

**SUPPLEMENTAL INFORMATION
No. 1**

For Planning Commission Agenda of:
April 18, 2019

Item No. F.4.

Re:	Applicant	HOG Farm LLC
	Application Number	11403
	Case Numbers	CUP16-246
	Assessor Parcel Number	210-144-010

The following items are included in this supplemental:

1. Revised Attachment 1 – Recommended Conditions of Approval
2. Revised findings for the "Circulation Chapter 7" section
3. Revised Site Plan
4. Addendum to the Operations Plan with information about generator use and vehicle trips associated with the project
5. Road Evaluation Report analyzing Burr Valley Road between Highway 36 and the Private Drive, including photos

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

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

A. General Conditions

1. Within 60 days of the effective date of project approval, the applicant shall execute a Compliance Agreement with the Humboldt County Planning Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval #6-16. The agreement shall provide a timeline for completing all outstanding items. All activities detailed under the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
2. Prior to issuance of any building or construction permits a revised site plan shall be prepared by the applicant and reviewed and approved by the Planning Division showing:
 - a) Compliance with emergency vehicle access requirements;
 - b) Infrastructure dedicated to fire suppression per CalFIRE standards such as tanks, hydrants, etc.;
 - c) Mapped blue-line streams with corresponding Streamside Management Area buffer
 - d) Location of proposed septic system;
 - e) Labels for all structures on the parcel indicating if they are permitted or unpermitted;
 - f) All grading;
 - g) All existing greenhouse structures;
 - h) Parking locations for up to four workers.
3. The applicant shall immediately discontinue the use of and remove all water bladders used for irrigation of cannabis from the parcel.
4. Any on-site lighting existing in the nursery or greenhouses, or proposed 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.
5. The applicant shall submit a habitat scoping report for *Strix occidentalis caurina* (Northern spotted owls) and *Brachyramphus marmoratus* (marbled murrelet) prepared by a biologist or forester with experience in the life history of the species, for approval by the Planning Director in consultation with the California Department of Fish and Wildlife. If habitat is present within the project vicinity, a light and noise attenuation plan shall be developed in consultation with the Planning Department and California Department of Fish and Wildlife. Conformance will be evaluated using auditory disturbance guidance prepared by the United States Fish and

Wildlife Service and any other relevant published literature. The applicant is prohibited from the use of any lights or fans until and unless (1) a habitat scoping report is submitted and approved by Planning Division staff that indicates no potential habitat exists within a 600 foot radius of cannabis activity and, or (2) a light and noise attenuation plan is submitted and approved by Planning Division staff.

6. The applicant shall obtain all necessary building permits from the Building Inspection Division for all structures and grading related to the cannabis cultivation and other commercial cannabis activity. The applicant/owner shall submit plans by a California-licensed engineer for the building permit. All building and plans submitted for approval shall be consistent with those approved by the Planning Commission.
7. The applicant shall implement all corrective actions detailed within the Water Resource Protection Plan developed for the parcel, prepared pursuant to Tier 2 enrollment under the North Coast Regional Water Quality Control Board Cannabis Waste Discharge Regulatory Program. A letter or similar communication from the RWQCB verifying that all their requirements have been met will satisfy this condition. [After July 31, 2019, plans and reporting shall conform to the Cannabis Cultivation Policy and Cannabis general Order adopted October 17, 2017 by the State Water Board.]
8. Applicant shall secure all necessary permits from the North Coast Air Quality Management District (NCAQMD). A letter or similar communication from NCAQMD verifying that all their requirements have been met and/or no additional permitting is required will satisfy this condition.
9. The applicant shall install or continue monitoring water monitoring devices on all surface water diversions and all tank outtakes toward irrigation to ensure monitoring of water use on the subject parcel and to track delivery of water to the cultivation areas.
10. The applicant shall implement the recommended mitigation activities detailed in the "Less Than Three Acre Conversion Mitigation Plan" prepared by the Registered Professional Forester (RPF). A letter from a RPF confirming that all activities have been completed will satisfy this condition.
11. The applicant shall secure the approval of the Division of Environmental Health (DEH) for the proposed on-site waste water disposal system (OWTS), including completion of a site suitability report. Until the OWTS is permitted and constructed, the applicant shall provide an invoice or equivalent documentation to confirm the continual use of portable toilets. A letter from DEH indicating either approval of the OWTS has been issued, or that documentation of the portable toilets has been submitted, will satisfy this condition.
12. The applicant shall contact the local fire service provider (Bridgeville Fire Protection District) and furnish written documentation from that agency of the available emergency response and fire suppression services and any recommended project mitigation measures. Mitigation measures shall be incorporated into the project, if applicable. If emergency response and fire suppression services are not provided, the applicant shall cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required.
- ~~13. The applicant shall implement all recommended improvements and/or repairs to the access~~

~~roads that are described in the Road Evaluation Report dated December 12, 2018. A signed statement from a professional engineer indicating that all required improvements and/or repairs have been completed will satisfy this condition.~~

14. The applicant shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning Division.
15. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection in order to keep the permit valid.
16. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. Any and all outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

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

1. All components of the project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.
2. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MAUCRSA, as applicable to the permit type.
3. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning & Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort towards compliance can be shown within the two years following the issuance of the provisional clearance or permit, The Planning Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow for additional time to meet the outstanding requirements.
4. The applicant shall abide by the issued Streambed Alteration Agreement (1600-2016-0039-R1) by the California Department of Fish and Wildlife (CDFW) and comply with all applicable terms. In particular, the applicant shall comply with the forbearance requirement, as well as all avoidance and minimization measures shown in section 2 of the agreement, and the Bullfrog Management Plan.
5. 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.

6. Confinement of the area of cannabis cultivation, processing, manufacture or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any School, School Bus Stop, Church or other Place of Religious Worship, or Tribal Cultural Resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
7. Maintain enrollment in Tier 1, 2 or 3, certification with the North Coast Regional Water Quality Control Board (NCRWQCB) Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
8. Comply with the ongoing terms of any applicable Streambed Alteration (1600) Permit obtained from the Department of Fish & Wildlife, if applicable.
9. Comply with the ongoing terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (CALFIRE), if applicable.
10. The applicant shall adhere to a standard CDFW Bullfrog Management Plan, including the annual reporting to CDFW. Submitting a copy of the annual reports submitted to CDFW shall satisfy this annual condition.
11. 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).
12. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
13. Pay all applicable application, review for conformance with conditions and annual inspection fees.
14. 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. Further, noise generated from the backup generator shall comply with the standards set forth in Section 55.4.11(o) of the CMMLUO and Department Policy Statement #DPS-16-005.
15. 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.
16. The Master Log Books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
17. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).
18. Participate in and bear the costs for permittee's participation in the Medical Cannabis Track and Trace Program administered by the Humboldt County Agricultural Commissioner.
19. 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. 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.

20. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
21. 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.
22. The applicant shall maintain participation in the Road Maintenance Association for Burr Valley Road. A letter, receipts, or other documentation showing that the applicant is continuing to participate shall be submitted on an annual basis to satisfy this condition.

Performance Standards for Cultivation and Processing Operations

23. 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."
24. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include: federal and state wage and hour laws, CAL/OSHA, OSHA, California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
25. Cultivators engaged in processing shall comply with the following Processing Practices:
 - 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.
26. 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.
27. Acknowledgements to Remain in Full Force and Effect. Permittee Acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed in which the cultivation area is located will not support diversions for irrigation.

Permittee further acknowledges and declares that:

- I. All commercial cannabis activity that I, my agents, or employees conduct pursuant to a permit from the County of Humboldt for commercial cultivation, processing, manufacturing, and distribution of cannabis for adult use or medicinal use within the inland area of the County of Humboldt, shall at all times be conducted consistent with the provisions of the approved County permit; and
 - 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 State of California Medicinal and Adult Use Cannabis Regulation and Safety Act ("MAUCRSA") (SB 94), 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 State of California MAUCRSA
28. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements, and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
- a. Identifying information for the new Owner(s) and management as required in an initial permit application;
 - b. A written acknowledgment by the new Owner in accordance as required for the initial Permit application;
 - c. The specific date on which the transfer is to occur; and
 - d. Acknowledgement of full responsibility for complying with the existing Permit; and
 - e. Execution of an Affidavit of Non-diversion of Medical Cannabis.
29. 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.

C. Informational Notes:

1. Pursuant to section 314-55.4.11(a) of the CMMLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state or county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity but in no event more than two (2) years 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. The terms of the compliance agreement may be appealed pursuant to section 314-55.4.13 of the CMMLUO.
2. This provisional permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where the Compliance Agreement per COA #1 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in Condition of Approval #25 and 26 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 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

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. 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.

6. A Notice of Determination (NOD) will be prepared and filed for this project in accordance with the State CEQA Guidelines. **Within three days of the effective date of permit approval**, it is requested that the applicant submit a check or money order for the required filing fee in the amount of \$50 payable to the Humboldt County Clerk/Recorder. If this payment is not received within this time period, the Department will file the NOD and will charge this cost to the project.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Circulation Chapter 7	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). Related policies: C-P3. Consideration of Transportation Impacts in Land Use Decision Making.	The project is located in Humboldt County, in the Dinsmore area, on the east side of Burr Valley Road, approximately 8.3 miles southeast from the intersection of State Highway 36 and Burr Valley Road, on the property known as 5735 Burr Valley Road. The applicant has submitted a Road Evaluation Report prepared by a professional engineer that analyzes each segment of the access route. The report contains specific recommendations for improvements and/or repairs needed to bring the road segments up to the functional equivalent of a Category 4 road. As a condition of approval, the applicant is required to implement all these recommended improvements and/or repairs. <u>The applicant has indicated that the primary access route consists of exiting Highway 36 onto Burr Valley Road, continuing until it connects to an unnamed road, and finally to a private driveway. The applicant has submitted a Road Evaluation Report along with photo documentation for the current access road. Additionally, the applicant is currently a participant in the Burr Valley Road Maintenance Association (RMA), and will continue to be as an ongoing condition of project approval. The function of the RMA is to provide cost-sharing between the other users of the road in order to facilitate the maintenance and improvement of the shared access road.</u>

HOG, LLC
APN: 210-144-010

AERIAL MAP

VICINITY MAP
NOT TO SCALE



IMAGE SOURCE: ESRI 2018

PROJECT DIRECTIONS
FROM: EUREKA, CA

- FOLLOW US 101 S (57.9 MI)
- TAKE EXIT 685 FOR C-36 E (0.3 MI)
- TURN LEFT ONTO CA-36 E (37.7 MI)
- TURN RIGHT ONTO BURR VALLEY RD (1.9 MI)
- TURN LEFT ONTO TREE FARM RD (.2 MI)
- TURN RIGHT ONTO ELDERBERRY/ELDERBERRY LN (2.6 MI)
- TURN RIGHT ONTO FOREST RTE 1N08 (2.5MI)
- TURN RIGHT DESTINATION WILL BE ON THE RIGHT (1.9)

TRAVEL TIME
APPROXIMATELY: 1H 17 MIN (61.8 MI)

SHEET INDEX
CP-COVER PAGE
PO-PARCEL OVERVIEW

PROJECT INFORMATION
LAT/LONG: 40.4078/-123.5840
APN:210-144-010
APPLICANT: HOG, LLC
PARCEL SIZE: ± 37.1 ACRES
ZONING: FR-B-5(40)
APPLICATION TYPE:

COASTAL ZONE: NO
100 YEAR FLOOD:

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

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

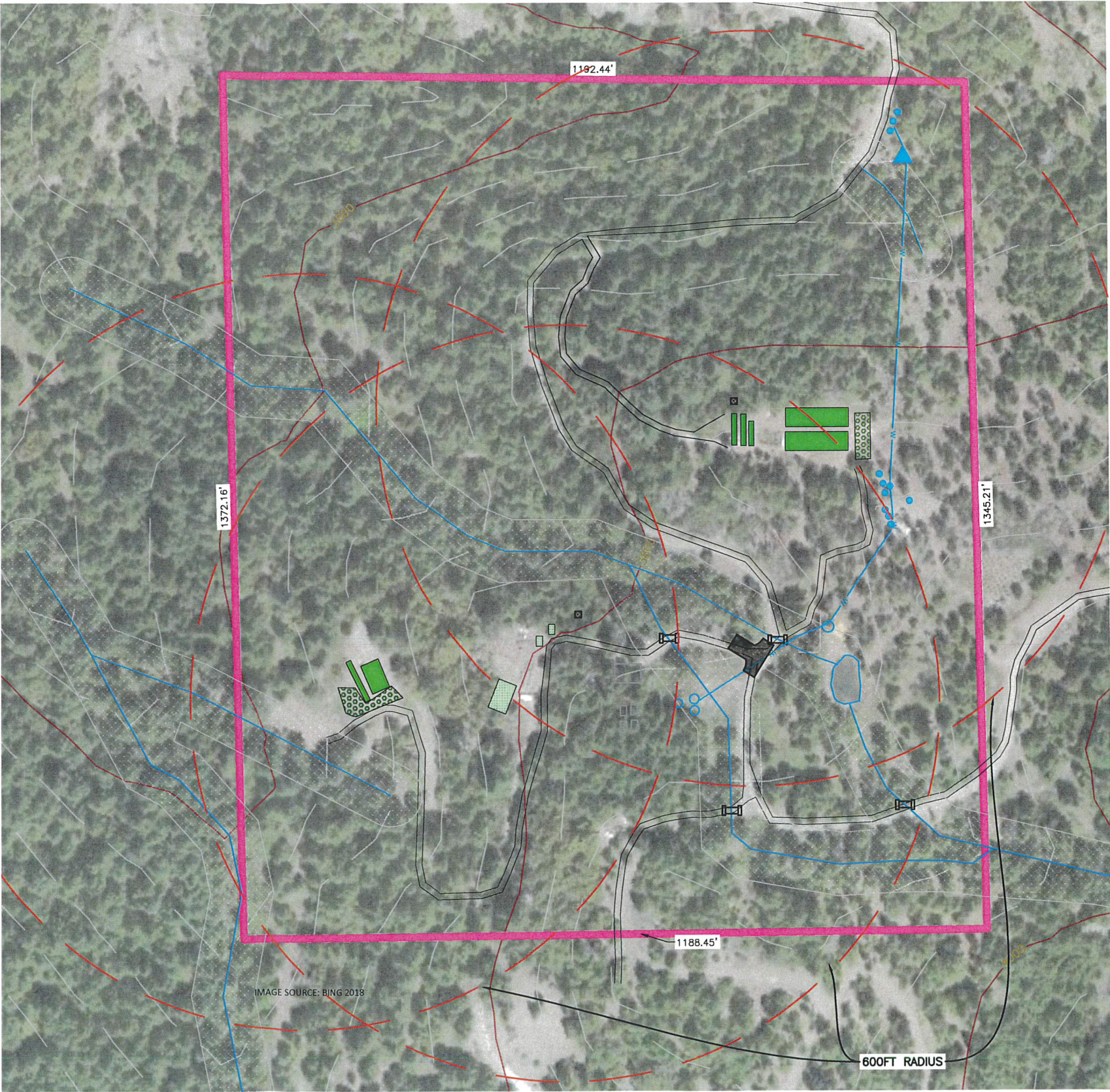


IMAGE SOURCE: BING 2018



PROJECT INFORMATION

PROPERTY OWNER: ERIK OLSON

ADDRESS APN: 210-144-010

SHEET INFO COVER PAGE

REVISIONS		
NO.	NOTES	DATE

DATE 4/16/19
DRAFTER DDV
SCALE AS SHOWN

SHEET
CP

PARCEL OVERVIEW

APN:210-144-010

SHEET INFORMATION

MIXED LIGHT CULTIVATION AREA

GH	LENGTH	WIDTH	SQ. FT
1	100	X	30
2	100	X	30
3	48	X	30
4	48	X	30
5	70	X	8
6	50	X	8
7	50	X	8
8	39	X	8
TOTAL MIXED LIGHT CULTIVATION AREA = 10,552 SQ. FT			

OUTDOOR CULTIVATION AREA

CA	SQ. FT	DIMENSIONS
1	1,775	73'x20'
2	2,425	SEE SPECIFICATIONS
TOTAL OUTDOOR CULTIVATION AREA = 4,200 SQ. FT		

IMMATURE PLANT AREA

	SQ. FT	DIMENSIONS
IMMATURE PLANT AREA #1	160	10'x16'
IMMATURE PLANT AREA #2	160	10'x16'
GH#3	1,440	48'x30'
TOTAL IMMATURE PLANT AREA = 1,760 SQ. FT		

CULTIVATION BUILDINGS AND USE

BUILDINGS	USE	SIZE	YEAR
MULTI-USE BUILDING	HARVEST STORAGE/TRASH STORAGE/MACHINE PROCESSING/PACKAGING&LABELING	41.7'x30'	-
PESTICIDE STORAGE TRAILER	PESTICIDE STORAGE	20'x8'	-
CARPORT(x2)	HARVEST STORAGE	16'x10'	-
CARPORT (x2)	HARVEST STORAGE	16'x10'	-

WATER STORAGE AND USE

TYPE	LAT/LONG	QUANTITY	GALLONS	TOTAL GALLONS
HDPE TANK	40.4095, -123.5823	3	1,500	4,500
HDPE TANK	40.4078, -123.5822	1	1,500	1,500
HDPE TANK	40.4078, -123.5822	1	3,500	3,500
HDPE TANK	40.4079, -123.7110	3	4,400	13,200
HDPE TANK	40.4078, -123.5824	2	5,000	10,000
HDPE TANK	40.4078, -123.5824	1	2,000	2,000
BLADDER	40.4073, -123.5827	1	20,000	20,000
POOLS	40.4069, -123.5834	3	22,000	66,000
TOTAL AMOUNT OF WATER STORAGE=				120,700 GALLONS

WATER SOURCE

TYPE	LAT/LONG
SPRING #1	40.4095/-123.5823
UNNAMED CLASS II STREAM WITH REQUIRED 100 FT BUFFER	
UNNAMED CLASS III STREAM WITH REQUIRED 50 FT BUFFER	

POWER SOURCE

2KW GENERATOR/7KW GENERATOR

SURROUNDING BUILDINGS

THERE ARE NO SCHOOLS, BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL CULTURAL RESOURCES WITHIN 600 FEET OF THE CULTIVATION SITE.
THERE ARE NO OFF SITE RESIDENCES WITHIN 300 FEET OF THE CULTIVATION SITE.

COMPOST

(2) 10'x10'=100FT²

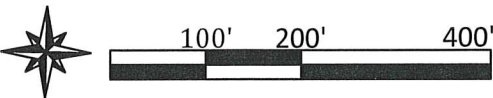
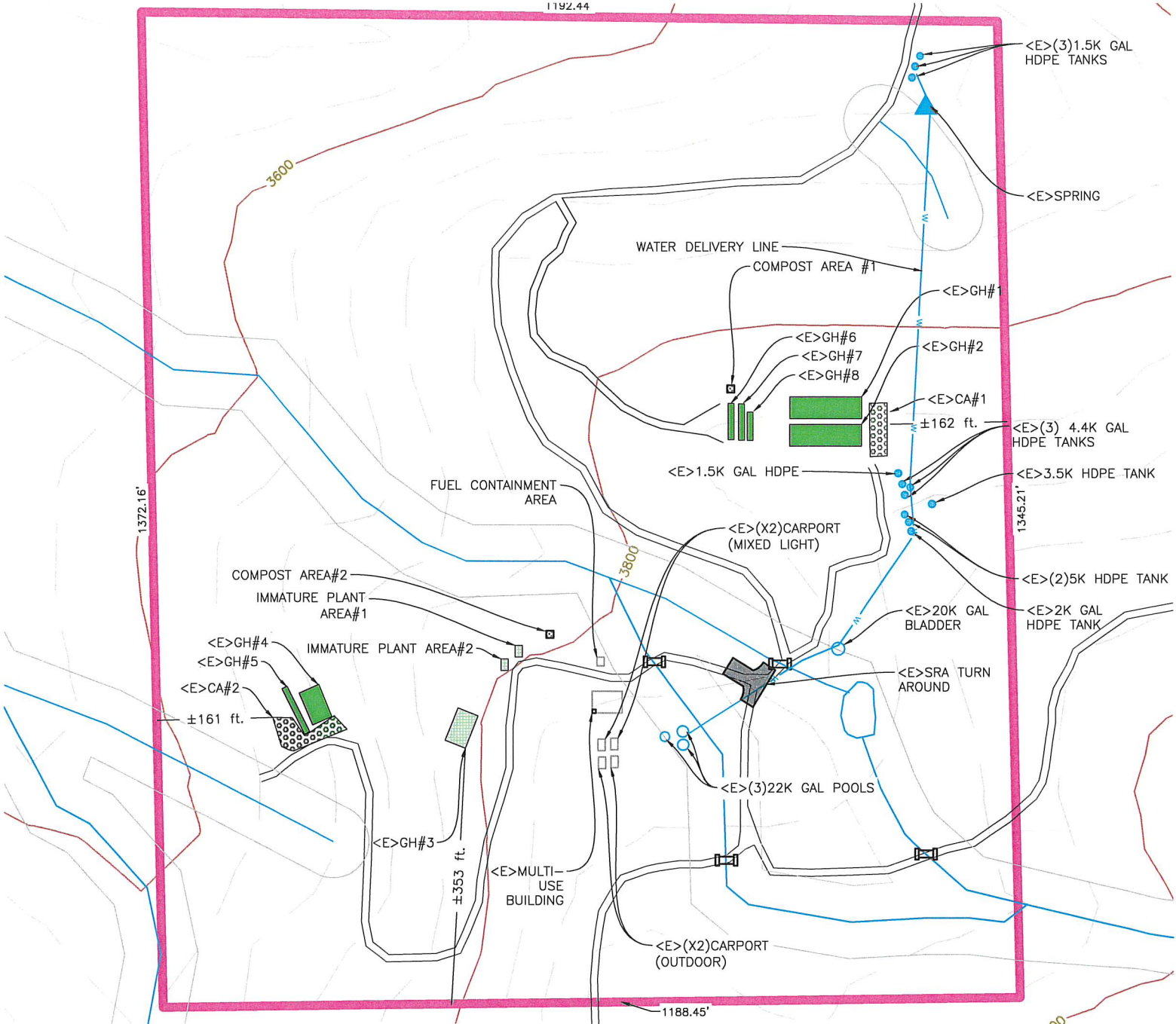
LEGEND



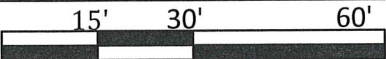
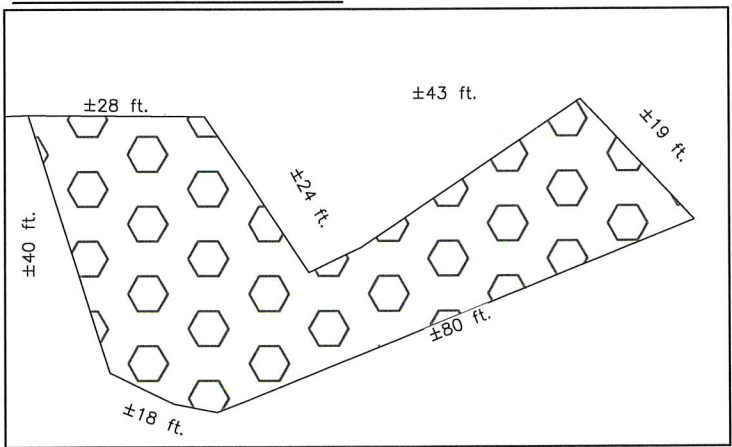
STREAM CROSSING



UNNAMED CLASS III STREAM WITH REQUIRED 50 FT BUFFER



CA#2 SPECIFICATIONS



PROJECT INFORMATION

ERIK OLSON

PROPERTY OWNER:

ADDRESS APN: 210-144-010

SHEET INFO PARCEL OVERVIEW

REVISIONS

NO.	NOTES	DATE

DATE 4/16/19
DRAFTER DDV
SCALE AS SHOWN

SHEET
PO

Table of Estimated Hours of Generator Use per Year

Month	Estimated Hours of Generator Usage
January	0
February	0
March	0
April	0
May	124
June	120
July	124
August	124
September	120
October	124
November	120
December	0

Estimated Average Vehicle Trips to Property

4-5 per week



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

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

ARCATA-EUREKA AIRPORT TERMINAL
MCKINLEYVILLE
FAX 839-3596

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

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

AVIATION 839-5401

ADMINISTRATION
BUSINESS
ENGINEERING
FACILITY MAINTENANCE

445-7491
445-7652
445-7377
445-7493

NATURAL RESOURCES
NATURAL RESOURCES PLANNING
PARKS
ROADS & EQUIPMENT MAINTENANCE

445-7741
267-9540
445-7651
445-7421

LAND USE 445-7205

ROAD EVALUATION REPORT INSTRUCTIONS

PURPOSE: The *Road Evaluation Report* is intended as a way for an applicant to document the condition of the access road(s) serving the subject property for cannabis projects that require a Conditional Use Permit (CUP), Special Permit (SP), or Zoning Clearance Certificate (ZCC). This report is not intended to be used for any other type of Planning & Building Department permit application. This will enable Public Works staff to determine if the existing roadway network [excluding on-site driveway(s)] is suitable to accommodate the proposed use on the subject property.

In rural areas, a category 4 road is usually adequate for most uses. If the road is paved and has a centerline stripe it is considered by the Department to be a category 4 road. In urban and suburban areas, the road may also need to accommodate other road users (pedestrians, bicycles, equestrians, etc.). When roads meet or exceed this standard, the roadways can typically accommodate increased traffic. This evaluation is accomplished by the applicant completing Part A of the *Road Evaluation Report*.

When the roadways do not meet a category 4 standard, there is a question that road may not be able to accommodate traffic from the proposed use. The goal is to evaluate roads that do not meet road category 4 standards in order to determine if the roads can accommodate increased traffic. This evaluation is accomplished by the applicants engineer completing Part B of the *Road Evaluation Report*.

In lieu of constructing road improvements to meet a category 4 road standard, the Department may approve a *Neighborhood Traffic Management Plan*. A neighborhood traffic management plan may include (but is not limited) the following elements: restricting the times that project traffic will use the road to off-peak hours; combining trips to reduce the volume of project traffic; carpooling to reduce the volume of project traffic; the use of signs and CB radios to coordinate traffic using the road(s); etc. The Department's criteria for approving a *Neighborhood Traffic Management Plan* is based upon site specific conditions; sound engineering judgment; the proposed ADT and DHV of the roads; the need to accommodate other road users (pedestrians, bicycles, equestrians, and other cannabis projects using the road, etc.); and the frequency and quantity of traffic associated with the proposed use. The applicant's Civil Engineer can address this in Part B of the *Road Evaluation Report*.

There may be other cannabis projects that use the same access road(s) as your project. Part B of the *Road Evaluation Report* needs to address the cumulative impacts from your project and all other cannabis projects that will also use the same road(s). There may be benefits of applicants collectively working together with one engineer to complete the *Road Evaluation Reports* for all of the projects.

(continued on next page)

REFERENCES:

- Humboldt County *Road Design Manual*, Chapter 7, Design Standards for Roadway Categories.
- American Association of State Highway and Transportation Officials (AASHTO) *Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT ≤400)*.
- American Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets* (AKA "Green Book")
- Institute of Transportation Engineers (ITE) *Trip Generation*

INSTRUCTIONS: The *Road Evaluation Report* consists of two parts. The first part (Part A) may be completed by the applicant. If the second part (Part B) is needed, it must be completed by a Civil Engineer licensed by the State of California. The .pdf version of this document provides fields that can be filled in.

A separate *Road Evaluation Report* is required for each road. **Save Time: before completing these forms consult with the Land Use Division at 707.445.7205 to make sure you are evaluating all of the necessary roads for your project; that other cannabis projects in the vicinity have been included; and to make sure that you understand what is needed.**

Special instructions to the applicant's Civil Engineer in completing Part B:

- Engineer will need to contact the Department for a list of other cannabis projects that may be using all or some of the same roads in the roadway network.
- Engineer will need to determine which of these projects utilize the roads within the same roadway network by personally reviewing the cannabis project applications at the Planning & Building Department. Many of the cannabis project applications are incomplete; therefore the engineer may need to directly contact other applicants to determine how these other cannabis projects will utilize the roads in question.
- Engineer may propose a master plan in which any required roadway improvements are incrementally divided among several cannabis projects. However, the master plan must be designed so that improvements to the road(s) will be adequate when constructed incrementally.

// END //

HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT

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

Applicant Name: Erik Olson APN: 210-144-010

Planning & Building Department Case/File No.: _____

Road Name: Burr Valley rd (complete a separate form for each road)

From Road (Cross street): hwy 36

To Road (Cross street): _____

Length of road segment: 9 miles miles Date Inspected: _____

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

Check one of the following:

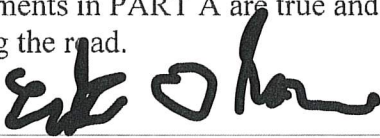
Box 1 ☐ The entire road segment is developed to Category 4 road standards (20 feet wide) or better. If checked, then the road is adequate for the proposed use without further review by the applicant.

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

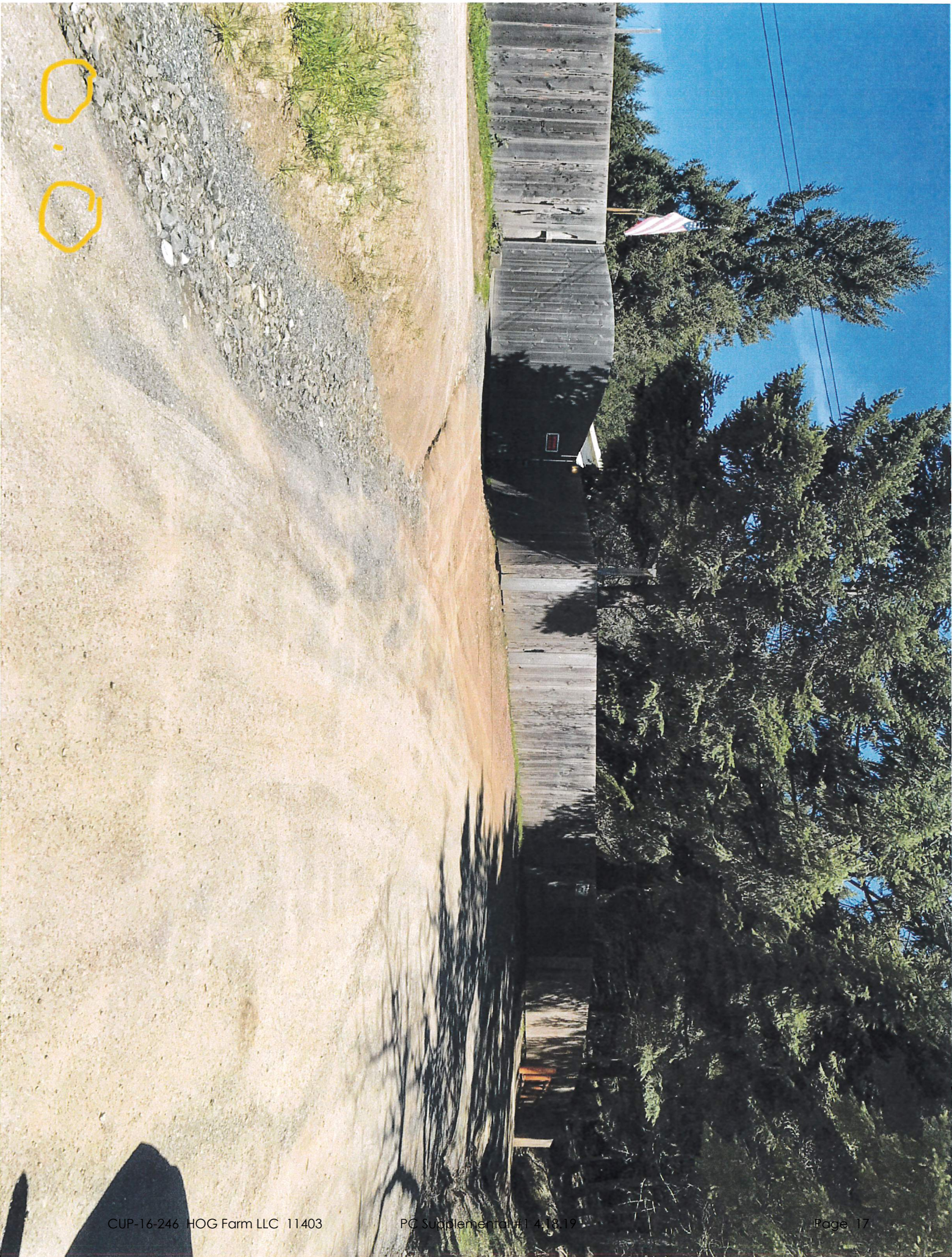
4-18-19 .

Date

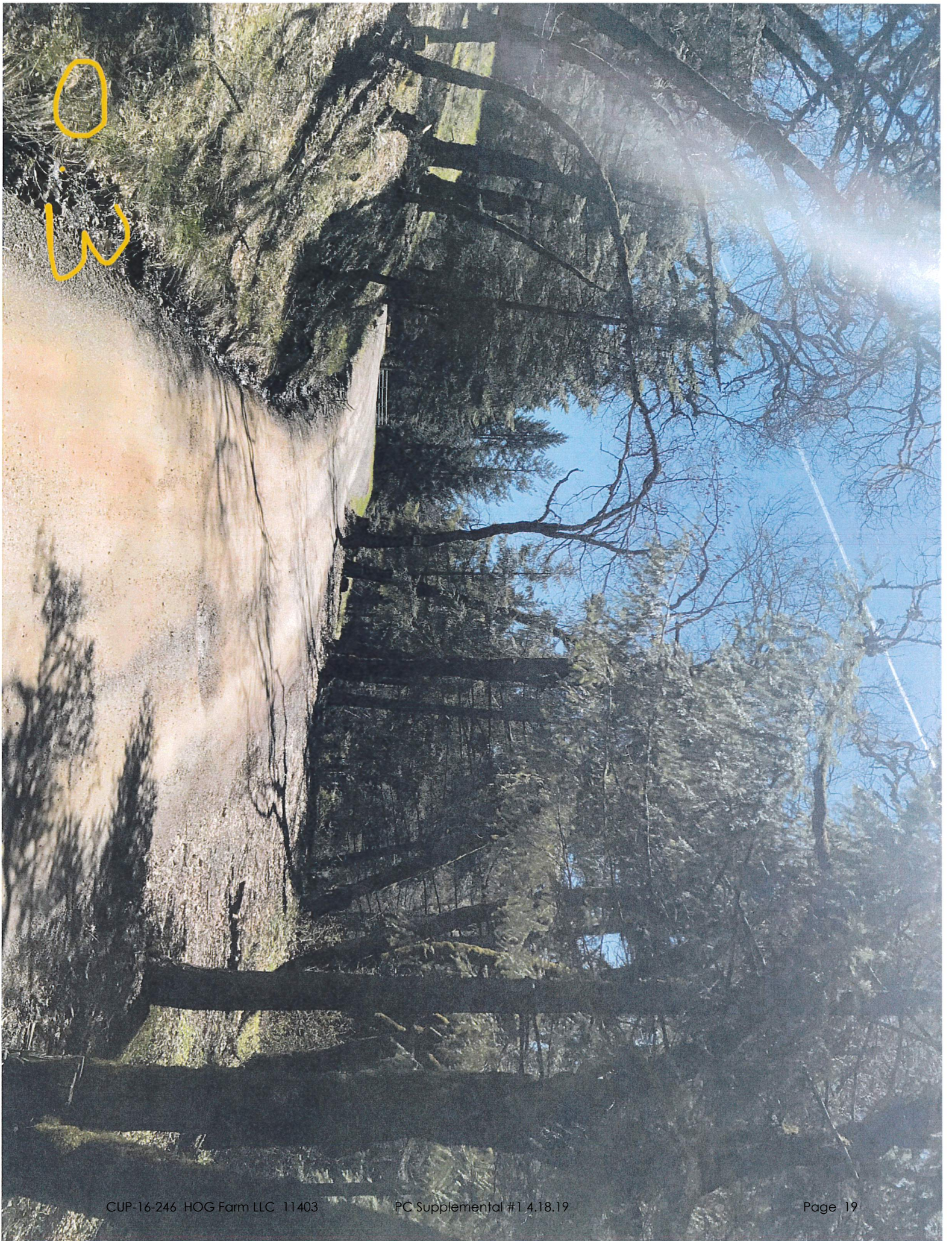
Erik Olson

Name Printed

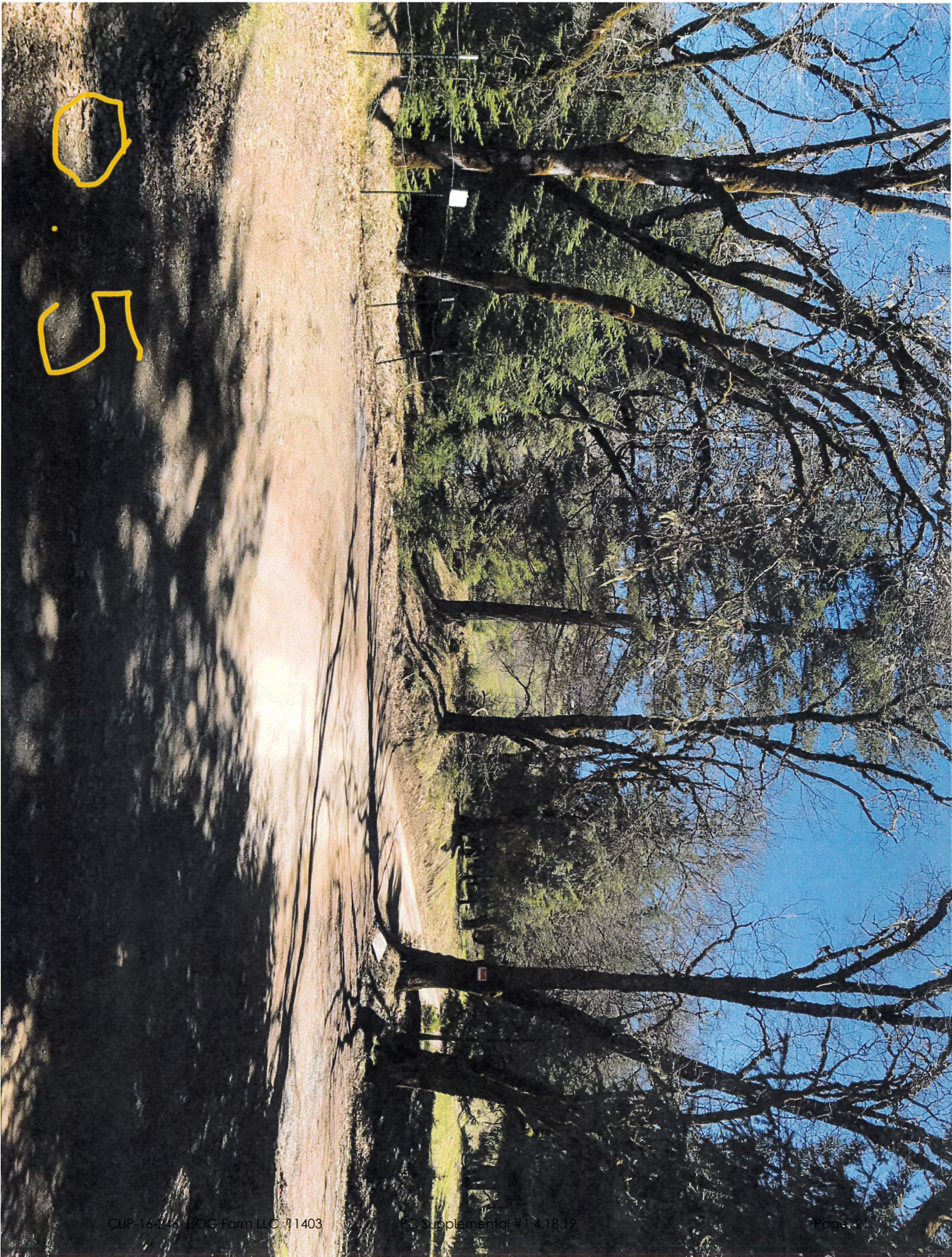
Important: Read the instructions before using this form. If you have questions, please call the Dept. of Public Works Land Use Division at 707.445.7205.

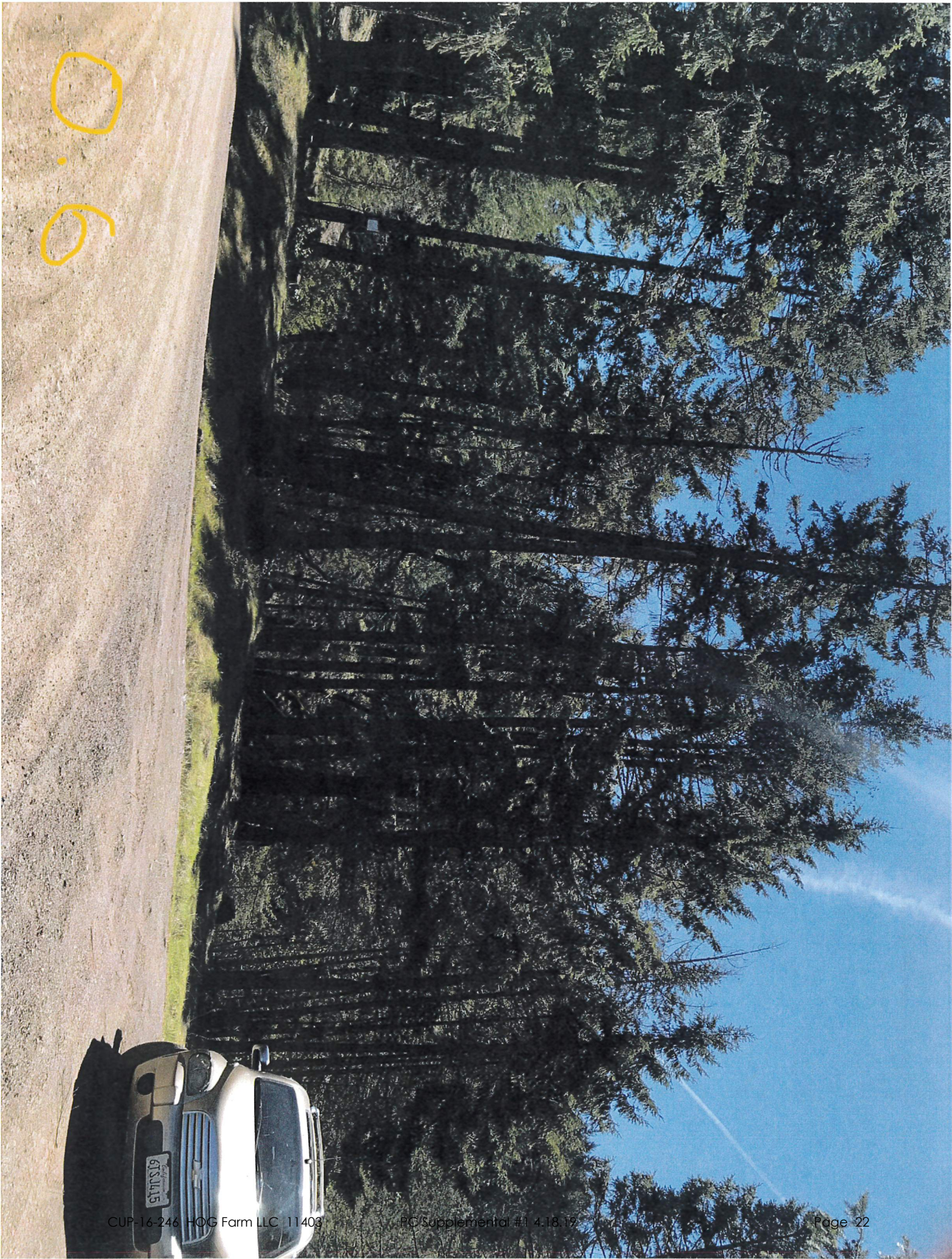












6.0

D.B

