344, Book 12, page 1 and Lot 3 on Parcel Map 2882, pages 54-55. There are no active violations on the subject parcel. The project therefore conforms with the requirements to issue the Conditional Use Permit and Special Permit.</p>
<p>§314-8.1</p> <p>Agriculture General</p>	<p><b>Agricultural General AG):</b> Intended to be applied in areas in which agriculture is the desirable predominant use and rural residential uses are secondary.</p>	<p>The project is for a 3,000 square feet of light deprivation commercial cannabis cultivation Conditional Use Permit (CUP), which is consistent with Section 55.4.54.5.3 of the Commercial Cannabis Land Ordinance (CCLUO). As required by the CCLUO, Section 44.4.54.4 (I) the applicant seeks a CUP for an exception to the residence setbacks and odor mitigation requirements within the Community Planning Area. A Special Permit is also requested for the relaxation of the 600' setback from Six Rivers National Forest in</p>

		accordance with the CCLUO, Section 55.4.6.4.4 (f). Additionally, a 300-square-foot structure for propagation on the property zoned AG. The proposed uses allowed with Conditional Use Permit and Special Permits in this zoning district under Sections 314-55.4.6.11, 314-55.4.71, 314-55.4.8.2.3 of the Humboldt County Code.
Minimum Lot Area:	Two and one-half (2 ½) acres	1.47 acres
Minimum Lot Width:	60 feet	154 feet
Minimum Lot Depth:	None specified	396 feet
Max. Lot Coverage:	35%	<35%
Min. Yard Setbacks (through the SRA requirements):	Front: 20 feet Rear: 10 feet Side: 6 feet  SRA: 30 feet, all sides	Front: >30 feet Rear: >30 feet Sides: >30 feet
Max. Building Height:	35 feet	<35 feet
§314-61.1 Streamside Management Area (SMA)	Purpose: to provide minimum standards pertaining to the use and development of land located within Streamside Management Areas (SMAs) and other wet areas (OWA) to implement the County's Open Space Element of the General Plan.	There are no mapped Streamside Management Areas on the subject parcel.

<b>314-55.4 et seq. HCC: Commercial Cultivation, Processing, Manufacturing, Distribution, Testing and Sale of Cannabis for Medical or Adult Use Inland Land Use Regulation (CCLUO)</b>		
§314-55.4.5.4  Permit Limits and Permit Counting	No more than eight acres of Commercial Cannabis permits may be issued to a single Person. No more than ten (10) Persons shall be granted permits authorizing three (3) or acres of cultivation pursuant to the provisions of 55.4.6.1.2(c).	According to records maintained by the Planning Department, the party who is the Enchanted Farms, LLC, applicant, submitted four applications, including this application for 3,000 square feet of light deprivation commercial cannabis cultivation and 300 square feet ancillary propagation space. If approved, the applicant will have less than 8 acres of approved cultivation area.
§314-55.4.6.4.2  Conversion of Timberland	Cultivation sites may only be located within an Non-Forested area that was in existence prior to January 1, 2016.	A review of aerial imagery on the Humboldt County WebGIS and Digital Globe shows the parcel contains timberland. No trees are proposed to be removed as part of the project.
§314-55.4.6.3.1  Eligibility Requirements – Energy Source	Electricity must be exclusively provided by a Renewable Energy Source, meeting the Performance Standard for Energy Use.	Power to the subject parcel is provided by P. G. & E. To meet the Performance Standard for Energy Use, CCLUO §314 - 55.4.12.5, The applicant will join one of P.G.&E's renewable energy programs ("Repower+" or "Solar Choice") to obtain 100% renewable energy for all energy used in the commercial cannabis operations, which is included as a Condition of Approval. As conditioned, the proposed project meets this performance standard.
§ 314-55.4.6.3.2  Eligibility Requirements – Water Source	Irrigation shall exclusively utilize Stored Water from Non-Diversiory Sources or water from a Public or Private Water Supplier.	Annual water use is estimated at 120,000 gallons. Water for irrigation is provided by a permitted the Willow Creek Community Service District (WCCSD). There is 500-gallon hard-sided tank for nutrient mixing. Drip irrigation and hand-watering is used to promote water conversation. Conditions of approval require the applicant to meter the water used for cultivation annually to demonstrate sufficient water is provided by the WCCSD to support the operation.

<b>314-55.4 et seq. HCC: Commercial Cultivation, Processing, Manufacturing, Distribution, Testing and Sale of Cannabis for Medical or Adult Use Inland Land Use Regulation (CCLUO)</b>		
§314-55.4.6.4.4 Standard Setbacks	The proposed project shall be more than 600 feet from any school, school bus stop, church or other place of religious worship, public park, or tribal cultural resources (TCRs) and 1,000 feet from all Tribal Ceremonial Sites.	The project is for a 3,000 square feet of light deprivation commercial cannabis cultivation Conditional Use Permit (CUP), which is consistent with Section 55.4.54.5.3 of the Commercial Cannabis Land Ordinance (CCLUO). As required by the CCLUO, Section 44.4.54.4 (l) the applicant seeks a CUP for an exception to the residence setbacks and odor mitigation requirements within the Community Planning Area. A Special Permit is also requested for the relaxation of the 600' setback from Six Rivers National Forest in accordance with the CCLUO, Section 55.4.6.4.4 (f). Additionally, a 300-square-foot structure for propagation on the property zoned AG. No nearby Tribal Cultural Resources or Tribal Ceremonial Sites were identified in the cultural resource study. The project complies with these standards.
§314-55.4.11 Application Requirements	Identifies the Information Required for All Applications	Attachment 4 identifies the information submitted with the application and shows all the required information was received.
§314-55.4.12 Performance Standards	Identifies the Performance Standards for Cannabis Cultivation Activities.	All the applicable performance standards are included as conditions of project approval. They are required to be met throughout the timeframe of the permit.
§314-55.4.12.1.8 Performance Standards– Road System	Roads providing access to any parcel(s) or premises on which commercial cannabis activities occur must comply with standards regarding dead-end road length, functional capacity and private road systems.	The property is accessed by Enchanted Spring Lane, which is a non-county maintained road and is directly off State Highway 299. The portion of Enchanted Spring Lane from State Highway 299 to the project location is a paved road that is 0.21 miles to the project site. A Road Evaluation Report was submitted by the applicant December 17, 2019 and is reported to be developed to the equivalent of a category 4 road. The road is maintained by the applicant and adjacent neighbors. A significant increase in traffic is not anticipated. A Road Maintenance Association has not been formally established; however, the applicant intends to form one with the neighborhood within one year of project approval.

314-55.4 et seq. HCC: Commercial Cultivation, Processing, Manufacturing, Distribution, Testing and Sale of Cannabis for Medical or Adult Use Inland Land Use Regulation (CCLUO)		
<p>§314-55.4.12.1.10 Performance Standards–</p> <p>Biological Resource Protection</p>	<p>Projects proposing new development activities shall provide the necessary information to implement Mitigation Measures 3.4-1a – 3.4-1l, 3.4-3a, 3.4-4, 3.4-5 and 3.4-6 from the Final Environmental Impact Report.</p>	<p>There are no rare or special status species based on a review of the California Natural Diversity Database. There are no mapped Streamside Management Areas. The nearest mapped Marbled murrelet habitat is location 3.46 miles to the northeast of the subject parcel. The nearest Northern Spotted Owl (NSO) positive observation is located 0.47 miles to the south and the nearest NSO Activity Center is located 1.27 miles to the south of the project site. Greenhouses are equipped with fans and power is provided by P. G. &amp; E. However, because potential habitat exists on the subject parcel, special noise attenuation measures due to proximity to known noise sources. In accordance with the standards set forth in Section 55.4.11(o) of the CCLUO and Departmental Policy Statement (DPS) 16-005, the subject parcel is considered to contain habitat or potential habitat for Northern Spotted Owl because it is within one-mile of a mapped Northern Spotted Owl activity center. Ongoing conditions of approval require the maximum allowable generator noise exposure level is 50 dB when measured from the generator at a distance of 100 feet or at the edge of habitat, whichever is closer. Conditions of approval require the applicant to provide evidence that generator and fan noise exposure levels are 50 dB when measured at 100 feet or edge of habitat. Artificial lighting is used for the 300-square-foot ancillary propagation area. Conditions of approval require all lighting to adhere to Dark Sky standards as described by the CCLUO.</p> <p>As conditioned, the project conforms to the performance standards for biological protections.</p>
<p>§314-55.4.12.2 Performance Standards–</p> <p>Commercial Cannabis Cultivation</p>	<p>Identifies the Performance Standards for Cannabis Cultivation Activities.</p>	<p>The project as proposed and conditioned meets all of the requirements stipulated in the cited section. In Attachment 1, these performance standards have been incorporated into the On-going Conditions of Approval that must be satisfied for the life of the project.</p>

<b>314-55.4 et seq. HCC: Commercial Cultivation, Processing, Manufacturing, Distribution, Testing and Sale of Cannabis for Medical or Adult Use Inland Land Use Regulation (CCLUO)</b>		
<p>§314-55.4.12.4 Performance Standards– Light Pollution Control</p>	<p>a) Structures used for Mixed Light Cultivation and Nurseries shall be shielded so that no light escapes between sunset and sunrise.</p> <p>b) Where located on a Parcel abutting a residential Zoning District or proposed within Resource Production or Rural Residential areas, any Security Lighting for Commercial Cannabis Activities shall be shielded and angled in such a way as to prevent light from spilling outside of the boundaries of the Parcel(s) or Premises or directly focusing on any surrounding uses.</p>	<p>The project has been conditioned to adhere to Dark Sky Standards for artificial lighting used within the ancillary propagation greenhouse. With these conditions of approval, the proposed project would meet the performance standards contained within the CCLUO.</p>
<p>§314-55.4.12.5 Performance Standards– Energy Use</p>	<p>All electricity utilized by Commercial Cannabis Cultivation, Manufacturing or Processing activities shall conform to one or more of the following standards:</p> <ul style="list-style-type: none"> <li>• Grid power supplied from 100% renewable source; and</li> <li>• On-site renewable energy system with twenty percent net non-renewable energy use</li> </ul> <p>Grid power supplied by partial or wholly non-renewable source with purchase of carbon offset credits.</p>	<p>The applicant is seeking a Conditional Use Permit to allow for the exception to the road standards for manufacturing, a Special Permit for non-volatile manufacturing cannabis, a modification to a previously approved Special Permit to reconfigure the cultivation areas and add a 750-square-foot structure for propagation and storage and a Zoning Clearance Certificate for distribution within an existing garage. Power is provided by P. G. &amp; E. Conditions of approval require the applicant to join one of P.G.&amp;E's renewable energy programs ("Repower+" or "Solar Choice") to obtain 100% renewable energy which is included as a Condition of Approval. As conditioned, the proposed project meets this performance standard.</p>

<b>314-55.4 et seq. HCC: Commercial Cultivation, Processing, Manufacturing, Distribution, Testing and Sale of Cannabis for Medical or Adult Use Inland Land Use Regulation (CCLUO)</b>		
<p>§314-55.4.12.6 Performance Standards–</p> <p>Noise</p>	<p>Noise from cultivation and related activities shall not result in an increase of more than three decibels of continuous noise above existing ambient noise levels at any property line of the site. Existing ambient noise levels shall be determined by take twenty-four measurements on three or more property lines when all cannabis related activities are not in operation.</p>	<p>Greenhouses are equipped with fans and power is provided by P. G. &amp; E. The nearest mapped Marbled murrelet habitat is location 3.46 miles to the northeast of the subject parcel. The nearest Northern Spotted Owl (NSO) positive observation is located 0.47 miles to the south and the nearest NSO Activity Center is located 1.27 miles to the south of the project site. However, because potential habitat exists on the subject parcel, special noise attenuation measures due to proximity to known noise sources. In accordance with the standards set forth in Section 55.4.11(o) of the CCLUO and Departmental Policy Statement (DPS) 16-005, the subject parcel is considered to contain habitat or potential habitat for Northern Spotted Owl because it is within one-mile of a mapped Northern Spotted Owl activity center. Ongoing conditions of approval require the maximum allowable generator noise exposure level is 50 dB when measured from the generator at a distance of 100 feet or at the edge of habitat, whichever is closer. Conditions of approval require the applicant to provide evidence that generator and fan noise exposure levels are 50 dB when measured at 100 feet or edge of habitat prior to using any artificial lighting.</p>
<p>§314-55.4.12.7 Performance Standards –</p> <p>Cannabis Irrigation</p>	<p>A Special Permit shall be required where Irrigation of Commercial Cannabis Cultivation Activities occurs wholly or in part using one or more Diversionary sources of water. All Cannabis Irrigation, regardless of cultivation area, shall be subject to documentation of water use, forbearance periods and storage requirements, metering and recordkeeping.</p>	<p>Annual water use is estimated at 120,000 gallons. Water for irrigation is provided by the Willow Creek Community Service District (WCCSD). A combination of drip irrigation and hand-watering is used to promote water conservation. Conditions of approval require the applicant to meter the water used for cultivation annually to demonstrate sufficient water is allotted by the WCCSD.</p>

<b>314-55.4 et seq. HCC: Commercial Cultivation, Processing, Manufacturing, Distribution, Testing and Sale of Cannabis for Medical or Adult Use Inland Land Use Regulation (CCLUO)</b>		
314-55.4.12.10 Performance Standards –  Soils Management	A soils management plan shall be provided detailing the use of imported and native soil on the Parcel(s) or Premises. The plan shall provide accounting for the annual and seasonal volume of soil that is imported and exported and documentation of the approved location of any Parcel(s) used for off-site disposal of spent soil if this occurs or is proposed.	Under the previous approval, the applicant provided photographs showing how coverings used for soils management. The CCLUO requires a soils management plan shall be provided detailing the use of imported and native soil on the Parcel(s) or Premises. The plan shall provide accounting for the annual and seasonal volume of soil that is imported and exported and documentation of the approved location of any Parcel(s) used for off-site disposal of spent soil if this occurs or is proposed. Conditions of approval require the applicant to submit a Soils Management Plan for review and approval by the Planning Department. Once approved, the applicant is required to implement the invasive species plan and provide monitoring results during the annual inspection.
314-55.4.12.13 Performance Standards –  Remediation Activities	All remediation activities shall be conducted in accordance with the requirements for Mitigation and Monitoring Plans described within 314-61.1 of the Humboldt County Code, including the standards for documentation, reporting, and adaptive management.	The proposed project does not include any remediation activities for historic cultivation areas.
314-55.4.12.16 Performance Standards –  Invasive Species Control	It is the responsibility of a certificate or permit holder to work to eradicate invasive species.	The CCLUO requires the cultivation area will be monitored for invasive species. If invasive species are located, mechanical will be implemented. Hand tools, such as shovels, weed wrenches, trowels, or hand saws, may be used to remove invasive species. The exact rate and method of invasive species will be determined by the species identified. The areas of disturbance shall be surveyed and maintained bi-annually, at a minimum, as part of the invasive species control plan. Conditions of approval require the applicant to submit an Invasive Species Plan for review and approval by the Planning Department. Once approved, the applicant is required to implement the Invasive Species Plan and provide monitoring results during the annual inspection.

1. **Public Health, Safety, and Welfare:** the following table identifies the evidence which supports finding that the proposed development will not be detrimental to the public health, safety and welfare.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.4  Conditional Use and Special Permit Findings	The proposed development will not be detrimental to the public health, safety and welfare, and will not be materially injurious to properties or improvements in the vicinity.	The Department finds that the proposed project will not be detrimental to the public health, safety and welfare since all reviewing referral agencies have approved the proposed project design. The project as proposed and conditioned is consistent with the general plan and zoning ordinances; and the proposed project is not expected to cause any environmental damage.

2. **Residential Density Target:** The following table identifies the evidence which supports finding that the proposed project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
312-17.1.5 Housing Element Densities	The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The parcel was not included in the 2014 Housing Inventory.

6. **Environmental Impact:** The following table identifies the evidence which supports finding that the proposed development will not adversely impact the environment.

As lead agency, the Department prepared an Addendum to the previously adopted Environmental Impact report prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) and adopted by the County Board of Supervisors May 28, 2018. The EIR for the CCLUO established that the environmental effects of existing cultivation operations would be reduced from the baseline impacts through the regulations applied by the CCLUO. The proposed project is consistent with all regulations within the CCLUO and all mitigation measures of the EIR. The project is for the approval of an existing cultivation site, for ancillary structures, and for reduced setback to both the Six Rivers National Forest and adjacent residences and church. The environmental document on file includes detailed discussions of all the relevant environmental issues.

**ATTACHMENT 3**  
**CEQA ADDENDUM TO THE**  
**Commercial Cannabis Land Use Ordinance Final Environmental Impact Report (EIR)**  
**(State Clearinghouse # 2017042022), January 2018**

*APN 524-201-032-000, 201 Enchanted Springs Lane, Willow Creek, County of Humboldt*

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

**July 2020**

## Background

**Modified Project Description and Project History** - The Commercial Cannabis Land Use Ordinance (CCLUO) updated the County's existing Commercial Medical Marijuana Land Use Ordinance (Section 313-55.4 and 314-55.4 of Chapter 3 of Division 1 of Title III of the County Code) as well as repeal of the Medical Cannabis Testing and Research Laboratories provisions and on-site consumption prohibition found in Sections 313-55.3.15, 314-55.3.15, 313-55.3.11.7, and 314-55.3.11.7 of Division 1 of Title III of the County Code, respectively. These regulations establish land use regulations for the commercial cultivation, processing, manufacturing, distribution, testing, and sale of cannabis within Humboldt County. These regulations were developed in concert with the Final Environmental Impact Report (EIR) that was adopted for the ordinance in order to implement the mitigation measures of the EIR. The EIR addressed the broad environmental impacts that could be expected to occur from the adoption and implementation of the ordinance. The EIR specified that the regulations established in the CCLUO 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. The EIR prepared for the CCLUO also established local land use regulations to allow for continued commercial cannabis operations in the unincorporated area of the County that ensure the health and safety of residents, employees, County visitors, neighboring property owners and end users of cannabis. The proposed project is consistent with all regulations within the CCLUO and all mitigation measures of the EIR. Commercial cannabis cultivation in existence as of December 31, 2015, was included in the environmental baseline for the EIR. The current project was contemplated by the EIR and compliance with the provisions of the CCLUO will fully mitigate all environmental impacts of the project to a less than significant level.

The modified project involves a Conditional Use Permit CUP for 3,000 square feet of existing outdoor light deprivation commercial cannabis cultivation. The CUP is a requirement of the Commercial Cannabis Land Ordinance (CCLUO) to seek an exception to the residence setbacks and odor mitigation requirements within the Community Planning Area. A Special Permit is also requested for the relaxation of the 600 foot setback from Six Rivers National Forest. The applicant anticipates two cultivation cycles per year. Water for irrigation is provided by from Willow Creek Community Service District. There is currently one 500-gallon mixing tank on-site, and the applicants plans to add a 2,500-gallon tank for fire suppression water storage. Processing is proposed to occur on-site. No Employees area proposed. Power is provided by Pacific Gas and Electric and propane.

According to the California Natural Diversity Database (CNDDB) Resource Map maintained by the California Department of Fish and Wildlife (CDFW), there are no occurrences of any state listed special-status or threatened species in the vicinity of the subject parcel. The Nearest Northern Spotted Owl activity center is located 1.2 miles northwest of the cultivation area. Artificial lighting is used to support ancillary propagation cultivation only. The light source and practices for the artificial light use will comply with the International Dark Sky Association standards and the Applicant will monitor lighting conditions throughout each cultivation cycle. Per the Biological Report, conducted by Natural Resource Management, strict adherence to Riparian Setback Requirements for Humboldt County and State Water Board area required to maintain quality habitat for anadromous fish in the Trinity River watershed. Further, adherence to the recommendations Biological Report are incorporated into the conditions of approval. Although CDFW did not respond to the referral, conditions of approval require that the Applicant not use any erosion control materials that contain synthetic (e.g., plastic or nylon) monofilament netting,

including photo- or biodegradable plastic netting as well as comply with International Dark Sky Association standards.

The site was also analyzed for sensitive cultural or archaeological resources and a Cultural Resource Survey found that no potential significant cultural resources were identified onsite and that no project-specific recommendations are warranted. The project as designed protects water resources because it utilizes water provided by the Willow Creek Community Service District to meet irrigation needs and the project meets appropriate Streamside Management Area buffers from the Class III tributary to the west of the project parcel.

The modified project is consistent with the adopted EIR for the CCLUO because it complies with all standards of the CCLUO which were intended to mitigate for impacts of existing cultivation. These include, but are not limited to, compliance with noise and light standards to limit disturbance to wildlife, and proper storage of fertilizers and soil amendments.

**Purpose** - Section 15164 of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an addendum to a previously certified Environmental Impact Report 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 EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;  
or
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR 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 EIR was certified as complete, shows any of the following: A) the project will have one or more significant effects not discussed in the previous EIR; B) significant effect previously examined will be substantially more severe than shown in the previous EIR; 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 EIR 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 EIR recommended mitigations. The proposal to authorize an existing 3,000 square foot outdoor light deprivation commercial cannabis cultivation and minor improvements necessary to bring the operation into compliance with the CCLUO is fully consistent with the impacts identified and adequately mitigated in the original EIR. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the EIR. Compliance with the CCLUO ensures

consistency with the adopted EIR and provides for mitigation of all project related impacts to a less than significant level.

In reviewing the application for consistency with the adopted EIR, the County considered the following information and studies (see Attachment 4 for a complete listing of supporting documentation):

- Cultivation and Operations Plans and addendum prepared by 1 Degree Consulting received December 24, 2019;
- Site Plan prepared by 1 Degree Consulting dated December 24, 2019;
- Biological Report for APN 524-201-032-000 prepared by Natural Resource Management Corporation conducted November 20, 2019; and
- Road Evaluation Report submitted by applicant dated December 17, 2020.

### **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 EIR 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 EIR was adopted as complete.

### **CONCLUSION**

Based on these findings it is concluded that an Addendum to the certified EIR 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 EIR, remain in full force and effect on the original project.

## ATTACHMENT 4

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

Attachment 4 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

1. The name contact address and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (Not applicable)
3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including: access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within ¼ mile (1,320 ft.) of a school, school bus stop, church or other place of religious worship, public park, or Tribal Cultural Resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (Attached)
4. A cultivation and operations plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; and proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel, and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season. (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. (Attached – in Operations Plan)
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. (Condition of approval – submit documentation showing compliance with the State Cannabis Policy)
8. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the Department of Fish & Wildlife. (Not applicable)
9. If the source of water is a well, a copy of the County well permit, if available. (Not applicable)

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 (CALFIRE). 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 CALFIRE. (Not applicable)
11. Consent for onsite inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
12. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in section 55.4.8.2.3, and plan for compliance with applicable Building Codes. (Not applicable)
13. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed will not support diversions for irrigation. (On file)
14. Acknowledge that the county reserves the right to engage with local Tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the Tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize or mitigate impacts to Tribal Cultural Resources, as defined herein. Examples include but are not limited to: conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The county shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On file)
15. DEH Worksheet. (On file)
16. Road Evaluation Report prepared by applicant and received December 24, 2019. (Attached)
17. Digital Globe Aerial Imagery of pre-existing cannabis cultivation May 28, 2014. (Attached)
18. Biological Report. (Attached)

# Cultivation & Operations Plan

## Applicant:

**Enchanted Farms, LLC**

**Marianna Voulgaris**

APN: 524-201-032

Mailing Address: PO Box 1118

Willow Creek, CA 95573

## Agent:

**1 Degree Consulting, a division of Humboldt Green**

**Megan Acevedo**

Megan@gohumboldtgreen.com

1580 Nursery Way, Ste. D

McKinleyville, CA 95519

707-890-6600

### ***Project & Parcel Overview***

The Applicant (Enchanted Farms, LLC) & Property Owner, Marianna Voulgaris, is applying for a Special Permit, under section 55.4.6.5.3 of the CCLUO, to allow an expansion of her pre-existing square footage to 3,000 ft<sup>2</sup> of outdoor commercial cannabis cultivation on a 1.47-acre parcel (APN: 524-201-032.) A copy of 2014 Google Earth aerial imagery is included in this application packet, showing 500 ft<sup>2</sup> of pre-existing outdoor cannabis cultivation. The topography of the site is a majority of less than 15% slope, as seen on the Humboldt County Web GIS. The parcel is zoned AG, and is located in Willow Creek off of Highway 299, on Enchanted Springs Lane. The property is served by the Willow Creek Community Services District (WCCSD) for all water source needs, and power is sourced from PG&E for electricity.

The project is located within the Willow Creek Community Planning Area (CPA), and the Applicant is also applying for a Conditional Use Permit in order to permit the proposed activities within the CPA, and is requesting an exception from the prescribed open-air cultivation setbacks of 55.4.6.4(j) and (k). The proposed cultivation site is also located within 600 feet of the Six Rivers National Forest, and the Applicant is requesting a waiver or reduction of the 600-foot setback to approve this project. The applicant ensures that there will be no adverse impacts to surrounding land uses from the proposed open-air cultivation activities, and further explanation of this is included in other sections of this operations plan. The proposed project is not located within 600 ft. of any other sensitive receptors such as a Church, Tribal Cultural Resource, School or School Bus Stop. The proposed project is not located within 1000 ft. of any Tribal Ceremonial Sites, but proposed cultivation is located within 300 feet from four neighboring residences on parcels (APN's: 524-201-022, 524-201-002, 524-201-005, & 524-201-030.) The Applicant has received signed letters of support from twelve (12) neighbors in total, and all are included in this application packet.

### ***~Roads***

The property is accessed by Enchanted Spring Lane, which is a county road maintained by Marianna and her neighbors, and is directly off of State Highway 299. The portion of Enchanted Spring Lane from State Highway 299 to the project location is 0.21 miles, is paved, and is developed to the equivalent of a category 4 Road. A Road Evaluation Report and Road Map is included in this application packet. The project will be run by the applicant and her partner, who both live on-site, and no significant increase of traffic is anticipated with the approval of this project.

### ***~Road Maintenance Association Information***

Enchanted Spring Lane is maintained by Marianna and several of her neighbors who use the road. They do not currently have a Road Maintenance Association formally formed, but the Applicant and her neighbors plan to set one up within one year of the approval of her application.

### ***Cultivation Plan***

There is currently no cultivation occurring at this site, and the Applicant is proposing to expand the pre-existing square footage of 500 ft<sup>2</sup> to the maximum allowable of 3,000 ft<sup>2</sup> of outdoor cannabis

cultivation, to be grown in two (2) 30' x 50' greenhouse structures. All flowering cultivation space will utilize light-deprivation methods, and will not use any supplemental lighting for the flowering phase of growth. We are also proposing a 10' x 30' propagation greenhouse, which will utilize minimal fluorescent string lights to keep plants in a vegetative state when necessary throughout the season. The proposed location for all cultivation greenhouses was assessed on 10/17/2019, and was determined to contain a slope of 15% or less. All proposed greenhouses are 30 feet from the property line. A proposed schedule of the cultivation activities is listed below.

***~Proposed Schedule of Activities:***

January	Winterization implemented on the site.
February	Winterization implemented on the site / begin site preparation
March	Start from seeds, or buy clones. Plants started in Propagation greenhouse.
April	Start from seeds, or buy clones. Plants started in Propagation greenhouse.
May	Cannabis starts are in vegetative state in the Propagation greenhouse.
June	Starts are planted in the light-dep flowering greenhouses.
July	Light-dep greenhouses flowering. Harvest first cycle. Starts in Propagation greenhouse.
August	Starts are planted in the light-dep flowering greenhouses.
September	Light-dep greenhouses flowering.
October	Harvest second cycle.
November	Clean up site, and prepare site for winterization.
December	Winterization implemented on the site.

The Applicant is requesting approval for an exception from the prescribed open-air cultivation setback requirements. We don't anticipate that the odor from the proposed activities at this site will negatively affect the local community, as many of the neighboring parcels are going through the cannabis legalization process as well. We have received several signed letters from neighbors within 600 feet of the proposed cultivation area, who are in support of the approval for this project. All letters are included in this application.

***Water Source, Storage Plan, Irrigation Plan, and Estimated Use***

All water for cannabis irrigation will be sourced from the Willow Creek Community Services District, and the Applicant has received a Will-Serve letter on 11/22/2019, allowing water to be used for agricultural needs. A copy of the Will-Serve letter is included in this application packet. The Applicant plans to use a drip line irrigation system, and will conduct mulching of plant beds to ensure water conservation. There is currently one 500-gallon mixing tank on-site, and the Applicant plans to add one 2,500-gallon tank for fire water storage, all shown on the Site Plan. A meter will be installed in order to measure the amount of water used at the site for cannabis irrigation. A chart of the anticipated water to be used for cannabis irrigation is below.

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
GH1	0	0	0	0	0	12,000	21,000	24,000	12,000	6,000	0	0
GH2	0	0	0	0	0	12,000	21,000	24,000	12,000	6,000	0	0
PGH	0	0	3,000	3,000	6,000	3,000	3,000	0	0	0	0	0

*\*Estimated Water Usage is in Gallons Per Month.  
PGH = Propagation Greenhouse*

Greenhouse #1 and #2 will be planted in June with small plants. As the plants get bigger, they consume more water. Therefore, the projected water use increases with time and the summer heat also requires more water and then reduces as the summer heat decreases. This is demonstrated in the table above.

The Propagation Greenhouse (PGH) will only be used for immature plants. They are smaller and are grown during the spring and early summer. Therefore, there water usage is fairly consistent. During the month of May, the first harvest cycle’s starts are at peak usage and the second harvest cycle starts are also beginning to grow. This creates a spike in usage for the PGH during May. Then the PGH usage stabilizes.

The total yearly projected amount of water to be used for cannabis irrigation is calculated to be 168,000 gallons per year.

**SWRCB Compliance**

The Applicant is not currently enrolled in the State Water Board’s General Order for water quality permit. Since no cannabis plants are currently being grown at the site, enrollment with the State Water Board is not required at this time. The Applicant plans to enroll with the State Water Board under the General Order once the application permit is approved by the Humboldt County Planning division, and before putting cannabis plants in the ground.

Once the project is enrolled in the State General Order, a copy of the Notice of Applicability letter will be submitted to the County. A Site Management Plan will also be developed in accordance with the General Order, and any other reports that may be required under enrollment. A Site Management Plan will be developed once a site assessment has been conducted. A copy of the final SMP that is developed for the site will also be submitted to the County once it is finalized.

**Stormwater Management Plan**

The property is located within the Campell Creek watershed. There is one Class III stream on-site, which is located in the northern section of the property, and is upslope from all proposed cultivation. As well, all proposed cultivation is located outside of the 50-foot buffer for Class III streams, and no runoff into the stream is anticipated as a result of this project. The parcel is less than 2-acres, and has very minimal internal roads on-site. There are no existing culverts or stream crossings, and the existing drainage features are determined to be adequate for maintaining stormwater features.

Any prescribed measures to upgrade drainage features, will be outlined in the Site Management Plan, and will include any necessary maintenance intervals for all drainage improvements proposed. The Applicant also plans to implement Winterization methods at the end of each cultivation season, to reduce runoff and erosion issues at the site.

### ***Invasive Species Control Plan***

The Applicant agrees to work to eradicate invasive species present on-site. A site visit was conducted on 11/20/2019 by Natural Resources Management for a biological assessment. During the visit there were no obvious presence of invasive species. In the event that invasive species are found to be present at the site in the future, the Applicant will create a plan specific to the invasive species present to control their spread.

### ***Materials Management Plan***

All fertilizers, pesticides, and other regulated products utilized for cultivation and other cannabis related activities will be appropriately stored in an enclosed garage on the property, inside of secondary containers. All products will be used according to their labeled instructions. The following products are planned to be used for future cultivation activities:

- General Hydroponics Rapid Start
- BLC product Veg Synthesis
- BLC Product Sea Green
- BLC product Compost Tea Plus
- BLC Product Fish Fusion
- BLC Product Magog Compost
- BLC Product True Blooms
- BLC product Bloom Synthesis
- Pacific Organic Kelp Help
- Anasazi Gold Humic Acid
- Plan B Organics Worm Castings
- High Phosphorus Bat Guano
- Molasses

All cannabis related solid wastes will be stored within the garage, within 5-gallon trash cans with lids. The property is serviced weekly by Tom's Trash in Willow Creek. As well, the Applicant composts green waste associated to cannabis on-site. During the winter months all cannabis related products and equipment will be stored within the garage. There is one 250-gallon propane tank on-site, which is used strictly for domestic purposes.

### ***Sewage Disposal Plan***

There is a permitted septic system on-site, and a copy of the Septic Permit is included in this application packet. Since there will be no employees used to conduct the proposed activities at the site, and only two members of the organization who already live on the property will be running the operations, we anticipate that the existing septic system will be sufficient for the project's needs.

### ***Soils Management Plan***

The Applicant plans to use soil already existing at the site. Composted materials will be added to the existing soil and will be continuously reamended. No imported soil is anticipated as part of this project, and no disposal of soil is expected.

### ***Processing Plan***

The Applicant plans to dry and cure cannabis within the existing garage, and will hand trim harvested product. All trimmed product will be stored within the garage to be collected by a licensed distribution facility. All processing activities will be conducted by the two members of the organization, and no employees are planned to be a part of the operations on-site.

### ***Parking Plan***

There are four "normal sized" parking spaces located on-site that will serve as designated parking spaces for the project. Two spaces are designated for the two members of the organization who live on-site, and the other two parking spaces by the garage will be designated for any regulators or visitors to the site. We believe this to be sufficient for the proposed activities, and no additional parking spaces are needed at this time. There is also a designated firetruck turn-around for CDF or local fire vehicles. See Site Plan.

### ***Energy Plan***

The property is served by PG&E for all electricity needs, and no generators are used at the site. The Applicant intends to either enroll in PG&E's Solar Choice program to purchase 100% renewable electricity, or will purchase carbon offset credits before future cannabis cultivation occurs at the site.

### ***Security Plan***

The Applicant and her partner live on-site, and the property entrance is gated and locked after hours. There are dogs also living at the site, and there is an existing fence around the proposed cultivation area. All final harvested product will be kept within the garage. When garage is left unattended, it will remain locked.

### ***Noise Source Assessment and Mitigation Plan***

The existing ambient noise level at the property line was measured using a phone App decibel reader called Decibel: dB sound level meter, which showed that the maximum ambient noise level was 55 decibels. A copy of the reading is included in this application packet. No generators are used at the site, and the applicant only plans to use five oscillating fans for the project. There will be no substantial increase in ambient noise due to the proposed commercial cannabis activities, and the Applicant will ensure that ambient noise levels to not go over 58 decibels at the property line.

### ***Light Pollution Control Plan***

The proposed cultivation greenhouses will only use light-deprivation methods, and no supplemental lighting will be used in the two flowering greenhouses. The Applicant will use minimal fluorescent string lights in the propagation greenhouse for immature plants when necessary. The Applicant plans to cover the propagation greenhouse with a blackout tarp during hours between dusk and dawn, in order to comply with the International Dark Sky Standards.

HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS  
ROAD EVALUATION REPORT

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

Applicant Name: Marianna Voulgaris APN: 524-201-032

Planning & Building Department Case/File No.: N/A

Road Name: Enchanted Spring Lane *(complete a separate form for each road)*

From Road (Cross street): HWY 299

To Road (Cross street): Project Site

Length of road segment: 0.21 miles Date Inspected: 12/2/2019

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

Check one of the following:

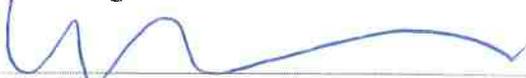
**Box 1**  The entire road segment is developed to Category 4 road standards (20 feet wide) or better. If checked, then the road is adequate for the proposed use without further review by the applicant.

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

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

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

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

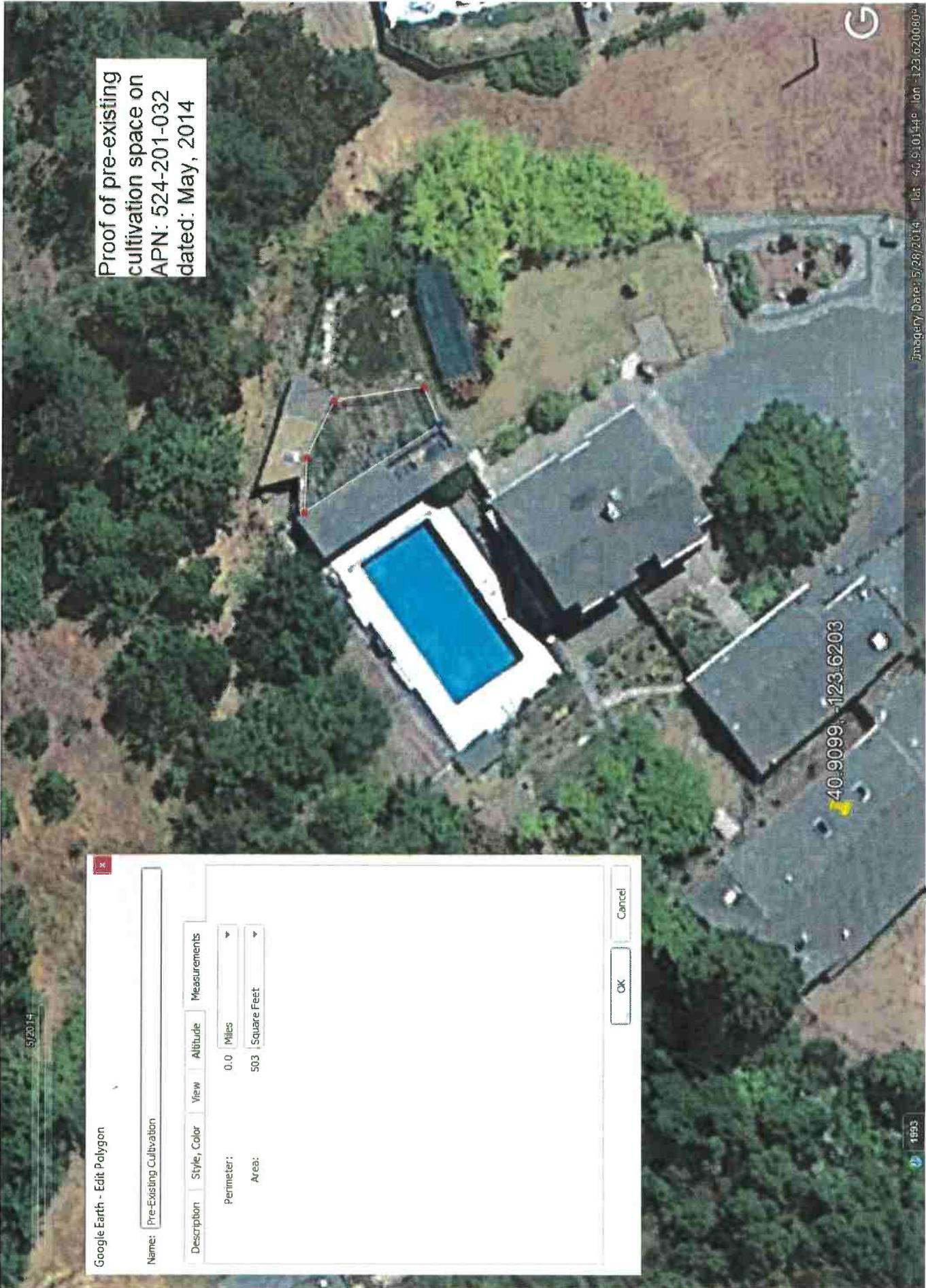
  
\_\_\_\_\_  
Signature

12/17/19  
\_\_\_\_\_  
Date

Marianna Voulgaris  
\_\_\_\_\_  
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.**





Proof of pre-existing cultivation space on APN: 524-201-032 dated: May, 2014

40.9099, -123.6203

Imagery Date: 5/28/2014 Lat: 40.910144 Lon: -123.620080

Google Earth - Edit Polygon

Name: Pre-Existing Cultivation

Description	Style, Color	View	Altitude	Measurements
Perimeter:			0.0 Miles	
Area:			503 Square Feet	

OK Cancel

## ATTACHMENT 5

### Referral Agency Comments and Recommendation

The project was referred to the following referral agencies for review and comment.

Referral Agency	Recommendation	Location
Building Inspection Division	No Response	
Public Works Land Use Division	Approval	On file with Planning
Division of Environmental Health	Approval	On File with Planning
CAL FIRE	No comment at this time.	Attached and on file with Planning
Agricultural Commissioner	No Response	
California Department of Fish and Wildlife	No Response	
NWIC	Confidential	On file with Planning
CalTrans District 1	No Response	
Hoopla Valley Tribe	No Response	
Tsnungwe Council	No Response	
Intertribal Sinkyone Wilderness Council	No Response	
County Counsel	No Response	
United States Forest Service	No Response	
Willow Creek Community Service District	Approved	Attached and on file with Planning
Willow Creek Fire Department	No Response	
NCRWQCB	No Response	
Sheriff	Approval	On file with Planning
County Counsel	No Response	
NCUAQMD	No Response	
Klamath-Trinity JUSD	No Response	

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

The Department has no comment at this time.

Suggested conditions attached.

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

Recommend denial.

Other comments.

Date:

Name:

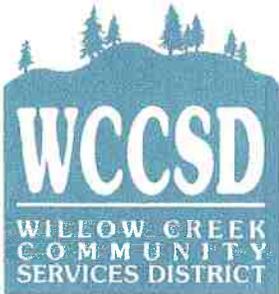
**Forester Comments:**

Date:

Name:

**Battalion Chief Comments:**

**Summary:**



November 22, 2019

Marianna Voulgaris  
PO Box 1118  
Willow Creek, CA 95573

**RE: Water use 201 Enchanted Springs**

Ms. Voulgaris,

Your residence at 201 Enchanted Springs road in Willow Creek has an existing 5/8" water meter on the Willow Creek Community Services District water system. Your average annual water usage is approximately 60,000 cubic feet.

I understand you have inquired if this meter can continue to be used at this rate for your agricultural business. This is acceptable to the Willow Creek Community Services District.

Please note that the WCCSD has a Drought Ordinance in its Board Policy. In the event of a drought, the water usage may be restricted per the policy (see attached).

Please let me know if you have any additional questions.

Sincerely,

A handwritten signature in blue ink that reads "Susan O'Gorman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Susan O'Gorman  
General Manager

**Section 7 - Shortage of Water Priorities (Ord. #44 3.14.2014) (amended 4.30.15)**

If for any reason, the Willow Creek Community Services Districts water is significantly depleted, the following priorities for water usage shall be followed.

1. District residential and small business customers will be our top priority.
2. Livestock watering.
3. Agricultural usage.
4. Commercial, Industrial, Golf Courses and Park Systems.

**SECTION 7A - DROUGHT CONDITIONS**

1. If the Willow Creek Community Services District experiences drought conditions and the watershed is stressed from low rainfall. The District will impose the following water restrictions, if the Albert E Hodgson Water Treatment Facility is not able to pump and treat a minimum of 2.25 CFS (Cubic Feet Second) during peak usage from the confluences of the Willow Creek.
2. The Willow Creek Community Services District will follow all of the Governors executive orders of said document.
3. Governor may require a percentage of mandatory reduction of water usage (To be determined), **2015 will be 25%.**
4. No watering or washing down of driveways.
5. Washing vehicles with nozzles on hoses only.
6. No wasting water by prolonged leaks (must be repaired within 72 hours of notification).
7. Turning auto sprinklers off during rain storms and for two days after.
8. Ornamental fountains must have a recirculation water pump.
9. Water days may be restricted (If necessary).
10. No watering of public street medians with potable water that have ornamental turf.
11. Potable water sold within the WCCSD boundaries to water tenders will be limited to one load per week (up to 3,000 gallons per load) for residential use per parcel. This will be by permit only.  
Exception for water tenders will be for emergency services vehicles.
12. **Public Notice of Hearing:** Said Board of Directors shall, pursuant to Section 6061 of California Government Code, publish said hearing date at least seven days prior to vote on Emergency Drought Conditions.
13. Implementation of SECTION 7A, the Board of Directors will by majority vote; **State a Declaration of Emergency Drought Conditions in the Willow Creek Watershed.**

14. Such vote shall be enacted for that current calendar year only. If conditions exist continuously said Board of Directors shall vote each calendar year thereafter.
15. The Willow Creek Community Services District will restrict the water usage of our Park System up to 95 percent (to be determined by the General Manager).
16. The WCCSD will ask for volunteer water consumption decrease of up to 20 percent of normal monthly use for all customers first.
17. If volunteer usage fails to reach water usage goals, the following steps will be implemented.
  - A. Residential customers may be restricted up to 50 percent (to be determined by the General Manager) of normal household water usage. In particular warm outdoor watering season (May to October). All usage will be based on monthly average.
  - B. Residents will be restricted of no watering of lawns and gardens.
  - C. Livestock watering will be restricted to watering and care of animals only.
  - D. 1" to 3" Commercial, Industrial, large business and Agricultural meters will be restricted up to 75 percent (to be determined by the General Manager) and will be restricted of no watering of lawns. All usage will be based on a monthly average.
  - E. The District will restrict fire hydrant usage to emergency household water (dwellings, non-agriculture) for out of District and will also allow for the use of all fire departments and public emergency services.
  - F. Water will not be sold from hydrants for agriculture, commercial or personal use during drought conditions for non-emergency.
  - G. Customers not in compliance (water restrictions) with ORDINANCE NUMBER 44 will be subject to termination of service. However not before a written notice of non-compliance and the WCCSD working with the customer to rectify said non-compliance. This will be determined by the General Manager.
  - H. Customer service will not be restored without written agreement of compliance of ORDINANCE NUMBER 44 and acceptance of said agreement by the General Manager.
  - I. Said customer shall pay all costs that were occurred by the Willow Creek Community Services District for enforcing ORDINANCE NUMBER 44.
8. Appeal process: Customer may appeal noncompliance of ORDINANCE NUMBER 44 by following board policy protocol.
9. WCCSD customers will be given a 96 hour public notice (News outlets, WCCSD website and US Mail) if SECTION 7A is to be implemented.

**ATTACHMENT 6**  
**Public Comments**



Darlene & Gilbert Tonkin  
P.O. Box 1435  
90 Enchanted Springs Rd.  
Willow Creek, CA 95573-1435

Cliff Johnson, Supervising Planner  
Humboldt County Planning and Building Department  
3015 H Street  
Eureka, CA 95501

February 18, 2020

PROJECT TITLE: Enchanted Farms, LLC. Conditional Use Permit for 3,000 square feet of existing outdoor light-deprivation commercial cannabis cultivation. Record Number PLN-2019-16069. APN 524-201-032.

As per your files for the original application, we filed a complaint against this application for;

1. This being a commercial operation in a residential type neighborhood
2. Our house being down wind of the growing area with no odor control for us during summer time
3. NO CEQA for rain water run-off into Schoolhouse Creek which adjoins the property
4. NO CEQA or Agricultural permit/plan for excessive fertilizer run-off into Schoolhouse Creek
5. NO CEQA for protection of the "Springs" that makeup "ENCHANTED SPRINGS" 7 Springs totals
6. Within 600 feet of US Forest Service Land (Public Hearing)
7. Not following of the Humboldt County Ordinance for Commercial Cannabis Grows

Schoolhouse Creek, which adjoins this property, is a tributary of the Trinity River therefore any Agricultural run-off into Schoolhouse Creek ends up in the Trinity River thereby contaminating an anadromous fishery which is in critical condition at this time. A CEQA was never filed for this operation to show that there will be "No Contamination" to the Trinity River.

"Enchanted Springs" consist of 7 Springs within the local area that Native Americans and early settlers, historically used for fresh cold water. Today, some people still use some these Springs for fresh water, both domestically and for irrigation. No CEQA was ever filed to show how protection from any contamination by this commercial cannabis operation would show protection of any of these Springs. My parents, who live below us, still use one of these Springs for domestic water.

We objected to the original application and object to renewing this permit without some written statement explaining how a Permit PLN 2019-16069 CAN BE ALLOWED in a residential neighborhood or not follow the Humboldt County Ordinance for Cannabis Grows!

Darlene M. Tonkin

Gilbert S. Tonkin

DATE 2/18/20

My name is Marianna Voulgaris. My APN# is 524-201-032-000, located at 201 Enchanted Springs Lane, Willow Creek CA. I am reaching out to my neighbors to ask for their support for my organic cannabis cultivation project. I am applying under the 2.0 ordinance for a small organic cultivation project to support my family and our local economy. I am committed to ensuring my project will not negatively impact my neighbors by remaining a small farm that owned and operated by me so there will be no increased traffic or noise. No harsh chemicals, fertilizers or pesticides that could negatively impact our local environment or waterways will be used. I ask for your support and consent to continue my project that is in compliance with the ordinances defined by Humboldt county and the state of California.

My name is Holly Hutcheson, my APN# is 524-201-005,

located at 159 Enchanted Springs Ln Willow Creek, CA 95573  
I give my consent for Marianna Voulgaris's project.

Signature Holly Hutcheson

Date 11-15-2019

My name is Marianna Voulgaris. My APN# is 524-201-032-000, located at 201 Enchanted Springs Lane, Willow Creek CA. I am reaching out to my neighbors to ask for their support for my organic cannabis cultivation project. I am applying under the 2.0 ordinance for a small organic cultivation project to support my family and our local economy. I am committed to ensuring my project will not negatively impact my neighbors by remaining a small farm that owned and operated by me so there will be no increased traffic or noise. No harsh chemicals, fertilizers or pesticides that could negatively impact our local environment or waterways will be used. I ask for your support and consent to continue my project that is in compliance with the ordinances defined by Humboldt county and the state of California.

My name is Sarah Roberts, my APN# is 524-201-030  
located at 200 Christian School Road Willow Creek  
I give my consent for Marianna Voulgaris's project.

Signature 

Date 11-23-19

My name is Marianna Voulgaris. My APN# is 524-201-032-000, located at 201 Enchanted Springs Lane, Willow Creek CA. I am reaching out to my neighbors to ask for their support for my organic cannabis cultivation project. I am applying under the 2.0 ordinance for a small organic cultivation project to support my family and our local economy. I am committed to ensuring my project will not negatively impact my neighbors by remaining a small farm that owned and operated by me so there will be no increased traffic or noise. No harsh chemicals, fertilizers or pesticides that could negatively impact our local environment or waterways will be used. I ask for your support and consent to continue my project that is in compliance with the ordinances defined by Humboldt county and the state of California.

My name is Pauline Avelar, my APN# is 524-201-026

located at 41240 Hwy 299.

I give my consent for Marianna Voulgaris's project.

Signature Pauline Avelar

Date 11-17-19

My name is Marianna Voulgaris. My APN# is 524-201-032-000, located at 201 Enchanted Springs Lane, Willow Creek CA. I am reaching out to my neighbors to ask for their support for my organic cannabis cultivation project. I am applying under the 2.0 ordinance for a small organic cultivation project to support my family and our local economy. I am committed to ensuring my project will not negatively impact my neighbors by remaining a small farm that owned and operated by me so there will be no increased traffic or noise. No harsh chemicals, fertilizers or pesticides that could negatively impact our local environment or waterways will be used. I ask for your support and consent to continue my project that is in compliance with the ordinances defined by Humboldt county and the state of California.

My name is Ernest Shull, my APN# is 524-201-011,

located at 194 Enchanted Ln.

I give my consent for Marianna Voulgaris's project.

Signature 

Date 11/15/19

My name is Marianna Voulgaris. My APN# is 524-201-032-000, located at 201 Enchanted Springs Lane, Willow Creek CA. I am reaching out to my neighbors to ask for their support for my organic cannabis cultivation project. I am applying under the 2.0 ordinance for a small organic cultivation project to support my family and our local economy. I am committed to ensuring my project will not negatively impact my neighbors by remaining a small farm that owned and operated by me so there will be no increased traffic or noise. No harsh chemicals, fertilizers or pesticides that could negatively impact our local environment or waterways will be used. I ask for your support and consent to continue my project that is in compliance with the ordinances defined by Humboldt county and the state of California.

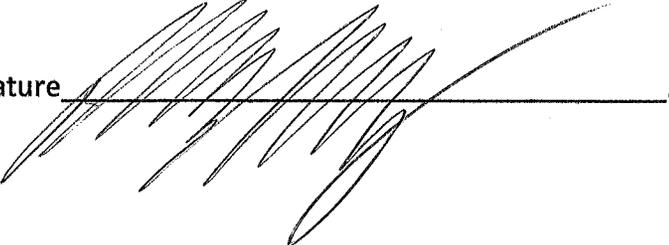
My name is Leslie Maciel, my APN# is 524-201-010,  
located at 152 Enchanted Lane.  
I give my consent for Marianna Voulgaris's project.

Signature Leslie Maciel Date 11/15/2019

My name is Marianna Voulgaris. My APN# is 524-201-032-000, located at 201 Enchanted Springs Lane, Willow Creek CA. I am reaching out to my neighbors to ask for their support for my organic cannabis cultivation project. I am applying under the 2.0 ordinance for a small organic cultivation project to support my family and our local economy. I am committed to ensuring my project will not negatively impact my neighbors by remaining a small farm that owned and operated by me so there will be no increased traffic or noise. No harsh chemicals, fertilizers or pesticides that could negatively impact our local environment or waterways will be used. I ask for your support and consent to continue my project that is in compliance with the ordinances defined by Humboldt county and the state of California.

My name is MARVIN DENNY, my APN# is 524-201-029,

located at 55 Enchanted Springs Ln W.C.  
I give my consent for Marianna Voulgaris's project.

Signature 

Date 11-17-2019

My name is Marianna Voulgaris. My APN# is 524-201-032-000, located at 201 Enchanted Springs Lane, Willow Creek CA. I am reaching out to my neighbors to ask for their support for my organic cannabis cultivation project. I am applying under the 2.0 ordinance for a small organic cultivation project to support my family and our local economy. I am committed to ensuring my project will not negatively impact my neighbors by remaining a small farm that owned and operated by me so there will be no increased traffic or noise. No harsh chemicals, fertilizers or pesticides that could negatively impact our local environment or waterways will be used. I ask for your support and consent to continue my project that is in compliance with the ordinances defined by Humboldt county and the state of California.

My name is Katherine Strouse, my APN# is 524-201-028,

located at 212 Enchanted Springs Lane Willow Creek, CA 95573  
I give my consent for Marianna Voulgaris's project.

Signature Katherine Strouse

Date Nov. 12, 2019

My name is Marianna Voulgaris. My APN# is 524-201-032-000, located at 201 Enchanted Springs Lane, Willow Creek CA. I am reaching out to my neighbors to ask for their support for my organic cannabis cultivation project. I am applying under the 2.0 ordinance for a small organic cultivation project to support my family and our local economy. I am committed to ensuring my project will not negatively impact my neighbors by remaining a small farm that owned and operated by me so there will be no increased traffic or noise. No harsh chemicals, fertilizers or pesticides that could negatively impact our local environment or waterways will be used. I ask for your support and consent to continue my project that is in compliance with the ordinances defined by Humboldt county and the state of California.

My name is J Michael Saks, my APN# is 524-201-002,

located at 170 Enchanted Springs lane, Willow creek, CA  
I give my consent for Marianna Voulgaris's project.

Signature



Date 11/10/19

My name is Marianna Voulgaris. My APN# is 524-201-032-000, located at 201 Enchanted Springs Lane, Willow Creek CA. I am reaching out to my neighbors to ask for their support for my organic cannabis cultivation project. I am applying under the 2.0 ordinance for a small organic cultivation project to support my family and our local economy. I am committed to ensuring my project will not negatively impact my neighbors by remaining a small farm that owned and operated by me so there will be no increased traffic or noise. No harsh chemicals, fertilizers or pesticides that could negatively impact our local environment or waterways will be used. I ask for your support and consent to continue my project that is in compliance with the ordinances defined by Humboldt county and the state of California.

My name is Trina Carda my APN# is 524 201 001

located at 110 Enchanted Ln. Willow Creek, CA 95573

I give my consent for Marianna Voulgaris's project.

Signature 

Date 11/17/19

My name is Marianna Voulgaris. My APN# is 524-201-032-000, located at 201 Enchanted Springs Lane, Willow Creek CA. I am reaching out to my neighbors to ask for their support for my organic cannabis cultivation project. I am applying under the 2.0 ordinance for a small organic cultivation project to support my family and our local economy. I am committed to ensuring my project will not negatively impact my neighbors by remaining a small farm that owned and operated by me so there will be no increased traffic or noise. No harsh chemicals, fertilizers or pesticides that could negatively impact our local environment or waterways will be used. I ask for your support and consent to continue my project that is in compliance with the ordinances defined by Humboldt county and the state of California.

My name is Steve Wilson, my APN# is 524 201 001,

located at 110 Enchanted Ln.

I give my consent for Marianna Voulgaris's project.

Signature Steve Wilson

Date 11-17-19

My name is Marianna Voulgaris. My APN# is 524-201-032-000, located at 201 Enchanted Springs Lane, Willow Creek CA. I am reaching out to my neighbors to ask for their support for my organic cannabis cultivation project. I am applying under the 2.0 ordinance for a small organic cultivation project to support my family and our local economy. I am committed to ensuring my project will not negatively impact my neighbors by remaining a small farm that owned and operated by me so there will be no increased traffic or noise. No harsh chemicals, fertilizers or pesticides that could negatively impact our local environment or waterways will be used. I ask for your support and consent to continue my project that is in compliance with the ordinances defined by Humboldt county and the state of California.

My name is Laurie Levey my APN# is 524-051-033-000

located at 101 Christian School Road.

I give my consent for Marianna Voulgaris's project.

Signature Laurie Levey

Date 11/17/19

My name is Marianna Voulgaris. My APN# is 524-201-032-000, located at 201 Enchanted Springs Lane, Willow Creek CA. I am reaching out to my neighbors to ask for their support for my organic cannabis cultivation project. I am applying under the 2.0 ordinance for a small organic cultivation project to support my family and our local economy. I am committed to ensuring my project will not negatively impact my neighbors by remaining a small farm that owned and operated by me so there will be no increased traffic or noise. No harsh chemicals, fertilizers or pesticides that could negatively impact our local environment or waterways will be used. I ask for your support and consent to continue my project that is in compliance with the ordinances defined by Humboldt county and the state of California.

My name is BRIAN BOTTEMILLER, my APN# is 524-201-025,

located at 260 Enchanted Springs Ln. Willow Creek, CA 95573  
I give my consent for Marianna Voulgaris's project.

Signature 

Date 11/22/19