COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: November 1, 2018

To: Humboldt County Planning Commission

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

Subject: **H36P, LLC, Conditional Use Permit**
Application Number 11754
Case Number CUP 16-377, CUP 18-046, SP 18-132 & SP 18-133
Assessor's Parcel Number (APN) 201-322-012
Highway 36, Alton

Table of Contents **Page**

Please contact Keenan Hilton, at 707-445-7541 or khilton@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
November 1, 2018	Conditional Use Permit/Special Permit	Keenan Hilton

Project Description: A Conditional Use Permit and Special Permit for new cultivation, processing, manufacturing, and retail dispensary. Phase One of the project will consist of volatile and non-volatile extraction in a proposed 2,932 square foot (sf) building, and retail at an on-site dispensary in the footprint of an existing mobile home. Phase Two will consist of adding 10,000 sf of new indoor cultivation in a proposed 16,000-sf building, 10,000 sf of new mixed-light cultivation in greenhouses, a new 20,000-sf processing and manufacturing building, a 2,000 sf outdoor propagation area, a well, and a septic system. Parking and internal circulation roadways will be constructed during each phase. The water source for Phase One is a permitted well installed prior to 1991 and renovated in 2017 under a newly-issued well permit. Water for Phase Two would be supplied by the proposed well, and the existing well would be decommissioned following completion of the proposed well. If the proposed well proves to be infeasible, a rainwater catchment and cistern system would be installed to meet at least the irrigation demand of the proposed cultivation. Up to 200,000 gallons of water storage capacity in plastic tanks would be installed during Phase Two if necessary to provide water for fire-fighting. If the proposed well should prove to be infeasible, a rainwater catchment and cistern system would be installed to meet, at a minimum, the irrigation needs of the proposed cultivation. Processing would occur on-site and include drying and trimming of cannabis flower, with the majority being manufactured into extract. Staffing at peak operation would be 37 employees. The facility would be fenced and there would be two full-time security guards. Electric service is provided by PGE with carbon offset purchased through the ClimateSmart program and the applicant plans to meet 100-percent renewable energy requirement with a solar array in the future. A Conditional Use Permit is also needed for the proposed uses according to the applicable Q-Zone. The overall project includes a distribution component and a 6,000 square foot wholesale/retail nursery that will be considered at a separate public hearing.

Project Location: The project site is located in Humboldt County in the Alton area, on the south side of State Highway 36, approximately 0.9 mile east of the intersection of U.S. Highway 101 and State Highway 36, on the property known as 1076 State Highway 36.

Present Plan Land Use Designations: Industrial, General (IG), Airport Safety Review, Fortuna Area Community Plan (FACP), Density: N/A, Slope Stability: Relatively Stable (0).

Present Zoning: MH-Q.

Case Numbers: CUP 16-377,CUP 18-046, SP18-132 & SP 18-133 **Application Number:** 11754

Assessor Parcel Number: 201-322-012

Applicant	Owner	Agent
H36P, LLC Matt Engel PO Box 4711 Arcata, CA 95521	H36P, LLC PO Box 4711 Arcata, CA 95521	None

Environmental Review: A Mitigated Negative Declaration has been prepared.

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

Major Issues: None

Recommended Commission Action

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

Move to adopt the Mitigated Negative Declaration, and to make all of the required findings for approval of the Conditional Use and Special Permits based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed H36P LLC project subject to the recommended conditions.

Executive Summary: H36P, LLC is applying for Conditional Use Permits and Special Permits for a cultivation, processing, manufacturing, and dispensary operation, in accordance with Humboldt County Code Section 314-55.4.8.7 of Chapter 4 of Division I of Title III, Commercial Medical Marijuana Land Use Ordinance (CMMLUO). The total size of the proposed project would be 47,500 sf (1.09 acre), which would comprise approximately 20 percent of the 5.4-acre project site.

The project would be developed in two phases. Phase One would involve replacing the existing 24x64 foot (1,536 sf) mobile home with a 24x52 foot (1,248 sf) mobile home structure configured as a dispensary, a 46x52 foot (2,392 sf) metal building used as an extraction facility, a pump house and water treatment system for the existing well, an enclosed refuse/recycling area, 16 parking spaces, a loading zone, and an emergency vehicle turnaround area. The dispensary building would be wheelchair accessible and would include an ADA-compliant bathroom. Phase One would be constructed in the southwestern portion of the property.

Phase Two would be developed in the eastern two-thirds of the property. This phase would include a 200x100 foot (20,000 sf) metal building used as a processing/manufacturing facility that would include laboratory/testing facilities and a commercial kitchen for preparing infused edible products, a 128x125 foot (16,000 sf) metal building housing 10,000 sf of indoor cultivation, ten 20x50 foot (1,000 sf) greenhouses housing a total of 10,000 sf of mixed-light cultivation, a 25x80 foot (2,000 sf) outdoor propagation area, a hydrologically un-connected well, one 20x50 foot (1,000 sf) primary septic leach field and one 1,000 sf reserve leach field, 30 parking spaces, and 12-foot wide gravel access roads. The new well would be tied into the pump house and water treatment system constructed in Phase One, then the existing well would be decommissioned.

The overall project includes a distribution component and a wholesale/retail nursery. These project elements were considered as part of the Initial Study and Mitigated Negative Declaration, but were not included on the public notice that was sent for this hearing. As a result, those project elements will be considered at a future public hearing after providing the legally required public notice.

If installation of a hydrologically disconnected well is not feasible, a rainwater catchment system and cistern would be installed to provide, at a minimum, sufficient water to meet the irrigation needs of the cultivation and the fire-fighting flow requirement. The remaining water needs would be supplied by the existing well. Phase Two includes 1.09 acre (47,500 sf) of proposed structures from which to capture rainfall. Using the average annual rainfall for Eureka of 35-40 inches[1], this would yield over one million (1,000,000) gallons of captured rainfall. Using the lowest rainfall recorded in Eureka for an October 1 – September 30 water year (19.71 inches in 1976 – 1977)[2], this would yield 583,380 gallons of captured rainfall. The expected irrigation demand of proposed mixed-light cultivation and the required fire-fighting

[1] https://www.wrh.noaa.gov/climate/yeardisp.php?wfo=eka&stn=KEKA&submit=Yearly+Charts
[2] https://www.wrh.noaa.gov/eka/climate/records.php

flow would total approximately 415,600 gallons, which could be harvested in even the lowest rainfall year on record.

Water Use and Storage

The project proponent estimates that the maximum annual water consumption by the proposed project is 283,200 gallons for indoor cultivation, 235,600 gallons for mixed-light cultivation, and approximately 162,800 gallons for manufacturing, processing, extraction, and domestic use by staff. The total annual water consumption for both phases of the project would be approximately 681,600 gallons (2.1 acre feet). Annual water consumption for Phase One only would be approximately 60,000 gallons. During Phase Two, approximately 30,000 gallons of water per year would be recaptured by dehumidifiers in the indoor and mixed-light cultivation areas.

The current water source for the property is a well located in the existing agricultural storage building. The well was installed prior to 1990 and was inspected and upgraded with a new seal in 2017 under Department of Environmental Health permit number 17/18-0051. At that time, the well was tested and found to have a flow rate of 3.6 gallons per minute. The well is assumed to access shallow groundwater and therefore is hydrologically connected to surface waters. Phase One would include only dispensary and extraction activities, which are not subject to forbearance for hydrologically connected wells per Humboldt County Code (HCC) §55.4.11(l). The existing well would provide the water source for Phase One and would not be subject to forbearance; therefore, no additional storage capacity would be required for Phase One.

Water for manufacturing and cultivation in Phase Two would be provided by a proposed new deep well that would exploit a confined aquifer and be hydrologically disconnected from surface waters. The new well would be tied into the pump house and water treatment system installed in Phase One, and the existing well would be decommissioned. The new well would provide all water required for the project as well as fire-fighting flow.

As discussed previously, if installation of a hydrologically disconnected well is infeasible, a rainwater catchment and cistern system would be installed in Phase Two which would meet at least some of the project water demands. Under HCC §55.4.8.2.1, new cultivation can be permitted only with a non-diversionary source of irrigation water; therefore, the proposed cultivation could not be irrigated using the existing well. At a minimum, the rainwater catchment system would supply the irrigation demand of the proposed cultivation and dedicated storage to meet the required fire-fighting flow capacity (180,000 gallons).

If a hydrologically disconnected well is infeasible, the existing well could be used to supply all water needs except irrigation.. As discussed previously, sufficient impervious surface area is proposed to yield over 583,000 gallons of captured rainwater in even the lowest rainfall year on record, and over one million gallons in a typical year. The total water needs of the project would be approximately 681,600 gallons per year; therefore, in even the driest years, only approximately 100,000 gallons would be required from the existing well to meet the water needs of the project. In typical years, no water would be required from the existing well.

Existing water storage on the property consists of 5,000 gallons in one hard plastic tank. The existing pond would not be used for the proposed project. A recommended condition of approval has been added that if the proposed deep well is not demonstrated to be hydrologically unconnected to surface waters, the applicant will be required to implement the rainwater collection system and provide enough water storage capacity to serve the entirety of the cultivation and nursery operations.

Employees and Schedule of Operations

Including all activities at peak operation of Phase One and Phase Two, the estimated maximum number of staff on-site, including tenants, would be 37 people.

The following table summarizes the square footage and staffing for each of the proposed uses:

Table 1. Summary of Staffing for Proposed Uses

Proposed Use	sf	Employees
Indoor Cultivation	16,000	4
Mixed-light Cultivation	10,000	3
Commercial Kitchen	1,000	2
Non-volatile Extraction	4,000	4
Volatile Extraction	2,000	3
Dispensary	1,500	5
Processing	6,000	8
Nursery	6,000	3
Testing/Analytics	1,000	3
Security	--	2
Total	**47,500**	**37**

Phase One

The dispensary would be operated by Modern Cannabis Humboldt, a California nonprofit mutual benefit corporation. The dispensary operating hours would be 10:00 am to 8:00 pm Monday through Saturday and 11:00 am to 7:00 pm on Sunday. Modern Cannabis Humboldt has submitted an Operations Plan to Humboldt County in accordance with HCC §55.3.10.

Extraction would take place in the proposed extraction building between the hours of 9:00 am and 5:00 pm, Monday through Friday. The distribution elements, which will be reviewed at a separate hearing, will not require any additional employees but are intended to be a part of Phase One of the project.

Phase Two

The dispensary operation would not change after completion of Phase Two.

Extraction hours of operation would not change after completion of Phase Two.

Cultivation staff would work Monday through Saturday, 9:00 am to 6:00 pm.

Nursery staff would work Monday through Friday, 9:00 am to 5:00 pm.

Processing activities would take place Monday through Friday, 9:00 am to 5:00 pm.

Access/Parking

The property is accessed directly from Highway 36 via an existing driveway. The project would provide six customer parking spaces at the dispensary, 11 staff parking spaces near the extraction building, and 30 staff parking spaces, including two ADA-compliant accessible spaces, near the indoor cultivation building. Total off-street parking would be 47 spaces, including three ADA-compliant accessible spaces.

Landscape trees would be installed along the northern side of the property to screen the project from Highway 36; sufficient space would be available in and around proposed parking areas and internal circulation driveways for landscaping that may be requested by the County Planning and Building Department pursuant to HCC §314-109.1.5.2.

Storm water Management

The project site is flat and has no surface drainage patterns. There are no creeks or natural water bodies within 0.5-mile of the project site. Precipitation on the project site percolates into the soil. The project proponent has contracted with Pacific Watershed Associates to design a storm water management plan for the proposed development.

Watershed Protection

There are no naturally-occurring aquatic resources on or adjacent to the property. The existing pond is an artificial feature constructed in uplands and is fed by surface runoff from paved areas. The property has minimal gradients and no apparent drainage patterns; precipitation percolates into the soil. The Van Duzen River is approximately 0.5-mile south of the property, separated from it by farmland and pasture. The property is in the Cummings Creek – Van Duzen River Hydrologic Unit (HUC-12) and the Van Duzen Planning Watershed.

On-site Wastewater System

The existing mobile home is served by an OWTS that would serve the proposed dispensary, non-volatile extraction building, and security staff. This existing system consists of two 750-gallon septic tanks and a leach field, which is sufficient to process the maximum 1,1800 gallons per day generated by the staff and dispensary customers served by that system. The total service provided by the existing OWTS would be as follows:

- Dispensary: 400 gallons per day (gpd) per toilet x 2 toilets = 800 gpd (serves 5 dispensary staff plus customers);
- Extraction: 35 gpd per factory worker x 4 workers = 140 gpd;
- Security: 15 gpd per non-factory worker x 2 security guards = 30 gpd;
- Mixed-light Cultivation Staff (Phase Two): 35 gpd per factory worker x 6 workers = 210 gpd.

The existing OWTS would serve 17 staff and the dispensary customers, which would use approximately 79 percent of the capacity of the system.

Lindberg Geologic Consulting has designed the proposed OWTS that would serve the proposed manufacturing, volatile extraction, nursery, testing, commercial kitchen, and indoor cultivation functions. The proposed OWTS would consist of two 1,200-gallon dual-chambered septic tanks and three 50-foot leach trenches. This system would be more than sufficient to serve 20 people per day. The proposed project includes a 100-percent reserve leach field area adjacent to the proposed leach field, which would be protected from development.

Hazardous Materials and Waste

The proposed cultivation would utilize a synthetic soil-less growing medium designed by Dirty Business Soil Consultants of Arcata, CA. The medium would consist primarily of Coco-Coir (coconut husk), with other soil-like amendments. This medium is reusable and lasts longer than organic/mineral potting soil. Growing medium that can no longer be reused would be transported to a commercial recycling facility.

Growing medium would be revitalized using compost teas; no salt-based fertilizers, heavy metals, or plant growth regulators would be used. Between cultivation cycles, the productivity of the used growing medium would be restored by an anaerobic fermentation process similar to silage known as "Bokashi" and amending with compost teas. The Bokashi process involves fermenting organic material for 7-10 days in sealed drums, which prevent the escape of odors.

Organic solid waste, including cannabis byproduct and unusable plant material, would be shredded and fermented in the Bokashi process, then added to reused growing medium. Liquid waste, including byproducts of cannabis processing and extraction, would be added to the Bokashi fermentation process, then drawn off and used as organic compost tea. Household waste would be stored in sealed

containers in a recycling and waste enclosure, and removed to a solid waste transfer station or recycling facility in Fortuna regularly.

All cultivation would take place in sealed raised beds that would contain irrigation runoff.

The project proposes to use the following pesticides: Neem oil and Grandevo. Neem oil is a plant extract that has no known toxicity to non-target organisms[3]; the active ingredient of Grandevo is a bacterium that may affect terrestrial arthropods, aquatic invertebrates, and honey bees[4]. The project would restrict application of all pesticides to indoor areas (including mixed-light greenhouses); consequently, there would be no risk of overspray effects on non-target organisms.

The proposed project includes volatile extraction operations. Solvents used in extraction would include 200-proof (100 percent) ethanol, isopropyl alcohol, 30 percent hydrogen peroxide, {D}Limonene, and butane. The health hazards for all of these substances except butane are irritation in case of contact with skin and eyes, or inhalation. Butane gas is non-irritating to skin and eyes, but is an asphyxiation hazard if inhaled. Ethanol, isopropyl, and Limonene are flammable liquids; butane is a flammable gas. Volatile extraction would take place in an explosion-proof room constructed inside the proposed manufacturing building. Chemicals would be obtained from licensed vendors and shipped/transported to the site in accordance with federal, state, and local requirements for transportation of hazardous substances. Shipments would be received at loading docks equipped with spill containment kits. Quantities of these chemicals on-site would be small and any accidental spills would have no potential to contaminate surface water or groundwater, or pose a threat to the public.

Odors

The project proponent has contracted with Frontier Engineering of Redding, CA to design heating, ventilation, and air conditioning (HVAC) systems using carbon odor filtration for all proposed buildings and greenhouses. Indoor cultivation areas would be enclosed in a metal building equipped with a carbon filtered HVAC system; mixed-light greenhouses would be rigid commercial green-house structures equipped with carbon-filtered exhaust systems; the drying room, vegetative growth room, extraction laboratories, processing room, dispensary storefront, and kitchen would all be connected to carbon filtered HVAC systems designed to replace the air in the room every three minutes.

Electrical Service

Electricity on the property is supplied by Pacific Gas and Electric (PGE). The project proponent does not propose to use generators as a primary energy source; but may install generators for emergency use. The project owner would enroll in the PGE ClimateSmart program (a carbon tax) to offset carbon emissions, and would pursue a transition to on-site solar electricity during the life of the project.

Security

The facility would be fenced, and access controlled by a guarded gate. Two security guards would be on-site during operating hours. Security during non-operating hours would be provided by surveillance cameras and off-site alarms.

Setbacks

There are no schools, bus stops, places of worship, public parks, or tribal cultural resources within 600 feet of the proposed nursery.

Consistency with the Qualified combining zone (Q)

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[3] https://www3.epa.gov/pesticides/chem_search/reg_actions/registration/decision_PC-025006_07-May-12.pdf

[4] https://www3.epa.gov/pesticides/chem_search/reg_actions/registration/fs_PC-016329_20-Aug-12.pdf

Subject Parcel Zoning History

In 1985, the Humboldt County Board of Supervisors adopted a Zone Amendment Ordinance (ZAO) that reclassified the subject property from U to MH-Q(Qualified Heavy Industrial). The ZAO states that the purpose of the special restrictions imposed on the parcel is:

1. Protect and reserve the property primarily, but not exclusively, for timber products processing plants; and
2. Protect the surrounding lands from other types of industrial developments on the subject property which may be inappropriate for the area; and
3. Provide an opportunity for public review and comment on industrial development planned for the property.

The ZAO further defines the uses that may be allowed on the parcel: "Principal and conditionally permitted uses otherwise allowed under the R-4, C-2, CH, ML and MH zone regulations of Humboldt County Code Sections 314-31, 314-37, 314-40, 314-43 and 314-46[1] shall not be allowed on the property designated as Areas 1 through 8 on Exhibits A through H with the following exceptions:

Area 6 (Exhibit A) [Principal Permitted Uses]

1. Timber products processing plants (buildings) for commercial processing of wood and wood products, including but not limited to sawmills, lumber and plywood mills, but not including pulp mills..
2. General agriculture, nurseries and greenhouses and roadside stands.

[Use permitted with a Use Permit]

1. Manufacture of furniture.
2. Manufacture of electrical and electronic equipment, of household effects such as lamps, rugs and fabric and research and development laboratories.
3. Industrial and manufacturing uses.
4. Dwellings and mobilhomes"

Applicability of a Conditional Use Permit to Expand Uses of Property

Although the ZAO listed uses that may be permissible with use permit, the ZAO did contemplate the need to expand the enumerated uses allowed on the property as the ZAO states, "A conditional use permit required for expansion of such existing general uses may be granted in accordance with the general rules and procedures of the Humboldt County Code applicable to use permits." (ZAO, p. 9.) The lack of indentation immediately after a series of indented paragraphs representing the subsections to Section 3 of the Ordinance indicates the statement is intended to apply to all of the areas listed in Section 3 of the ordinance, including the subject property.

The general rule being Humboldt County Code section 312-3.1.2 which states, "Use Permit (UP). A Use Permit must be secured, pursuant to all requirements of this Code, prior to the initiation, modification or expansion of a use or development that is:

3.1.2.1 permitted only as a conditionally permitted use, or

3.1.2.2 for any use not specifically enumerated in these regulations, if it is similar to and compatible with the same uses permitted in the zone in which the subject property is situated." (Emphasis added.)

The ZAO states, "A conditional use permit required for expansion of such existing general uses may be granted in accordance with the general rules and procedures of the Humboldt County Code applicable to use permits." Humboldt County Code section 312-3.1.2 (the general rules and procedures of the Code) allows for the issuance of a Use Permit for "any use not specifically enumerated in these regulations, if it is similar to and compatible with the same uses permitted in the

zone in which the subject property is situated."

The uses listed in the ZAO do not include cannabis cultivation; that use would not have been contemplated in 1985 as it was not legal. In enacting the CCLUO and in the BIR, the County considered indoor cannabis cultivation, manufacturing, processing and distribution to be a compatible use in industrial zones, thereby authorizing the activity in the MH zone. The only complicating factor here is the existence of the qualifying zone and the uses specifically enumerated in the ordinance. By including the catchall provision in the ZAO, the Board provided for flexibility from the structure of the zoning ordinance-arguably for just this type of situation (anew legal use that is compatible with existing permissible uses).

As discussed above, indoor cannabis cultivation is not incompatible with other activities allowed on the parcel both as principally permitted and conditionally permitted uses per the ZAO. Timber products processing and industrial manufacturing uses are similar but more intensive uses of the land than the proposed cannabis cultivation, processing, manufacturing and distribution activities.
Staff interprets this to indicate that the cannabis activities requested in this application can be allowed subject to a Use Permit, provided that the activities are consistent with the intent of the Q Zone. In this case the Q zone is to protect and preserve the parcel for resource and industrial development which will not have an adverse effect on the area. The cannabis activities are being proposed within an industrial designed building that can be used for other industrial purposes if the cannabis activities are no longer pursued on this site. The cannabis activities will be contained in an enclosed structure so there will not be an adverse impact upon the surrounding area. Based upon these factors it is appropriate to find that the proposed cannabis activities are consistent with the Q Zone and approve the Conditional Use Permit.

STAFF RECOMMENDATION: Based on a review of Planning Division reference sources and comments from all involved referral agencies, planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the conditional use permits and special permits.

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.

RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 18-

Case Number: CUP-16-377
Assessor Parcel Number: 201-322-012

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approving the H36P, LLC Conditional Use Permit and Special Permit request.

WHEREAS, H36P, LLC submitted an application and evidence in support of approving Conditional Use Permits and Special Permits for 10,000 square feet (sf) of mixed-light and 10,000 sf of indoor cannabis cultivation, 20,000 sf of processing/manufacturing, 2,392 sf of extraction, and a 1,248-sf dispensary, as well as internal circulation roadways, parking, an on-site wastewater treatment system, and a groundwater well, located on APN 201-322-012.

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

WHEREAS, the project is subject to environmental review pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Conditional Use Permits and Special Permits (Case Numbers CUP 16-377,CUP 18-046, SP18-132 & SP 18-133); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on November 1, 2018

NOW, THEREFORE, be it resolved, determined, and ordered by the Humboldt County Planning Commission that:

1. The Planning Commission has considered the Initial Study and Mitigated Negative Declaration and the Mitigation and Monitoring Report in Attachment 4, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment, and that the Mitigated Negative Declaration reflects the County's independent judgement and analysis; and

2. The Planning Commission adopts the Initial Study and Mitigated Negative Declaration in Attachment 4 and the Mitigation Monitoring Report in Attachment 4, as required by Sections 15074(b) and 15074(d) of the CEQA Guidelines; and

3. The Planning Commission further makes the findings in Attachment 2 of the Planning Commission staff report for Case Number CUP 16-377 based on the submitted substantial evidence; and

4. Conditional Use Permits and Special Permits CUP 16-377, CUP 18-046, SP18-132 & SP 18-133 are approved as recommended and conditioned in Attachment 1.

Adopted after review and consideration of all the evidence on November 1, 2018.

The motion was made by Commissioner _____ and seconded by Commissioner _____.

AYES: Commissioners:
NOES: Commissioners:
ABSTAIN: Commissioners:

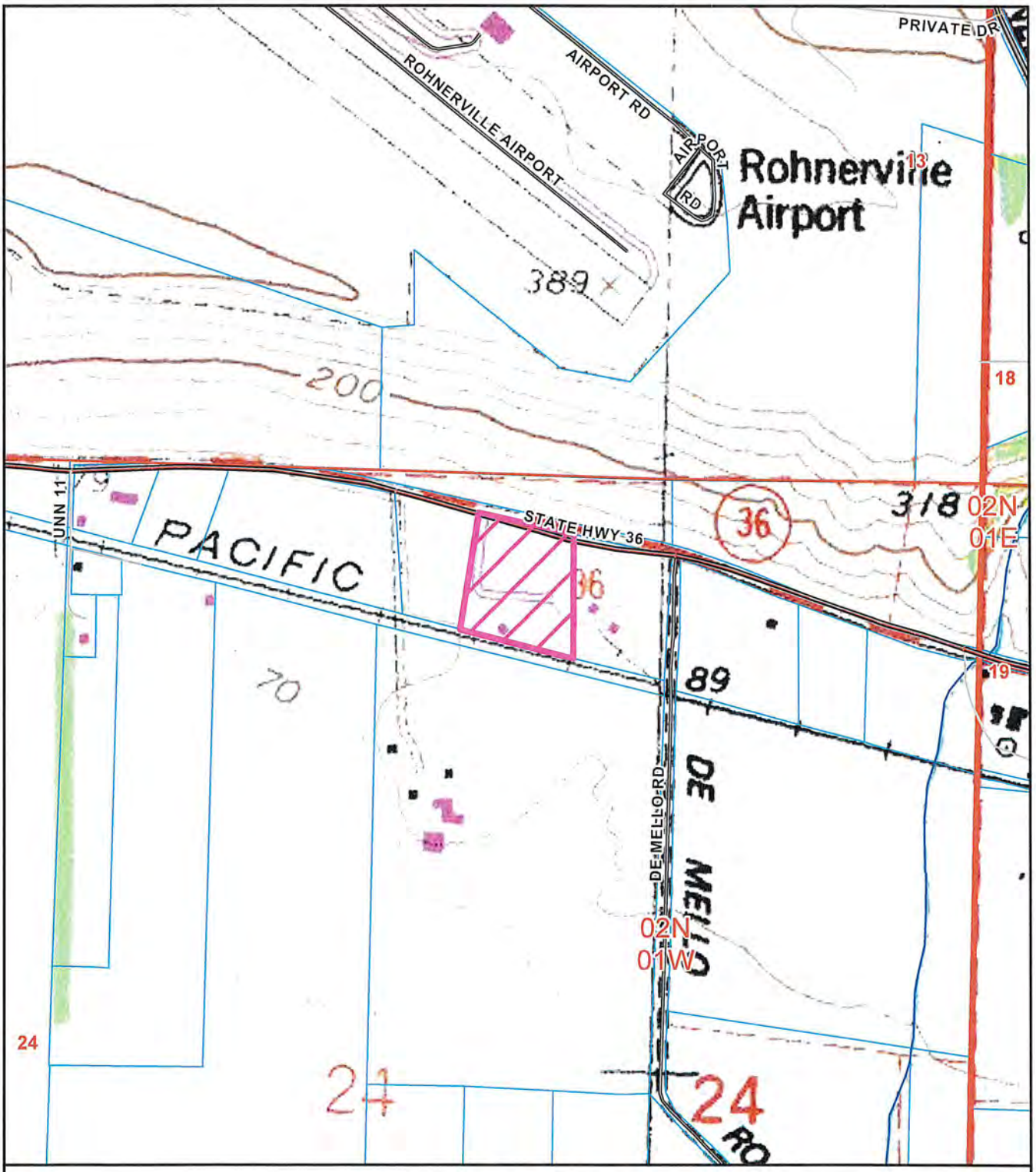
ABSENT: Commissioners:

DECISION:

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

_____

John H. Ford, Director
Planning and Building Department



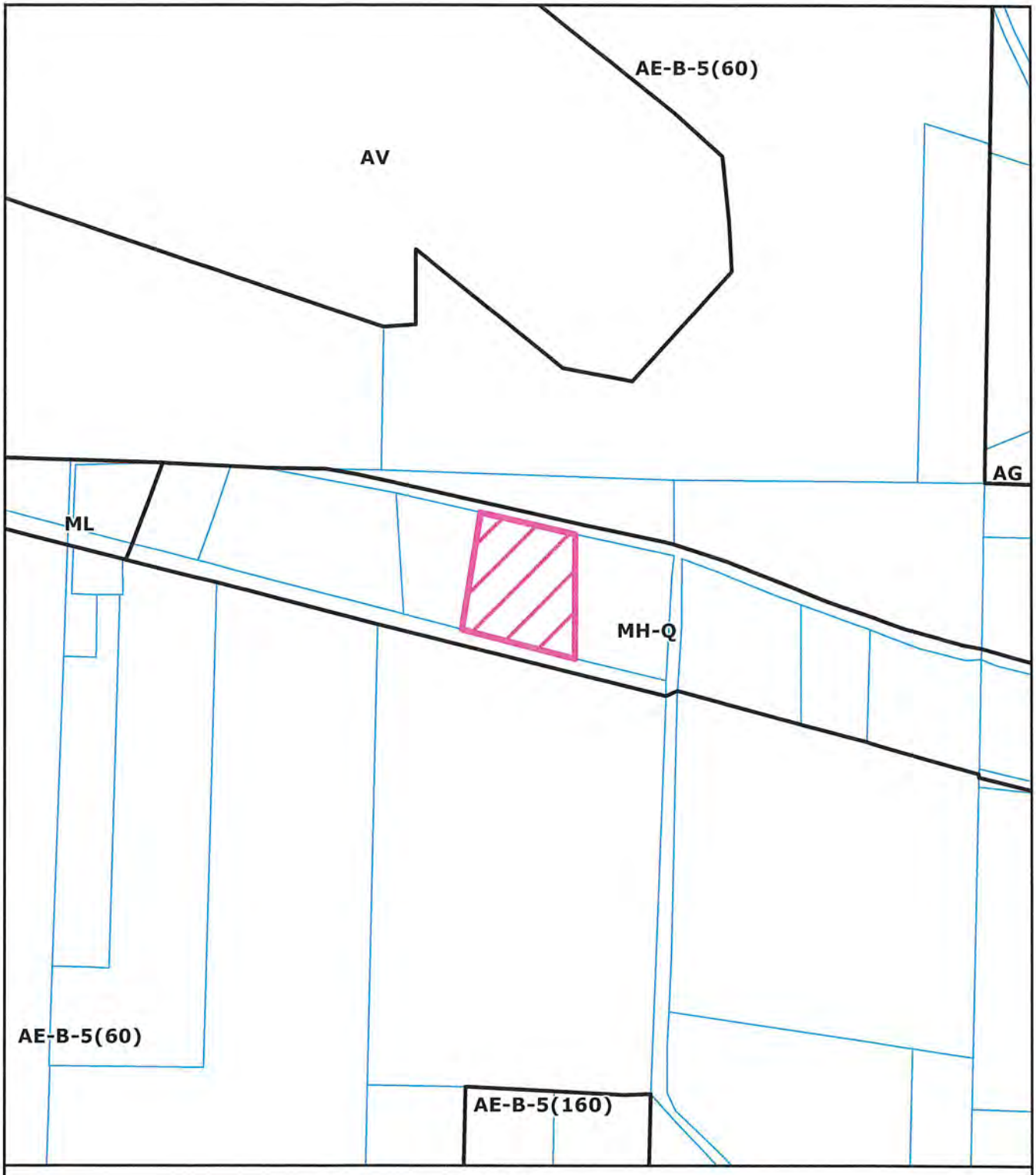
TOPO MAP
PROPOSED H36P LLC
ALTON AREA
CUP-16-377
APN: 201-322-012
T02N R01W S24 HB&M (FORTUNA)

Project Area =

N

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.

0 750 1,500 Feet



ZONING MAP
PROPOSED H36P LLC
ALTON AREA
CUP-16-377
APN: 201-322-012
T02N R01W S24 HB&M (FORTUNA)

Project Area =

N

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.

0 750 1,500 Feet

AERIAL MAP
PROPOSED H36P LLC
ALTON AREA
CUP-16-377
APN: 201-322-012
T02N R01W S24 HB&M (FORTUNA)

Project Area =

N

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.

0 500 1,000 Feet

HIGHWAY 36 LLC DEVELOPMENT PLAN

HIGHWAY 36 LLC
1076 STATE HIGHWAY 36 ALTON, CA 95540
APN 201-322-012

PROJECT DESCRIPTION:

DEVELOP A WHOLESALE DISPENSARY AND EXTRACTION FACILITY DURING PHASE I. DEVELOP TWO NEW STEEL BUILDINGS FOR THE CULTIVATION, PROCESSING AND MANUFACTURING OF COMMERCIAL CANNABIS AND REQUIRED ACCESSIBLE RESTROOMS. A NEW GREASE INTERCEPTOR SHALL BE INSTALLED IN THE PARKING LOT, SIZED TO HANDLE DEMAND FROM ALL PHASES OF DEVELOPMENT.

BUILDING CODE DATA:

OCCUPANCY CLASSIFICATIONS: M/F1/H
SEPARATED OCCUPANCIES.
USE: PROCESSING OF AGRICULTURAL PRODUCTS & CULTIVATION.
CONSTRUCTION TYPE: VB
SPRINKLERS: YES
SPRINKLERS INCREASE ALLOWABLE STORIES TO 2.
HAZARDOUS MATERIALS WILL NOT BE STORED OR USED WITHIN THE BUILDING IN EXCESS OF THE QUANTITIES LISTED IN IBC TABLES 307.1(1) & 307.1(2).

NOTES:

1. PROPERTY LINES AND BUILDING LOCATIONS ARE APPROXIMATE AND BASED ON AERIAL PHOTOS.
2. NO CREEKS.
3. ZONING: MH-Q
   - 3.1. FRONT SETBACK = 50'
   - 3.2. REAR SETBACK = 50'
   - 3.3. SIDE SETBACK = 46' (10% OF AVG. LOT WIDTH)
4. SITE AREA = 5.46 ACRES
5. BUILDING AREA: (PHASE I)
   - 5.1. (N) 24'x52' DISPENSARY = 1248 SQ. FT.
   - 5.2. (N) 40'x50' EXTRACTION FACILITY = 2000 SQ. FT.
   - 5.3. PHASE 1 BUILDING AREA = 3248 SQ. FT.
6. DISPENSARY OCCUPANCY - 'M' - MERCANTILE
   - 6.1. OCCUPANT LOAD PER CBC 1004.1.2 = 60 SQ. FT. GROSS
7. EXTRACTION OCCUPANCY - 'F1' - MANUFACTURING
   - 7.1. OCCUPANT LOAD PER CBC 1004.1.2 = 200 GROSS
8. PHASE 1 PARKING REQUIREMENTS:
   - 8.1. DISPENSARY - 1 SPACES PER 300 SQ FT, PLUS 1 SPACE PER EMPLOYEE = 4 PUBLIC SPACES AND 4 EMPLOYEE SPACES PER HUMBOLDT COUNTY ZONING 109.1.4.3.1
   - 8.2. EXTRACTION - 1 SPACE PER EMPLOYEE = 6 SPACES PER HUMBOLDT COUNTY ZONING 109.1.4.4.2
9. DISPENSARY BUILDING HT = ±15'
10. EXTRACTION BUILDING HT = ±14'-6"

FIRE HYDRANT NOTES:

1. ALL PIPES SUPPLYING WATER TO HYDRANTS MUST BE AT LEAST 3"Ø; HOWEVER, A PIPE HAVING A Ø OF LESS THAN 3" MAY BE USED PROVIDED IT CAN DEMONSTRATE THE CAPABILITY OF SUPPLYING A MINIMUM 200 GAL. PER MINUTE (GPM) FLOW FROM THE HYDRANT CONNECTION.
2. EACH HYDRANT/FIRE VALVE OR ACCESS TO WATER SHALL BE IDENTIFIED AS FOLLOWS:
   - 2.1. IF LOCATED ALONG A DRIVEWAY, EXCEPT WHERE THE RESIDENCE IS SERVED WITH AN INDIVIDUAL WATER SUPPLY, A WOODEN SIGN WITH A MINIMUM 3" LETTER HEIGHT, 3/8" STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, WITH THE WORDING "FIRE WATER" MOUNTED ON A WOODEN POST.
   - 2.2. IF LOCATED ALONG A STREET OR ROAD, A REFLECTORIZED BLUE MARKER, WITH A MINIMUM DIMENSION OF 3", SHALL BE MOUNTED ON A FIRE RETARDANT POST. THE SIGN POST SHALL BE WITHIN 3' OF SAID HYDRANT/FIRE VALVE, WITH THE SIGN NO LESS THAN 3' NOR GREATER THAN 5' ABOVE GROUND, IN A HORIZONTAL POSITION AND VISIBLE FROM THE ROAD.

VICINITY MAP

EMPLOYEE OCCUPANCY TABLE

OCCUPANCY	PROPOSED USE	AREA	# EMPLOYEES
F-1	INDOOR CULTIVATION	16,000 SQ. FT.	4
F-1	OUTDOOR MIXED LIGHT	10,000 SQ. FT.	3
F-1	COMMERCIAL KITCHEN	1,000 SQ. FT.	2
F-1	NON-VOLATILE LAB	4,000 SQ. FT.	4
F-1	VOLATILE LAB	2,000 SQ. FT.	3
M	DISPENSARY	1,500 SQ. FT.	5
F-1	PROCESSING	6,000 SQ. FT.	8
F-1	NURSERY	6,000 SQ. FT.	3
F-1	TESTING/ANALITICS	1,000 SQ.FT.	3
	SECURITY (PROPERTY)		2
	TOTAL	47,500 SQ.FT.	37

RECEIVED
Humboldt County Building Division

AGENT:
ATLAS ENGINEERING
252 G STREET
ARCATA, CA 95521
(707) 822-2822

OWNER:
HIGHWAY 36 LLC
CONTACT: MATT ENGEL
P.O. BOX 4711
ARCATA, CA 95518
(847) 471-0421

SHEET INDEX:

ATLAS ENGINEERING
252 G ST.
ARCATA, CA 95521
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PRELIMINARY AND SUBJECT TO CHANGE

COVER SHEET
HIGHWAY 36 LLC PERMITTING
1076 STATE HIGHWAY 36 ALTON, CA 95540
APN: 201-322-012

Revision No.: | Date:

Date: 4/30/18
Project #:16140
Drawn by: CDG
Scale: As Noted
Sheet No.
A0

Revised Map Set

GENERAL NOTES

1. THESE NOTES SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE (CBC), AND CORRESPONDING EDITIONS OF THE FOLLOWING CALIFORNIA CODES: MECHANICAL (CMC), ELECTRICAL (CEC), PLUMBING (CPC), ENERGY (TITLE 24), AND THE CALIFORNIA FIRE CODE (CFC).
3. DRAWING SCALES AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS DEPICTED HEREON PRIOR TO ORDERING ANY MATERIALS AND PRIOR TO COMMENCING CONSTRUCTION.
5. THE CONTRACTOR SHALL COMPARE THE STRUCTURAL, ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS AS TO ALL LAYOUTS, DIMENSIONS AND ELEVATIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
6. INTERIOR PARTITION WALLS BETWEEN ALL APARTMENTS SHALL BE ONE-HOUR FIRE-RATED CONSTRUCTION.
7. FIRE STOPPING AND DRAFT STOPS PER CBC SECTIONS 718.2, 718.3 & 718.4 SHALL BE PROVIDED.
8. ALL EXTERIOR DOORS ARE REQUIRED TO BE SELF-CLOSING 1-3/8" SOLID CORE OR 20 MINUTE FIRE RATED.
9. ALL ROOF DRAINS SHALL BE TIGHT-LINED AND SHALL DISCHARGE TO AN APPROPRIATE DRAINAGE LOCATION.
10. ALL ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT ACCUMULATION OF LEAVES (RECOMMENDED).
11. ALL SUBSIDING SHALL BE MIN. 1/2" CDX PLYWOOD UNLESS OTHERWISE SPECIFIED. ROOF SHEATHING SHALL BE MIN. 5/8" CDX PLYWOOD. FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD, GLUED & NAILED.
12. ALL EXTERIOR SURFACES OF THE BUILDING SHALL BE WRAPPED IN 15# FELT OR SIMILAR MATERIAL.
13. ALL SIGNAGE SHALL CONFORM TO LOCAL AND STATE REGULATIONS INCLUDING, BUT NOT LIMITED TO, CBC 1143A.
14. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.
15. INTERIOR CEILING, WALL AND FLOOR FINISHES, COVERINGS, AND DECORATIONS SHALL COMPLY WITH CBC SECTIONS 803, 804, 806 AND 808.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE DOUGLAS FIR #2 OR BETTER, UNLESS NOTED OTHERWISE; SEE SHEET S0.1
2. ALL NAILED CONNECTIONS SHALL COMPLY WITH CBC TABLE 2304.10.1, UNLESS NOTED OTHERWISE; SEE SHEET S0.1.
3. ALL WOOD MEMBERS EXPOSED TO WEATHER AND ALL WOOD MEMBERS IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR OR REDWOOD. CHROMATED COPPER ARSENATE PRESSURE TREATMENT (C.C.A. PT) IS NOT ACCEPTABLE FOR RESIDENTIAL USE.
4. ALL NAILS AND OTHER FASTENERS FOR PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL, HOT DIPPED GALVANIZED, ZINC-COATED (Z-MAX) OR EQUAL AS DICTATED BY COMPATIBILITY WITH THE METHOD OF PRESSURE TREATMENT.
5. ANY WOOD STUD SHALL NOT BE CUT OR NOTCHED TO A DEPTH GREATER THAN 25% OF ITS WIDTH IN BEARING AND EXTERIOR WALLS, OR 40% OF ITS WIDTH IN NON-BEARING WALLS.
6. A BORED HOLE SHALL NOT EXCEED 40% OF THE STUD WIDTH IN BEARING AND EXTERIOR WALLS, OR 60% OF THE STUD WIDTH IN NON-BEARING WALLS.

PLUMBING AND MECHANICAL NOTES

1. FLAME OF WATER HEATER SHALL BE MINIMUM 18 INCHES ABOVE CONCRETE SLAB FLOOR.
2. COMBUSTION AIR SHALL BE PROVIDED TO ALL GAS BURNING APPLIANCES AT A RATE OF 50 CUBIC FEET PER 1000 BTU/HR OF AGGREGATE APPLIANCE INPUT RATINGS. WATER HEATER AND FURNACE CLOSETS (IF PRESENT) SHALL HAVE MINIMUM 100 SQ. INCHES OF VENTILATION, 50 PERCENT WITHIN UPPER AND LOWER 12 INCHES OF ENCLOSURE.
3. ALL WATER HEATERS, HVAC UNITS, AND/OR AIR HANDLING UNITS (INCLUDING DUCTS) SHALL BE ANCHORED TO THE BUILDING STRUCTURE TO RESIST EARTHQUAKE MOTION.
4. DRYER VENT SHALL TERMINATE TO OUTSIDE OF BUILDING. MAXIMUM LENGTH OF DRYER VENT IS 14 FEET OR AS OTHERWISE SPECIFIED BY MANUFACTURER.
5. ALL WOOD/PELLET/GAS STOVES (IF PRESENT) SHALL BE LISTED BY AN APPROVED AGENCY AND APPROVED FOR USE IN CALIFORNIA.
6. ALL HOSE BIBS SHALL BE PROVIDED WITH APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES.
7. PRESSURE TEMPERATURE RELIEF VALVES SHALL TERMINATE OUTSIDE THE BUILDING WITHIN 6" TO 24" OF THE GROUND, OR AT ANOTHER APPROVED LOCATION.
8. MATERIALS USED FOR DRAINAGE AND WASTE SHALL BE ABS; MATERIALS USED FOR WATER PIPING SHALL BE PEX; MATERIALS USED FOR GAS PIPING SHALL BE BLACK IRON OR FLEXIBLE STAINLESS STEEL.
9. PROPOSED HAND SINKS SHALL BE PLUMBED DIRECTLY INTO THE WASTE WATER LINE.
10. PROPOSED PRODUCE SINKS(S) AND 3-COMPARTMENT SINK(S) SHALL BE PLUMBED INTO NEW GREASE TRAP PER CODE.

WINDOW, GLAZING AND VENTILATION NOTES

1. ENERGY FENESTRATION U & SHGC VALUES MUST BE VERIFIED FOR EACH WINDOW PRIOR TO FINAL.
2. GLAZING WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION SHALL BE TEMPERED.
3. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET OR WALKING SURFACE, ARE REQUIRED TO BE TEMPERED.
4. GUEST ROOMS AND HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH A TOTAL AREA NOT LESS THAN 1/10TH OF THE FLOOR AREA, OR 10 SQUARE FEET, WHICHEVER IS GREATER.
5. GUEST ROOMS AND HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPERABLE EXTERIOR GLAZED OPENINGS WITH A TOTAL VENTILATED AREA NOT LESS THAN 1/20TH OF THE FLOOR AREA, OR 5 SQUARE FEET, WHICHEVER IS GREATER.
6. ATTIC VENTILATION REQUIRED TO HAVE 1 SQ. FT. OF OPENING TO 150 SQ. FT. OF ATTIC AREA.
7. EXTERIOR WALL VENTS SHALL BE SCREENED WITH CORROSION RESISTANT, NON COMBUSTIBLE WIRE MESH WITH 1/4- INCH OPENINGS.
8. GLAZING WITHIN 5 FEET OF TOP & BOTTOM OR STAIRS AND WITHIN STAIRWAY ENCLOSURES WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE ARE REQUIRED TO BE TEMPERED.

TITLE 24

1. IN EACH ROOM THAT CONTAINS A WATER CLOSET, ONE LIGHTING FIXTURE THAT COMPLIES WITH THE MINIMUM EFFICIENCY STANDARDS SHALL BE PROVIDED; I.E., 40 LUMEN PER WATT (FLUORESCENT TYPE).
2. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY, AND UTILITY ROOMS SHALL BE ALL HARDWIRED LIGHTING HIGH EFFICACY -OR- CONTROLLED BY A MANUAL-ON MOTION SENSOR.
3. 50% OF INSTALLED KITCHEN LIGHTING WATTAGE TO BE HIGH EFFICACY. HIGH EFFICACY FIXTURES AND NON-HIGH EFFICACY FIXTURES SHALL BE SEPARATELY SWITCHED.
4. OTHER ROOMS LIGHTING SHALL BE HIGH EFFICACY, OR CONTROLLED BY A MANUAL-ON MOTION SENSOR OR DIMMER SWITCH.
5. ALL OUTSIDE LUMINARIES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY -OR- CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTOCONTROL.
6. RECESSED LIGHT CANS MUST BE IC RATED FOR DIRECT CONTACT OF INSULATION AND BE AIR TIGHT TO PRECLUDE INFILTRATION FROM ATTIC INTO THE CONDITIONED SPACE.

EGRESS ILLUMINATION NOTES:

1. THE MEANS OF EGRESS, INCLUDING EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
2. THE ILLUMINATION LEVEL ALONG A MEANS OF EGRESS SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL.
3. NORMAL POWER FOR EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER FAILURE AN EMERGENCY POWER SYSTEM SHALL ILLUMINATE AISLES, STAIRWELLS, EXTERIOR EGRESS COMPONENTS AND OTHER EGRESS COMPONENTS. THE EMERGENCY POWER WILL PROVIDE POWER FOR A MINIMUM OF 90 MINUTES.
4. EGRESS LIGHTING SHALL BE PROVIDED IN THE FOLLOWING AREAS:
   - 4.1. AISLES AND UNENCLOSED EGRESS STAIRWAYS.
   - 4.2. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS.
   - 4.3. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED.
   - 4.4. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5 FOR EXIT DISCHARGE DOORWAYS.
5. EMERGENCY LIGHTING FACILITIES SHALL PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS MAY DECLINE TO 0.6 FOOT-CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAX.-TO-MIN. ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
6. EXIT SIGNS:
   - 6.1. EXIT AND EXIT DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY EXIT SIGNS IN CASES WHERE THE PATH OF EGRESS IS NOT IMMEDIATELY VISIBLE.
   - 6.2. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
   - 6.3. THE EXIT SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM TO ENSURE ILLUMINATION OF THE SIGN FOR NOT LESS THAN 90 MINUTES IN THE EVENT OF A POWER FAILURE.

ELECTRICAL AND LIGHTING NOTES

1. OUTLETS SHALL BE AFCI PROTECTED, UNLESS OTHERWISE NOTED, AND PLACED EVERY 12 FEET OF WALL LENGTH AND AT EACH WALL THAT IS 2 FEET AND LONGER.
2. COUNTER TOP RECEPTACLE OUTLETS IN KITCHEN SHALL BE AT EACH WALL COUNTER SPACE 12 INCHES OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 48 INCHES BETWEEN OUTLETS AND THAT THE TERMINATION OF THE COUNTER SPACE IS NO FURTHER THAN 2 FEET FROM THE NEAREST RECEPTACLE OUTLET.
3. COUNTERTOP RECEPTACLE OUTLETS IN KITCHEN MUST BE SUPPLIED BY NO FEWER THAN TWO 20 AMP SMALL-APPLIANCE BRANCH CIRCUITS. THESE CIRCUITS MAY ALSO SUPPLY THE RECEPTACLE OUTLETS FOR THE REFRIGERATOR.
4. ALL EXTERIOR OUTLETS SHALL BE GFCI PROTECTED AND WATERPROOF.
5. ALL KITCHEN COUNTERTOP, BATHROOM AND GARAGE OUTLETS SHALL BE GFCI PROTECTED.
6. ALL OUTLETS, LIGHTS AND SWITCHES IN SLEEPING & LIVING ROOMS SHALL BE AFCI PROTECTED. ALL RECEPTACLES IN SLEEPING ROOMS SHALL BE LISTED AS TAMPER-RESISTANT.
7. ALL GENERAL USE 15- AND 20- AMP OUTLETS ARE REQUIRED TO BE TAMPER-RESISTANT.
8. ALL GENERAL USE 15- AND 20-AMP OUTLETS NOT REQUIRED TO BE GFCI PROTECTED ARE REQUIRE TO BE AFCI PROPTECTED.
9. KITCHEN SHALL HAVE TWO SEPARATE 20-AMP CIRCUITS.
10. LAUNDRY ROOM SHALL HAVE ONE SEPARATE 20-AMP CIRCUIT.
11. BATHROOMS SHALL EACH HAVE ONE SEPARATE 20-AMP CIRCUIT.
12. SMOKE DETECTORS SHALL BE LOCATED ON EACH LEVEL, IN EACH BEDROOM, IN HALLWAYS CENTRALLY LOCATE TO BEDROOMS, AND IN ROOMS ADJACENT TO HALLWAYS WHERE THE CEILING HEIGHT IS 2 FEET HIGHER THAN THE HALLWAY.
13. ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACKUP.
14. CARBON MONOXIDE ALARMS ARE REQUIRED ON EACH FLOOR, OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE THERE IS MORE THAN ONE CARBON MONOXIDE ALARM, THEY SHALL BE INTERCONNECTED.
15. ALL OUTSIDE LUMINARIES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO CONTROL.
16. LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HARDWIRED AND SHALL BE HIGH EFFICACY OR CONTROLLED BY A MANUAL-ON MOTION SENSOR.
17. AT LEAST HALF THE INSTALLED WATTAGE OF LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL BE SWITCHED SEPARATELY FROM NON-HIGH EFFICACY LUMINARIES.
18. LUMINARIES IN ALL OTHER ROOMS SHALL BE HIGH EFFICACY OR CONTROLLED BY A MANUAL-ON MOTION SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT FROM THIS REQUIREMENT.
19. RECESSED LIGHT CANS SHALL BE IC RATED FOR DIRECT CONTACT WITH INSULATION AND SHALL BE AIR TIGHT TO PRECLUDE INFILTRATION FROM THE ATTIC INTO THE CONDITIONED SPACE.
20. IN EACH ROOM THAT CONTAINS A WATER CLOSET, ONE LIGHTING FIXTURE THAT COMPLIES WITH THE MINIMUM EFFICIENCY STANDARDS SHALL BE PROVIDED; I.E., 40 LUMENS PER WALL (FLUORESCENT TYPE).
21. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS (INCLUDING RECEPTACLE OUTLETS, LIGHTING AND SMOKE DETECTOR CIRCUITS) INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S).
22. ELECTRICAL LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL BE EITHER 1) SURFACE MOUNTED INCANDESCENT FIXTURES WITH A COMPLETELY ENCLOSED LAMP INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING PROVIDED THERE IS A MINIMUM CLEARANCE OF 12" BETWEEN THE FIXTURE AND STORAGE AREA, OR 2) SURFACE MOUNTED FLUORESCENT FIXTURES INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING. RECESSED INCANDESCENT FIXTURES WITH A COMPLETELY ENCLOSED LAMP OR RECESSED FLUORESCENT FIXTURES INSTALLED IN THE WALL OR CEILING MAY BE INSTALLED PROVIDED THERE IS A MINIMUM CLEARANCE OF 6" FROM THE STORAGE AREA.
23. REFER TO "T" SHEETS FOR MANDATORY MEASURES PER TITLE 24.

RAMP NOTES:

1. RAMP SLOPE SHALL NOT EXCEED 1:12.
2. RAMP SURFACE SHALL BE OF SLIP-RESISTANT MATERIALS THAT ARE SECURELY ATTACHED.
3. A CURB, RAIL, WALL OR BARRIER SHALL BE PROVIDED ON EACH SIDE OF THE RAMP THAT PREVENTS THE PASSAGE OF A 4" DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4" OF THE FLOOR OR GROUND SURFACE.
4. RAMP SHALL BE CONCRETE OR CONSTRUCTED OF 3/4" T&G PLYWOOD OVER RIPPED/SLOPED 2XS @ 16" O.C. PER PLANS.

GUARDRAIL NOTES:

1. GUARDRAILS SHALL BE 42 INCHES IN HEIGHT, MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD OR ADJACENT WALKING SURFACE.

STAIRS NOTES:

1. RISE SHALL BE 4" MIN. & 7" MAX , AND RUN SHALL BE 11" MIN. ALL STEPS SHALL HAVE A UNIFORM RISE & RUN.
2. RISERS SHALL BE SOLID.
3. ALL TREADS ARE SLIP RESISTANT, WITH SMOOTH, ROUNDED, OR BEVELED EXPOSED EDGES. BEVELING OF NOSING SHALL NOT EXCEED 1/2". NOSING SHALL PROJECT 3/4"-1 1/4" PAST FACE OF SOLID RISER. UNDERSIDE BEVELING SHALL NOT EXCEED 30° FROM VERTICAL.
4. THE UPPER APPROACH & LOWER TREAD SHALL BE MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST THAT IS 2"-4" WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1" FROM, THE NOSE OF THE STAIR OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE.
5. USABLE SPACE UNDER STAIRS SHALL HAVE 1/2 SHEETROCK AT WALLS & LID.

HANDRAIL NOTES:

1. HANDRAILS SHALL BE REQUIRED ON BOTH SIDES OF RAMPS AND STAIRS IN ACCORDANCE WITH CBC SECTION 11B-505.
2. HANDRAIL HEIGHT, MEASURED ABOVE FINISH SURFACE OF RAMP SLOPE SHALL BE CONTINUOUS AND UNIFORM, NOT LESS THAN 34" AND NOT MORE THAN 38", AND SHALL EXTEND A MINIMUM OF 12" BEYOND THE TOP AND BOTTOM OF THE RAMP. AT THE TOP, THE EXTENSION SHALL BE PARALLEL WITH THE FLOOR OR GROUND SURFACE. AT THE BOTTOM, THE HANDRAIL SHALL CONTINUE TO SLOPE FOR A DISTANCE OF THE WIDTH OF ONE TREAD FROM THE BOTTOM RISER; THE REMAINDER OF THE EXTENSION SHALL BE HORIZONTAL. THE EXTENSION ON THE HANDRAIL SHALL BE TURNED 90 DEGREES TO THE RUN OF THE RAMP.
3. HANDRAIL HEIGHT, MEASURED ABOVE THE NOSING OF THE TREAD, SHALL BE CONTINUOUS AND UNIFORM, NOT LESS THAN 34" AND NOT MORE THAN 38", AND SHALL EXTEND A MIN. OF TREAD WIDTH PLUS 12" BEYOND THE BOTTOM NOSING AND 12" MIN. BEYOND THE TOP TREAD.
4. DIMENSIONS AT RAIL EXTENSIONS ARE MINIMUMS FROM THE EDGE OF RAMP TO THE START OF THE RADIUS IN THE RAIL.
5. HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6.25" WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2.25". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01". WOOD HANDRAILS ARE PERMITTED.
6. HANDRAIL-GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS. HANDRAIL BRACKETS OR BALUSTERS ATTACHED TO THE BOTTOM SURFACE OF THE HANDRAIL THAT DO NOT PROJECT HORIZONTALLY BEYOND THE SIDES OF THE HANDRAIL WITHIN 1.5 INCHES OF THE BOTTOM OF THE HANDRAIL SHALL NOT BE CONSIDERED OBSTRUCTIONS.
7. HANDRAILS SHALL RETURN SMOOTHLY TO THE FLOOR, WALL, OR POST.
8. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS .
9. THE INSIDE HANDRAIL ON SWITCHBACK OR DOGLEG RAMPS SHALL ALWAYS BE CONTINUOUS. THE ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL OR POST .
10. CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MINIMUM OF 1.5". A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH.
11. PROJECTIONS INTO THE REQUIRED WIDTH OF RAMP AT EACH HANDRAIL SHALL NOT EXCEED 4.5" AT OR BELOW HANDRAIL HEIGHT.
12. ALL WIDTHS SHOWN AT RAMP ARE FINISHED CLEAR WIDTHS. CONTRACTOR SHOULD ALLOW MINIMUM ½" EXTRA FOR SHEETROCK THICKNESS WHERE REQUIRED.
13. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL WALL-MOUNTED BRACKETS FOR HANDRAILS PRIOR TO FABRICATION, AND PROVIDE BLOCKING IN WALL AS NECESSARY FOR ATTACHMENT.
14. HANDRAIL FABRICATOR SHALL TAKE FIELD MEASUREMENTS FOR NEW HANDRAILS PRIOR TO FABRICATION.

ACCESSIBILITY (ADA) NOTES:

3. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PROVIDED AS PRESCRIBED IN CBC SECTION 11B-703.1. ALL ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A MINIMUM OF ONE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, UTILIZING THE SYMBOL. AT JUNCTIONS WHERE THE ACCESSIBLE ROUTE OF TRAVEL DIVERGES FROM THE CIRCULATION PATH, TO BE VISIBLE TO PERSONS ALONG APPROACHING CIRCULATION PATHS. ENTRANCES WHICH ARE NOT ACCESSIBLE SHALL HAVE DIRECTIONAL SIGNAGE COMPLYING WITH SECTION XXXXXXX, WHICH INDICATE THE LOCATION OF AND ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.
4. CHECK STANDS SHALL HAVE A MIN. CHECKOUT AISLE WIDTH OF 36" AND MAX. COUNTER HEIGHT OF 38". THE TOP OF COUNTER LIP SHALL NOT EXCEED 40" IN HEIGHT ABOVE FINISH FLOOR.
5. CIRCULATION AISLES AND PEDESTRIAN WAYS SHALL BE A MIN. OF 36" WIDE.
6. SALES EMPLOYEE WORKSTATIONS SHALL BE LOCATED ON ACCESSIBLE LEVELS, AND THE CUSTOMER SIDE OF SALES OR CHECK-OUT STATIONS SHALL BE ACCESSIBLE. EMPLOYEE WORK AREAS SHALL BE SIZED AND ARRANGED TO PROVIDE ACCESS TO EMPLOYEES IN WHEELCHAIRS.
7. ALL POINT-OF-SALE MACHINES USED BY CUSTOMERS FOR THE PRIMARY PURPOSE OF EXECUTING TRANSACTIONS BETWEEN THE BUSINESS ENTITY AND THE CUSTOMER SHALL COMPLY WITH CALIFORNIA ACCESSIBILITY STANDARDS.
8. UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, ¼ INCH (6.4 MM) THICK AND 12 INCHES (305 MM) IN DIAMETER WITH A ¼ INCH (6.4 MM) THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12-INCH (305 MM) DIAMETER. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
9. EACH DINING, BANQUET AND BAR FACILITY SHALL HAVE ONE WHEELCHAIR SEATING SPACE FOR EVERY 20 SEATS, WITH AT LEAST ONE WHEELCHAIR SPACE FOR EACH FUNCTIONAL AREA.

ACCESSIBLE DOOR AND GATE NOTES:

1. THE BOTTOM 10 INCHES (254 MM) OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10-INCH (254 MM) HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
2. EXIT DOORS AND GATES SHALL BE CAPABLE OF OPENING A MINIMUM OF 90 DEGREES.
3. THE CLEAR WIDTH OF ALL DOORWAYS SHALL BE AT LEAST 32".
4. THRESHOLDS MAXIMUM HEIGHT OF 1/2" (TYP).
5. THE FORCE REQUIRED TO OPERATE A DOOR SHALL NOT EXCEED 5 POUNDS AT THE OPERATING HARDWARE.
6. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS AND GATES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
7. LATCHING OR LOCKING DOORS THAT ARE HAND OPERATED AND WHICH ARE IN A PATH OF TRAVEL ARE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE, PANIC BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE.
8. THE CENTER OF OPENING HARDWARE SHALL BE LOCATED BETWEEN 30" AND 44" ABOVE FINISH FLOOR.
9. DOOR CLOSERS, IF PRESENT, MUST BE SET SO THAT IT TAKES AT LEAST 3 SECONDS TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES TO WITHIN 3" OF THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
10. SEE DETAILS FOR TYPICAL ADA DOOR CLEARANCES AND REQUIREMENTS.
11. EXIT DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED.
12. EACH DOOR IN A MEANS OF EGRESS FROM AN GROUP "A"(ASSEMBLY) OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE.
13. IN "ASSEMBLY" OCCUPANCIES, THE MAIN EXTERIOR DOOR IS PERMITTED TO BE EQUIPPED WITH KEY-OPERATING LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED. A READILY VISIBLE, DURABLE SIGN SHALL BE POSTED ON THE EGRESS SIDE OF THE DOOR OR ADJACENT TO THE DOOR STATING THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED . THE SIGN SHALL BE IN LETTERS NOT LESS THAN 1" HIGH ON CONTRASTING BACKGROUND. THE USE OF THE KEY OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.

FIRE PROTECTION SYSTEMS:

AUTOMATIC SPRINKLER SYSTEM:

1. AUTOMATIC SPRINKLERS ARE A DEFERRED SUBMITTAL. PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO SYSTEM INSTALLATION/REVISION IN ACCORDANCE WITH NFPA 13.
2. A TEST OF THE FIRE ALARM SYSTEM IN THE PRESENCE OF THE FIRE MARSHALL OR DESIGNEE SHALL BE CONDUCTED PRIOR TO CERTIFICATE OF OCCUPANCY.

KITCHEN LAYOUT & FIRE SUPPRESSION:

1. NEW KITCHEN LAYOUT PLAN SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION OF APPLIANCES AND WORK SURFACES.
2. COMMERCIAL COOKING EXTINGUISHING PLANS ARE A DEFERRED SUBMITTAL.
3. COMMERCIAL COOKING EQUIPMENT THAT PRODUCES GREASE-LADEN VAPORS SHALL BE PROVIDED WITH A TYPE 1 HOOD.
4. ALL KITCHEN APPLIANCES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

CURB RAMPS & APRONS:

1. CURB RAMPS SHALL BE A MINIMUM OF 4 FEET IN WIDTH, WITH A MAXIMUM SLOPE OF 1:12 AND MAXIMUM CROSS SLOPE OF 2%.
2. CURB RAMPS SHALL HAVE A GROOVED BORDER 12" WIDE AT THE LEVEL SURFACE OF THE SIDEWALK.
3. CURB RAMPS SHALL HAVE RAISED TRUNCATED DOMES THAT EXTEND THE FULL WIDTH OF THE RAMP AND 36" DEEP, LOCATED AT THE BOUNDARY BETWEEN PEDESTRIAN WAY AND VEHICULAR AREA.

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PREVIOUSLY PREPARED AND SUBJECT TO CHANGE

COVER SHEET

HIGHWAY 36 LLC PERMITTING
1076 STATE HIGHWAY 36 ALTON, CA 95540
APN: 201-322-012

Revision No.:	Date:

Date: 4/30/18

Project #:16140

Drawn by: CDG

Scale: As Noted

Sheet No.

A0.1

RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST

MANDATORY MEASURES

(PER CalGREEN DIVISION A4.6)

FEATURE OR MEASURE	NOTES
SITE DEVELOPMENT	
4.106.2 A plan is developed and implemented to manage storm water drainage during construction.	N/A
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	N/A
ENERGY EFFICIENCY	
General	
4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.	
WATER EFFICIENCY AND CONSERVATION	
Indoor Water Use	
4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.	All new plumbing fixtures shall comply.
1. Water Closet - The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specifications for Tank-type Toilets.	
2. Urinal - The effective flush volume of urinals shall not exceed 0.5 gallons per flush.	
3. Showerheads - Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Shower heads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. (Note: A hand-held shower shall be considered a showerhead.)	
4. Lavatory Faucets - The maximum flow rate of residential lavatory faucets shall not exceed 1.5 gallons per minute at 60 psi. The minimum flow rate shall not be less than 0.8 gallons per minute at 20 psi.	
5. Kitchen Faucets - The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. (Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.)	
4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.	All new plumbing fixtures shall comply.
Outdoor Water Use	
4.304.1 Automatic irrigation systems controllers installed at the time of final inspections shall be weather or soil moisture-based.	
MATERIALS CONSERVATION AND RESOURCE EFFICIENCY	
Enhanced Durability and Reduced Maintenance	
4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	
Construction Waste Reduction, Disposal and Recycling	
4.408.1 Recycle and/or salvage for reuse a minimum of 50% of non-hazardous construction and demolition waste in accordance with the following:	
1. Comply with a more stringent local construction and demolition waste management ordainance; or	
2. A construction waste management plan, per Section 4.408.2; or	
3. A waste management company, per Section 4.408.3; or	
4. The waste stream reduction alternative, per Section 4.408.4.	
Building Maintenance and Operation	
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.	
ENVIRONMENTAL QUALITY	
Fireplaces	
4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA Phase II emission limits where acceptable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	N/A
Pollutant Control	
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.	
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	See attached tables for VOC limits.
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	See attached tables for VOC limits.
4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.	See attached tables for VOC limits.
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	N/A (hardwood and tile floors)
4.504.4 80% of flor receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Databse or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program; or meet California Dept. of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).	N/A (hardwood and tile floors)
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	See attached tables for formaldehyde limits.
Interior Moisture Control	
4.505.2 Vapor retarder and capillary break is installed at slab-on-grade foundations.	N/A
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.	
Environmental Comfort	
4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods:	
1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2004 or euivalent.	
2. Size duct systems according to ANSI/ACCA 1 Manual D-2009 or equivalent.	
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2004 or equivalent.	
Installer and Special Inspector Qualifications	
Qualifications	
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	
702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.	
Verifications	
703.1 Verification of compliance with this code may include construction documents, plans, specificaitons, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency with show substantial conformance.	

TABLE 4.504.1
ADHESIVE VOC LIMIT[1, 2]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	250 775
Modified bituminous	500
Marine deck	760
Other	750

TABLE 4.504.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2, 3]
Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

COATING CATEGORY	EFFECTIVE 1/1/2010	EFFECTIVE 1/1/2012
Flat coatings	50	
Nonflat coatings	100	
Nonflat-high gloss coatings	150	
SPECIALTY COATINGS		
Aluminum roof coatings	400	
Basement specialty coatings	400	
Bituminous roof coatings	50	
Bituminous roof primers	350	
Bond breakers	350	
Concrete curing compounds	350	
Concrete/masonry sealers	100	
Driveway sealers	50	
Dry fog coatings	150	
Faux finishing coatings	350	
Fire resistive coatings	350	
Floor coatings	100	
Form-release compounds	250	
Graphic arts coatings (sign paints)	500	
High temperature coatings	420	
Industrial maintenance coatings	250	
Low solids coatings[1]	120	
Magnesite cement coatings	450	
Mastic texture coatings	100	
Metallic pigmented coatings	500	
Multicolor coatings	250	
Pretreatment wash primers	420	
Primers, sealers, and undercoaters	100	
Reactive penetrating sealers	350	
Recycled coatings	250	
Roof coatings	50	
Rust preventative coatings	400	250
Shellacs Clear Opaque	730 550	
Specialty primers, sealers and undercoaters	350	100
Stains	250	
Stone consolidants	450	
Swimming pool coatings	340	
Traffic marking coatings	100	
Tub and tile refinish coatings	420	
Waterproofing membranes	250	
Wood coatings	275	
Wood preservatives	350	
Zinc-rich primers	340	

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

TABLE 4.504.5
FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333. For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 5/16 inch (8 mm).

November 1, 2018

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PRELIMINARY AND SUBJECT TO CHANGE

GREEN CODE STANDARDS

HIGHWAY 36 LLC PERMITTING
1076 STATE HIGHWAY 36 ALTON, CA 95540
APN 201-322-012

Revision No.:	Date:

Date: 10/20/2017

Project #: 16140

Drawn by: CDG

Scale: As Noted

Sheet No.
A0.2

APN
201-322-011

APN
201-321-004

HIGHWAY 36

178.69'

494.5' N4°E

(E) GRAVEL ACCESS ROAD

50' SETBACK

46' SETBACK

(E) GATE

100' POND SETBACK

PRIME AG SOIL
(PER HUMBOLDT COUNTY GIS)

15'-9"

(E) POND

(E) 24'x64' PERMITTED MOBILE HOME

(E) SHED
T.B.R.

(E) GRAVEL ACCESS ROAD
PATH OF TRAVEL OUTLINE
MIN. 12' WIDE (16' @ CORNERS)
<10% GRADE AT ALL POINTS,
& >50' RADIUS @ CORNERS

(E) UNDERGROUND CULVERT
PER SITE PLAN DATED 9-16-99

(E) SEPTIC SYSTEM
PER PLAN DATED 9-16-99
& APPROVED BY HCDEH 11-1-99

(2) 750 GALLON TANKS
PER PLAN DATED 9-16-99
& APPROVED BY HCDEH 11-1-99

(E) SHED
T.B.R.

(E) GRAVEL DRIVEWAY
& TURN AROUND

APPROX. LOCATION
OF (E) WATER LINE

(E) PROPERTY LINE, TYP

PL

191'

HIGHWAY 36

78.47'

APN
201-322-006

(E) PROPERTY LINE, TYP

46' SETBACK

50' SETBACK

(E) STORAGE CONTAINERS

(E) WELL

(E) SHED

(E) 35'x50'
AG. STORAGE

DRAINAGE DITCH

APN
201-322-008

APN 201-322-010

DRAINAGE DITCH

N

0' 100' 200'
SCALE: 1" = 100'

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PREVIOUSLY APPROVED AND SUBJECT TO NO CHANGE

EXISTING SITE CONDITIONS

HIGHWAY 36 LLC PERMITTING
1076 STATE HIGHWAY 36 ALTON, CA 95540
APN: 201-322-012

Revision No.:	Date:

Date: 4/30/18

Project #:16140

Drawn by: CDG

Scale: 1"=100'

Sheet No.
P1

NOTES:
1. NEW EXTERIOR LIGHTING FIXTURES AND STREET STANDARDS WILL BE FULLY SHIELDED, AND DESIGNED AND INSTALLED TO MINIMIZE OFF-SITE LIGHTING AND DIREST LIGHT WITHIN THE PROPERTY BOUNDARIES.

APN 201-321-004

HIGHWAY 36

178.69'

PL

191'

78.47'

HIGHWAY 36

APN 201-322-011

(E) GRAVEL ACCESS ROAD

494.5' N4°E

PHASE I
(N) PERIMETER FENCING

50' SETBACK

46' SETBACK

(E) GATE

100' POND SETBACK

PRIME AG SOIL
(PER HUMBOLDT COUNTY GIS)

15'-9"

(E) 3"Ø-8"Ø CHINESE WILLOW TREES
TO BE REMOVED PRIOR TO PHASE II

(E) 4"Ø-22"Ø POPLAR TREES
TO BE REMOVED PROIR TO PHASE II

(E) POND

(E) SEPTIC SYSTEM TO BE
PROTECTED & USED BY
(N) DISPENSARY BUILDING

(E) GRAVEL ACCESS ROAD
PATH OF TRAVEL OUTLINE
MIN. 12' WIDE (16' @ CORNERS)
<10% GRADE AT ALL POINTS,
& >25' RADIUS @ CORNERS

(E) 4"Ø APPLE TREE
TO BE REMOVED

UNDERGROUND CULVERT
PER SITE PLAN DATED 9-16-99

PHASE I
EMPLOYEE
PARKING AREA

(E) 4"Ø-8"Ø POPLAR TREES
TO BE REMOVED PRIOR TO PHASE II

PHASE 1
12'x10' SECURITY SHED

R72'-10¼"

PHASE I
18" TALL (MIN) HYDRANT/FIRE VALVE
ON 4x4 FIRE RETARDANT POST
(>50' FROM ANY STRUCTURE)
W/ (N) 2.5" BRASS, OR CORROSION
RESISTANT MATERIAL, MALE NATIONAL
HOSE CONNECTION & CAP
ATTACHED TO (E) 5000 GAL. WATER TANK
(2500 GAL. DEEDED TO FIRE)

±6'

PHASE I
(E) 24'x64' PERMITTED MOBILE HOME
TO BE REMOVED & REPLACED W/
(N) 24'x52' DISPENSARY BUILDING

PHASE I PARKING AREA

APPROX. LOCATION
OF (E) WATER LINE

PHASE I
PROPOSED FIRE
APPARATUS TURN AROUND

PHASE I
(P) 46'x52' STEEL BUILDING FOR
C1D1 EXTRACTION FACILITY

APN 201-322-006

(N) 5000 GALLON
WATER STORAGE

PHASE I
(P) LOADING ZONE:
10'x60' LONG
14' VERT. CLEARANCE

(E) PROPERTY LINE, TYP

50' SETBACK

46' SETBACK

DRAINAGE DITCH

(E) STORAGE CONTAINERS

(E) WELL

(P) REFUSE
& RECYCLING AREA

(E) SHED

(E) 35'x50'
AG. STORAGE

PHASE I
(N) PERIMETER FENCING

APN 201-322-010

DRAINAGE DITCH

APN 201-322-008

N

0' 100' 200'

SCALE: 1"=100'

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PRELIMINARY PLANS SUBJECT TO CHANGE

PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

PHASE I PLOT PLAN

HIGHWAY 36 LLC PERMITTING
1076 STATE HIGHWAY 36 ALTON, CA 95540
APN: 201-322-012

Revision No.:	Date:

Date: 4/30/18

Project #:16140

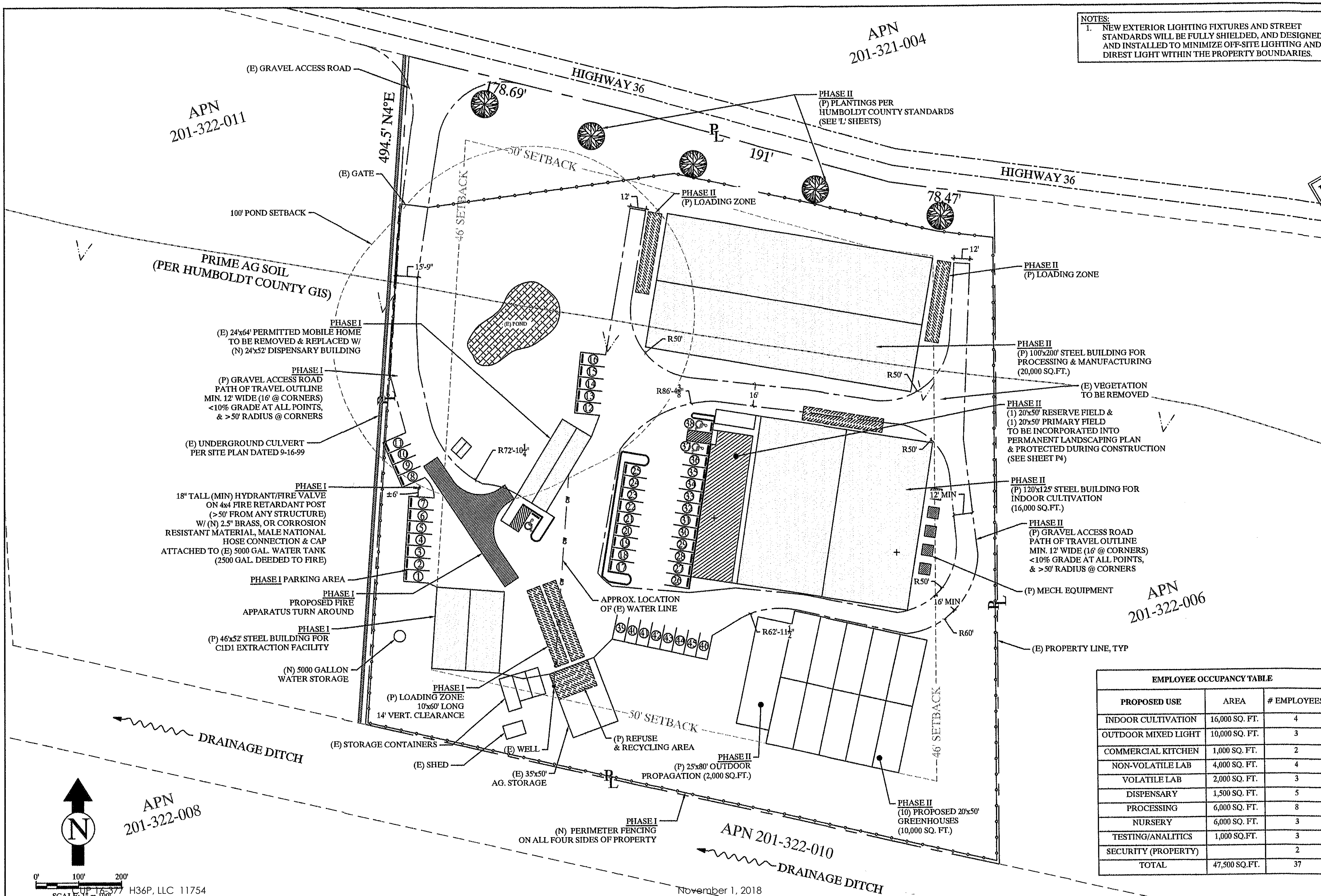
Drawn by: CDG

Scale: 1"=100'

Sheet No.

P2

NOTES:
1. NEW EXTERIOR LIGHTING FIXTURES AND STREET STANDARDS WILL BE FULLY SHIELDED, AND DESIGNED AND INSTALLED TO MINIMIZE OFF-SITE LIGHTING AND DIREST LIGHT WITHIN THE PROPERTY BOUNDARIES.



APN 201-321-004
HIGHWAY 36
178.69'
191'
78.47'
HIGHWAY 36
PL
APN 201-322-011
494.5' N4°E
(E) GRAVEL ACCESS ROAD
(E) GATE
100' POND SETBACK
50' SETBACK
46' SETBACK
PHASE II (P) PLANTINGS PER HUMBOLDT COUNTY STANDARDS (SEE 'L' SHEETS)
PHASE II (P) LOADING ZONE
12'
15'-9"
PRIME AG SOIL (PER HUMBOLDT COUNTY GIS)
(E) POND
PHASE I (E) 24'x64' PERMITTED MOBILE HOME TO BE REMOVED & REPLACED W/ (N) 24'x52' DISPENSARY BUILDING
PHASE I (P) GRAVEL ACCESS ROAD PATH OF TRAVEL OUTLINE MIN. 12' WIDE (16' @ CORNERS) <10% GRADE AT ALL POINTS, & >50' RADIUS @ CORNERS
(E) UNDERGROUND CULVERT PER SITE PLAN DATED 9-16-99
PHASE I 18" TALL (MIN) HYDRANT/FIRE VALVE ON 4x4 FIRE RETARDANT POST (>50' FROM ANY STRUCTURE) W/ (N) 2.5" BRASS, OR CORROSION RESISTANT MATERIAL, MALE NATIONAL HOSE CONNECTION & CAP ATTACHED TO (E) 5000 GAL. WATER TANK (2500 GAL. DEEDED TO FIRE)
PHASE I PARKING AREA
PHASE I PROPOSED FIRE APPARATUS TURN AROUND
PHASE I (P) 46'x52' STEEL BUILDING FOR C1D1 EXTRACTION FACILITY
(N) 5000 GALLON WATER STORAGE
PHASE I (P) LOADING ZONE: 10'x60' LONG 14' VERT. CLEARANCE
(E) STORAGE CONTAINERS
(E) SHED
(E) WELL
(E) 35'x50' AG. STORAGE
(P) REFUSE & RECYCLING AREA
APPROX. LOCATION OF (E) WATER LINE
R50'
R86'-4 3/8"
R72'-10 1/4"
16'
R62'-11 1/2"
R60'
±6'
12' MIN
16' MIN
PHASE II (P) LOADING ZONE
PHASE II (P) 100'x200' STEEL BUILDING FOR PROCESSING & MANUFACTURING (20,000 SQ.FT.)
(E) VEGETATION TO BE REMOVED
PHASE II (1) 20'x50' RESERVE FIELD & (1) 20'x50' PRIMARY FIELD TO BE INCORPORATED INTO PERMANENT LANDSCAPING PLAN & PROTECTED DURING CONSTRUCTION (SEE SHEET P4)
PHASE II (P) 120'x125' STEEL BUILDING FOR INDOOR CULTIVATION (16,000 SQ.FT.)
PHASE II (P) GRAVEL ACCESS ROAD PATH OF TRAVEL OUTLINE MIN. 12' WIDE (16' @ CORNERS) <10% GRADE AT ALL POINTS, & >50' RADIUS @ CORNERS
(P) MECH. EQUIPMENT
APN 201-322-006
(E) PROPERTY LINE, TYP
PHASE II (P) 25'x80' OUTDOOR PROPAGATION (2,000 SQ.FT.)
PHASE II (10) PROPOSED 20'x50' GREENHOUSES (10,000 SQ. FT.)
PHASE I (N) PERIMETER FENCING ON ALL FOUR SIDES OF PROPERTY
DRAINAGE DITCH
APN 201-322-008
APN 201-322-010
DRAINAGE DITCH
N
0' 100' 200'
SCALE: 1" = 100'

EMPLOYEE OCCUPANCY TABLE

PROPOSED USE	AREA	# EMPLOYEES
INDOOR CULTIVATION	16,000 SQ. FT.	4
OUTDOOR MIXED LIGHT	10,000 SQ. FT.	3
COMMERCIAL KITCHEN	1,000 SQ. FT.	2
NON-VOLATILE LAB	4,000 SQ. FT.	4
VOLATILE LAB	2,000 SQ. FT.	3
DISPENSARY	1,500 SQ. FT.	5
PROCESSING	6,000 SQ. FT.	8
NURSERY	6,000 SQ. FT.	3
TESTING/ANALITICS	1,000 SQ.FT.	3
SECURITY (PROPERTY)		2
TOTAL	47,500 SQ.FT.	37

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PRELIMINARY AND SUBJECT TO CHANGE

PHASE II PLOT PLAN

HIGHWAY 36 LLC PERMITTING
1076 STATE HIGHWAY 36 ALTON, CA 95540
APN: 201-322-012

Date:
Revision No.:

Date: 4/30/18
Project #:16140
Drawn by: CDG
Scale: 1"=100'
Sheet No.
P3

APN
201-322-011

APN
201-321-004

HIGHWAY 36

178.69'

494.5' N4°E

PL

191'

HIGHWAY 36

78.47'

50' SETBACK

46' SETBACK

(E) GATE

(N) PERIMETER
FENCING, TYP

PRIME AG SOIL
(PER HUMBOLDT COUNTY GIS)

PHASE II
(2) 1200 GALLON DUAL-CHAMBERED
TRAFFIC RATED SEPTIC TANKS;
(1) FOR EACH BUILDING

PHASE II
(N) TRAFFIC RATED GREASE TRAPS

APPROX. LOCATION
OF (E) DUAL LEACH FIELD
SEPTIC SYSTEM TO BE USED BY
(N) DISPENSARY BUILDING

PHASE II
(P) GRAVEL ACCESS ROAD
PATH OF TRAVEL OUTLINE
MIN. 12' WIDE (16' @ CORNERS)
<10% GRADE AT ALL POINTS,
& >50' RADIUS @ CORNERS

APPROX. LOCATION
OF (E) WATER LINE

APN
201-322-006

50' SETBACK

46' SETBACK

DRAINAGE DITCH

APN
201-322-008

APN 201-322-010

DRAINAGE DITCH

N

0' 100' 200'
SCALE: 1" = 100'

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PREVIOUSLY APPROVED PROPERTY DEVELOPMENT PLANS AMENDMENT SUBJECT TO CHANGE

(E) & (P) SEPTIC PLAN

HIGHWAY 36 LLC PERMITTING
1076 STATE HIGHWAY 36 ALTON, CA 95540
APN: 201-322-012

Revision No.:	Date:

Date: 4/30/18

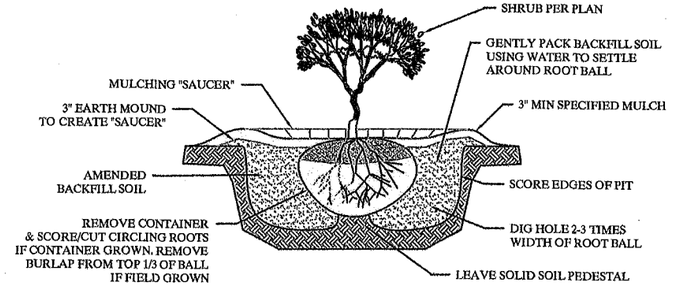
Project #:16140

Drawn by: CDG

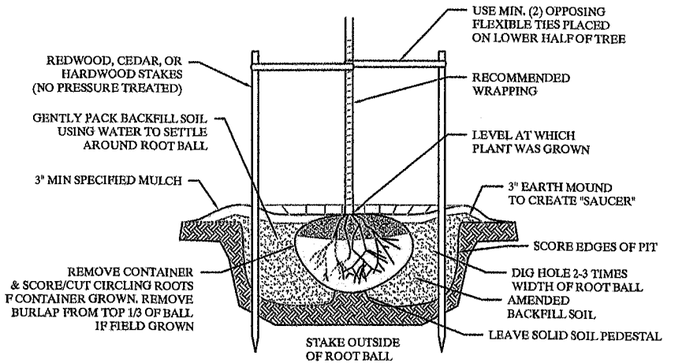
Scale: ¼"=1'-0"

Sheet No.

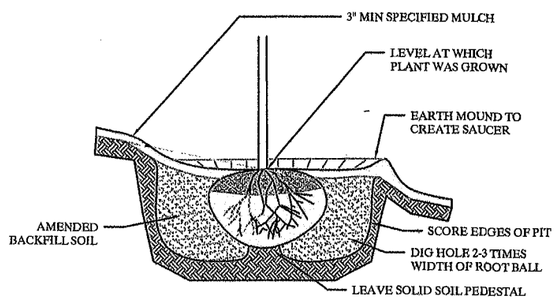
P4



SHRUB PLANTINGS



TREE PLANTING DETAIL



PLANTING FOR GRADED SLOPES
1:5 SLOPE OR MORE

GENERAL LANDSCAPE NOTES:

1. PLANTING AREAS TO BE MIN. TWELVE (12) INCHES OF TOPSOIL DEPTH WITH A THREE (3) INCH LAYER OF ORGANIC COMPOST OVER THOROUGHLY MIX COMPOST INTO TOPSOIL. AFTER PLANTING, INSTALL NEWSPAPER (1/4" THICK) OR CARDBOARD PIECES OVER BARE SOIL AND MULCH PLANT AREAS OR OTHER APPROVED ALTERNATIVE. INSTALL TWO (2) INCHES SHREDDED REDWOOD MULCH AT GROUNDCOVER AREAS U.N.O. DO NOT WEED BARRIER FABRIC, U.N.O. USE WEED BARRIER FABRIC ONLY UNDER ALL COBBLE AND GRAVEL SURFACES.
2. AMEND SOIL WITH COMPOST BEFORE PLANTING, THOROUGHLY MIX INTO TOP 12" OF TOPSOIL.
3. SURFACE AREAS TO BE CLEANED OF DEBRIS, WEEDS & LITTER.
4. OBSERVE SETBACK DISTANCES REQUIRED BY CITY FOR UTILITIES, EASEMENTS, AND DRIVEWAY CUTS AND FIRE HYDRANTS.
5. REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTION OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
6. ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES, PATTERNS SHALL BE MAINTAINED.
7. LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
8. ALL LANDSCAPE CONSTRUCTION WASTE TO BE RECYCLED AS APPROPRIATE.
9. OBTAIN AS MUCH MATERIALS LOCALLY (WITH-IN 50 MILES) AS POSSIBLE.
10. EXISTING LANDSCAPING THAT IS TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
11. ALL PARKING LOT PLANTERS TO BE BORDERED BY MIN. 6" WIDE CONCRETE CURBING.
12. PLANTS ARE SHOWN IN APPROXIMATE 15 YEAR SIZES.

LANDSCAPING MAINTENANCE:

1. PRUNE TREE BRANCHES THAT INTERFERE WITH PUBLIC SAFETY OF SIGHT LINES. PRUNE TREES YEARLY TO ENCOURAGE SPREADING AND UPWARD GROWTH THAT FITS THE AVAILABLE SPACE, REMOVE DEAD AND CROSSING BRANCHES AND DO NOT TOP TREES, PRUNE IN ACCORDANCE WITH GENERALLY ACCEPTED STANDARDS FOR PROPER PRUNING. USE A CERTIFIED ARBORIST, PARTICULARLY WITH SIGNIFICANT TREES, IS RECOMMENDED.
2. ALL SUCKER GROWTH FROM TRUCK AND BASE OF TREES SHALL BE REMOVED MONTHLY OR AS REQUIRED UP TO TWELVE (12) FEET FROM THE GROUND TO MAINTAIN A A CLEAN APPEARANCE.
3. THE CUTTING BLADES ON PRUNING SHEARS, CLIPPERS, BLADES, SAWS, ETC., SHALL BE STERILIZED AFTER PRUNING EACH SHRUB/TREE TO MINIMIZE THE POSSIBILITY OF SPREADING DISEASE, WHEN PRUNING TREES KNOWN OR SUSPECTED TO BE DISEASED, CUTTING BLADES SHALL BE STERILIZED (WITH 10% BLEACH SOLUTION OR OTHER APPROVED) AFTER EACH CUT.
4. A VERTICAL CLEARANCE OF 114 INCHES IS REQUIRED ABOVE ALL PARKING SPACES. A VERTICAL CLEARANCE OF 80 INCHES IS REQUIRED ABOVE ALL WALKWAYS, TRIM TREES TO REMOVE ALL LIMBS WITHIN THESE AREAS.
5. SHRUBS SHALL BE PRUNED MONTHLY ONLY AS NEEDED TO REMOVE BRANCHES THAT ARE DEAD, BROKEN, EXTENDING BEYOND THE FACE OF THE CURBS OR SIDEWALKS, OR ARE CLIMBING BUILDING WALLS (NOT APPLICABLE TO SPECIFIED VINES). FORMAL HEDGES AND TOPIARY SHALL BE REGULARLY PRUNED TO MAINTAIN A UNIFORM HEIGHT AND WIDTH, EXCEPT AS NOTED PREVIOUSLY, ALLOW THE SHRUBS TO GROW IN THEIR NATURAL FORM TO THEIR MATURE SIZES.
6. KEEP GROUNDCOVER TRIMMED TO EDGE OF SIDEWALKS, CURBS, AND PAVED AREAS ON A MONTHLY BASIS. DO NOT CREATE VERTICAL EDGES WHEN PRUNING, GROUNDCOVER, CUT THE EDGES, AT AN ANGLE /-\ FOR A MORE NATURAL APPEARANCE AND HEALTHIER PLANTS. PRUNE SO GROUNDCOVER JUST OVERLAPS ADJOINING PAVING; AN OPEN MULCH STRIP ALLOWS WEED TO TAKE HOLD AND TRASH TO ACCUMULATE.
7. APPLY GRANULAR FERTILIZER AROUND TREES IN LATE FEBRUARY. DO NOT FERTILIZE SWALE PLANTINGS. APPLY FERTILIZER AS RECOMMENDED BY MANUFACTURER, THE FERTILIZATION OF SHRUBS/GROUNDCOVER AREAS MAY BE ELIMINATED WHEN THE PLANTS REACH MATURITY OR COMPLETELY FILL THE PLANTERS, WITHOUT SPACE BETWEEN THEM.
8. ADD NEW MULCH TO PLANTERS WHERE MULCH HAS BEEN REDUCED TO LESS THAN TWO (2) INCHES MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.
9. IN MAY: TURN ON IRRIGATION SYSTEM, RUN AND VISUALLY INSPECT FOR PROPER ZONE COVERAGE. SET ET-BASED, WEATHER OR SOIL SENSOR-BASED, OR SEASONAL PROGRAMS TO ADJUST IRRIGATION UP IN JULY-AUGUST, AND FOR MAY-JUNE AND SEPTEMBER. HAVE BACK-FLOW PREVENTER (ON IRRIGATION WATER SUPPLY) TESTED ANNUALLY, CLEAN OR REPLACE PLUGGED SPRINKLER NOZZLES, REPLACED PLUG DRIP EMITTERS, FLUSH OUT IRRIGATION SYSTEM AS NEEDED, RUN/CHECK FOR PROPER OPERATION OF EACH VALVE ZONE. TEST SENSORS, REPLACE IRRIGATION CONTROLLER BACK-UP BATTERIES.
10. PRUNE SPRING & WINTER-FLOWERING SHRUBS AS NEEDED TO MAINTAIN PROPER SHAPE (NATURAL, TOUCHING, NOT HEDGED OR TOPIARY EXCEPT WHERE SPECIFIED BY OWNER).
11. PRUNE PERENNIAL BULBS BACK TO GROUND LEVEL AS SOON AS LEAF BLADES YELLOW AND WILT (JUNE-OCT. DEPENDING ON BULB TYPE).
12. TURN OFF AND PREPARE IRRIGATION SYSTEM FOR WINTER. MAKE SURE BLACK-FLOW PREVENTER IS WELL-INSULATED OR DRAINED PRIOR TO FIRST FREEZE. BLOW OUT PIPES USING COMPRESSED AIR IN AREAS WHERE FREEZING COULD RESULT IN BREAKAGE, DRAIN DRIP IRRIGATION LINES AS RECOMMENDED BY MANUFACTURER. ANY WINTER DAMAGE TO IRRIGATION SYSTEM DUE TO INSUFFICIENT WINTERIZATION SHALL BE THE RESPONSIBILITY OF THE OWNER TO REPAIR.
13. REMOVE BIODEGRADABLE LANDSCAPE DEBRIS TO A YARD WASTE RECYCLING FACILITY, INCLUDING TURF CLIPPINGS (LIMITED TO ONLY THOSE TIMES WHEN MULCH MOWING IN NOT POSSIBLE), LEAVES, BRANCHES, ANNUALS, DEAD PLANT MATERIAL, POTTING SOIL, ETC., ACCEPTABLE FACILITIES INCLUDE COMPOSTING FACILITIES, TOPSOIL PRODUCING FACILITIES OR OTHER FACILITIES WHICH UTILIZE YARD WASTE FOR LANDSCAPE PURPOSES. NO BIODEGRADABLE MATERIAL SHOULD BE DISPOSED OF IN GARBAGE TO LANDFILL SITES.
14. ALL TRASH AND STICKS ARE TO BE PICKED UP FROM LAWN STRIPS AND BED AREAS PRIOR TO MOWING
15. A MONTHLY GENERAL CLEAN-UP PROGRAM WILL BE PERFORMED. THE CLEAN-UP PROGRAM SHALL INCLUDE A POLICING OF ALL MAINTAINED AREAS FOR THE REMOVAL OF TRASH (PAPER, CANS, BOTTLES, ETC.) AND LANDSCAPE WASTE SUCH AS FALLEN STICKS AND LIMBS.
16. MULCH IS TO BE MAINTAINED CLEAR OF BUILDING FOUNDATIONS AND PAVED AREAS, AND OFF UTILITY COVERS.
17. DEBRIS SHALL NOT BE CARRIED INTO PATIOS, ENTRYWAYS OR DOORWAYS.
18. ANY TREE FOUND TO BE DEAD OR MISSING SHALL BE REPLACED WITH PLANT MATERIAL OF IDENTICAL SPECIES.
19. REMOVE TREE STAKES FROM TREES AFTER TWO GROWING SEASONS. CHECK TREE TIES TO ADJUST AND LOOSEN AS NEEDED AFTER THE FIRST GROWING SEASON. REMOVE STAKES FROM SITE AND DISPOSE OF BY A LEGAL METHOD, RECYCLE USED STAKES IF POSSIBLE.
20. WEED CONTROL: USE BARRIERS SUCH AS NEWSPAPER OR CARDBOARD COVERED WITH MULCH, ROOT BARRIERS FOR SPREADING PLANTS, HOE, PULL, MOW, OR TILL WEEDS BEFORE THEY GO TO SEED. CROWD OUT WEEDS WITH DENSE HEALTHY PLANTINGS, GROUND COVERS, AND SHADE CANOPIES.

IRRIGATION DESIGN:

1. ALL PLANTS TO BE IRRIGATED WITH DRIP SYSTEM ON AN AUTOMATIC TIMER. CONTRACTOR TO PROVIDE WATER CONSERVING AUTOMATIC "DRIP" TYPE IRRIGATION SYSTEM FOR ALL NEW PLANTING AREAS AT TIME OF INSTALLATION. THE SYSTEM SHALL BE INSTALLED WITH "BUBBLER" TYPE HEADS FOR TREES AND "DRIP" HEADS FOR SHRUBS, GROUND COVERS SHALL HAVE MINI "SPRAY" HEADS. AVOID OVER-SPRAY ONTO BUILDING OR PAVED AREAS. THE TIMER SHALL BE SET TO PROVIDE A MINIMUM OF ONE GALLON OF WATER PER PLANT PER WEEK (TWO GALLONS PER TREE AND SHRUB) DURING THE FIRST THREE (3) YEARS' DRY SEASON. MORE WATER MAY BE PROVIDED DURING THE FIRST SUMMER TO ESTABLISH DEEP ROOTS. ZONE SYSTEM SO THAT ADEQUATE WATER PRESSURE IS MAINTAINED FOR EACH DRIP EMITTER AND IRRIGATION DEVISE.
2. EACH PERENNIAL GROUND COVER PLANT WILL BE IRRIGATED WITH ONE (1) 1-GPH DRIP EMITTER, WHILE EACH SHRUB OR TREE IN A PLANTING BED AREA WILL HAVE A MINIMUM OF TWO (2) 1-GPH DRIP EMITTERS, ONE ON EACH SIDE OF THE ROOT BALL.
3. AVOID WATER WASTE RESULTING FROM INEFFICIENT LANDSCAPE IRRIGATION LEADING TO EXCESSIVE RUNOFF, LOW HEAD DRAINAGE, OVER-SPRAY, AND OTHER SIMILAR CONDITIONS WHERE WATER FLOWS ONTO ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS, OR STRUCTURES.
4. PERFORM ANNUAL SYSTEM MAINTENANCE BEFORE DRY MONTHS COMMENCE.
5. ADJUST IRRIGATION SPRAY HEADS TO PREVENT IRRIGATION SPRAY ON STRUCTURES.

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PLANTING DETAILS & NOTES

HIGHWAY 36 LLC PERMITTING
1076 STATE HIGHWAY 36 ALTON, CA 95540
APN: 201-322-012

Revision No.:	Date:

Date: 4/30/18

Project #:16140

Drawn by: CDG

Scale: 1"=100'

Sheet No.

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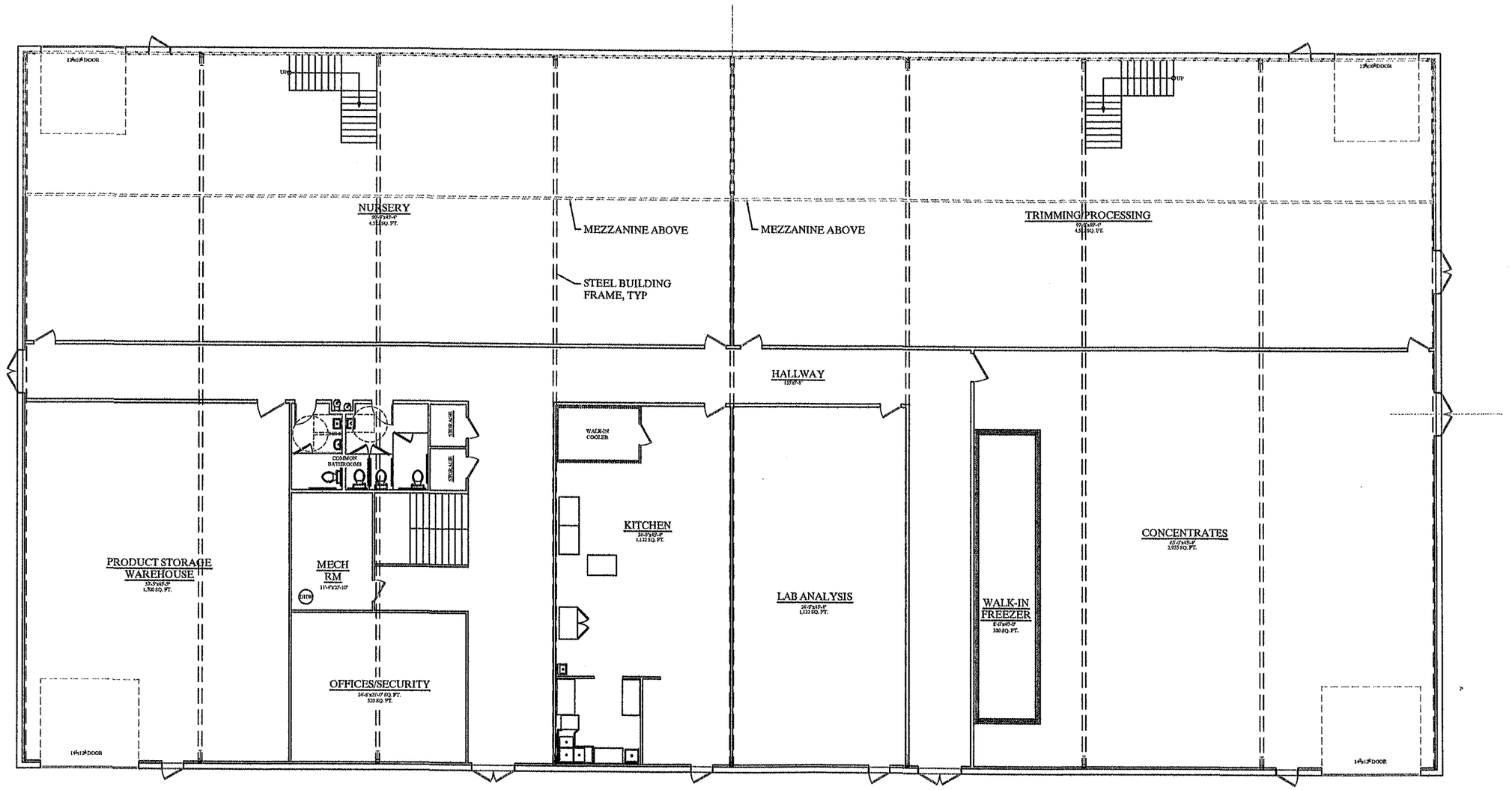

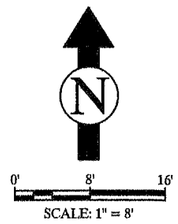

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PRELIMINARY AND SUBJECT TO CHANGE

PROCESSING FLOOR PLAN

HIGHWAY 36 LLC

1076 STATE HIGHWAY 36 ALTON, CA 95540

APN: 201-322-012

Revision No.:	Date:

Date: 4/30/18

Project #:16140

Drawn by: CDG

Scale: 1/8"=1'

Sheet No.

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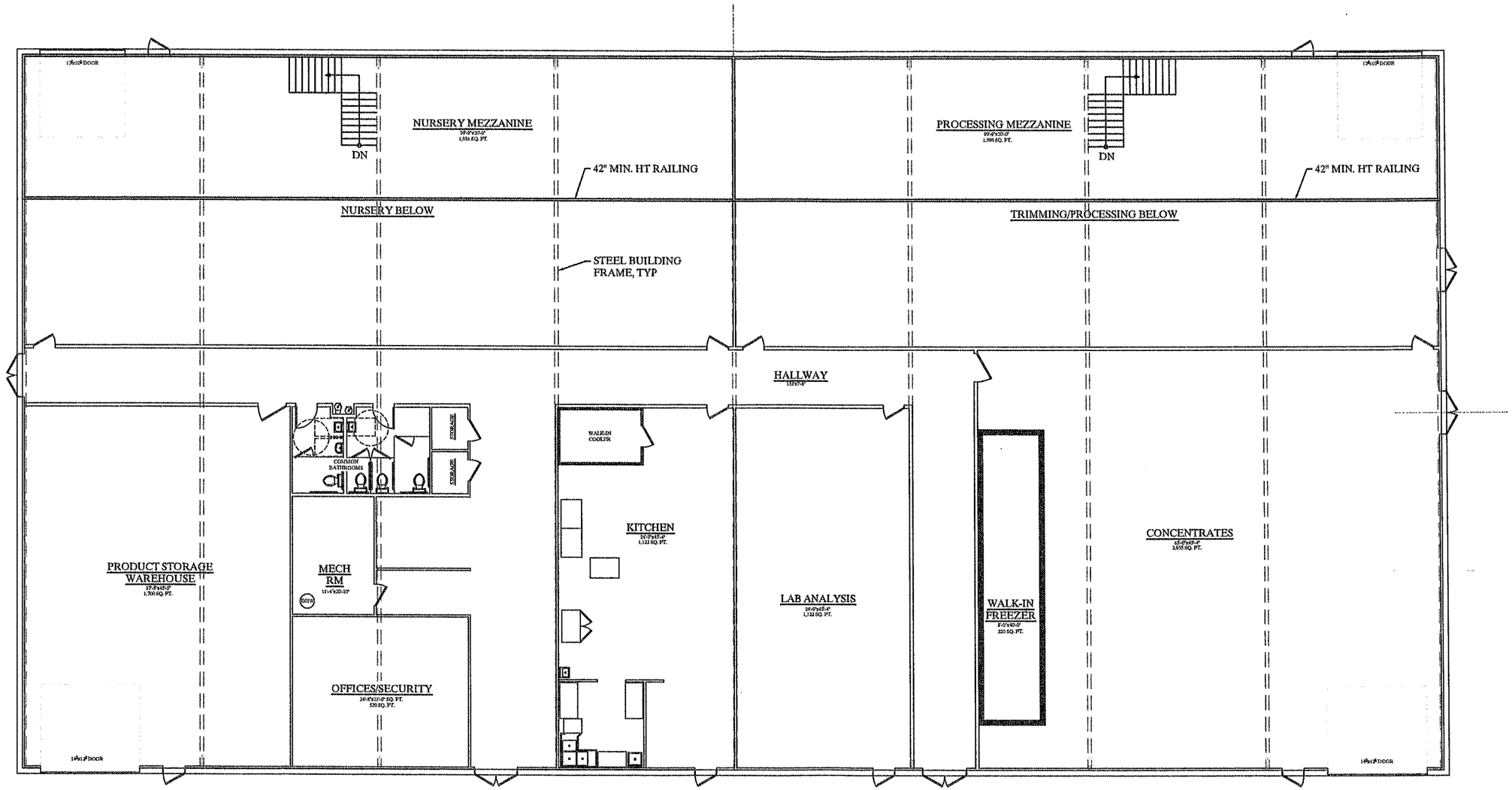

N

0' 8' 16'

SCALE: 1" = 8'

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PROCESSING MEZZANINE PLAN

HIGHWAY 36 LLC
1076 STATE HIGHWAY 36 ALTON, CA 95540
APN: 201-322-012

Revision No.:	Date:

Date: 4/30/18

Project #:16140

Drawn by: CDG

Scale: 1/8"=1'

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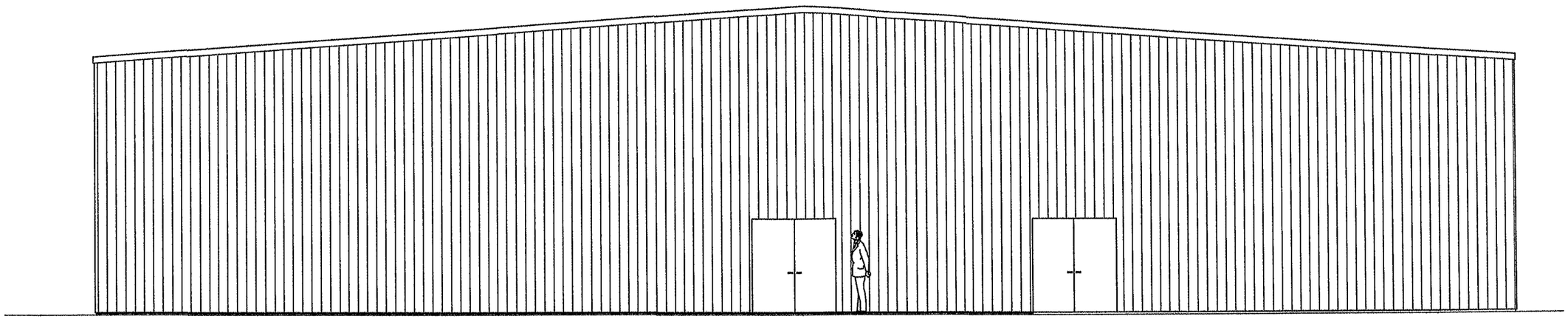

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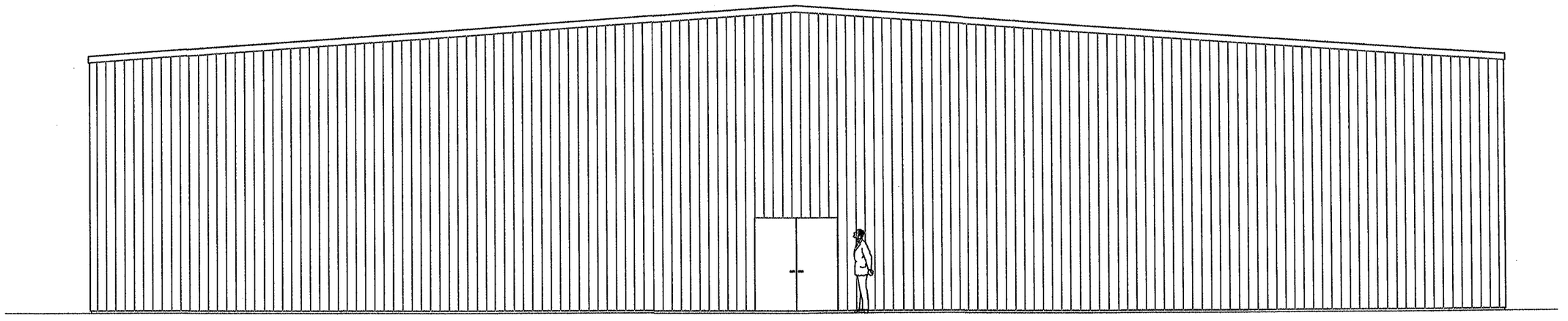

WEST ELEVATION | 2

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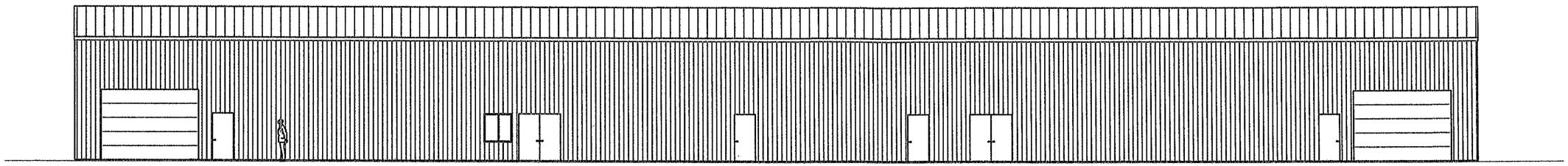
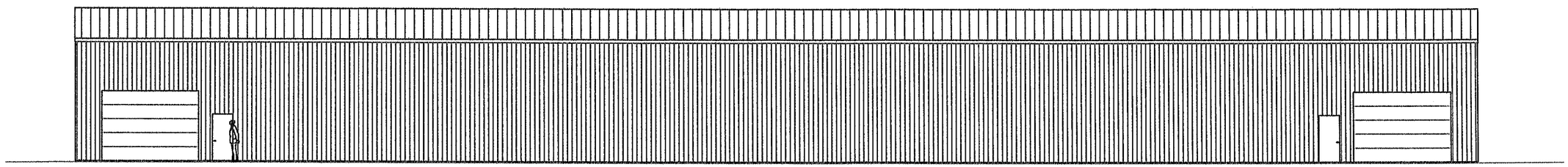


SOUTH ELEVATION | 1



WEST ELEVATION | 2

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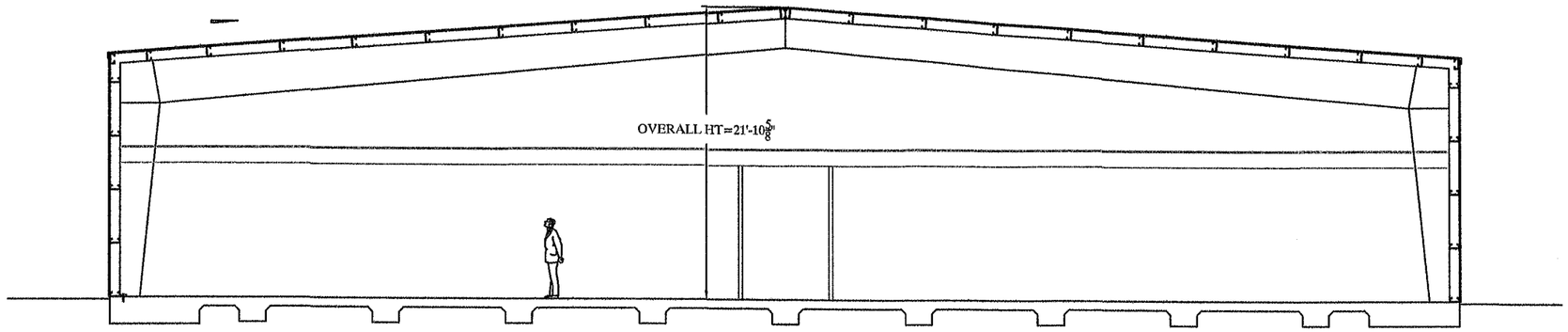
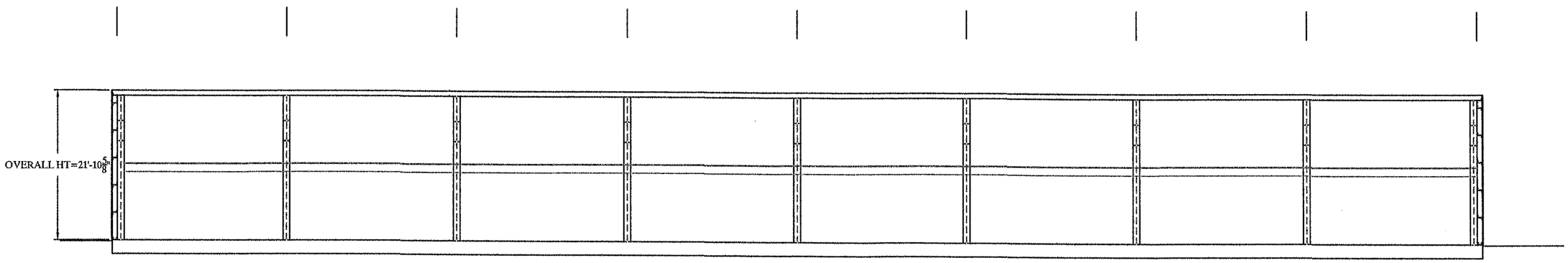


TYPICAL BUILDING SECTION 1



TYPICAL BUILDING SECTION 2

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PROCESSING SECTIONS

HIGHWAY 36 LLC
1076 STATE HIGHWAY 36 ALTON, CA 95540
APN: 201-322-012

Revision No.:	Date:

Date: 4/30/18
Project #:16140
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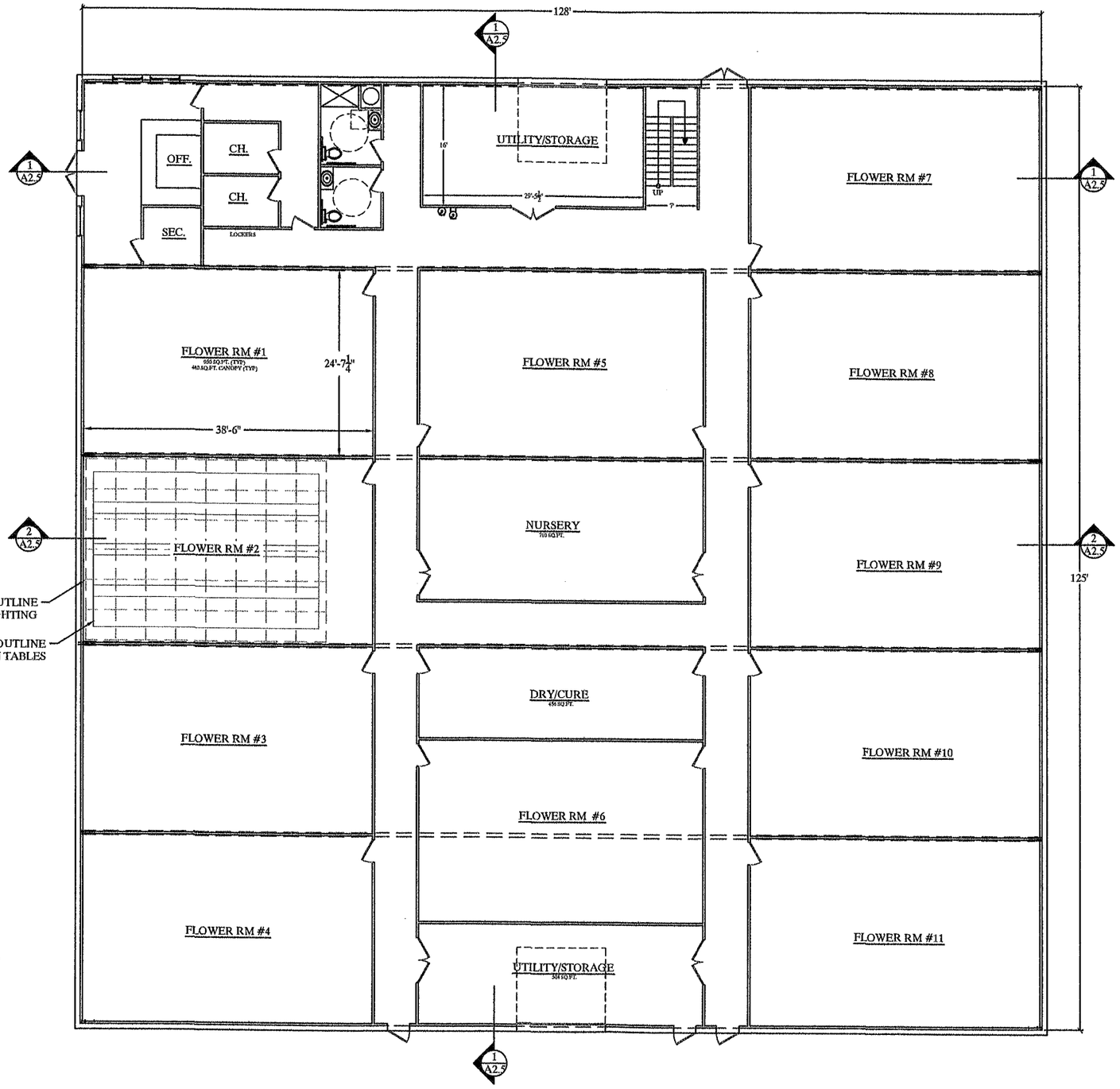
Scale: 1/4"=1'
Sheet No.
A1.5

NOTES:
PLUMBING OCCUPANT LOAD AND MINIMUM FIXTURE REQUIREMENTS BASED ON TABLE 422.1, F1 OCCUPANCY IN IAPMO 2013 CALIFORNIA PLUMBING CODE:

1. OCCUPANT LOAD PER TABLE 'A' = 2,000sq.ft. PER PERSON: 45,000 SQ.FT./2,000 SQ.FT. PER PERSON=22 OCCUPANTS
   - 1.1 MEN=11 WOMEN=11
   - 1.2 1 WATER CLOSET AND 1 LAVATORY FOR WOMEN
   - 1.3 1 WATER CLOSET AND 1 LAVATORY FOR MEN
   - 1.4 1 SHOWER BASIN REQ'D IN CULTIVATION BUILDING FOR EVERY 15 PERSONS EXPOSED TO EXCESSIVE HEAT OR POTENTIAL SKIN IRRITANT.
   - 1.5 1 DRINKING FOUNTAIN REQ'D

FLOWERING ROOM NOTES:
24'-6"x30' (931 SQ.FT.)
4'x4' AGRICULTURE LIGHT COVERAGE
POSSIBLE 48 LIGHT FIXTURES
(4)-4'X30" MOVEABLE GROW TABLES



N

0' 8' 16'
SCALE: 1" = 8'

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CULTIVATION BUILDING
HIGHWAY 36 LLC
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APN: 201-322-012

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Project #:16140
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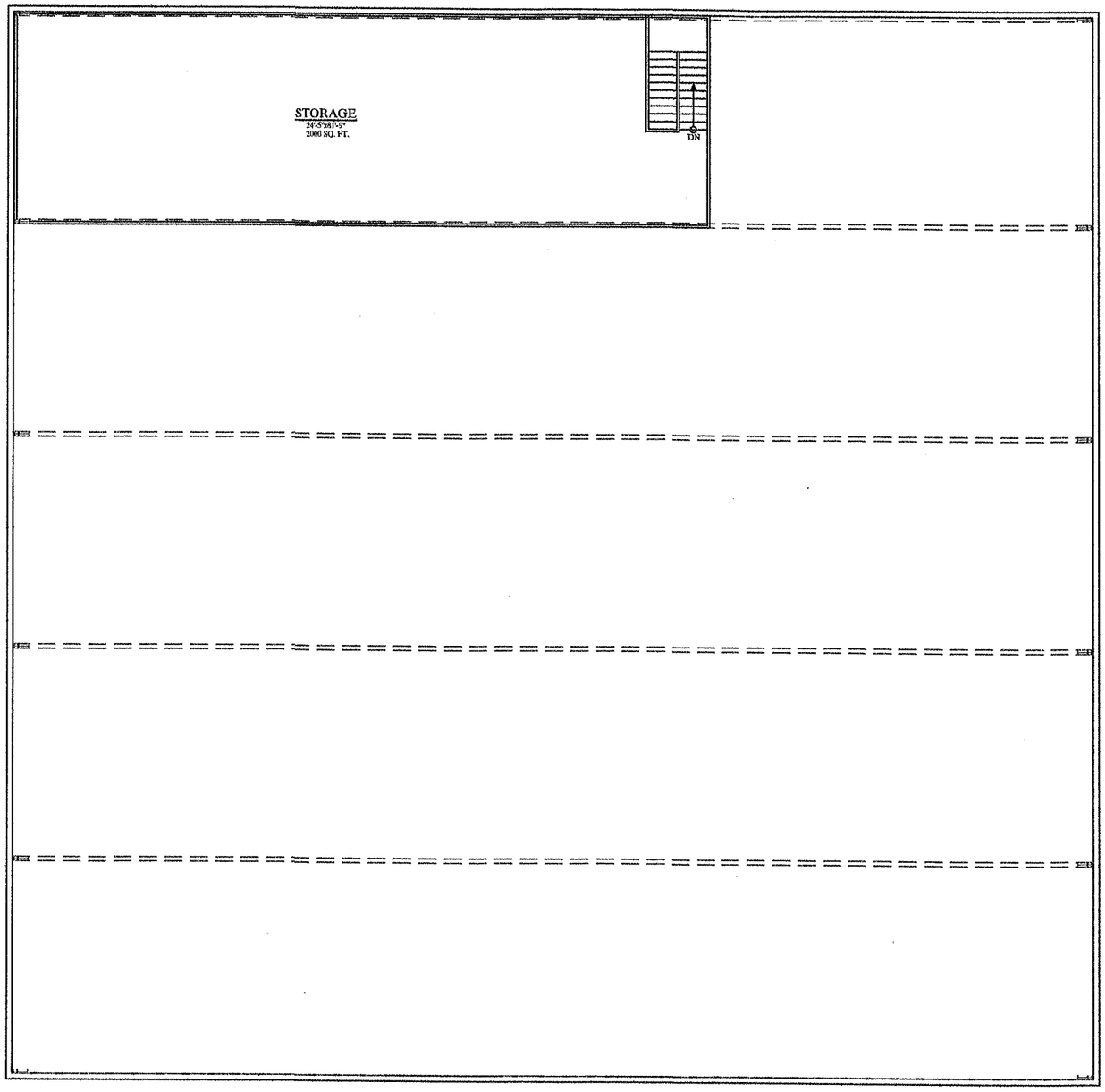
A2.1

FLOOR PLAN

1



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Date: 4/30/18
Project #:16140
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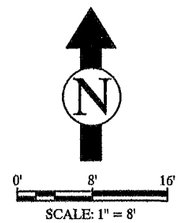
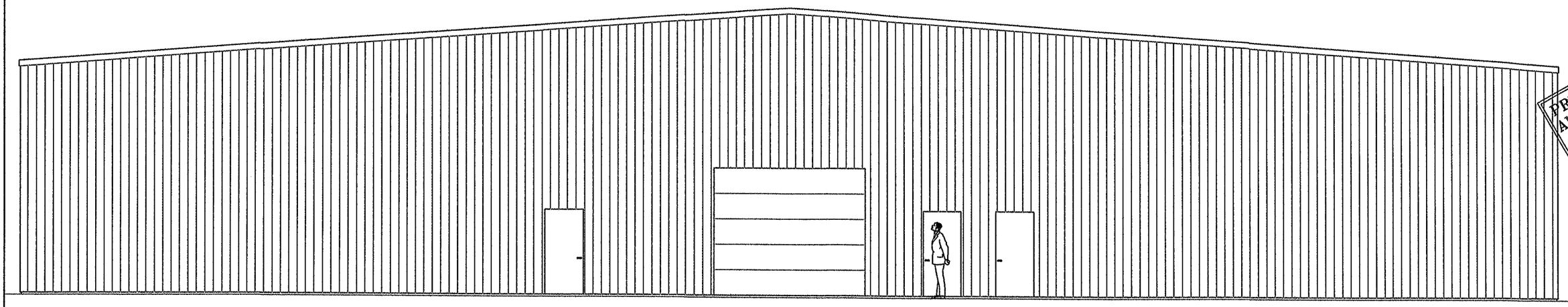
Scale: 1/8"=1'
Sheet No.
A2.2

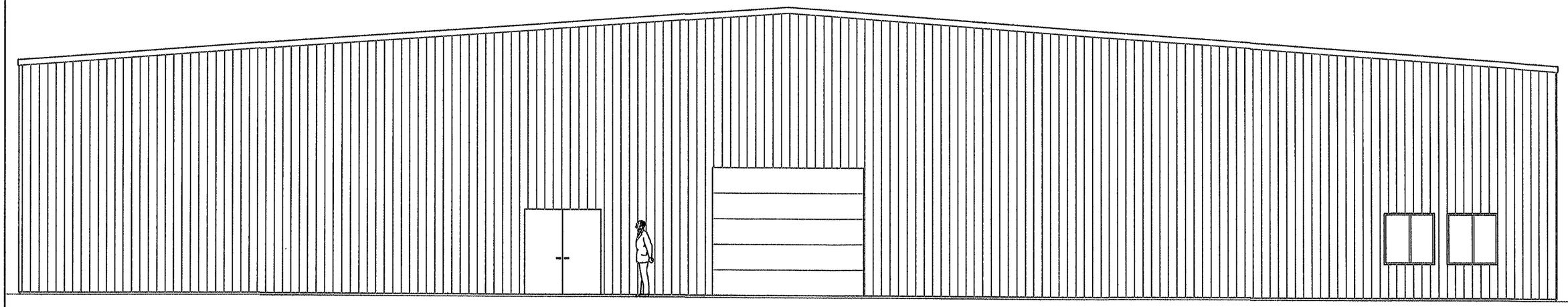


MEZZANINE FLOOR PLAN

1



SOUTH ELEVATION 1



NORTH ELEVATION 2

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PRELIMINARY PLANS SUBJECT TO CHANGE

CULTIVATION ELEVATIONS

HIGHWAY 36 LLC

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APN: 201-322-012

Revision No.:	Date:

Date: 4/30/18

Project #:16140

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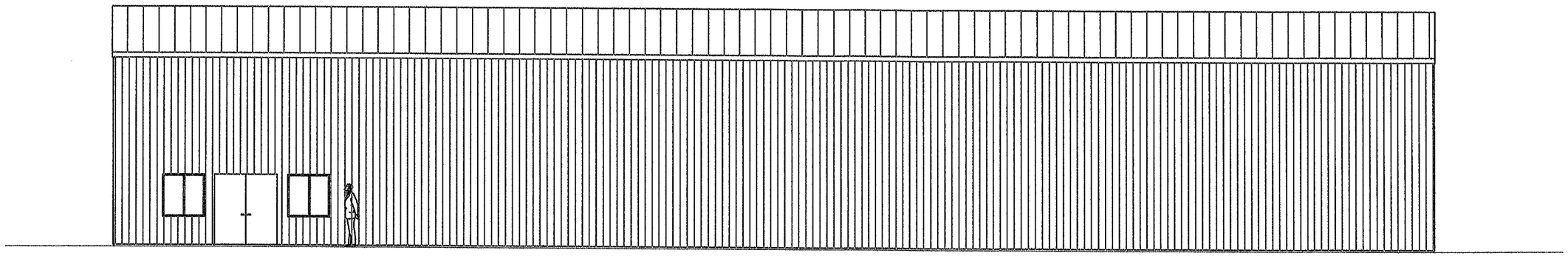
Sheet No.

A2.3



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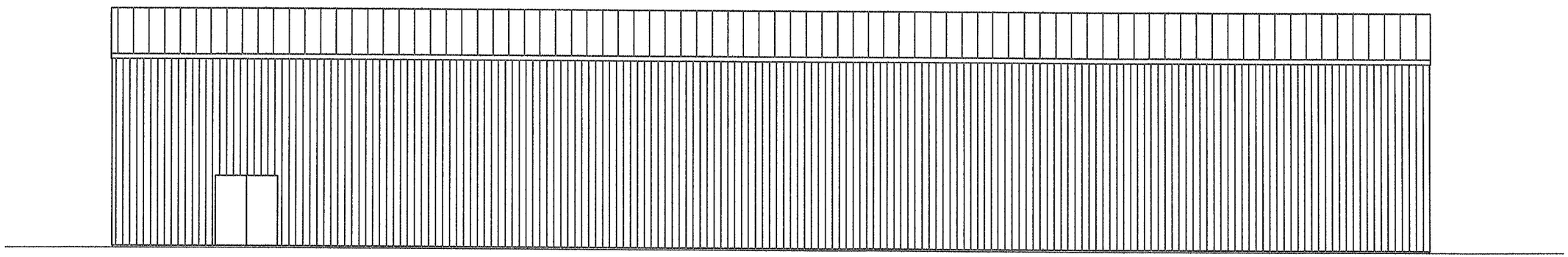

EAST ELEVATION 2

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PRELIMINARY SUBJECT TO CHANGE

CULTIVATION ELEVATIONS

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Date: 4/30/18
Project #:16140
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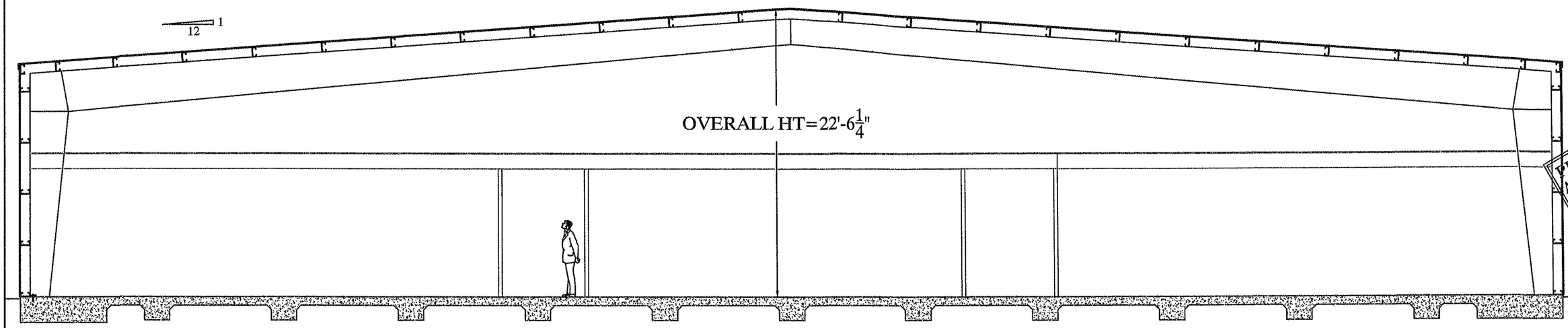
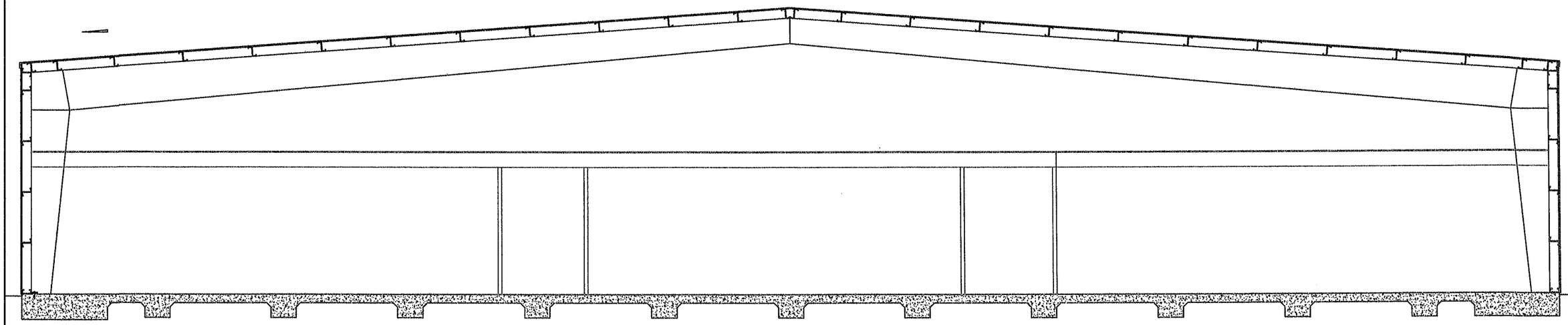


BUILDING SECTION 'A-A' | 1



BUILDING SECTION 'B-B' | 2

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ARCATA, CA 95521
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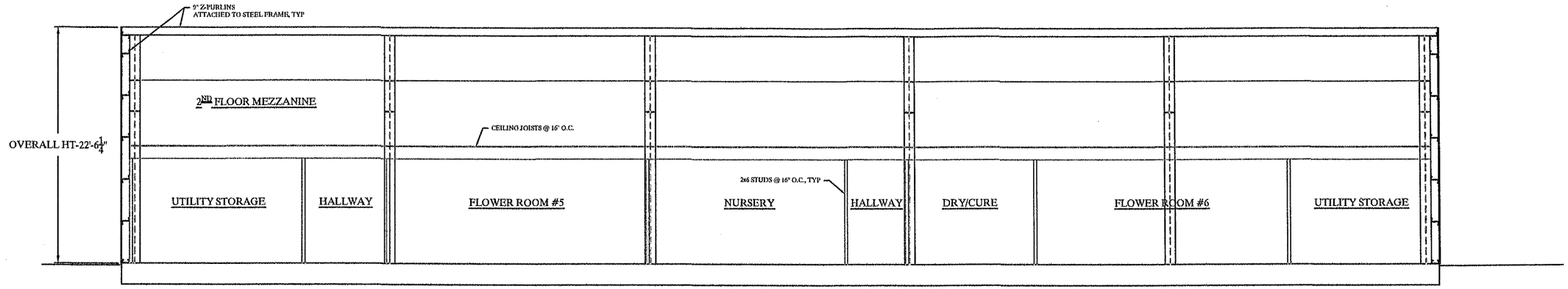
BUILDING SECTIONS

HIGHWAY 36 LLC

1076 STATE HIGHWAY 36 ALTON, CA 95540

APN: 201-322-012

Date:	
Revision No.:	
Date: 4/30/18	
Project #:16140	
Drawn by: CDG	
Scale: 1/4"=1'	
Sheet No.	A2.5



BUILDING SECTION 'C-C'

1

NOT USED

2

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PREPARED UNDER THE SUPERVISION OF AND SUBJECT TO THE RESPONSIBLE CHARGE OF A REGISTERED PROFESSIONAL ENGINEER

BUILDING SECTIONS

HIGHWAY 36 LLC

1076 STATE HIGHWAY 36 ALTON, CA 95540

APN: 201-322-012

Revision No.:	Date:

Date: 4/30/18

Project #:16140

Drawn by: CDG

Scale: 1/4"=1'

Sheet No.

A2.6

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

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

1. The applicant shall meet the requirements of the Fortuna Fire Protection District, and secure all necessary approvals prior to issuance of building permits. Plans shall meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary for the project by the Fortuna Fire Protection District and Building Inspection.
2. The applicant shall secure all necessary permits and approvals of the Division of Environmental Health and the Regional Water Quality Control Board for the on-site sewage disposal system for the proposed use. The discharge of wastewater from cultivation or processing activities is subject to the approval of the Regional Water Quality control Board. This approval is also required for the application of wastewater to landscaping. A letter from those agencies indicating approval has been issued will satisfy this condition.
3. The applicant shall submit a landscaping plan meeting the requirements of HCC Section 314-109.1.5.2 for the review and approval of the Planning Director, and that the plan shall be implemented prior to issuance of occupancy. Regionally appropriate native landscaping shall be used to the extent feasible. The landscaping plan shall include a maintenance plan which specifies the person or agency responsible for maintenance. The maintenance plan shall address pruning, weeding, cleaning, fertilization and watering. Whenever necessary, planting shall be replaced in-kind with similar plant materials to ensure continued compliance with the landscaping requirements. All screening shall be in sound functional condition, and whenever necessary, repaired and replaced.
4. No more than four permits may be issued to any one person. The applicant shall provide verification of leases or other arrangements that demonstrate that no more than four permits are being held by a single entity.
5. The applicant shall secure a permit for cannabis cultivation from the California Department of Food and Agriculture pursuant to Title 3, Division 8 of the California Code of Regulations.
6. The applicant shall secure permits for all structures related to the cannabis cultivation and other commercial cannabis activity. The plans submitted for building permit approval shall be consistent with the project description and approved project site plan. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.
7. The approved building plans shall meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary for the project by the Building Inspection Division. Sign off on the Occupancy Permit by the Building Division shall satisfy this requirement.
8. The applicant shall secure the approval of the Division of Environmental Health and the Regional Water Quality Control Board for the proposed on-site wastewater treatment system prior to the issuance of the building permit. A letter from those agencies indicating that approval has been issued will satisfy this condition.
9. The applicant shall implement the approved Mitigation Monitoring Report in Exhibit A.
10. In accordance with the 2017 General Plan, the applicant shall:
    a. Maintain erosion control as specified in the General Plan;

b. Implement "Best Management Practices" for erosion and sediment control during the construction phase of the project;
c. Use dust control techniques when excavating to minimize dust problems on adjacent dwelling(s).
d. Reseed/gravel disturbed areas prior to winter rain.
e. Take all precautions necessary to avoid the encroachment of dirt or debris on adjacent properties.

This condition shall appear as an information note on the building permit and grading permit plot plans.

11. The approved building plans shall address odor management by incorporating a ventilation/air filtration system which limits potential adverse odor emission impacts to employees and/or properties located in the vicinity. The system shall be designed, signed, and stamped by a mechanical engineer for review and approval by the Building Official.

12. 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.

13. Prior to initiating commercial medical cannabis cultivation or associated activities the applicant shall obtain a Business License from the Humboldt County Tax Collector.

14. Prior to issuance of occupancy permit, the applicant shall install a metering device(s) on all discrete points of water withdrawal, e.g., the irrigation water well, including at or near the outlet of all water storage facilities used for irrigation. The meter(s) shall be located at or near the point of diversion or withdrawal. The applicant shall maintain the metering device(s) in serviceable and working condition.

15. Prior to operation of the proposed cultivation and nursery operations, the applicant shall provide a well completion log for the proposed new deep well to CDFW for review. If the well is hydrologically connected to surface water, the applicant shall implement the rainwater collection and provide sufficient water storage to serve all cultivation and nursery needs.

16. The applicant shall submit a lighting plan for the review and approval of the Planning Director prior to issuance of building permit. The lighting plan shall demonstrate the proposed cultivation area will not deliver or have the potential to deliver light pollution, during the hours of sunset to sunrise, which may affect adjoining residential properties, or fish and/or wildlife directly or from a distance.

17. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all of the requirements as set forth by other regulatory agencies.

18. Prior to initiating commercial medical cannabis cultivation or associated activities 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.

19. 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.

20. **Prior to hearing,** the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of $2,330.75. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the $2,280.75 Department of Fish and Wildlife (DFW) fee plus a $50 document handling fee. This fee is effective through December 31, 2018, at such time the fee will be adjusted pursuant to Section 713 of the Fish and Game Code. Alternatively, the applicant may contact DF&W by phone at (916) 651-0603 or through the DF&W website at www.dfg.ca.gov for a determination stating the project will have *no effect* on fish and wildlife. If DF&W concurs, a form will be provided exempting the project from the $2,280.75 fee payment requirement. In this instance, only a copy of the DFW form and the $50.00 handling fee is required.

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 CMMLUO and MCRSA, 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 MCRSA, 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. 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 terms of any applicable Streambed Alteration (1600) Permit obtained from the Department of Fish & Wildlife, which may be required for the wells and catchment ponds.

9. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (CAL-Fire), if required for the clearing performed during construction of the catchment pond in 2015.

10. 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).

11. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.

12. Pay all applicable application and annual inspection fees.

13. The noise produced by a generator used 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. Where applicable, sound levels must also show that they will not result in the harassment of Marbled Murrelet or Spotted Owl species. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. Under these guidelines, generator noise may not exceed 50dB as measured at 100 feet from the generator or at the edge of the nearest Marbled Murrelet or Spotted Owl habitat, whichever is closer.

14. 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.

15. The Master Log Books maintained by the applicant to track production and sales shall be maintained for inspection by the County.

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

17. 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

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

19. 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).

20. 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.

21. 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.

22. 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.

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

24. 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.

25. 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.

26. 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.

27. Permittee further acknowledges and declares that:

    (1) 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
    (2) 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
    (3) 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.

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 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. 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 #23 and 25 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.

ATTACHMENT 1
EXHIBIT A

HUMBOLDT COUNTY PLANNING & BUILDING DEPARTMENT
MITIGATION MONITORING REPORT
For the H36P LLC Project
Conditional Use Permit
Assessor Parcel Number: 201-322-012; Application Number: 11754; Case Number: CUP16-377

Mitigation measures were incorporated into conditions of project approval for the above-referenced project. The following is a list of these measures and a verification form that can be used to ensure that the conditions have been met. For conditions that require on-going monitoring, attach the Monitoring Form for Continuing Requirements for subsequent verifications.

AES-1 Lighting Plan

The applicant shall provide to the County Planning Division a lighting plan demonstrating all indoor and outdoor lighting for the proposed project would not deliver or have the potential to deliver light pollution, during the hours of sunset to sunrise. The lighting plan shall be approved by the County Planning Division prior to issuance of the building permits.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes | No	Comments / Action Taken
Prior to issuance of the building permit, and, during project operations.	Continuous		HCP&BD		

HCP&BD = Humboldt County Planning and Building Department

NOI-1 Construction Related Noise

The following shall be implemented during construction activities:

- The operation of tools or equipment used in construction, drilling, repair, alteration or demolition shall be limited to between the hours of 8 A.M. and 5 P.M. Monday through Friday, and between 9 a.m. and 5 p.m. on Saturdays.
- No heavy equipment related construction activities shall be allowed on Sundays or holidays.
- All stationary and construction equipment shall be maintained in good working order, and fitted with factory approved muffler systems.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes | No	Comments / Action Taken
During construction activities.	Ongoing		HCP&BD		

HCP&BD = Humboldt County Planning and Building Department

NOI-2 Generator Noise

Should generators be installed, the locations of the generators shall be provided to the County Planning Department on a site plan, and the projected use shall be provided. The generators shall be sited so that the decibel level for generators measured at the property line shall be no more than 60 decibels.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes | No	Comments / Action Taken
During project operations.	Ongoing		HCP&BD		

HCP&BD = Humboldt County Planning and Building Department

ATTACHMENT 2

STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

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;
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 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;
5. 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
6. 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.

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.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use Chapter 4 Land Use Designations Section 4.8	**Industrial General (IG):** provides for general industrial and manufacturing uses, typically in urban areas, where convenient access to transportation systems and a full range of urban services are available. This designation may be accommodated in rural areas where full urban services are not required for the intended use. Primary uses include, but are not limited to, research/light industrial, agricultural products processing, intensive agriculture, office and professional, and warehousing, storage, and distribution. **Airport Land Use Compatibility Zone Overlay (AP):** The ALUCZ Overlay is divided into zones related to proximity and angle to the runway; land uses, occupancy, building heights, and percentage of lot coverage are specified for each zone. The project site is in ALUC Zones B1 and C; all project components would be in Zone C. The 2017 General Plan specifies the following compatibility criteria for ALUC Zone C: maximum of four dwelling units per acre; maximum of 150 people per acre for non-residential uses; a minimum of 15 percent of the area of the parcel left undeveloped; prohibited uses include schools, hospitals, nursing homes, and hazards to flight; residential uses require dedication of an overflight easement; normally acceptable uses include low intensity manufacturing and food processing, low-intensity offices and retail, parks and playgrounds, and two-story motels.	The project includes approximately 47,500 square feet of structures related to indoor and mixed-light cultivation, processing, extraction, manufacturing, and dispensing of cannabis and cannabis products. Associated parking and loading areas, recycling and solid waste storage, and water treatment and storage would also be constructed. No residences or residential uses are proposed; peak staffing level would be 37 employees, none of whom would reside on the site. Intensive agriculture, agricultural products processing, light industrial, and distribution are primary permitted uses on lands designated IG. The project would conform to the uses prescribed in ALUC Zone C (i.e., no dwelling units, 37 people on a 5.4-acre property, and less than 85 percent of the parcel developed). No overflight easement would be required, as no residential uses are proposed. The proposed project is consistent with the normally acceptable uses for ALUC Zone C.

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.	Access to the property is directly from State Route 36 via a paved driveway. Highway 36 is a two-lane, paved, striped highway approximately 40 feet wide, and classified in Humboldt County GIS data as a Minor Arterial. Highway 36 provides access from U.S. Highway 101 at Fortuna to Hydesville, Bridgeville, Larrabee Valley, and east through Trinity County to Interstate-5 at Red Bluff in Tehama County. According to California Department of Transportation (Cal Trans) traffic census data for 2016, the average annual daily traffic on Highway 36 at the eastern limits of Alton (0.3 mile east of U.S. Highway 101) was 4,900 vehicles, with a peak hourly traffic of 510 vehicles and a peak monthly traffic of 5,600 vehicles. Vehicle trips generated during operation of the project would include daily round trips for each of the 37 staff, plus round trips by dispensary customers. Assuming each employee travels to and from the site twice per day, the 37 staff would generate 148 off-site trips per day. Most staff would work five days per week. Dispensary customers would travel to and from the site once per day, generating up to 100 off-site trips per day assuming 50 dispensary customers per day. Ancillary deliveries may generate 2-4 offsite trips per day. The total number of off-site vehicle trips per day on Highway 36 generated by the project at peak operation would be 252, which is 5.1 percent of the average annual daily traffic volume.
Housing Chapter 8	Goals and policies 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. Related policy: H-P3, Development of Parcels in the Residential Land Inventory.	The project does not involve residential development, nor is the project site part of the Housing element Residential Land Inventory. 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.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Conservation and Open Space Chapter 10 Open Space Section 10.2	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) Related policies: CO-P1, Conservation and Open Space Program; CO-P12, Development Review, CO-S1. Identification of Local Open Space Plan, and CO-S2. Identification of the Open Space Action Program.	The proposed project is not located within the County's local open space plan. The IG land use designation and MH-Q zones are not included in the list of land uses and zones, nor is the airport compatibility zone overlay on the list of plan overlay areas, intended to implement the open space plan enumerated in CO-S2 of the 2017 General Plan.
Conservation and Open Space Chapter 10 Biological Resources Section 10.3	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) Related policies: BR-P1. Compatible Land Uses, BR-P5. Streamside Management Areas.	Humboldt County's public GIS layer shows no streams or streamside management areas on the project site, and none are identified on the applicant's site plan. There is an isolated, constructed pond on the property that would be avoided by the proposed development. Otherwise, the project site is disturbed by past industrial activities (a logging truck business) and ongoing hay farming. There is low potential for several regionally-occurring special-status plant and animal species to occur in the project site and be affected by the proposed project. Pacific gilia and Siskiyou checkerbloom are known to occur in the vicinity of the project site and potentially suitable habitat is present in the project site. Western pond turtle and northern red-legged frog have low potential to occur in the constructed pond in the project site. The project would not result in significant impacts to the regional populations of these species.
Conservation and Open Space Chapter 10 Cultural Resources Section 10.6	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) Related policies: CU-P1. Identification and Protection,	A cultural resources study for the project site was conducted in December 2017 by Archaeological Resource and Supply Company (ARS). The study included a records search, Native American Heritage Commission (NAHC) inquiry, coordination with local tribes, and pedestrian survey of the site. A search of records at the Northwest Information Center revealed five previous investigations have been conducted at least in part within 0.5-mile of the project site; none of those surveys documented any resources. ARS identified a single historical resource off-site to the south of the project site: a historic railroad alignment constructed in 1902. The project would not affect this

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
	CU-P2. Native American Tribal Consultation]	historic railroad alignment. The project area is within the ethnographic territory of the Bear River and Wiyot Tribes. As part of preparation for a cultural resources survey, representatives of the Wiyot Tribe and Bear River Band of the Rohnerville Rancheria were contacted regarding the project. Upon notification of the results of the cultural resources survey, the THPO of Bear River and the THPO of the Wiyot Tribe concurred with the findings of the survey and the recommendation of no further cultural resources investigations. Inadvertent discovery protocols are included in the Informational Notes for the permit.
Conservation and Open Space Chapter 10 Scenic Resources Section 10.6	Goals and policies contained in this Chapter relate to the protection of scenic areas that contribute to the enjoyment of Humboldt County's beauty 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.	A scenic vista is defined as a viewpoint that provides expansive views of a highly-valued landscape (such as an area with remarkable scenery or a resource that is indigenous to the area) for the benefit of the public. There are no designated scenic vistas in the area. According to the California Scenic Highway Mapping System, there are no designated state scenic highways in the project vicinity. SR 36 is listed as an "Eligible State Scenic Highway" but the project site does not contain any landmark trees, rock outcroppings, or buildings of historical significance. The proposed project would include 10,000 sf of indoor cultivation inside a 16,000-sf metal building, and 10,000 sf of mixed-light cultivation in greenhouses. The mixed-light greenhouses would conform to International Dark Skies standards to prevent backlight, uplight, and glare through the use of lightproof tarps. The applicant is required to submit a lighting plan demonstrating that all indoor and outdoor lighting for the proposed project would not deliver or have the potential to deliver light pollution, from sunset to sunrise. The lighting plan shall be approved by the County Planning Division prior to issuance of the building permits.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Water Resources Chapter 11 Stormwater Drainage	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-G2, WR-G7, WR-G8, WR-G9) Related policies: WR-P10. Erosion and Sediment Discharge; WR-42 Erosion and Sediment Control Measures.	The project site does not drain to a municipal storm water drainage system. The project would implement a WRPP in accordance with the NCRWQB Waste Discharge Requirements Order R1-2015-0023 that would include internal storm water management for runoff generated by new impermeable surfaces.
Water Resources Chapter 11 Onsite Wastewater Systems	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 flows and storm water pollution. (WR-G6, WR-G9, WR G10) Related policies: WR-IM7. Basin Plan Septic Requirements; and IS-P17. On-Site Sewage Disposal Requirements.	There is an existing OWTS that would serve the project components proposed under Phase One; Phase Two includes an additional OWTS to serve the project components proposed under Phase Two. The existing and proposed OWTS would be sufficient to meet the needs of the project at peak staffing levels (i.e., 37 staff plus dispensary customers). Construction activities would be conducted in accordance with the County's grading regulations and BMPs, including temporary erosion and runoff control measures in accordance with the 2017 General Plan.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Noise Chapter 13	Goals and policies in this chapter discourage incompatible uses in communities and reduce excessive noise through the application of standards (N-G1, N-G2). Related policies: N-P1, Minimize Noise from Stationary and Mobile Sources; N-P4, Protection from Excessive Noise.	Construction activities would result in a temporary increase in noise levels in the area. This noise increase would be short and would occur during daytime hours. The residences nearest to the project site are over 300 feet from the project site boundary, and an additional 50 feet farther from the nearest proposed building location. Mitigation Measure NOI-1 is proposed to reduce potential impacts from construction noise to a level of less than significant. The proposed mitigation would limit construction hours and days, and would require standard maintenance of tools and equipment to reduce noise levels. Long-term operation of the project is not expected to generate significant noise levels that will exceed the Humboldt County General Plan Noise Element standards. Most of the proposed activities would take place inside buildings which would not increase exterior noise levels. Outdoor operations would be consistent with the sorts of activities that occur on the adjacent commercial dairy, such as deliveries, personal vehicle travel, and routine maintenance. The project would receive electrical power from PGE via the grid; no generator use is proposed. There is no wooded habitat in or near the project site, and no potential for project noise impacts to sensitive wildlife.
Safety Element Chapter 14 Geologic & Seismic	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 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) Related policies: S-P11. Site Suitability, S-P7. Structural Hazards.	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 Relatively Stable (0) in the County's GIS mapping. The bluffs across Highway 36 from the site are prone to debris slides; however, An Engineering Geologic Soils Exploration Report for the project site prepared by Lindberg Geological Consulting (LGC) considered slides on those bluffs as rarely, if ever, having sufficient volume or velocity to cross the highway and affect lands to the south. LGC concluded that the potential for slope instability to pose a hazard to existing or proposed development on the project site is low. Based on the project and evidence before staff, the project does not pose any threat to public safety related from exposure to natural or manmade hazards.
Safety Element Chapter 14	Goals and policies contained in this Chapter relate to the use of	There are no 100-year flood hazard areas in the project site. No structures associated with the proposed

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Flooding	natural drainage channels and watersheds that are managed to minimize peak flows in order to reduce the severity and frequency of flooding. (S-G3) Related policies include: S-P12, Federal Flood Insurance Program; S-P13, Flood Plains; S-P15, Construction Within Special Flood Hazard Areas.	project would be located in a 100-year flood hazard area. The project is not in an area that is at risk from seiche, tsunami or mudflow. The project is not located near a large body of water capable of producing a seiche, and is not located near the coast in a tsunami inundation area.
Safety Element Chapter 14 Fire Hazards	Goals and policies of this Chapter encourage development designed to reduce the risk of structural and wildland fires supported by fire protection services that minimize the potential. Related policies: S-P19, Conformance with State Responsibility Areas (SRA) Fire Safe Regulations.	According to Humboldt County GIS data, the project site is within a Wildland Fire Rating Zone of "Low," indicating the area is at low risk from wildland fires. The site is located within the response area of the Fortuna Fire Protection District, and is not in the State Responsibility Area. The Fortuna Fire Protection District has commented on the proposed project, and has provided a list of requirements including driveway surfaces and widths suitable for fire apparatus, a vehicle turnaround within 150 feet of the entrance from Highway 36, and capacity of on-site well and water storage to support sprinkler systems for Phase Two buildings and minimum fire flow of 1,500 gallons per minute for 120 minutes. The project would comply with all of these requirements.
Community Infrastructure and Services Element, Chapter 5 Implementation Action Plan	IS-S5 requires new industrial, commercial and residential development located outside of fire district boundaries to obtain written acknowledgment of available emergency response and fire suppression services from the local fire agency, including any recommended mitigation.	The subject parcel is located within the boundaries of the Fortuna Fire Protection District.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
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-G1, AQ-G2, AQ-G2X) and the successful reduction of greenhouse gas emissions to levels consistent with state and federal requirements (AQ-G3) Related policies: AQ-P4, Construction and Grading Dust Control, AQ-S1. Construction and Grading Dust Control, AQ-P7. 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.

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

Zoning Section and Summary of Applicable Requirement	Evidence That Supports 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 parcel of land known as APN 201-322-012 is eligible for a Certificate of Subdivision Compliance because it has been approved for real development pursuant to Section 66499.35(c) of the Subdivision Map Act. There is no evidence indicating there have been any subsequent acts to merge or divide this parcel. Therefore, the subject parcel was lawfully created in its current configuration and can be developed as proposed.

§314-3.3 Heavy Industrial (MH): intended to apply to areas devoted to normal operations of industries subject only to regulations as are needed to control congestion and protect surrounding areas. §314-32.1 Qualified Combining Zone (Q): intended to be combined with any principal zone where sound and orderly planning indicate that specified principal permitted uses otherwise allowed under the principal zone may be limited or not be allowed, or development standards/restrictions can be added, deleted, or modified. Qualified uses are specified in the ordinance applying the Q Zone to the specific property.	Ordinance No. 1689, adopted on May 5, 1985, applied the Q Zone to the project site and adjacent parcels to protect and preserve the property primarily, but not exclusively, for timber products processing plants, and to protect surrounding lands from other types of industrial developments on the property which may be inappropriate for the area. The proposed project would develop a cannabis cultivation, processing, manufacturing, and dispensary operation on a property zoned primarily, but not exclusively, for timber processing plants. The existing mobile home was approved by a CUP; the County determined that a "caretaker's" residence was compatible with the industrial zoning of the parcel. The CUP required that the mobile home remain an accessory use as a "caretaker's" unit for the permitted industrial uses of the parcel. Under the proposed project, the County would issue a new CUP for the proposed project, which includes replacing the existing mobile home with a mobile home structure configured as a dispensary. The proposed dispensary would not be subject to the requirements of the previous CUP for the existing mobile home; therefore, the dispensary use would not conflict with the previous CUP requirement that the mobile home be used as a residence accessory to the permitted industrial use. There are no residential uses in the proposed project; the mobile home would be used as a store, which is a permitted use in the MH zone. The proposed project includes 16,000-sf and 20,000-sf metal buildings that would be used for indoor cultivation and processing/manufacture of cannabis and cannabis products. These buildings would have open floor plans with interior configurations using non-load bearing walls that could be removed or altered, making the buildings suitable to be reconfigured for timber products processing. The internal circulation driveway system would include 50x200-foot loading zones for all proposed buildings that would be appropriate for timber products processing uses as well as for commercial cannabis cultivation, processing, and manufacturing uses. The proposed greenhouses would be constructed with concrete footers but would not have extensive foundations or subgrade utilities. Therefore, the greenhouses would be easily removable. Other project components such as parking areas and storage sheds would be easily reconfigured or repurposed for timber products processing uses. According to Section 55.4.9 of the CMMLUO, mixed-light and indoor cultivation may be permitted in the MH zone. Principal uses in the MH zone include industrial manufacturing, administrative, business, and professional offices, and stores, may be found consistent with the processing, extraction, manufacturing, and dispensary uses proposed under the project.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
Minimum Lot Size	1 acre	The subject parcel is 5.4 acres in size.
Maximum Ground Coverage	None Specified for MH Zone. ALUC Zone C limits lot coverage to 85 percent.	The proposed buildings total approximately 47,500 square feet, which is approximately 20 percent of the lot area. Parking, circulation roads, and appurtenant structures would not total more than the 3.5 acres of remaining developable area on the lot.
Minimum Lot Width	None Specified	N/A
Maximum Lot Depth	None specified	N/A
Setbacks Front: 50 feet Rear: 50 feet Side: ten percent of average lot width but not less than 25 feet.		According to the applicant's site plan, all project features are outside the required setbacks.
Max. Building Height	75 feet for MH Zone. Building height in ALUC Zone C is determined by angle and proximity to runways; 2-story buildings are normally accepted uses in Zone C.	The proposed buildings would comply with County Code Section 333-1 *et seq.*, Airport Approach Zone Building Height Limitations, which limits the allowable height of all structures within the Airport Land Use Compatibility Zones. Furthermore, the applicant would be required to submit evidence that the project complies with or will comply with County Code Section 333-4. According to the architectural plans submitted by the applicant, the tallest proposed building would be 22' 6.5'' in height.
§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 streams or streamside management areas on the project site. The existing pond is an artificial constructed feature that is fed by runoff from paved areas. The project would avoid the pond by a minimum of 25 feet, which is the distance to an unpaved driveway. The distance to the pond from the nearest proposed paving is over 50 feet. Because the pond is artificial and currently in a disturbed portion of the project site, the SMA setbacks do not apply.

Off-Street Parking §314-109.1	Manufacturing: The higher of 1 space per 1,500 sf of gross floor space or 1 space per employee at peak shift; minimum of 2 spaces. Retail Sales: 1 space for every 300 sf of gross floor area with a minimum of 4 spaces, plus 1 space for each employee. Agriculture: None specified. Loading: One loading space for each 20,000 sf of gross floor area or portion thereof.	

Proposed Use	sf	Staff	Sf Spaces[1]	Staff Spaces[2]
Indoor Cultivation	16,000	4	--	4
Mixed-light Cultivation	10,000	3	--	3
Commercial Kitchen	1,000	2	2	2
Non-volatile Extraction	4,000	4	3	4
Volatile Extraction	2,000	3	2	3
Dispensary	1,500	5	5	10
Processing	6,000	8	4	8
Nursery	6,000	3	--	3
Testing/Analytics	1,000	3	2	3
Security	--	2	2	2
Total	**47,500**	**37**	**20**	**42**

[1]Based on square footage of use
[2]Based on staffing plus square footage for retail

Based on the off-street parking requirements specified in Section 314.109.1.3 of the Zoning Code, the project would require 42 off-street parking spaces. This total is based on assuming 1 space per agricultural employee.

The project as proposed includes a total of 47 off-street parking spaces, including 3 ADA-accessible spaces.

The project includes 4 loading areas, which corresponds to the 4 proposed buildings (*i.e.*, 20,000-sf manufacturing, 16,000-sf indoor cultivation, kitchen, and analytics, 1,500-sf dispensary, and 4,000-sf extraction).

314-55.4 et seq. HCC: Commercial Cultivation, Processing, Manufacturing and Distribution of Cannabis for Medical Use Inland Land Use Regulation (CMMLUO)		
§ 314-55.3.8.2 § 314-55.4.8.2 § 314-55.4.8.3 § 314-55.4.8.4 § 314-55.4.8.5	Zoning districts in which dispensaries may be located include the MH Zone. Outdoor and Mixed-light commercial cultivation may also be permitted in the MH Zone with a Special Permit. Indoor cultivation may be permitted in the MH Zone with a Zoning Clearance Certificate, Special Permit, or Use Permit, as specified. Processing facilities for commercial cannabis shall be a permitted use in the MH Zone with a Special Permit. Manufacturing of commercial cannabis shall be a permitted use in the MH Zone.	In accordance with the referenced sections the applicant has applied for a CUP for new indoor and mixed-light cultivation, processing, manufacturing, and dispensing of commercial cannabis in the MH Zone.
§314-55.4.8.2	In all zones where cultivation is allowed consisting of timberland, the commercial cultivation of cannabis for medical use shall only be permitted within a 3-acre conversion exemption area, or non-timberland open area, subject to the conditions and limitations set forth in this Section.	The project site is a non-timberland industrial and agricultural property with only a few scattered trees.

§314-55.4.8.10 Permit Limit	No more than four commercial cannabis activity permits may be issued to a single person, as defined in the referenced section.	According to records maintained by the Department, the applicant holds no other cannabis activity permits, and is entitled to four. This project is an entitlement for a facility that will include some leased facilities. As a condition of approval, no more than four of the permits will be able to be held by one single person.
§314-55.4.9.1 Accessory Processing	Processing for cultivation requiring a Special Permit or Use Permit will be considered in the Use Permit application.	All commercial medical cannabis cultivated will be processed on-site in a new building. The applicant will obtain all required building permits prior to construction.
§314-55.4.10 Application Requirements	Identifies the Information Required for All Applications	Attachment 3 identifies the information submitted with the application, and shows all the required information was received.
§314-55.4.11 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.
§314-55.4.11.c Performance Standards-Water	Compliance with all statutes, regulations and requirements of the California State Water Resources Control Board, 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.	The water source for Phase One is a permitted well installed prior to 1991 and renovated in 2017 under a newly-issued well permit. Water for Phase Two would be supplied by the proposed well, and the existing well would be decommissioned following completion of the proposed well. If the proposed well proves to be infeasible, a rainwater catchment and cistern system would be installed to meet at least the irrigation demand of the proposed cultivation. Up to 200,000 gallons of water storage capacity in plastic tanks would be installed during Phase Two if necessary to provide water for fire-fighting. If the proposed well should prove to be infeasible, a rainwater catchment and cistern system would be installed to meet, at a minimum, the irrigation needs of the proposed cultivation.
§314-55.4.11.d Performance Standards-Setbacks	The area of cannabis cultivation and on-site processing shall be setback at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, public park, or tribal cultural resources (TCRs).	The applicant's site plan shows that the cultivation areas conform to all setback requirements.

§314-55.4.11.o Performance Standards-Generator Noise	The noise produced by a generator used for cannabis cultivation shall not be audible by humans from neighboring residences. The combined decibel level for all noise sources, including generators, at the property line shall be no more than 60 decibels. Where applicable, sound levels must also show that they will not result in the harassment of Marbled Murrelet or Spotted Owl species, when generator use is to occur in the vicinity of potential habitat. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service	The project would receive electrical power from PGE via the grid. No generator use is proposed. The project site is not within 0.5-mile of suitable habitat for northern spotted owl or marbled murrelet.
§314-55.4.17 Sunset Date	No application for any Use Permit pursuant to the CMMLUO shall be processed for issuance or approval that is received after December 31, 2016.	The applicant filed the application on December 1, 2016.

4. 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 or materially injurious to properties or improvements in the vicinity.

Code Section	Summary of Applicable Requirements	Evidence that Supports the Required Finding

§312-17.1.4	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. 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.

5. 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
17.1.5 Housing Element Densities	The proposed development shall 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.	As discussed above the property was not included in the 2014 Housing Inventory because of the land use designation and zoning. It is developed with a single family residence which will remain. The project is in conformance with the standards in the Housing Element.

6. Environmental Impact:
Please see the attached draft Initial Study-Mitigated Negative Declaration.

As required by the California Environmental Quality Act (CEQA), the initial study conducted by the Planning and Building Department, Planning Division (Attachment 5) evaluated the project for any adverse effects on the environment. Based on a site inspection, information in the application, and a review of relevant references in the Department, staff has determined that there is no evidence before the Department that the project will have any potential adverse effect, either individually or cumulatively, on the environment. The environmental document on file in the Department includes a detailed discussion of all relevant environmental issues.

Because the project was found to be subject to CEQA and a Mitigated Negative Declaration was prepared, the provisions of Section 711.4 of the California Fish and Game Code apply to this project. Within five (5) days of the effective date of the approval of this tentative map, the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of $2,330.75. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the Department of Fish and Wildlife (DFW) fee plus the $50 document handling fee. This fee is effective through December 31, 2018 at such time the fee will be adjusted pursuant to Section 713 of the Fish and Game Code. Alternatively, the applicant may contact DFW by phone at (916) 651-0603 or through the DFW website at

www.wildlife.ca.gov for a determination stating the project will have *no effect* on fish and wildlife. If DFW concurs, a form will be provided exempting the project from the $2,280.75 fee payment requirement. In this instance, only a copy of the DFW form and the $50.00 handling fee is required. This requirement appears as Condition #13 of Attachment 1 (Section 1).

ATTACHMENT 3

Applicant's Evidence In Support of the Required Findings

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

1. The name, contact address and phone number(s) of the applicant. (Application form on file)

2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (On file)

3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including: access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within 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, revised site plan dated February 27, 2018)

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. (On file – will be updated with additional information as a condition of approval)

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. (On file)

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. (On file)

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. (Applicant will obtain for hydrologically connected wells, if applicable)

9. If the source of water is a well, a copy of the County well permit, if available. (Well permit numbers provided)

10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (CAL-Fire). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with CAL-Fire. (Not applicable)

11. Consent for 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. (Power is supplied by PGE)

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. Cultural Resources Study, Archaeological Research and Supply, December 2017. (On file and Confidential)

16. Engineering Geologic Soils Exploration Report, Lindberg Geologic Consulting, April 24, 2017. (Attached)

17. Soil Percolation Suitability / Textural Analysis Results, SNH Consulting Engineers, December 3, 2016. (Attached)

18. Electronic mail from Kevin Tucker, Planning North Branch Chief, Cal Trans District-1, dated July 6, 2018. (Attached)

FW; DEH; TRB; BL

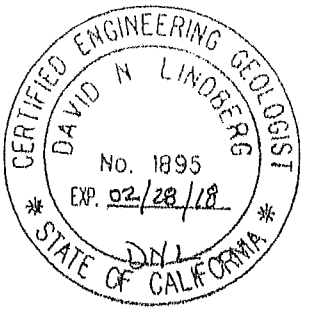
LINDBERG GEOLOGIC CONSULTING
David N. Lindberg, Certified Engineering Geologist

ENGINEERING GEOLOGIC SOILS EXPLORATION REPORT

Proposed New Site Developments
1076 Highway 36, Alton
Humboldt County, California

Assessor's Parcel Number 201-322-012

Prepared for:
Highway 36 LLC
Mr. Matt Engel



David N. Lindberg, CEG 1895, Exp. 02/28/2018

April 24, 2017

LINDBERG GEOLOGIC CONSULTING
(707) 442-6000

ENGINEERING-GEOLOGIC SOILS EXPLORATION
Proposed New Developments
Report of Findings for Highway 36 LLC, Mr. Matt Engel
APN: 201-322-012, 1076 Highway 36
Alton, Humboldt County, California

1.0 INTRODUCTION

1.1 Site and Project Description

This report presents the results of the site-specific, engineering-geologic soils exploration conducted by Lindberg Geologic Consulting (LGC) at the location noted above (Figure 1). Assessor's parcel 201-322-012 (Figure 2) is approximately 4.84 acres in area; the parcel centroid is at 40.5472° north latitude, -124.1283 west longitude. Proposed new developments on this parcel consist of a 20,000 square foot processing/manufacturing building, a 10,000 square foot indoor cultivation building, and ten, 20 by 50-foot greenhouses (Figure 3). A permitted mobile home, a barn, and a pond, as well as several sheds and shipping/storage containers presently exist on-site.

Existing developments (barn and mobile home) occupy the western part of the parcel, and the proposed developments are to be located in the eastern portion of the parcel. Water is supplied to the site via an existing well in the barn. A new septic system is being designed to support the proposed new buildings. The septic system design report will be submitted separately.

With an area of approximately five acres, the subject property is identified as Parcel 201-322-012, by the Humboldt County Assessor (Figures 1 and 2), and is located on California State Highway 36, which borders the parcel to the north. The subject property is located in the northeast quarter of Section 24, T2N, R1W, Humboldt Baseline and Meridian, of the Fortuna, California, 7.5-minute quadrangle map (Figure 1). Latitude and longitude of the parcel centroid are 40.5472° and -124.1283°, respectively, per Humboldt County's Web GIS.

Elevations on the parcel range from approximately 80 feet to 90 feet. This parcel is situated on southeasterly-facing, gentle hill slopes, one-mile east of US Highway 101 (Figure 1). Water is supplied by an existing well in the existing barn. Locations of the existing and proposed developments are shown approximately on Figure 3, which we have excerpted and modified from the engineer's site plan (Atlas Engineering, 2016). A complete copy of the engineer's site plan is also attached for reference. Ingress and egress to the project site is via existing driveways off of Highway 36. One new access road is planned for development to provide access to the proposed buildings and greenhouses.

Included in our report are brief assessments of the potential geologic hazards associated with the proposed site developments. Recommendations are provided as appropriate to mitigate the

complied with the engineering-geologic standard of care common to the local area at the time this work was performed. LGC makes no other warranty, express or implied.

The analyses and recommendations contained in this report are based on data obtained from existing maps and reports, field observations and limited subsurface explorations. Methods used indicate subsurface conditions only at specific locations where test pits were excavated, only at the time they were opened, and only to the depths penetrated. Samples may not always be relied on to accurately reflect stratigraphic or lithologic variations that commonly exist between sampling locations, nor do they necessarily represent conditions at any other time. Results of analyses of samples obtained during this project are on-file.

Recommendations included in this report are based, in part, on assumptions about subsurface conditions that may only be tested during earthwork. Accordingly, the applicability and validity of these recommendations is contingent upon how they are applied in the field. Experienced contractors, equipment operators, and engineers should be employed where appropriate to provide a complete professional service.

LGC cannot assume responsibility or liability for the adequacy of our recommendations when they are applied in the field unless we are retained to observe those phases of the construction work applicable to our recommendations (e.g., grading and foundation excavations). We are available to discuss the extent that such observations may be required to provide assurance of the validity of our recommendations.

Do not apply any of this report's conclusions or recommendations if the nature, design, or locations of any proposed developments noted on the engineer's plot plan (attached) are changed. If changes are contemplated, it is important that LGC be contacted and consulted to review the impact of the changes on the applicability of the recommendations in this report. Note that LGC is not responsible for any claims, damages, or liability associated with any other party's interpretation of the subsurface data or reuse of this report for other projects or at other locations without our express written authorization.

2.0 FIELD EXPLORATION AND LABORATORY TESTING

2.1 Field Exploration Program

To assess the geology and in-situ soil conditions in the areas proposed for development, subsurface explorations were performed on November 15, 2016. Our explorations utilized two exploratory backhoe test pits to expose, observe, sample and assess the in-situ soil profile near the proposed new development areas on the parcel.

We have also observed the soil profile on nearby sites, where we encountered similar soil profiles. Soil stratigraphy, as exposed in our test pits, was logged in the field in general

clasts of fine rounded gravel. Soil profiles in both test pits became more dense with increasing depth. Groundwater was not encountered to a depth of 10 feet below the ground surface at the time of our field mid-November 2016 explorations.

3.3 Seismicity

This project site is located within California's Northern Coast Ranges Geomorphic Province (CGS, 2002), a seismically active region in which large earthquakes are expected to occur during the assumed economic life span (50 years) of the site developments (Heaton and Kanamori, 1984). The Little Salmon fault, approximately 3.5 miles to the north-northeast, is the nearest active fault, as defined by the State of California. The Little Salmon fault is a northwest-striking, northeast dipping thrust (reverse) slip fault. The upper-bound earthquake considered likely to occur on the Little Salmon fault has an estimated maximum moment magnitude (Mw) of 7.0 on its on-shore segment (Petersen et al., 1996).

Based on the record of historical earthquakes (approximately 150 years), faults within the North American plate boundary zone and internally deforming Gorda Plate have produced numerous small-magnitude and several moderate to large (i.e. magnitude 6.0 or greater) earthquakes affecting the local area. The Cascadia subduction zone (CSZ) is located approximately 40 miles west of the subject parcel and is estimated to be capable of producing earthquakes of magnitude 9.0 when its entire length ruptures from Cape Mendocino to Vancouver Island in British Columbia (Satake, et al, 2003). Several active regional seismic sources in addition to the CSZ, and the Northern San Andreas fault, are proximal to the project site and have the potential to produce strong ground motions. These seismic sources include:

- Mendocino fault offshore: a high-angle, east-west trending, right-lateral strike-slip fault between the Gorda plate and Pacific plate approximately 30 miles to the south-southwest.
- Faults within the internally-deforming Gorda plate consisting of high-angle, northeast-trending, left-lateral, strike-slip faults.

3.4 Subsurface Conditions and Description of the Site Soils

Subsurface data obtained during our site explorations indicate soils within at least the upper 10 feet of the soil profile to consist of silty sand with clay (SM), or Loam and Sandy Loam per USDA standards; native topsoil was approximately 12 inches thick, including the sod and turf. Native soils below the existing ground surface were medium dense and moist. Based on field observations of the soil conditions in all of the test pits, site soils do not appear to be subject to high groundwater conditions; no soil mottling or free groundwater was encountered to 10 feet below grade. At the location of the proposed developments, runoff drains south toward the Van Duzen River, approximately one mile to the south. In mid-November, there was no groundwater within ten feet of the ground surface in our exploratory test excavations on-site.

Native sandy and silty soil materials in our test excavations continued to the maximum depths explored, and were observed to be medium dense and friable (SM). Soil structure within the

Table 1 - Spectral Response Accelerations		
Site Information	Latitude / Longitude*	40.5472° / -124.1283°
	Occupancy Risk Category (2016 CBC, Sect. 1604.5)	II
	Seismic Design Category (2016 CBC, Sect. 1613.3.5)	D
	Site Class (2016 CBC, Sect. 1613.3.2)	D
Spectral Acceleration	S_s (Site Class C)	1.945
	S_1 (Site Class C)	0.819
Site Coefficients	F_a / F_v	1.0 / 1.5
Response Accelerations	S_{MS}	1.945
	S_{M1}	1.228
	S_{DS}	1.297
	S_{D1}	0.819

* Coordinates for the Parcel Centroid per Humboldt County WebGIS.

4.2 Surface Fault Rupture

The Little Salmon thrust lies to the north and northeast of the site (McLaughlin, et al., 2000) and is zoned as an "active fault" by the California Geologic Survey. The subject parcel is not located within an Alquist-Priolo earthquake fault zone where the state of California anticipates potential surface rupture. Based on the distance from the project site and the nearest recognized, active fault trace, two to three miles from the site, the potential for surface fault rupture at the proposed building sites on the subject parcel is low.

4.3 Liquefaction

Liquefaction is a loss of soil strength that results in fluid mobility through the soil. Liquefaction typically occurs when uniformly-sized, loose, saturated sands or silts that are subjected to strong shaking in areas where the groundwater is less than 50 feet below ground surface. In addition to the necessary soil and groundwater conditions, the ground acceleration must be high enough, and the duration of the shaking must be sufficient, for liquefaction to occur.

According to Special Publication 115, Map S-1 (CDMG, 1995), the project site is located within an area of recognized liquefaction potential. However, based on the lack of saturated, loose, poorly-graded sand or silt in the soil profile, the potential for liquefaction to occur at this site is considered moderate to low. Site-specific quantitative evaluation of liquefaction potential was not performed.

4.4 Settlement

The shallow bearing soils at the existing and proposed development sites are silty sand with clay below the existing topsoil and ground surface. We understand that the proposed new commercial

mottling, indicates groundwater is unlikely to rise to within 10 feet of the ground surface during the winter wet season. Shallow groundwater conditions are not expected to have an adverse effect on the performance of the foundation systems for the existing and proposed site improvements, provided earth work and construction of the foundations occurs during the dry season and all runoff is positively and appropriately drained away from structures.

4.7 Soil Swelling or Shrinkage Potential

At this site, bearing soils consist of silty sand with clay. Soils contained variable percentages of fine gravel composed of chert and other resistant lithologies. Soils were moist to the ground surface in mid-November. Soils appeared well-drained by developed by intergranular as well as secondary tubular and fracture porosity.

Despite the presence of clay, these soils do not appear to be subject to significant shrink-swell potential associated with cyclic seasonal wetting and desiccation. Site soils do not appear likely to desiccate seasonally to a depth sufficient to affect a typical foundation system built according to the current building codes and our recommendations. The hazard to structures associated with potential swelling or shrinkage of the soils beneath a slab on grade, or perimeter spread footing foundation is low.

5.0 CONCLUSIONS AND DISCUSSION

1) From an engineering-geologic perspective, the locations of the proposed greenhouses and metal buildings appeared suitable and adequate for the developments proposed. Slope instability, a primary potential geologic hazard of the parcel, does not, at present, appear to be a significant hazard to the proposed developments at the locations shown (Figure 3).

2) The proposed building sites are underlain by medium dense soils to depths greater than ten feet bgs. These materials were found to be a suitably-firm subgrade in which to embed the reinforced concrete foundations of typical, lightly-loaded metal-, or wood-frame structures.

3) Our field explorations found no free groundwater, or evidence suggestive of seasonally-high groundwater to a depth of ten feet below existing grade. Perched groundwater was not encountered in our test pits on-site. Soil mottling, indicative of seasonal high groundwater conditions, was not encountered. The site soil profiles appeared to be well drained with good permeability. Potential for groundwater to rise to foundation depths is low.

4) The nearest fault to the site is the active Little Salmon thrust fault to the north-northeast. The State of California considers the Little Salmon fault active. Due to the fact that no recognized active faults are on-site, the risk of fault surface rupture may be characterized as low.

5) Strong seismic ground shaking, however, will occur during the economic life of the developments made and proposed. Risks associated with strong ground motions are typical of the

weather conditions; generally May through September. Failure to comply with this recommendation may result in excessive or detrimental erosion or sedimentation.

Recommendations for erosion and sediment control should be provided by the project engineer in their grading plan. In general, we recommend that erosion controls be placed concurrently with, and that they keep pace with, all ground-disturbing earth work regardless of the season, as significant rainfall and subsequent erosion may occur during any season in coastal northwestern California.

6.3 Temporary Excavations

Temporary construction slopes are not anticipated for this project. However, if any temporary construction slopes are proposed, they should be designed and excavated in strict compliance with applicable safety regulations including the OSHA Excavation and Trench Safety Standards. All construction equipment, building materials, excavated soil, vehicular traffic, and other similar loads should never be allowed near the top of any unshored or unbraced excavations. Where the stability of adjoining buildings, walls, pavements, or any other similar improvements may be endangered by excavation operations, support systems such as shoring, bracing, or underpinning may be necessary and should be provided to assure structural stability and to protect any personnel working in the excavation.

Since excavation operations are dependent on construction methods and scheduling, the owner and contractor shall be solely responsible for the design, installation, maintenance, and performance of all shoring, bracing, underpinning, and other similar systems. Under no circumstances should any comments provided herein be inferred to mean that LGC is assuming any responsibility for temporary excavations or the safety thereof. LGC does not assume any responsibility for the design, installation, maintenance, and performance of any shoring, bracing, underpinning, or other similar systems unless they are designed specifically for the work at this site by a licensed professional from this office.

6.4 Cut and Fill Slopes

The current development plan is not anticipated to include unrestrained cut and fill slopes in excess of four feet in height. Without site-specific engineering-geologic review, unrestrained cut and/or fill slopes with heights in excess of four feet should be no steeper than two to one, horizontal to vertical (2:1, H:V), and should be designed and constructed in accordance with the Humboldt County Grading Ordinance and the current CBC requirements.

6.5 Structural Fills

Structural fills should be constructed as controlled and compacted engineered fills. Structural engineered fill should be free of organic materials and composed of low plasticity mixtures of clay, sand, or gravel.

TABLE 2 – STRUCTURAL FILL PLACEMENT SPECIFICATIONS		
Fill Placement Location	Compaction Recommendation	Moisture Content (Percent Optimum)
Structural fill placed below the base of foundations	90 percent	-1 to +3 percent
Utility trenches within building and driveway/parking areas	90 percent	-1 to +3 percent
Landscape and grass areas	Compact so no settlement will occur	-1 to +3 percent

6.7 Foundation Design Criteria

Foundations for temporary agricultural structures are not considered in this discussion; follow the recommendations of the manufacturer. For the proposed permanent greenhouse and metal building structures, use thickened-edge reinforced concrete slab-on-grade foundation systems with additional structural support from isolated spread footings (e.g., column bases), as dictated by the engineer or architect. Alternately, a reinforced concrete perimeter footing with interior spread footings, could be acceptable and appropriate for the structures anticipated. In our opinion, these foundation types are suitable, provided that the recommendations presented here are adhered to during design and construction. Upon concurrence from the project engineer or architect, and in consultation with LGC, other alternate foundation systems may be acceptable.

If concrete floor slabs are used, they should be reinforced with new steel, and have a minimum thickness suitable for the anticipated loading. We recommend that floor slabs be continuous (monolithic) with the thickened-edge perimeter, and any isolated (interior) spread footings. Floor slabs should be underlain by at least eight inches of Class-2 aggregate base, or other approved free-draining granular material, to act as a capillary moisture break.

To reduce the potential for moisture migration through the slab on grade, a plastic membrane should be placed on the prepared subgrade of approved free-draining granular material. Protect the membrane during steel and concrete placement by covering it with one inch of clean sand. Joints between plastic sheets and openings for utility pipes should be lapped and taped. Care should be taken during construction to protect the membranes against punctures.

The combined thickness of the Class 2 gravel and sand can be considered part of the recommended structural fill under the floor slab. Continuous perimeter and isolated spread footings should be founded at least 12 inches below the base of the stripped sod and topsoil in the medium dense soil encountered below, or a suitably compacted (and tested) engineered structural fill. In native silty sand with clay soil materials, it is anticipated that foundations will be founded approximately 24 inches below existing grade.

6.10 Additional Services

6.10.1 Review of Grading and Drainage Plans

The conclusions and recommendations provided in this report are based on the assumption that soil conditions encountered during grading will be essentially as exposed during our evaluation, and that the general nature of the grading and use of the property will be as described above. We recommend that final drafts of grading plans be reviewed by our office prior to their approval or implementation.

6.10.2 Observation and Testing

To assure conformance with the specific recommendations contained within this report, and to assure that the assumptions made in the preparation of this report are valid, LGC should be retained to review foundation design plans, and to observe site grading. We should also review and provide written approval of the exposed subgrade prior to placement of structural fill, foundation forms, reinforcing steel, or concrete.

7.0 REFERENCES

CBC [California Building Code], 2016, California Code of Regulations, Title 24, Part 2, Volume 2. California Building Standards Commission.

CDMG, 1995, Planning Scenario in Humboldt and Del Norte Counties, California, for a Great Earthquake on the Cascadia Subduction Zone, Special Publication 115.

CDMG, 2000, Digital Images of Official Maps of Alquist-Priolo Earthquake Fault Zones of California, Northern and Eastern Region.

CGS [California Geological Survey], 2002, Note 36; California Geomorphic Provinces.

Heaton, T. H. and Kanamori, H., 1984, Seismic potential associated with subduction in the northwestern United States, Bulletin of the Seismological Society of America; June 1984; v. 74; no. 3; p. 933-941.

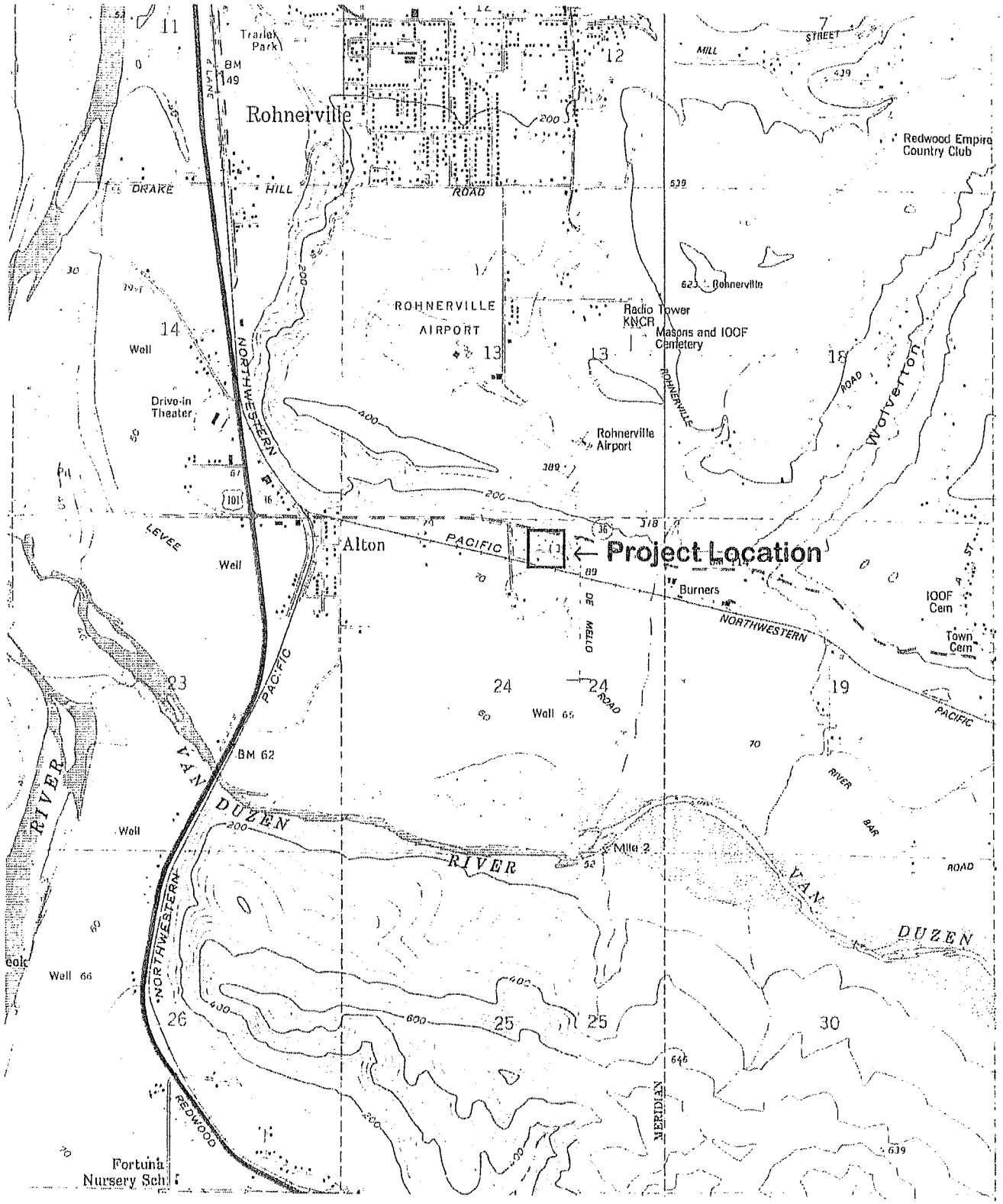
McLaughlin, R. J., S. D. Ellen, M. C. Blake Jr., A. S. Jayko, W. P. Irwin, K. R. Aalto, G. A. Carver, and S. H. Clarke, Jr., 2000, Geology of the Cape Mendocino, Eureka, Garberville, and Southwestern Part of the Hayfork 30 x 60 Minute Quadrangles and Adjacent Offshore Area, Northern California.

Petersen, M. D. et al., 1996, Probabilistic seismic hazard assessment for the state of California. DMG, Sacramento. OFR 96-08 (USGS OFR 96-706), 33 pp. + two appends.

Satake, K., Wang, K., Atwater, B., 2003, Fault slip and seismic moment of the 1700 Cascadia earthquake inferred from Japanese tsunami descriptions. Journal of Geophysical Research, Vol. 108, No. B11, 2535.

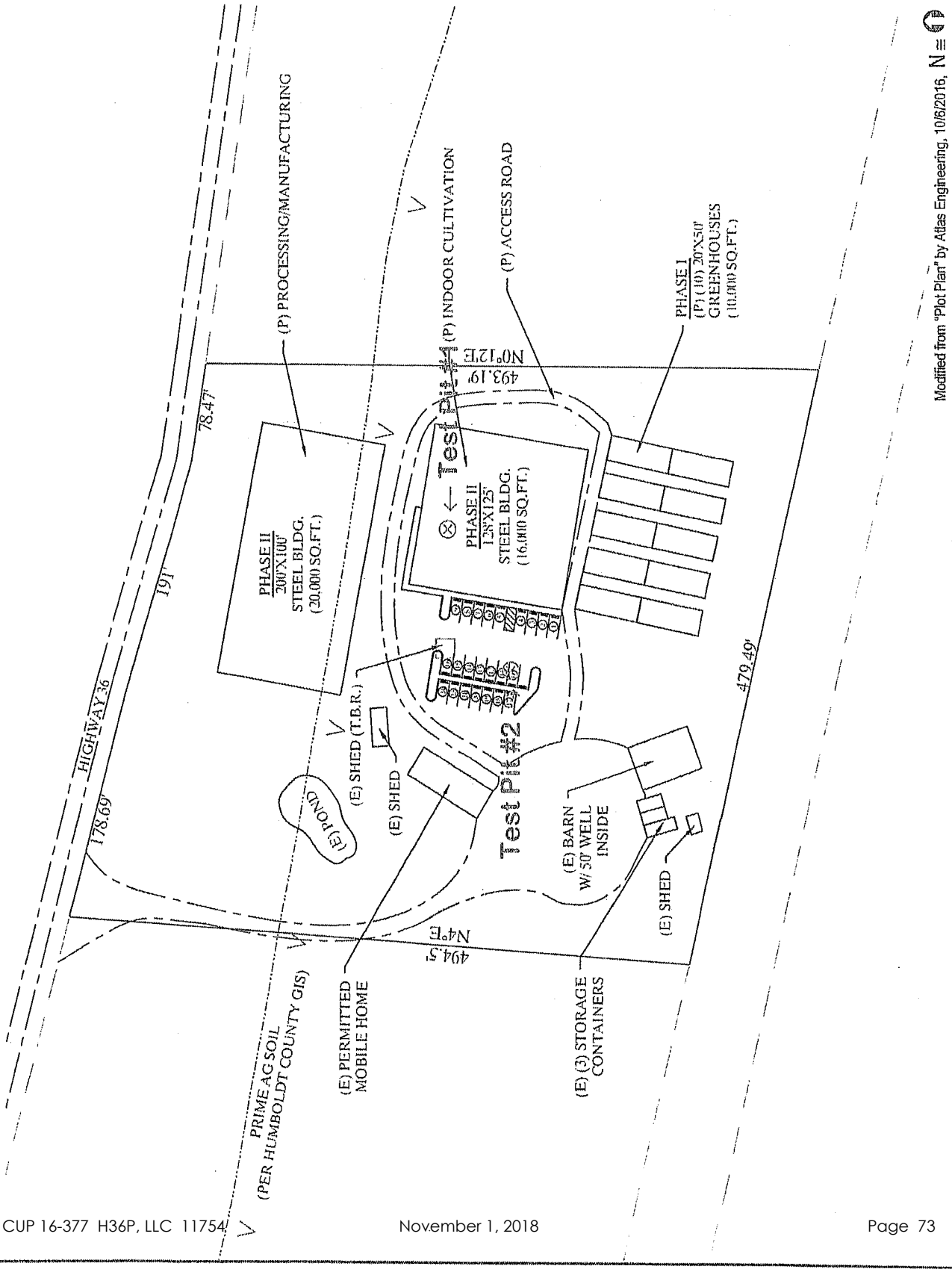
USGS, 1972, Fortuna, Calif. 7.5' Quadrangle Map, Humboldt County, California.

Lindberg Geologic Consulting	Preliminary Engineering Geologic Soils Exploration Report	Figure 1
P. O. Box 306	1076 State Highway 36, Alton, Humboldt County	April 24, 2017
Cutten, CA 95534	APN: 201-322-012, Highway 36 LLC, Mr. Matt Engel, Client	Project 0212.00
(707) 442-6000	Topographic Project Location Map; Locations Approximate	1 inch ≅ 2,340 feet



Modified from: USGS Fortuna, Calif., 7.5' (1959, photorevised 1972), and Hydesville, Calif., 7.5' (1979) Quadrangle Maps. N ≅

Lindberg Geologic Consulting	Preliminary Engineering Geologic Soils Exploration Report	Figure 3
P. O. Box 306	1076 State Highway 36, Alton, Humboldt County	April 24, 2017
Cutten, CA 95534	APN: 201-322-012, Highway 36 LLC, Mr. Matt Engel, Client	Project 0212.00
(707) 442-6000	Engineer's Site Plan	1 inch ≅ 110 feet



Lindberg Geologic Consulting	Preliminary Engineering Geologic Soils Exploration Report	Figure 4a
P. O. Box 306	1076 State Highway 36, Alton, Humboldt County	April 24, 2017
Cutten, CA 95534	APN: 201-322-012, Highway 36 LLC, Mr. Matt Engel, Client	Project 0212.00
(707) 442-6000	Geologic Map Explanation	No Scale

DESCRIPTION OF MAP UNITS

QUATERNARY AND TERTIARY OVERLAP DEPOSITS

- Qal — Alluvial deposits (Holocene and late Pleistocene?)
- Qm — Undeformed marine shoreline and aolian deposits (Holocene and late Pleistocene)
- Qt — Undifferentiated nonmarine terrace deposits (Holocene and Pleistocene)
- Qls — Landslide deposits (Holocene and Pleistocene)
- QTog — Older alluvium (Pleistocene and (or) Pliocene)
- QTw — Marine and nonmarine overlap deposits (late Pleistocene to middle Miocene)
- Tl — Volcanic rocks of Fickle Hill (Oligocene)

COAST RANGES PROVINCE

FRANCISCAN COMPLEX

-- Coastal Belt --

Coastal terrane (Pliocene to Late Cretaceous)

Sedimentary, igneous, and metamorphic rocks of the Coastal terrane (Pliocene to Late Cretaceous):

- co1 — Melange
- co2 — Melange
- co3 — Broken sandstone and argillite
- co4 — Intact sandstone and argillite
- cob — Basaltic Rocks (Late Cretaceous)
- cols — Limestone (Late Cretaceous)
- m — Undivided blueschist (Jurassic?)

King Range terrane (Miocene to Late Cretaceous)

- Krp — Igneous and sedimentary rocks of Point Delgada (Late Cretaceous)
- km — Undivided blueschist blocks (Jurassic?)

Sandstone and argillite of King Peak (middle Miocene to Paleocene(?)).

- krk1 — Melange and (or) folded argillite
- krk2 — Highly folded broken formation
- krk3 — Highly folded, largely unbroken rocks
- krl — Limestone
- krc — Chert
- krb — Basalt

False Cape terrane (Miocene? to Oligocene?)

- fc — Sedimentary rocks of the False Cape terrane (Miocene? to Oligocene?)

Yager terrane (Eocene to Paleocene?)

Sedimentary rocks of the Yager terrane (Eocene to Paleocene?):

- y1 — Sheared and highly folded mudstone
- y2 — Highly folded broken mudstone, sandstone, and conglomeratic sandstone
- y3 — Highly folded, little-broken sandstone, conglomerate, and mudstone
- Ycgl — Conglomerate

-- Central belt --

Melange of the Central belt (early Tertiary to Late Cretaceous)

Unnamed Metasandstone and meta-argillite (Late Cretaceous to Late Jurassic):

- cm1 — Melange
- cm2 — Melange
- cb1 — Broken formation
- cb2 — Broken formation
- cwr — White Rock metasandstone of Jayko and others (1989) (Paleogene and (or) Late Cretaceous)
- chr — Haman Ridge graywacke of Jayko and others (1989) (Cretaceous?)
- cfs — Fort Seward metasandstone (age unknown)
- cls — Limestone (Late to Early Cretaceous)
- cc — Chert (Late Cretaceous to Early Jurassic)
- bs — Basaltic rocks (Cretaceous and Jurassic)
- m — Undivided blueschist blocks (Jurassic?)
- gs — Greenstone
- c — Metachert
- yb — Metasandstone of Yolla Bolly terrane, undivided
- b — Melange block, lithology unknown

-- Eastern Belt --

Pickett Peak terrane (Early Cretaceous or older)

Metasedimentary and metavolcanic rocks of the Pickett Peak terrane (Early Cretaceous or older)

- ppsm — South Fork Mountain Schist
- mb — Chinquapin Metabasalt Member (Irwin and others, 1974)
- ppv — Valentine Springs Formation
- mv — Metabasalt and minor metachert

Yolla Bolly terrane (Early Cretaceous to Middle Jurassic?)

Metasedimentary and metaigneous rocks of the Yolla Bolly terrane (Early Cretaceous to Middle Jurassic?)

- ybt — Taliaferro Metamorphic Complex of Suppe and Armstrong (1972) (Early Cretaceous to Middle Jurassic?)
- ybc — Chicago Rock melange of Blake and Jayko (1983) (Early Cretaceous to Middle Jurassic)
- gs — Greenstone
- c — Metachert
- ybh — Metagraywacke of Hammerhorn Ridge (Late Jurassic to Middle Jurassic)
- c — Metachert
- gs — Greenstone
- sp — Serpentinite
- ybd — Devils Hole Ridge broken formation of Blake and Jayko (1983) (Early Cretaceous to Middle Jurassic)
- c — Radiolarian chert
- ybl — Little Indian Valley argillite of McLaughlin and Ohlin (1984) (Early Cretaceous to Late Jurassic)

Yolla Bolly terrane

- yb — Rocks of the Yolla Bolly terrane, undivided

GREAT VALLEY SEQUENCE AND COAST RANGE OPHIOLITE

Elder Creek(?) terrane

- ecms — Mudstone (Early Cretaceous)

Coast Range ophiolite (Middle and Late Jurassic):

- ecg — Layered gabbro
- ecsp — Serpentinite melange

Del Puerto(?) terrane

Rocks of the Del Puerto(?) terrane.

- dpms — Mudstone (Late Jurassic)

Coast Range ophiolite (Middle and Late Jurassic):

- dpt — Tuffaceous chert (Late Jurassic)
- dpb — Basaltic flows and keratophyric tuff (Jurassic?)
- dpd — Diabase (Jurassic?)
- dpsp — Serpentinite melange (Jurassic?)
- sp — Undivided Serpentinized peridotite (Jurassic?)

KLAMATH MOUNTAINS PROVINCE

Undivided Great Valley Sequence:

- Ks — Sedimentary rocks (Lower Cretaceous)

GREAT VALLEY SEQUENCE OVERLAP ASSEMBLAGE

Hayfork terrane

Eastern Hayfork subterrane

- eh — Melange and broken formation (early? Middle Jurassic)
- ehls — Limestone
- ehup — Serpentinite

Western Hayfork subterrane

- whu — Hayfork Bally Meta-andesite of Irwin (1985), undivided (Middle Jurassic)
- whwg — Wildwood (Chanchelulla Peak of Wright and Fahan, 1988) pluton (Middle Jurassic)
- whwp — Clinopyroxenite
- whjl — Diorite and gabbro plutons (Middle? Jurassic)

Rattlesnake Creek terrane

- rcm — Melange (Jurassic and older)
- rcls — Limestone
- rcc — Radiolarian chert
- rcis — Volcanic Rocks (Jurassic or Triassic)
- rcic — Intrusive complex (Early Jurassic or Late Triassic)
- rcp — Plutonic rocks (Early Jurassic or Late Triassic)
- rcum — Ultramafic rocks (age uncertain)
- rcpd — Blocky peridotite

Western Klamath terrane

Smith River subterrane

- srs — Galice? formation (Late Jurassic)
- srv — Pyroclastic andesite
- srgb — Glen Creek gabbro-ultramafic complex of Irwin and others (1974)
- srpd — Serpentinized peridotite

MAP SYMBOLS

- Contact
- Fault
- Thrust fault
- Trace of the San Andreas fault associated with 1906 earthquake rupture
- Strike and dip of bedding:
  - Inclined
  - Vertical
  - Horizontal
  - Overturned
  - Approximate
- Joint
- Strike and dip of cleavage
- Shear foliation:
  - Inclined
  - Vertical
- Folds
  - Synclinal or synformal axis
  - Anticlinal or antiformal axis
  - Overturned syncline
- Landslide
- Melange Blocks
  - Serpentinite
  - Chert
  - Blueschist
  - Greenstone
- Fossil locality and number

GEOLOGY OF THE CAPE MENDOCINO, EUREKA, GARBERVILLE, AND SOUTHWESTERN PART OF THE HAYFORK 30 X 60 MINUTE QUADRANGLES AND ADJACENT OFFSHORE AREA, NORTHERN CALIFORNIA (McLaughlin et al., 2000)

LABORATORY				FIELD						
Dry Density (pcf)	Moisture Content (%)	Cohesion; Friction Angle (psf; degrees)	Other Tests	Blows/foot*	Sample	Depth (feet)	Graphic Lithology	U.S.C.S. Designation	SOIL DESCRIPTION	
								ML	Turf and sod, thick grassy vegetation and fine roots.	
						1		ML	Topsoil, silt with fine sand, dark brown to black, loose moist, common fine roots.	
						2		SM	Silty fine sand with clay, dark brown to dark grayish brown, medium dense, moist, roots decrease with depth while density increases with depth.	
			42% Sand, 49% Silt, 9% Clay			3				
						4				
						5				
						6				
						7		SM	Silty fine sand with clay, dark grayish brown, medium dense to dense, moist, rare fine gravel,	
						8				
						9				
						10			No soil mottling or groundwater observed. Test pit backfilled by owner upon completion.	

* The blow counts have been converted to standard N-value blow counts

SURFACE ELEVATION: 85 Feet

TOTAL DEPTH: 10 Feet

GROUNDWATER DEPTH: >10 Feet

LOGGED BY: David N. Lindberg, CEG

BOREHOLE DIAMETER: 24 Inches

EQUIPMENT: Mini-Excavator

HAMMER TYPE: None

LINDBERG GEOLOGIC CONSULTING

CUP-16-377-H36P, LLC-11754

PROJECT NUMBER: 0212.00

DATE: November 15, 2016

LOG OF TEST EXCAVATION / BORING

TP-2

Highway 36 LLC

Figure No.

CONSULTING ENGINEERS & GEOLOGISTS, INC.
812 W.Wabash Eureka,CA 95501-2138 Tel:707/441-8855 FAX:707/441-8877 E-mail:shninfo@shn-engr.com

Reference: 013034

December 3, 2016

David Lindberg
Lindberg Geologic Consulting
PO Box 306
Cutten, CA 95534

SOIL PERCOLATION SUITABILITY / TEXTURAL ANALYSIS RESULTS

Job Name: Lindberg (Alton) **Sampled By: DNL-CEG**
Date Sampled: 11/11/16 **Date Tested: 11/21/16**
Date Received: 11/21/16 **AP Number: 201-322-012**

Sample ID	Depth	% Sand	% Clay	% Silt	% Coarse Fragments by Volume	Zone	Bulk Density
TP-1	4'	50.4	13.1	36.5	26.8	2	
	Material: **Sandy Loam**						
TP-2	4'	42.4	8.6	49.0	20.9	2	
	Material: **Loam**						

* = no peds provided

Regional Water Quality Control Board Zone Descriptions:

Zone 1 - Soils in this zone are very high in sand content. They readily accept effluent, but because of their low silt and clay content they provide minimal filtration. These soils demand greater separation distances from groundwater.

Zone 2 - Soils in this zone provide adequate percolation rates and filtration of effluent. They are suitable for use of a conventional system without further testing.

Zone 3 - Soils in this zone are expected to provide good filtration of effluent, but their ability to accept effluentat at a suitable rate is questionable. These soils require wet-weather percolation tests to verify their suitability for effluent disposal by conventional leachfield methods.

Zone 4 - Soils in this zone are unsuitable for a conventional leachfield because of their severe limitations for accepting effluent.

FINDERTREES, BI

LINDBERG GEOLOGIC CONSULTING
David N. Lindberg, CEG
Post Office Box 306
Cutten California 95534
(707) 442-6000

May 2, 2017

Project Number: 0212.00

Mr. Matt Engel, Highway 36 LLC
Post Office Box 4711
Arcata, California 95518

Subject: On-Site Wastewater Treatment (Septic) System Design Report
(APN) 201-322-012, 1076 Highway 36, Alton

Dear Mr. Engel:

Design of your On-Site Wastewater Treatment System has been completed. Our subsurface exploration and materials testing demonstrates a suitable leachfield area and 100 percent reserve area for your proposed system. Your parcel is located in Alton, in the lower Van Duzen River valley (Figure 1). An annotated copy of the Assessor's parcel map is attached (Figure 2). The system will serve a proposed indoor medical marijuana growing facility, and a processing/manufacturing facility with a maximum of 20 workers per day. A recent copy of the engineer's site plan is included as an attachment.

Two exploratory backhoe test pits were excavated on November 15, 2016, within the anticipated areas of the proposed primary and reserve leachfields (Figure 3). Test pits were extended to 10-feet below grade; free groundwater and soil mottling were absent in both test pits excavated on November 15. Both the test pits were sampled at approximately 4 feet below grade. Samples were found to be Sandy Loam, and Loam; both acceptable Zone-2 soils by textural analysis (results attached). Logs of TP-1 and TP-2 are attached (Figures 6 and 7).

Based on the results of our testing and exploration, a standard, code gravity flow sewage disposal system was designed for this location (Figure 3). The system was designed as that for a three-bedroom house in accordance with Table V of the Humboldt County Sewage Disposal Regulations. County regulations specify a septic tank capacity of 1,800 gallons for a 3-bedroom house (450 gallons per day); in the current application, we have recommended two, 1,200 gallon dual-chambered tanks, in parallel: one tank for each of the two proposed Phase II buildings, as shown on the attached site plan.

The primary leach field should consist of three leach trenches, each being 50 feet in length, five feet deep and 18 to 24 inches wide. Space the leachfield trenches at 10 feet apart on center. An experienced licensed contractor should be hired to install the system in compliance with the County requirements. Fields will be approximately 20 feet wide and 50 feet long. Locations of primary and reserve leachfield areas are shown schematically and approximately on Figure 3; the leach field areas are shown more-precisely on the attached engineer's site plan. A diagrammatic layout of the proposed leachfield trenches in plan view is attached (Figure 4). A cross section of a leach trench is attached as Figure 5.

Please contact me at the number above if you have any concerns or questions.

Sincerely,

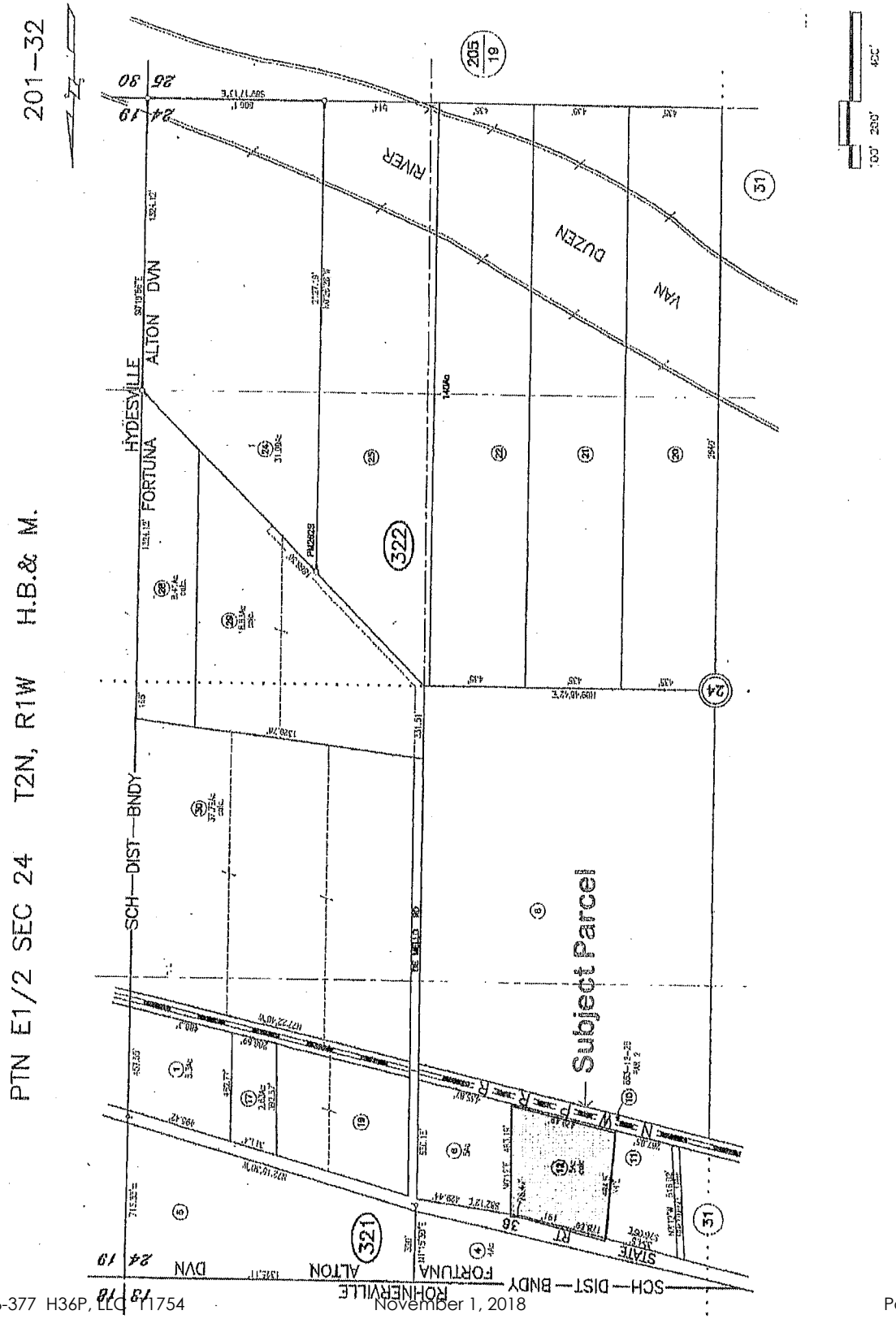
David N. Lindberg

David N. Lindberg, CEG 1895
Lindberg Geologic Consulting

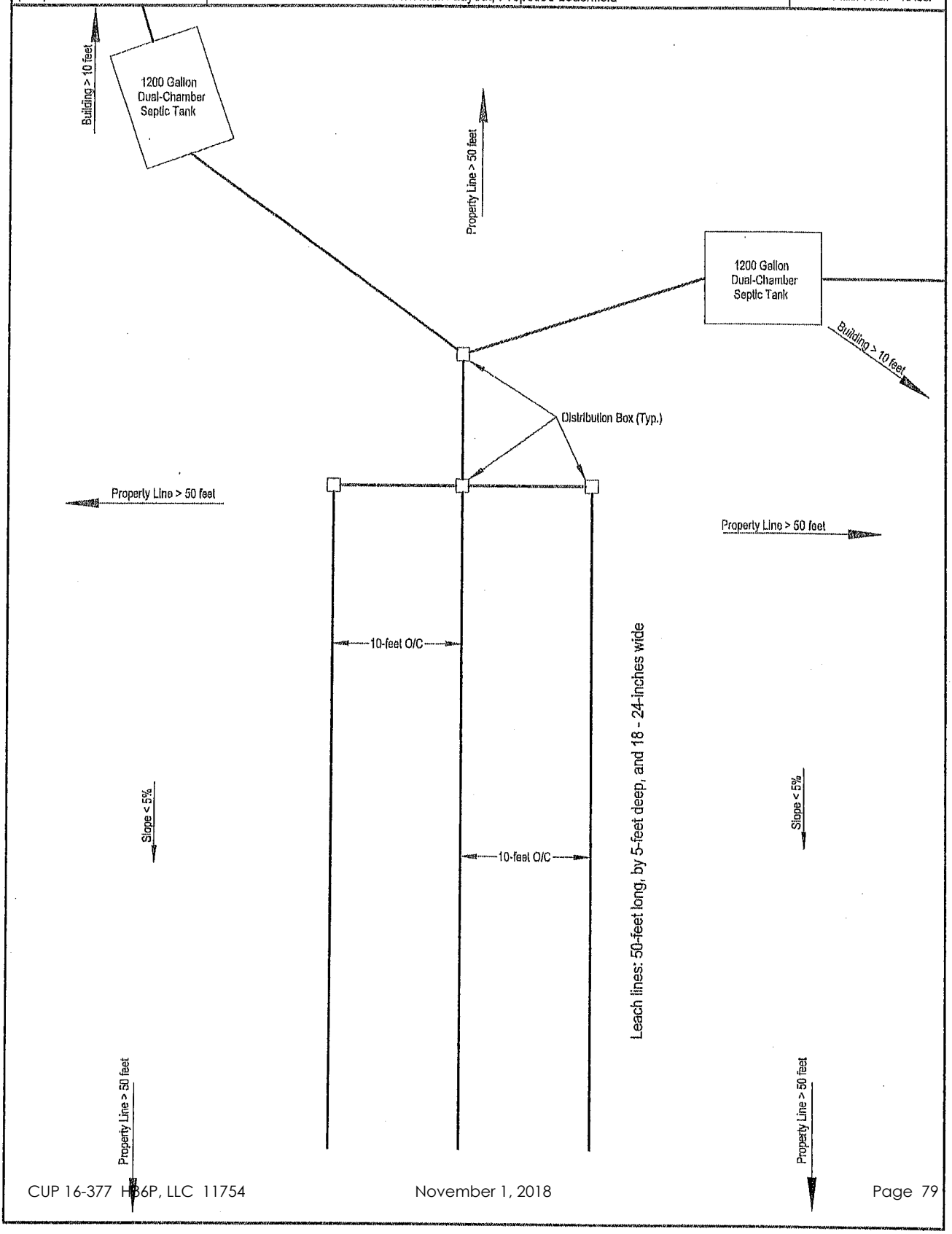
CERTIFIED ENGINEERING GEOLOGIST
DAVID N. LINDBERG
No. 1895
EXP. 02/28/18
STATE OF CALIFORNIA

DNL:sll

Lindberg Geologic Consulting	Preliminary On-Site Waste Water Treatment system Design Report	Figure 2
P. O. Box 306	1076 State Highway 36, Alton, Humboldt County	May 2, 2017
Cutten, CA 95534	APN: 201-322-012, Highway 36 LLC, Mr. Matt Engel, Client	Project 0212.00
(707) 442-6000	Humboldt County Assessor's Map 201-32; Locations Approximate	Scale as Shown



Lindberg Geologic Consulting	Preliminary On-site Wastewater Treatment System Design Report	Figure 4
Post Office Box 306	1076 State Highway 36, Alton, Humboldt County	May 2, 2017
Cutten, California 95534	APN: 201-322-012, Highway 36 LLC, Mr. Matt Engel, Client	Project 0212.00
(707) 442-6000	Schematic Layout, Proposed Leachfield	Scale: 1 Inch = 10 feet



LABORATORY				FIELD					
Dry Density (pcf)	Moisture Content (%)	Cohesion; Friction Angle (psf; degrees)	Other Tests	Blows/foot*	Sample	Depth (feet)	Graphic Lithology	U.S.C.S. Designation	SOIL DESCRIPTION
						0		ML	Sod and turf, thick grassy vegetation and roots.
						1		ML	Topsoil. Silt with fine sand, dark brown, loose, moist, with common roots.
			50% Sand, 37% Silt, 13% Clay		X (4–5)	2–5		SM	Silty fine sand with clay, dark brown grading to dark brownish gray, medium dense, moist, occasional roots, density increases with depth.
						5–10		SM	Silty fine sand with clay, grayish brown, medium dense to dense, moist, rarely some matrix-supported fine well-rounded gravel of resistant lithologies.
						10			No groundwater or soil mottling observed. Test pit backfilled by owner on completion.

* The blow counts have been converted to standard N-value blow counts

SURFACE ELEVATION: 85 Feet

TOTAL DEPTH: 10 Feet

GROUNDWATER DEPTH: >10 Feet

LOGGED BY: David N.Lindberg, CEG

BOREHOLE DIAMETER: 24 Inches

EQUIPMENT: Mini-Excavator

HAMMER TYPE: None

LINDBERG GEOLOGIC CONSULTING

PROJECT NUMBER: 0212.00

DATE: November 15, 2016

LOG OF TEST EXCAVATION / BORING

TP-1

Highway 36 LLC

Figure No. 6

CONSULTING ENGINEERS & GEOLOGISTS, INC.
812 W.Wabash Eureka,CA 95501-2138 Tel:707/441-8855 FAX:707/441-8877 E-mail:shninfo@shn-engr.com

Reference: 013034

December 3, 2016

David Lindberg
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PO Box 306
Cutten, CA 95534

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Zone 4 - Soils in this zone are unsuitable for a conventional leachfield because of their severe limitations for accepting effluent.

From: Tucker, Kevin A@DOT
To: George Aldridge
Subject: RE: Referral comments for Humboldt County APPS #11754 Highway 36
Date: Friday, July 06, 2018 2:12:06 PM

Hi George,

Based upon the additional information provided by the applicant regarding number of employees (37/day), customers (50/day), and deliveries (2/day), **we withdraw the request for the applicant to perform a more detailed Traffic Impact Study (TIS).** The applicant still needs to improve the driveway to meet Caltrans standards for a commercial driveway, Per Appendix J of the Encroachment Permits manual, including a 20 foot wide minimum throat width. The reason for the 20 foot minimum throat width is to allow simultaneous ingress and egress on the driveway. This minimizes the time vehicles are stopped and waiting on the highway to turn into the driveway.

Caltrans Safety Project is in the Project Approval and Environmental Document phase that proposes to straighten out the highway and create 5' paved shoulders plus 3' gravel shoulders. This does not relieve the parcel owner/applicant from improving the driveway, but the project area has not been defined to determine an appropriate location for the proposed fence. The location of the fence is not an issue at this time.

The driveway improvement(s) are needed to issue an encroachment permit. An encroachment permit is required for all road approaches (driveways) to the State Highway, even if the driveway is entirely within Caltrans Right of Way. The encroachment permit is documentation of the parcel owner's access to the State Highway. An encroachment permit is also required whenever work is performed within Caltrans Right of Way. This also applies whenever work is performed just outside Caltrans Right of Way, but personnel, equipment, or materials are in Caltrans Right of Way. This is to minimize risks to the public on the State Highway traveling past the area of work.

Regards,

Kevin Tucker
Planning North Branch Chief
District 1- Planning and Local Assistance
California Department of Transportation (Caltrans)
Office – 707-441-5770

From: George Aldridge [mailto:GeorgeA@helixepi.com]
Sent: Tuesday, July 3, 2018 9:10 AM
To: Tucker, Kevin A@DOT <kevin.tucker@dot.ca.gov>
Subject: Referral comments for Humboldt County APPS #11754 Highway 36

Hi Kevin;

I'm working with the Humboldt County Planning Department to help process the large number of applications they've received for cannabis cultivation permits. One of my projects is the CEQA

document for the Highway 36 project near Alton, APPS #11754. The applicant, Matt Engel, has been in contact with you regarding referral comments sent by Jesse Robertson. Matt relayed the following information to me regarding his conversation with you, and I hope to get something from you confirming these conclusions so I can include it as supporting evidence for the CEQA IS/MND.

Jesse raised 3 issues in his referral response:

1. He requested estimates of traffic volume from the project;
2. He expressed concern regarding the location of a fence that might conflict with planned safety improvements on Highway 36;
3. He stated that the existing driveway serving the property must be improved to commercial driveway standards.

According to an e-mail I received from Matt, you and he spoke about these issues by phone. Matt sent you estimates of daily vehicle trips expected from the project (252) and you were satisfied that those would not require any improvements to the existing highway. Because the planned safety improvements are 2 years out, the fence location is not an immediate problem and Cal Trans will discuss any issues with the fence when the improvement project is closer to starting. Finally, the County will include the required driveway improvement to commercial standards as a condition of approval of the Use Permit for the project.

Is that an accurate summary of the status of the referral as far as Cal Trans is concerned?

Thanks for your time.

George Aldridge
Biologist

HELIX Environmental Planning, Inc.
11 Natoma Street
Suite 155
Folsom, CA 95630
916.365.8700 **tel**
916.365.8714 **direct**
619.462.0552 **fax**
GeorgeA@helixepi.com
helixepi.com | LinkedIn | Facebook | Twitter

ATTACHMENT 4

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

Referral Agency	Response	Recommendation	Location
Building Inspection Division	10/26/17	Conditional Approval – obtain permits for all proposed buildings	Attached
Land Use Division	04/17/2018	Conditional approval – Avigation Easement Required	Attached
Division Environmental Health	01/16/18	Conditional Approval – provide a septic site suitability report for OWTS	Attached
Calfire	10/10/17	Standard review comments	Attached
City of Fortuna		No response	
Hydesville County Water District		No response	
Department of Fish & Wildlife	08/23/2018	Conditional Approval	Attached
Cal-Trans District 1	06/15/18 07/06/2018	Driveway improvements	Attached
NWIC	12/21/17	Cultural resources study and contact local tribes	On file with Planning
Bear River Band of the Rohnerville Rancheria	03/13/18	Inadvertent discovery protocols	On file with Planning
Wiyot Tribe		Inadvertent discovery protocols	Response to consultation with Archaeological Resource and Supply Co. 12/17
RWQCB		No response	
NCUAQMD		No Response	
Sheriff		No response	
District Attorney		No response	
Agricultural Commissioner		No response	
Fortuna Union School District		No response	
Fortuna Union Elementary School District		No response	
Fortuna Fire Protection District	10/25/2017 03/12/2018	Requested additional information	Attached

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

RECEIVED
OCT 26 2017
Humboldt County
Cannabis Svcs.

9/18/2017

PROJECT REFERRAL TO: Building Inspection Division

Project Referred To The Following Agencies:
Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Wiyot Tribe, California Department of Transportation District #1, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, HCSO, Fortuna Fire Protection District, Fortuna Union Elementary School District, Fortuna Union High School School District

---

Applicant Name H36P LLC **Key Parcel Number** 201-322-012-000

Application (APPS#) 11754 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** CUP16-377

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

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

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

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

Return Response No Later Than 10/3/2017

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

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

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

☑ Recommend Conditional Approval. Suggested Conditions Attached.

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

☐ Recommend Denial. Attach reasons for recommended denial.

☑ Other Comments: obtain demo permit, submit building plans for new structures

DATE: 10/26/17 PRINT NAME: Ian Mich

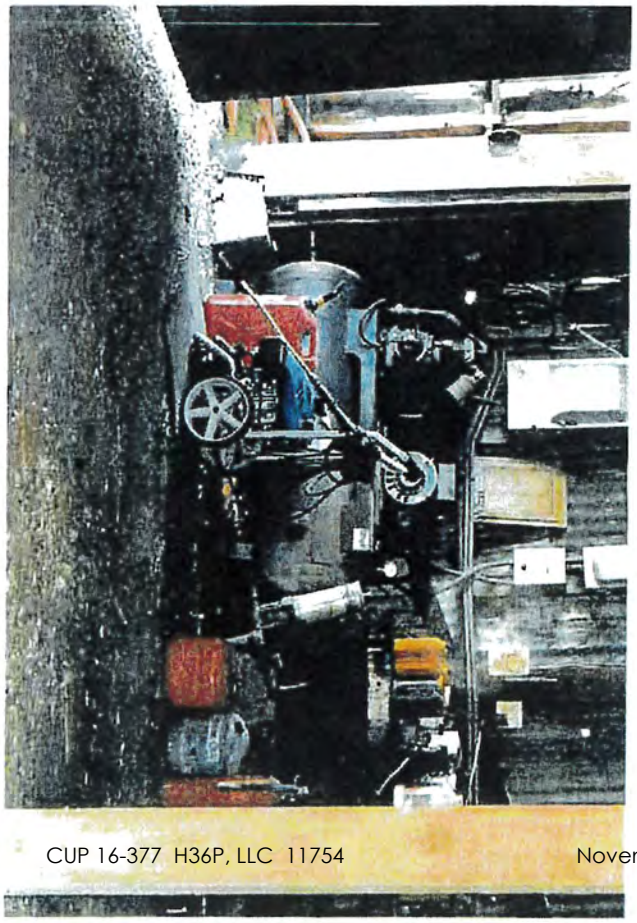
201-322-012

barn

bldg to demo

extraction barn

inside barn



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT
MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596
AVIATION 839-5401

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

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

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

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Michelle Nielsen, Senior Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer

DATE: 4-17-2018

RE:

Applicant Name	H36P, LLC
APN	201-322-012
APPS#	11754
CASE#	CUP16-377

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

☐ The Department's recommended conditions of approval are attached as **Exhibit "A"**.

☐ Additional information identified on **Exhibit "B"** is required before the Department can review the project. **Please re-refer the project to the Department when all of the requested information has been provided.**

☐ Additional review is required by Planning & Building staff for the items on **Exhibit "C"**. **No re-refer is required.**

☐ *Road Evaluation Reports(s)* are required; See **Exhibit "D"**. **No re-refer is required.**

*Note: Exhibits are attached as necessary.

Additional comments/notes:

Parcel has existing AVIGATION EASEMENT RECORDED.
ACCESS IS FROM HWY 36

// END //

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

RECEIVED JAN 1 2018 Humboldt County Building Division

DEH received 9-19-17

PROJECT REFERRAL TO: Health and Human Services Environmental Health Division

Project Referred To The Following Agencies:
Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Wiyot Tribe, California Department of Transportation District #1, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, HCSO, Fortuna Fire Protection District, Fortuna Union Elementary School District, Fortuna Union High School School District 17/18-0725

Applicant Name H36P LLC **Key Parcel Number** 201-322-012-000

Application (APPS#) 11754 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** CUP16-377

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

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

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

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

Return Response No Later Than

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

We have reviewed the above application and recommend the following:

Conditional Approval

Comments:
DEH recommends approval with the following conditions:
1. Plans developed for building permit application must include the location of the existing septic system serving the existing mobile home. Site design must protect the existing system from traffic, grading, or other detrimental activities in accordance with current OWTS regulations.

*This review and recommendation is for the Land Use aspects of the planning project and does not include or imply compliance with all DEH programs. Although DEH recommends the approval of the Planning project, Solid Waste and HazMat Program requirements need to be addressed directly with staff from those programs.

Response Date: 1/16/2018 **Recommendation By:** Benjamin Dolf

DISTRIBUTED

2746

DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Humboldt – Del Norte Unit
118 Fortuna Blvd.
Fortuna, CA 95540
Website: www.fire.ca.gov
(707) 726-1272

Ref: 7100 Planning
Date: September 27, 2017

John Ford, Director
Humboldt County Planning and Building Department – Planning Division
3015 H Street
Eureka, CA 95501

Attention: Cannabis Planner (CPOD)
Applicant: H36P LLC
APN: 201-322-012-000
Area: Alton
Case Numbers: CUP16-377

Humboldt County Application #: 11754
Type of Application: Conditional Use Permit
Date Received: 9/20/2017
Due Date: 10/4/2017

Project Description: A Conditional Use Permit for a new 10,000 square foot (SF) of indoor, new 10,000 square foot mixed-light, and 20,000 square foot processing and manufacturing (volatile and non-volatile) cannabis cultivation operation is requested. The operation will include a wholesale nursery, testing, a dispensary and distribution. The project proposes a two (2) phase development. In Phase 1, an existing barn will be rehabilitated to use for manufacturing and greenhouses for mixed-light cultivation will be installed. Phase 2 proposes construction of a 16,000 SF building for indoor cultivation and a 20,000 square foot building divided into leasable spaces for processing and manufacturing activities. The water source for cultivation activities is an unpermitted 50 foot well constructed prior to 1991. Water storage totals 20,000 gallons in a pond, with an additional 200,00 gallons in ten (10) tanks proposes, if necessary. Processing will occur on-site and include drying and trimming of cannabis flower, with the majority being manufactured into extract. Electric service is provided by PG&E and Applicant plans to meet 100% renewable energy requirement with a solar array.

Mr. Ford,

The California Department of Forestry and Fire Protection (CALFIRE) provides these standard project review comments on the above noted project for the following subject matter:

-Fire Safe
-Resource Management
-Cannabis

The following pages address these concerns directly.

If CALFIRE staff develops additional comment on this project, it will be forwarded in an additional response letter.

By: Planning Battalion
CALFIRE Humboldt – Del Norte Unit

For ***Hugh Scanlon***, Unit Chief

FIRE SAFE

General:
CALFIRE has responsibility for enforcement of Fire Safe Standards as required by Public Resources Code (PRC) 4290 and 4291. However CALFIRE is not the lead agency in planning development and project permitting. CALFIRE provides input as a contributing agency, generally limited to plan review, and is not the approving agency for these projects.

Local Responsibility Areas:
Should this project include Local Responsibility Area (LRA) lands, CALFIRE has no direct fire safe input on those parcels. However, in those areas with LRA parcels adjacent to State Responsibility Area (SRA) land, CALFIRE recommends that local standards be applied that are consistent with those CALFIRE makes for SRA lands.

State Responsibility Areas:
Should this project include State Responsibility Area (SRA) lands, the following are CALFIRE's Fire Safe minimum input and recommendation for any and all development.

1. In Humboldt County, developments must meet minimum fire safe standards by constructing the project in conformance with County Fire Safe Ordinance 1952, which the California Board of Forestry and Fire Protection has accepted as functionally equivalent to PRC 4290. The County Fire Safe Ordinance provides specific standards for roads providing ingress and egress, signing of streets and buildings, minimum water supply requirements, and setback distances for maintaining defensible space.

2. New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas shall comply with the 2007 California Building Code (CBC) Section 701A.3.2. This requires roofing assemblies, attic and eve ventilation, exterior siding, decking and deck enclosure, windows and exterior doors, and exposed under floor areas that are approved "ignition resistive" in design.

3. All development, especially commercial or industrial development, should be designed to comply with the most current versions of the following standards:
   a) California Fire Code (CFC) — for overall design standards
   b) Public Utilities Commission (PUC) General Order 103 — for design of water systems
   c) National Fire Protection Association Standards (NFPA) for fire flow minimums and other design questions not specifically covered by CFC and PUC
   d) Housing and Community Development Codes and Standards —for mobile home parks and recreational camps

4. For Department of Real Estate reporting purposes, fire protection coverage in SRA is generally described as follows:
   During the declared fire season (usually June through October) CALFIRE responds to all types of fires and emergencies in SRA.
   During the remainder of the year (winter period), CALFIRE responds to emergency requests with the closest available fire engine, if a response can reasonably be expected to arrive in time to be effective. A fire engine is usually available somewhere in the Unit, but may have an extended response time.
   There are many hazards confronting fire protection agencies in most subdivisions on SRA lands. Steep terrain and heavy wildland fuels contribute to fire intensity and spread. The distances from fire stations and road grades encountered usually create an excessive response time for effective structure fire suppression purposes.
   Subdivisions increase fire risks from additional people and increase probable dollar losses in the event of fire due to added structures and improvements.

5. If the project expects to produce densities consistent with a major subdivision, the impacts on all infrastructures should be mitigated. Local government more appropriately provides the responsibility for high-density area protection and services. Annexation or inclusion into Local Responsibility Area should be studied as well.

6. CALFIRE does not support development in areas where there is no local agency fire service for structure fires and emergency medical response. Fire services should be extended into service gap areas as a condition of development. New development can adversely impact existing fire services. Careful consideration must be given where development may overload the local fire service's ability to respond.

RESOURCE MANAGEMENT

CALFIRE has enforcement responsibility for requirements of the Z'berg—Nejedly Forest Practice Act of 1973. CALFIRE is also the lead agency for those parts of projects involving the scope of the Forest Practice Act. The following basic input will cover the majority of projects. Each project will be reviewed with additional input sent at a later date, if needed.

The following comments reflect the basic Resource Management policies of the Board of Forestry and Fire Protection and CALFIRE on CEQA review requests. These policies apply to both Local and State Responsibility Areas.

1. If this project reduces the amount of timberland, by policy, the Board of Forestry and CALFIRE cannot support any project that will reduce the timberland base of California. "Timberland" means land which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees regardless of current zoning (PRC 4526). However, if the zoning and intended use are consistent with the county's general plan; and if no land other than timberland can be identified to site the project; then CALFIRE may choose not to oppose the project.

2. If **any** commercial timber operations are involved with a project, the timber operations cannot be conducted without a CAL FIRE permit. Commercial timber operations include the cutting or removal of trees offered for sale, barter, exchange, or trade or the conversion of timberlands to land uses other than the growing of timber (PRC 4527). Contact your nearest CAL FIRE Resource Management office for guidance on obtaining the necessary permits.

3. If **any** timberlands are being converted to a non-timber growing use by this project, the conversion operations cannot be conducted without a CAL FIRE permit (PRC 4621). Conversion of timberland takes place when trees are removed and the land use changes, even without the sale, barter, exchange, or trade of the trees. Contact your nearest CAL FIRE Resource Management office for guidance on obtaining the necessary permits.

4. If timberland is in the viewshed of a project, the current and future owners should be overtly notified that changes will occur to their views due to timber management activities. Further, no project should be allowed to negatively affect access to timberland for timber management purposes; neither on the project parcel(s) nor any other timberland parcels.

5. If timber harvesting has occurred and post-harvest restocking and prescribed erosion control maintenance obligations have not been met on a parcel, future owners should be overtly notified (14 CCR 1042). The current owner of a parcel is responsible for restocking requirements and maintenance of roads whether or not they were involved in the actual harvest plan.

6. If the project involves the development of parcels zoned as Timber Production Zone (TPZ), CALFIRE cannot support the project. Dividing TPZ land into parcels of less than 160 acres requires a Joint Timber Management plan prepared by a Registered Professional Forester (RPF), recorded as a deed restriction for a minimum of 10-years on all affected parcels, and approved by a four – fifths vote of the full board (Govt. Code 51119.5). TPZ may be rezoned using a "Ten Year Phase Out," which precludes the need for a Timberland Conversion Permit. CALFIRE opposes immediate rezoning of TPZ land.

CANNABIS PROJECTS

Local Responsibility Areas:
CAL FIRE is the primary command and control dispatch center for many local agency fire districts and departments. Potential life hazard threats associated with a project must be identified and documented for the protection of the public and first responders. Projects which include timber harvesting or conversion of timberland are subject to the Forest Practices Act and Rules, regardless of wildland fire responsibility area.

State Responsibility Areas:
Should this project include State Responsibility Area (SRA) lands, the following are CAL FIRE's minimum input.

Conversion of timberland to a non-timber producing use is subject to permit from CAL FIRE. Commercial timber harvesting operations to facilitate cannabis cultivation and processing are subject to permitting and regulation under the Forest Practice Act and Rules. Please refer to the RESOURCE MANAGEMENT comments.

General Recommendations:
The following recommendations are made by CAL FIRE with the understanding that most areas of Humboldt County do not have a paid fire department providing fire prevention services.

1. Cannabis growing operations shall have easily accessible safety data sheets (SDS) for all chemicals and hazardous materials on site. Commercial operations must have a current Hazardous Materials Business Plan on file with Humboldt County Environmental Health, where applicable.

2. California Health and Safety Code (HSC 11362.769.) Requires that indoor and outdoor medical marijuana cultivation shall be conducted in accordance with state and local laws related to land conversion, grading, electricity usage, water usage, water quality, woodland and riparian habitat protection, agricultural discharges, and similar matters.

3. Cannabis growing and extraction shall be in accordance with Chapter N101.1 of the International Fire Code, the International Building Code, and the International Mechanical Code. Hazardous materials shall comply with Chapter 50. Compressed gases shall comply with Chapter 53. Cryogenic fluids shall comply with Chapter 55. Flammable and combustible liquids shall comply with Chapter 57. LP-gas shall comply with Chapter 61 and the International Fuel Gas Code. All applicable California State Fire Marshal standards and regulations for the designated occupancy must be met.

4. Growing and processing of cannabis is generally an agricultural operation. However, manufacture of marijuana extracts and concentrates are commercial or industrial activities, and may be subject to the county's SRA Fire Safe Ordinance. Any new residential units associated with cannabis cultivation and processing may also be subject to the SRA Fire Safe Ordinance. All materials hazardous and non-hazardous associated with the extraction process shall be utilized in conformance of the law and fire safe codes.

From: Lee, Bo@CALFIRE
To: Planning Clerk; HUU CEQA@CALFIRE
Subject: 201-322-012 H35P, LLC
Date: Wednesday, October 04, 2017 11:05:14 AM

Reviewed by B1213. Recommend:

- Emergency access
  - Turnarounds
  - Road width
- Signing & building numbers
- Emergency water standards
  - Designated water storage for fire
- Fuel modification standards

Bo Lee
Battalion Chief
CAL FIRE
Humboldt-Del Norte Unit
707-499-2244

California Department of Fish and Wildlife
CEQA Referral Checklist

Applicant: H36P		Date: 8/23/2018	
APPS No.: 11754	APN: 201-322-012	CDFW CEQA: 2017-	Case No.: CUP16-377
☒ New ☐Existing	☒ Mixed-light (SF): 10,000 ☐ Outdoor (SF):	☒ Indoor (SF): 10,000	☒ Other

Thank you for referring this application to the California Department of Fish and Wildlife (CDFW) for review and comment.

CDFW offers the following comments on the Project in our role as a Trustee and Responsible Agency pursuant to the California Environmental Quality Act (CEQA; California Public Resource Code Section 21000 *et seq.*). These comments are intended to assist the Lead Agency in making informed decisions early in the planning process.

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

☒ Recommend Conditional Approval. Suggested conditions below.

☒ Applicant needs to submit additional information. Please see the list of items below.

☐ Recommend Denial. See comments below.

Please provide the following information prior to Project Implementation: *(All supplemental information requested shall be provided to the Department concurrently)*

☒ If the project is within two miles of a mapped polygon for a California Rare Plant Ranked Species, include protocol level surveys for that species by a qualified botanist, prior to the occurrence of ground disturbance. See: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline=1

Please note the following information:

☒ Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any erosion control and/or cultivation materials that contain synthetic (e.g., plastic or nylon) netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.

☒ Leave wildlife unharmed. If any wildlife is encountered during the Authorized Activity, Permittee shall not disturb the wildlife and shall allow wildlife to leave the work site unharmed.

☒ The referral materials state that there is a rainwater catchment pond onsite. CDFW requests:

- That the applicant comply with the attached CDFW Bullfrog Management Plan (**Exhibit A**). Reporting requirements shall be submitted to CDFW at 619 Second Street, Eureka, CA 95501, no later than December 31 of each year.
- That fish stocking be prohibited without written permission from the Department pursuant to Section 6400 of the Fish and Game Code.

☒ This project has the potential to affect sensitive fish and wildlife resources such as Maple-leaved Checkerbloom (*Sidalcea malachroides*), Siskiyou Checkerbloom (*Sidalcea malviflora ssp. patula*), Pacific Gilia (*Gilia capitata ssp. pacifica*), Foothill Yellow-legged Frog (*Rana boylii*), Northern Red-legged Frog (*Rana aurora*), and amphibians, reptiles, aquatic invertebrates, mammals, birds, and other aquatic and riparian species.

Thank you for the opportunity to comment on this Project. Please send all inquiries regarding these comments to kalyn.bocast@wildlife.ca.gov .

Please confirm that you have received this email.

Sincerely,

California Department of Fish and Wildlife
619 2nd Street
Eureka, CA 95501

EXHIBIT A.

BULLFROG MONITORING AND MANAGEMENT PLAN FOR CEQA-2017-0799-R1

GENERAL BULLFROG INFORMATION

The American bullfrog (*Lithobates catesbeianus* = *Rana catesbeiana*); hereafter bullfrog, is an invasive non-native species in California and poses a significant threat to California's native fish and wildlife resources. Bullfrogs were introduced in California over 100 years ago from eastern parts of the United States as a food supply, but have since caused substantial ecological consequences. Bullfrogs are considered highly invasive and are well documented to be prey upon a variety of fish and wildlife species, including some that are rare, threatened, and endangered. Human modifications to the environment provide favorable condition to bullfrogs such as artificially created agricultural ponds, canals and ditches where warm still water occurs. As a result bullfrogs have spread throughout California.

Efforts to control bullfrogs have been met with varying degrees of success because: 1) bullfrogs can be difficult to detect and go dormant from fall through winter, 2) bullfrogs often take cover in difficult areas to manage (e.g. dense vegetation), 3) they can travel long distances to colonize and re-colonize areas, 4) they have high reproductive output, 5) they are weary and readily flee perceived threats, and 6) they can survive physical trauma remarkably well. CDFW scientific staff recognizes there is an urgent and immediate need to develop improved bullfrog management strategies to protect California's diverse fish, wildlife, and plant resources, and the habitats upon which they depend, for their ecological values and for their use and enjoyment by the public. Public support and implementation of bullfrog control in California is an important conservation strategy that will help protect natural resources for future generations.

MONITORING

The Project reservoir(s) shall be monitored for bullfrog presence on an annual basis with a minimum of five total surveys, no less than two weeks apart, throughout the months of May-July

- All pond survey effort must be made by a person knowledgeable in bullfrog identification (see Appendix A for reference photos);
- Survey efforts shall include listening for bullfrog calls and slowly walking the complete perimeter of the pond at night* (dusk or later) while shining a flashlight to detect movement and eye-shine

If bullfrogs are not detected upon completion of five total surveys, or at any other time of the year incidentally, removal efforts are not required that year.

*Day time monitoring can also be conducted to aid detection but is not required under this plan.

SUCCESS CRITERIA

The level of effort needed to successfully manage bullfrog populations varies with infestation levels. This plan shall be considered successfully implemented if sufficient effort is provided to prevent adult bullfrogs from reproducing in the reservoir(s) each year, and no bullfrog life-stages can be detected. Bullfrogs are capable of traveling long distances over-land, and on-going

efforts will be required to ensure dispersing bullfrogs do not colonize the reservoir(s) at a future time.

MANAGEMENT METHODS

Two removal methods may by employed for controlling bullfrogs under this plan and include:

- Manual direct removal
- Reservoir de-watering (Hydro-modification)

Implementing both reservoir de-watering and manual direct removal is currently believed to be the most effective method of managing bullfrog infestations. Prior to conducting reservoir dewatering activities, please coordinate with CDFW Environmental Scientist Kalyn Bocast by email at kalyn.bocast@wildlife.ca.gov.

Direct Removal

All direct removal efforts must be made by a person knowledgeable in bullfrog identification.

- Removal efforts must occur during, but are not be limited to the active/breeding season, occurring May – July;
- A minimum of ***two*** efforts throughout the season are considered necessary;
- Direct removal efforts are typically most effective when conducted at night with use of lights but can also be conducted during the day;
- Direct removal must include working the entire perimeter of the reservoir;
- A rubber raft or small boat may be necessary to successfully remove some individuals;
- A team of two individuals or more is often helpful, one person for shining lights and/or operating a boat and the other person to perform removal efforts;
- Bullfrog tadpoles must be removed and dispatched and must not be relocated or kept as pets.

Management Authorization

Take of bullfrogs is specifically allowed in the California Code of Regulations (CCR), Title 14 (T-14) section 5.05(a)(28), under the authority of a sport fishing license. There is no daily bag limit, possession limit or hour restriction, but bullfrogs can only be taken by hand, hand-held dip net, hook and line, lights, spears, gigs, grabs, paddles, bow and arrow or fish tackle.

Alternatively, FGC Section 5501 allows CDFW, as limited by the commission, to issue a permit to destroy fish that are harmful to other wildlife. The regulations have addressed this under Section CCR T-14 226.5 Issuance of Permits to Destroy Harmful Species of Fish in Private Waters for Management Purposes. This allows the CDFW to issue free permits to destroy harmful aquatic species by seining and draining.

Pond Dewatering

In order to prevent and/or control infestations, annual pond dewatering shall be implemented, under the condition that the reservoir can be successfully dewatered without adversely affecting stream resources. Careful planning and coordination with CDFW, is necessary to ensure potential impacts to stream resources can be addressed, prior to commencing with pond draining. Discharge of polluted water to waters of the state may require permitting from other agencies with permitting authority, such as the Regional Water Quality Control Board.

In general, bullfrog tadpoles require two years to develop into frogs, whereas native amphibians only require one year. Therefore, draining a reservoir every year is intended to interrupt bullfrog tadpole development, dramatically decrease bullfrog populations and allow for reduced efforts as a measure of adaptive management. Typically in Northern California, reservoir draining should occur in September through October to avoid impacts to sensitive native amphibian and fishery resources. While draining occurs, direct removal efforts should be employed as described above if possible.

REPORTING

A written log shall be kept of monitoring and management efforts and shall be provided to CDFW **each year** by December 31. The written log shall include: 1) date and time of each monitoring and management effort, 2) approximate number of each bullfrog life stage detected and/or removed per effort, and 3) amount of time spent for each monitoring and management effort.

APPENDIX A. BULLFROG REFERENCE PHOTOS

This is a photo of a Bullfrog tadpole. (Photo taken by Mike van Hattem).

The photos shown in this Appendix demonstrate a medium sized adult bullfrog that was removed from Ten Mile Creek, Mendocino County. Note the bullfrog has a large tympanum, (circular ear drum shown with an arrow) and **does not** have distinct ridges along its back (dorsolateral folds). Photo taken by Wes Stokes.

The bullfrog has somewhat distinct mottling and **the underside of the bullfrogs hind legs are not shaded pink or red.**

DEPARTMENT OF TRANSPORTATION
DISTRICT 1, P.O. BOX 3700
PHONE (707) 441-4693
FAX (707) 445-6314
TTY 711
www.dot.ca.gov

Making Conservation a California Way of Life.

June 15, 2018

1-HUM-36-0.87
H36P, LLC CUP16-377
APN: 201-322-012

Ms. Michelle Nielsen, Senior Planner
Planning & Building Department
County of Humboldt
3015 H Street
Eureka, CA 95501

Dear Ms. Nielsen:

Thank you for giving Caltrans the opportunity to review and comment on the proposed Conditional Use Permit for a new cannabis facility, including a 10,000 square-foot indoor and a 10,000 square-foot mixed light cultivation operation and a 20,000 square-foot processing and manufacturing facility. The site will include a wholesale nursery, testing, dispensary and distribution facilities. The project is located south of east of State Route 36 in the Alton area approximately 0.87 miles east from the State Route 36 junction with US Route 101. We offer the following comments:

The subject parcel is currently zoned for Heavy Industrial land uses, which apply to "normal operations of industries subject only to regulations as are needed to control congestion and protect surrounding areas". The requested entitlements for the proposed project would substantially increase and intensify the uses and activities occurring on-site, which is expected to increase the number of vehicle trips generated at project build-out. We will need more information to determine whether or not the number of trips will require improvements to State Route 36. We request a traffic impact study to determine whether turn channelization will be required for left-turns at the project entrance. Please consult with Caltrans District 1 about the level of detail needed.

This section of State Route 36 currently has no shoulders and is built on prescriptive right-of-way. Caltrans is currently developing a safety improvement project on State Route (SR) 36 to widen the shoulders from zero to five feet in width between post mile 0.10 and post mile 1.60. The Caltrans project is anticipated to acquire additional right-of-way from the subject parcel's frontage to widen the highway, relocate utilities and improve drainage along the highway shoulder. The highway safety improvements are expected to conflict with the proposed location of the perimeter fencing along the northern portion of the parcel. To coordinate the improvements associated with the applicant's proposed Conditional Use Permit and the Caltrans safety project, please contact the Caltrans project manager, Jen Buck, at (707) 441-5877.

The applicant will need to upgrade the existing road approach to commercial driveway standards

with a minimum driveway width of 20 feet, measured at the driveway "throat". Any work within Caltrans Right-of-Way will require an Encroachment Permit from Caltrans. Applications are reviewed for consistency with State standards and are subject to Department approval. For additional information, the Encroachment Permit Application Form and the Caltrans Permit Manual is available online at: <http://www.dot.ca.gov/hq/traffops/developserv/permits/>. Requests for permit applications can also be sent to: Caltrans District 1 Permits Office, P.O. Box 3700, Eureka, CA 95502-3700, or requested by phone at (707) 445-6389.

Please contact me with questions or for further assistance regarding the above comments by phone at: (707) 441-4693 or by email at: <jesse.robertson@dot.ca.gov>.

Sincerely,

JESSE ROBERTSON
Transportation Planning
District 1 Caltrans

Enclosure: Appendix J of the Caltrans Encroachment Permit Manual

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

RECEIVED
OCT 26 2017
Humboldt County
Cannabis Svcs.

9/18/2017

RECEIVED 9/20/17

PROJECT REFERRAL TO: Fortuna Fire Protection District

Project Referred To The Following Agencies:
Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Wiyot Tribe, California Department of Transportation District #1, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, HCSO, Fortuna Fire Protection District, Fortuna Union Elementary School District, Fortuna Union High School School District

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Applicant Name H36P LLC **Key Parcel Number** 201-322-012-000

Application (APPS#) 11754 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** CUP16-377

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

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

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

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

Return Response No Later Than 10/3/2017

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

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

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

☐ Recommend Conditional Approval. Suggested Conditions Attached.

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

☐ Recommend Denial. Attach reasons for recommended denial.

☐ Other Comments: _____

DATE: 10-25-17 PRINT NAME: Lori Wilburn

------*FORTUNA FIRE PROTECTION DISTRICT*------

320 SO. FORTUNA BLVD. FORTUNA, CA. 95540
(707)725-5021

"At your service"

October 25, 2017

Additional information request;

Applicant – H36P LLC (Engel)

Parcel – 201-322-012

Application – 11754

Please submit the following information;

Operations plan to include extraction methods

Confirm width of all driveways and access to all buildings on site plan
- Minimum driveway width of 12 feet
- Suitable for fire apparatus access/weight
- Access to within 150 feet to all portions of all buildings

Dimensions of existing barn

Location and access to proposed water storage
- To include notations of FD hook up capability (plumbing)

Capacity of on-site well and storage to support sprinkler system requirements if applicable, fire flow requirements and daily usage requirements.

Lon Winburn

Fire chief
Fortuna Fire Protection District

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

2/28/2018

RECEIVED 3/7/18

PROJECT REFERRAL TO: Fortuna Fire Protection District - Revised Map

Project Referred To The Following Agencies:
Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Wiyot Tribe, California Department of Transportation District #1, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, HCSO, Fortuna Fire Protection District, Fortuna Union Elementary School District, Fortuna Union High School School District

Applicant Name H36P, LLC **Key Parcel Number** 201-322-012-000

Application (APPS#) 11754 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** CUP16-377

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

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

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

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

Return Response No Later Than 3/15/2018

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

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

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

☒ Recommend Conditional Approval. Suggested Conditions Attached.

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

☐ Recommend Denial. Attach reasons for recommended denial.

☐ Other Comments: _____

DATE: 3-12-18 PRINT NAME: Kevin Lee Brown

------FORTUNA FIRE PROTECTION DISTRICT------

320 SO. FORTUNA BLVD. FORTUNA, CA. 95540
(707)725-5021

"At your service"

March 12, 2018

Conditions of approval

H 36P LLC

App # 11754

The Fortuna Fire District is recommending approval based on the following conditions;

Confirmation of driveway widths/access to with-in 150 feet all phase I and phase II buildings on site plan.

Current site plan access routes and turn-a-round capability are adequate – will need to verify lane widths

Confirmation of driveway surface suitable for fire apparatus

Minimum of 10,000 gallon water supply to be available for fire suppression for phase 1 operations. Location to be approved by FD.

Capacity of on-site well and water storage to support sprinkler system requirements for phase II buildings and fire flow requirements for all buildings – TBD.

Lon Winburn

Fire Chief
Fortuna Fire Protection District

ATTACHMENT 5

Initial Study and Draft Mitigated Negative Declaration (SCH2018092066)

Circulated September 27, 2018 to October 29, 2018

9/26/2018
Sent to SCH

PLANNING DIVISION

HUMBOLDT COUNTY PLANNING & BUILDING DEPARTMENT

3015 H STREET | EUREKA, CA 95501

FILE COPY

Initial Study and Mitigated Negative Declaration

1.0 INTRODUCTION

1. **Project Title**

   H36P, LLC. Conditional Use Permits and Special Permits: APN 201-322-012; Case Nos. CUP16-377, CUP-18-046, SP-18-132, and SP-18-133; App No. 11754.

2. **Lead Agency Name and Address**: Humboldt County Planning & Building Department, 3015 H Street, Eureka, CA 95501-4484; Phone: (707) 445-7541; Fax (707) 445-7446

3. **Contact Person and Phone Number**: Cannabis Planner (707) 445-7541; fax: 707-268-3792

4. **Project Location**: The project site is located in Humboldt County, in the Alton area, on the south side of State Highway 36 approximately 0.9 mile east of the intersection of State Highway 36 and U.S. Highway 101. The project is on the property known as 1076 State Highway 36. The project site is in Section 24, Township 2 North, Range 1 West, Humboldt Base and Meridian, and is depicted on the U.S. Geological Survey's "Fortuna, CA" 7.5-minute quadrangle map. The location of the project site is depicted on the "Aerial Map", "Topo Map", and "Zoning Map" in **Appendix A.**

5. **Project Sponsor's Name and Address**:

Applicant	**Owner**	**Agent**
H36P, LLC Attn.: Matthew Engel PO Box 4711 Arcata, CA 95521-4711	Highway 36 LLC PO Box 4711 Arcata, CA 95521-4711	N/A

6. **General Plan Designation**: Industrial General (IG), Airport Land Use Compatibility Zone Overlay (AP); Fortuna Area Community Plan (FACP); Density: N/A; Slope Stability: Relatively Stable (0).

7. **Zoning**: (MH-Q) Heavy Industrial, Qualified Combining Zone (Area 6 – Timber Products Processing Plants).

8. **Project Site Vicinity History:** The project site is composed of a single Assessor's Parcel Number (APN): 201-322-012, which is 5.4 acres in size. The site is south of the Rohnerville Airport and it lies at the foot of the bluffs that form the north side of the Van Duzen River valley. Prior to European settlement, the area was a border region between the Bear River (Nekanni) and Wiyot peoples. There were Bear River tribe villages at the mouth of the Van Duzen River and at Hydesville. The closest historic-era community to the project area is Alton, which was settled by Europeans in the early 1850's. Alton became a railroad junction town in 1884 when railroads connecting Fields Landing to Scotia and Burnell (approximately 0.25 mile east of the project site) met at Alton. The California Midland Railroad built a line east to Carlotta in 1902; this right-of-way forms the southern boundary of the project site.

On May 28, 1985, the Humboldt County Board of Supervisors enacted Ordinance No. 1689, which changed the zoning of the project site from "Unclassified" to "Qualified Heavy Industrial". The intent of the Qualified combining zone was to protect and preserve the property primarily, but not exclusively, for timber products processing plants, to protect surrounding lands from other types of industrial developments that may be inappropriate for the area, and to provide an opportunity for public review and comment on industrial development planned for the property.

On January 6, 2000, the Humboldt County Planning Commission issued a Conditional Use Permit (CUP; CUP 99-09) to replace a non-conforming 500 square foot (sf) mobile home on the property with a 1,536 sf mobile home. At the time, the property was also developed with a 1,600 sf shop used for a logging truck business operated by the property owner, an on-site wastewater treatment system (OWTS), a well, and a constructed pond. The County determined that a "caretaker's" residence was compatible with the industrial zoning of the parcel and the CUP required that the mobile home remain an accessory use as a "caretaker's" unit for the permitted industrial uses of the parcel.

Development on the property today consists of: one 24x64 foot (1,564 sf) mobile home, one 35x50 foot (1,750 sf) agricultural storage building, several sheds and shipping containers, a 5,000-gallon water storage tank connected to a fire-fighting hydrant, a well, an OWTS, and a constructed, hydrologically isolated pond with a capacity of 20,000 gallons.

9. Description of the Project:

H36P, LLC is applying for Conditional Use Permits and Special Permits for a cultivation, processing, manufacturing, and dispensary operation, in accordance with Humboldt County Code Section 314-55.4.8.7. The total size of the proposed project would be 47,500 sf (1.09 acre), which would comprise approximately 20 percent of the 5.4-acre project site. The project's Development Plan, and floor plans and elevations of proposed buildings, are provided in **Appendix A.**

The project would be developed in two phases. Phase 1 would involve replacing the existing 24x64 foot (1,536 sf) mobile home with a 24x52 foot (1,248 sf) commercial structure configured as a dispensary, a 46x52 foot (2,392 sf) metal building used as an extraction facility, a pump house and water treatment system for the existing well, an enclosed refuse/recycling area, 16 parking spaces, a loading zone, and an emergency vehicle turnaround area. The dispensary building would be wheelchair accessible and would include an ADA-compliant bathroom. Phase 1 would be constructed in the southwestern portion of the property.

Phase 2 would be developed in the eastern two-thirds of the property. This phase would include a 200x100 foot (20,000 sf) metal building used as a processing/manufacturing facility that would include laboratory/testing facilities and a commercial kitchen for preparing infused edible products, a 128x125 foot (16,000 sf) metal building housing 10,000 sf of indoor cultivation, ten 20x50 foot (1,000 sf) greenhouses housing a total of 10,000 sf of mixed-light cultivation, a 25x80 foot (2,000 sf) outdoor propagation area, a hydrologically disconnected well, one 20x50 foot (1,000 sf) primary septic leach field and one 1,000 sf reserve leach field, 30 parking spaces, and 12-foot wide gravel access roads. The new well would be tied into the pump house and water treatment system constructed in Phase 1, at which time the existing well would be decommissioned.

If installation of a hydrologically disconnected well is determined to be not feasible, a rainwater catchment system and cistern would be installed to provide, at a minimum, sufficient water to meet the irrigation needs of the mixed-light cultivation and the fire-fighting flow requirement. The remaining water needs (*i.e.*, Phase 1 plus manufacturing in Phase Two) would be supplied by the existing well, with sufficient storage installed to meet irrigation needs during the May 15 – October 31 forbearance period. Phase Two includes 1.09 acre (47,500 sf) of proposed structures from which to capture rainfall. Using the average annual rainfall for Eureka of 35-40 inches[1], this would yield over one million

[1] https://www.wrh.noaa.gov/climate/yeardisp.php?wfo=eka&stn=KEKA&submit=Yearly+Charts

(1,000,000) gallons of captured rainfall. Using the lowest rainfall recorded in Eureka for an October 1 – September 30 water year (19.71 inches in 1976 – 1977)[2], this would yield 583,380 gallons of captured rainfall. The expected irrigation demand of proposed mixed-light cultivation and the required fire-fighting flow would total approximately 415,600 gallons, which could be harvested in even the lowest rainfall year on record.

Water Use and Storage

The project proponent estimates that the maximum annual water consumption by the proposed project is 283,200 gallons for indoor cultivation, 235,600 gallons for mixed-light cultivation, and approximately 162,800 gallons for manufacturing, processing, extraction, and domestic use by staff. The total annual water consumption for both phases of the project would be approximately 681,600 gallons (2.1 acre feet). Annual water consumption for Phase 1 only would be approximately 60,000 gallons. During Phase Two, approximately 30,000 gallons of water per year would be recaptured by dehumidifiers in the indoor and mixed-light cultivation areas.

The current water source for the property is a well located in the existing agricultural storage building. The well was installed prior to 1990 and was inspected and upgraded with a new seal in 2017 under Department of Environmental Health permit number 17/18-0051. At that time, the well was tested and found to have a flow rate of 3.6 gallons per minute. The well is assumed to access shallow groundwater and therefore is hydrologically connected to surface waters. Phase 1 would include only dispensary and extraction activities, which are not subject to forbearance for hydrologically connected wells per Humboldt County Code (HCC) §55.4.11(l). The existing well would provide the water source for Phase 1 and would not be subject to forbearance; therefore, no additional storage capacity would be required for Phase 1.

Water for manufacturing and indoor cultivation in Phase Two would be provided by a proposed new deep well that would exploit a confined aquifer and be hydrologically un-connected to surface waters. The new well would be tied into the pump house and water treatment system installed in Phase 1, and the existing well would be decommissioned. The new well would provide all water required for the project as well as fire-fighting flow. The project owner would contract with a licensed professional to perform an annual dry-season pump test on the deep well to monitor aquifer drawdown. If the pump tests indicate that the well is causing significant drawdown of the deep aquifer, the project would install a rainwater catchment system as described below to reduce the drawdown of the deep aquifer.

As discussed previously, if installation of a hydrologically disconnected well is infeasible, a rainwater catchment and cistern system would be installed in Phase Two which would meet at least some of the project water demands. Under HCC §55.4.8.2.1, new outdoor and mixed-light cultivation can be permitted only with a non-diversionary source of irrigation water; therefore, the proposed mixed-light cultivation could not be irrigated using the existing well. At a minimum, the rainwater catchment system would supply the irrigation demand of the mixed-light cultivation (235,600 gallons) and dedicated storage to meet the required fire-fighting flow capacity (180,000 gallons).

If a hydrologically disconnected well is infeasible, the existing well could be used to supply all water needs except irrigation. If the existing well is hydrologically connected, withdrawals from the well for irrigation of cannabis cultivation would not be permitted. Storage would be installed as needed to meet the irrigation needs for cultivation. As discussed previously, sufficient impervious surface area is proposed to yield over 583,000 gallons of captured rainwater in even the lowest rainfall year on record, and over one million gallons in a typical year. The total water needs of the project would be approximately 681,600 gallons per year; therefore, in even the driest years, only approximately 100,000 gallons would be required from the existing well to meet the water needs of the project. This is less than the total water demand for the non-irrigation related uses, so the water demand for

[2] https://www.wrh.noaa.gov/eka/climate/records.php

cultivation can be satisfied by rain water catchment and the existing well can be used for non-cultivation activities on the site. In typical years, no water would be required from the existing well.

Existing water storage on the property consists of 5,000 gallons in one hard plastic tank. The existing pond would not be used for the proposed project.

Employees and Schedule of Operations

Including all activities at peak operation of Phase 1 and Phase Two, the estimated maximum number of staff on-site, including tenants, would be 37 people.

The following table summarizes the square footage and staffing for each of the proposed uses:

Table 1. Summary of Staffing for Proposed Uses

Proposed Use	sf	Employees
Indoor Cultivation	16,000	4
Mixed-light Cultivation	10,000	3
Commercial Kitchen	1,000	2
Non-volatile Extraction	4,000	4
Volatile Extraction	2,000	3
Dispensary	1,500	5
Processing	6,000	8
Nursery	6,000	3
Testing/Analytics	1,000	3
Security	--	2
Total	**47,500**	**37**

Phase 1

The dispensary would be operated by Modern Cannabis Humboldt, a California nonprofit mutual benefit corporation. The dispensary operating hours would be 10:00 am to 8:00 pm Monday through Saturday and 11:00 am to 7:00 pm on Sunday. Modern Cannabis Humboldt has submitted an Operations Plan to Humboldt County in accordance with HCC §55.3.10.

Extraction would take place in the proposed extraction building between the hours of 9:00 am and 5:00 pm, Monday through Friday.

Phase Two

The dispensary operation would not change after completion of Phase Two.

Extraction hours of operation would not change after completion of Phase Two.

Cultivation staff would work Monday through Saturday, 9:00 am to 6:00 pm.

Nursery staff would work Monday through Friday, 9:00 am to 5:00 pm.

Processing activities would take place Monday through Friday, 9:00 am to 5:00 pm.

Access/Parking

The property is accessed directly from Highway 36 via an existing driveway. The project would provide six customer parking spaces at the dispensary, 11 staff parking spaces near the extraction building, and 30 staff parking spaces, including two ADA-compliant accessible spaces, near the indoor cultivation building. Total off-street parking would be 47 spaces, including three ADA-compliant accessible spaces.

Landscape trees would be installed along the northern side of the property to screen the project from Highway 36; sufficient space would be available in and around proposed parking areas and internal circulation driveways for landscaping that may be requested by the County Planning and Building Department pursuant to HCC §314-109.1.5.2.

Storm water Management

The project site is flat and has no surface drainage patterns. There are no creeks or natural water bodies within 0.5 mile of the project site. Precipitation on the project site percolates into the soil. The project proponent has contracted with Pacific Watershed Associates to design a storm water management plan for the proposed development.

Watershed Protection

There are no naturally-occurring aquatic resources on or adjacent to the property. The existing pond is an artificial feature constructed in uplands and is fed by surface runoff from paved areas. The property has minimal gradients and no apparent drainage patterns; precipitation percolates into the soil. The Van Duzen River is approximately 0.5 mile south of the property, separated from it by farmland and pasture. The property is in the Cummings Creek – Van Duzen River Hydrologic Unit (HUC-12) and the Van Duzen Planning Watershed.

On-site Wastewater System

The existing mobile home is served by an OWTS that would serve the proposed dispensary, non-volatile extraction building, and security staff. This existing system consists of two 750-gallon septic tanks and a leach field, which is sufficient to process the maximum 1,1800 gallons per day generated by the staff and dispensary customers served by that system. The total service provided by the existing OWTS would be as follows:

- Dispensary: 400 gallons per day (gpd) per toilet x 2 toilets = 800 gpd (serves 5 dispensary staff plus customers);
- Extraction: 35 gpd per factory worker x 4 workers = 140 gpd;
- Security: 15 gpd per non-factory worker x 2 security guards = 30 gpd;
- Mixed-light Cultivation Staff (Phase Two): 35 gpd per factory worker x 6 workers = 210 gpd.

The existing OWTS would serve 17 staff and the dispensary customers, which would use approximately 79 percent of the capacity of the system.

Lindberg Geologic Consulting has designed the proposed OWTS that would serve the proposed manufacturing, volatile extraction, nursery, testing, commercial kitchen, and indoor cultivation functions. The proposed OWTS would consist of two 1,200-gallon dual-chambered septic tanks and three 50-foot leach trenches. This system would be more than sufficient to serve 20 people per day. The proposed project includes a 100-percent reserve leach field area adjacent to the proposed leach field, which would be protected from development.

Hazardous Materials and Waste

The proposed cultivation would utilize a synthetic soil-less growing medium designed by Dirty Business Soil Consultants of Arcata, CA. The medium would consist primarily of Coco-Coir (coconut husk), with other soil-like amendments. This medium is reusable and lasts longer than organic/mineral potting soil. Growing medium that can no longer be reused would be transported to a commercial recycling facility.

Growing medium would be revitalized using compost teas; no salt-based fertilizers, heavy metals, or plant growth regulators would be used. Between cultivation cycles, the productivity of the used growing medium would be restored by an anaerobic fermentation process similar to silage known as "Bokashi" and amending with compost teas. The Bokashi process involves fermenting organic material for 7-10 days in sealed drums, which prevent the escape of odors.

Organic solid waste, including cannabis byproduct and unusable plant material, would be shredded and fermented in the Bokashi process, then added to reused growing medium. Liquid waste, including byproducts of cannabis processing and extraction, would be added to the Bokashi fermentation process, then drawn off and used as organic compost tea. Household waste would be stored in sealed containers in a recycling and waste enclosure and removed to a solid waste transfer station or recycling facility in Fortuna regularly.

All cultivation would take place in sealed raised beds that would contain all irrigation runoff.

The project proposes to use the following pesticides: Neem oil and Grandevo. Neem oil is a plant extract that has no known toxicity to non-target organisms[3]; the active ingredient of Grandevo is a bacterium that may affect terrestrial arthropods, aquatic invertebrates, and honey bees[4]. The project would restrict application of all pesticides to indoor areas (including mixed-light greenhouses); consequently, there would be no risk of overspray effects on non-target organisms.

The proposed project includes volatile extraction operations. Solvents used in extraction would include 200-proof (100 percent) ethanol, isopropyl alcohol, 30 percent hydrogen peroxide, {D}Limonene, and butane. The health hazards for all of these substances except butane are irritation in case of contact with skin and eyes, or inhalation. Butane gas is non-irritating to skin and eyes, but is an asphyxiation hazard if inhaled. Ethanol, isopropyl, and Limonene are flammable liquids; butane is a flammable gas. Volatile extraction would take place in an explosion-proof room constructed inside the proposed manufacturing building. Chemicals would be obtained from licensed vendors and shipped/transported to the site in accordance with federal, state, and local requirements for transportation of hazardous substances. Shipments would be received at loading docks equipped with spill containment kits. Quantities of these chemicals on-site would be small and any accidental spills would have no potential to contaminate surface water or groundwater, or pose a threat to the public.

Odors

The project proponent has contracted with Frontier Engineering of Redding, CA to design heating, ventilation, and air conditioning (HVAC) systems using carbon odor filtration for all proposed buildings and greenhouses. Indoor cultivation areas would be enclosed in a metal building equipped with a carbon filtered HVAC system; mixed-light greenhouses would be rigid commercial greenhouse structures equipped with carbon-filtered exhaust systems; the drying room, vegetative growth room, extraction laboratories, processing room, dispensary storefront, and kitchen would all be connected to carbon filtered HVAC systems designed to replace the air in the room every three minutes.

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[3] https://www3.epa.gov/pesticides/chem_search/reg_actions/registration/decision_PC-025006_07-May-12.pdf

[4] https://www3.epa.gov/pesticides/chem_search/reg_actions/registration/fs_PC-016329_20-Aug-12.pdf

Electrical Service

Electricity on the property is supplied by Pacific Gas and Electric (PGE). The project proponent does not propose to use generators as a primary energy source, but may install generators for emergency use. The project owner would enroll in the PGE ClimateSmart program (a carbon tax) to offset carbon emissions, and would pursue a transition to on-site solar electricity during the life of the project.

10. Surrounding Land Uses and Setting

The project site is in an agricultural area of western Humboldt County, which is characterized by increasing suburbanization in Fortuna, Rohnerville, and Hydesville. Properties to the east and west of the project site are developed with light industrial uses; lands south of the project site are in residential/agricultural use. Immediately north of the project site is a steep bluff forming the north side of the Van Duzen River valley. Lands at the top of the bluff are pasture and Rohnerville Airport. The community of Alton is approximately 0.6 mile west of the project site, and the Van Duzen River is approximately 0.5 mile south.

Elevations range from approximately 85 feet above mean sea level (amsl) to approximately 90 feet amsl. Slopes on the property are 0-6 percent.

The Humboldt County General Plan Adopted October 23, 2017 (2017 General Plan) designates the project area as "Industrial General" (IG) with an Airport Land Use Compatibility Zone Overlay (AP), within the Fortuna Area Community Plan. The IG designation provides for general industrial and manufacturing uses, typically in urban areas, where convenient access to transportation systems and a full range of urban services are available. This designation may be accommodated in rural areas where full urban services are not required for the intended use. Primary uses include, but are not limited to, research/light industrial, agricultural products processing, intensive agriculture, office and professional, and warehousing, storage, and distribution.

The parcel is zoned as "Heavy Industry" (MH) with a Special Qualified Combining Zone (Q) intended to preserve the property primarily, but not exclusively, for timber products processing plants. The principal permitted uses of MH include, among others, stores, professional offices, research and development laboratories, and industrial manufacturing uses.

The project site and surrounding areas are not located in any flood hazard zones mapped by the Federal Emergency Management Agency (FEMA). According Humboldt County Web GIS data[5], approximately three-fourths of the property is prime agricultural soils.

11. Other Public Agencies whose Approval is Required: (e.g., permits, financing approval, or participation agreement.)

The project proponent enrolled the proposed project under North Coast Regional Water Quality Control Board (NCRWQCB) Waiver of Waste Discharge Requirements Order Number R1-2015-0023 as a Tier II discharger on April 3, 2017. Because cultivation would occur only after implementation of Phase Two, Phase 1 of the proposed project would not require enrollment; a water resources protection plan would be prepared and implemented prior to development of Phase 2.

The California Department of Food and Agriculture (CDFA) began issuing annual permits for cannabis cultivation in January 2018, and requires applicants to demonstrate compliance with Section 1602 of the Fish and Game Code. Compliance must be demonstrated with a Lake or Streambed Alteration (LSA) Agreement issued by the California Department of Fish and Wildlife (CDFW) or written verification from CDFW that an LSA Agreement is not required. Applicants seeking compliance with Section 1602 of the Fish and Game Code must notify CDFW and enter into an LSA Agreement if

[5] http://www.gis.co.humboldt.ca.us.

required. CDFW may issue a standard (project-specific) LSA Agreement, an LSA General Agreement for Cannabis Cultivation, or may determine that an LSA Agreement is not required. Written verification that an LSA Agreement is not required may be in the form of a letter from CDFW, or the expiration of 60 days from the date that CDFW deems the notification complete without CDFW issuing a draft standard agreement. The project proponent would obtain a CDFA permit for cannabis cultivation prior to development of Phase 2, and would obtain an LSA Agreement for the existing well at the same time if the existing well would be used for cultivation, and CDFW determines that an LSA is required for it.

Locally, permits from Humboldt County Building Division are required for all proposed buildings. Fortuna Fire Protection District requires confirmation of adequate driveway access to within 150 feet of all proposed buildings, a turn-around within 150 feet of the entrance from State Highway 36, water storage capacity for sprinkler requirements in the proposed buildings, and a minimum fire flow of 1,500 gallons per minute for 120 minutes (180,000 gallons).

2.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Greenhouse Gases	☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☒ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Tribal Cultural Resources	☐ Utilities/Service Systems
☒ Mandatory Findings of Significance		

3.0 DETERMINATION: (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project COULD have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project COULD have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature _____ Date 9/26/18

Cliff Johnson
Printed name

Humboldt County Planning & Building Department
For

4.0 EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 21, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addresses. Identify which effects from the above checklist were within the scope of and adequately analyze in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plan, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and sources that have been used and individuals contacted should be cited in the discussion.

8) The explanation of each issue identifies:

   a) The significance criteria or threshold, if any, used to evaluate each question; and

   b) The mitigation measure identified, if any, to reduce the impact to less than significant.

5.0 CHECKLIST, DISCUSSION OF CHECKLIST RESPONSES, PROPOSED MITIGATION

5.1 AESTHETICS

Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

Setting:

Humboldt County is an area of diverse visual character. The project site is in a semi-rural area characterized by flat topography. The area features pasture and other agricultural land, rural residential, and light industry. The property to the east is mostly paved and developed with a variety of industrial buildings and materials stockpiles. The property to the west is entirely paved and is used to park recreational vehicles. The property to the south of the project site is pasture, hayfield, and a large dairy facility.

The project site is consistent with the surrounding areas. Much of the property is currently undeveloped pasture land while the southwest quarter of the site includes the existing mobile home, agricultural storage building, sheds, and shipping containers.

The project site is accessed directly from Highway 36 via a paved driveway. The driveway is approximately 150 feet wide at the highway, and tapers to 12 feet wide at a gate approximately 100 feet south of the highway. Part 3, Chapter 10.7 of the 2017 General Plan states that, although there are no "officially designated" scenic highways in Humboldt County, State Route 36 from U.S. Highway 101 near Fortuna to the Trinity County line could be eligible for official designation. The 2017 General Plan defines a scenic highway as one that, in addition to its transportation function, provides opportunities for the enjoyment of natural or scenic resources. The 2017 General Plan states that "[s]cenic highways direct views to areas of exceptional beauty, natural resources or landmarks, or historic or cultural interest."[6] The properties viewed from SR 36 in the vicinity of the project site include the industrial and dairy operations described earlier in this section, and do not meet a standard of exceptional beauty, natural landmarks, or cultural or historic interest.

[6] Humboldt County General Plan, page 10-46.

Analysis:

a) Finding: The project will not have a substantial adverse effect on a scenic vista. *No impact.*

Discussion: A scenic vista is defined as a viewpoint that provides expansive views of a highly-valued landscape (such as an area with remarkable scenery or a resource that is indigenous to the area) for the benefit of the public. There are no designated scenic vistas in the area. No impact would occur and no mitigation would be necessary.

b) Finding: The project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. *No impact.*

Discussion: According to the California Scenic Highway Mapping System[7], there are no designated state scenic highways in the project vicinity. SR 36 is listed as an "Eligible State Scenic Highway" but the project site does not contain any landmark trees, rock outcroppings, or buildings of historical significance.

The proposed project would not substantially damage scenic resources within a state scenic highway. No impact would occur and no mitigation would be necessary.

c) Finding: The project will not substantially degrade the existing visual character or quality of the site and its surroundings. *Less than significant impact.*

Discussion: Sensitive viewer groups typically include residents, recreationists, and motorists. Properties adjacent to the project site feature industrial uses. The proposed project would construct one- and two-story metal buildings on a property preferentially zoned for timber products processing uses. The proposed buildings would be consistent with existing industrial and dairy buildings on surrounding properties, and would include external cosmetic design features to break up the uniformity of their exteriors such as color variation and awnings. The proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings. The project would install additional landscape trees along the northern side of the property as specified on the engineering plans for the project (**Appendix A**), as well as landscaping in the parking areas as required by HCC §314-109.1.5.2.

Potential impacts would be less than significant, and no mitigation would be necessary.

d) Finding: The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. *Less than significant impact with mitigation incorporated.*

Discussion: The proposed project would include 10,000 sf of indoor cultivation in a 16,000-sf metal building, and 10,000 sf of mixed-light cultivation in greenhouses. There is the potential for light to escape from the indoor cultivation area and from the mixed-light greenhouses, which could result in a source of light or glare and could be a potentially significant impact. Other outdoor lighting, if not property directed, could also create a source of light and glare. Mitigation is proposed to reduce the potential impacts to less than significant. With implementation of the proposed mitigation, impacts would be reduced to a level of less than significant.

Mitigation:

AES-1 Lighting Plan

Prior to issuance of Building Permits or commencement of any use of the site, the applicant shall submit a lighting plan to the County Planning Division demonstrating that all indoor and outdoor lighting for the

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[7] http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/ ; accessed May 1, 2018

proposed project will not deliver or have the potential to deliver light pollution, from sunset to sunrise. The lighting plan shall be designed to prevent light spillover onto adjacent property and shall conform to the international dark sky standards. The lighting plan shall be approved by the County Planning Division prior to issuance of any construction permits.

Findings:

a) The project will not have a substantial adverse effect on a scenic vista: **No impact.**

b) The project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway: **No impact.**

c) The project will not substantially degrade the existing visual character or quality of the site and its surroundings: **Less than significant impact.**

d) The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area: **Less than significant impact with mitigation incorporated.**

5.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	**Potentially Significant**	**Potentially Significant Unless Mitigation Incorp.**	**Less Than Significant Impact**	**No Impact**
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Setting:

As previously mentioned, the project site is designated "Industrial General" (IG) in the Humboldt County General Plan, and is zoned Heavy Industry (MH-Q). The project site is not used for agriculture and supports only a few ornamental trees.

The Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency has not yet mapped farmland in Humboldt County[8]. According to the Humboldt County Web GIS mapping, the southern two-thirds of the project site is mapped as prime agricultural soils.

As a means of agricultural land preservation, the State Legislature enacted the California Land Conservation Act of 1965 commonly called the "Williamson Act." Under the Act, property owners may enter into contracts with the County to keep their lands in agricultural production for a minimum of 10 years, in exchange for property tax relief. Lands covered by Williamson Act contracts are assessed

[8] www.consrv.ca.gov ; accessed May 1, 2018

based on their agricultural value instead of their potential market value under non-agricultural uses and are known as "Agricultural Preserves." According to Humboldt County Web GIS mapping, there is no Williamson Act contract for the project site.

The Z'berg-Warren-Keene-Collier Forest Taxation Reform Action 1979 requires counties to provide for the zoning of land used for growing and harvesting timber as timberland preserve. The project site is not zoned for timber harvest and there are no commercial timber tree species on the project site.

Analysis:

a) Finding: The proposed 2,392 sf extraction building, the proposed 16,000 sf indoor cultivation building, and approximately 3,000 sf of the proposed 20,000 sf processing/manufacturing building would be located on prime agricultural soils. Other project components situated on prime agricultural soils, such as the proposed 10,000 sf of mixed-light cultivation greenhouses, proposed parking spaces, gravel access roads, and the proposed septic leach field, would not result in permanent loss of native top soils. The proposed dispensary would occupy the footprint of the existing mobile home and thus not cause any net loss of prime agricultural soils. The total area of prime agricultural soils that would be lost to permanent structures is less than 22,000 sf (0.5 acre) and would not represent a significant reduction in prime agricultural soils in the area. *Less than significant impact.*

Discussion: As previously mentioned, Humboldt County is not included in the FMMP. The County has identified prime agricultural soils in the project site, including in the footprint of proposed permanent structures. Other proposed project components such as greenhouses and access roads would have permeable floors or surfaces, and would not result in permanent removal of prime agricultural soils. The impact would be less than significant, and no mitigation would be necessary.

b) Finding: The project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. *No impact.*

Discussion: The project site is zoned Heavy Industry (MH) with a Special Qualified overlay zone for timber products processing. According to Humboldt County Web GIS mapping, there is no Williamson Act contract applicable to the project site. The proposed project would not conflict with existing zoning for agricultural use or a Williamson Act Contract. No impact would occur, and no mitigation would be necessary.

c) Finding: The project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526). *No impact.*

Discussion: There is no forest or timber land on the property. No impact would occur, and no mitigation would be necessary.

d) Finding: The project will not result in the loss of forest land or conversion of forest land to non-forest use. *No impact.*

Discussion: There is no forest or timber land on the property. The proposed project would not result in the loss of forestland or conversion of forest land to non-forest use. No impact would occur, and no mitigation would be necessary.

e) Finding: The project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. *No impact.*

Discussion: The project site is surrounded by a state highway, industrial/commercial

development, and a commercial dairy. Of these, only the commercial dairy is an agricultural use and that use would not be susceptible to change due to the proposed project. Development of a commercial cannabis cultivation, processing, manufacture, and dispensary operation on the project site would introduce a use similar to the commercial dairy and would not encourage population growth or development in the surrounding area. Therefore, the project would not lead to a conversion of farmland to non-agricultural use or forest land to non-forest use in the area surrounding the site.

Findings:

a) The project would permanently convert less than 0.5 acre of Prime Farmland, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use: **Less than significant impact.**

b) The project will not conflict with existing zoning for agricultural use, or a Williamson Act contract: **No impact.**

c) The project will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526): **No impact.**

d) The project will not result in the loss of forest land or conversion of forest land to non-forest use: **No impact.**

e) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use. **No impact.**

5.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Setting:

The project site is in Humboldt County, which lies within the North Coast Air Basin (NCAB). The NCAB extends for 250 miles from Sonoma County in the south to the Oregon border. The climate of NCAB is influenced by two major topographic units: the Klamath Mountains and the Coast Range provinces. The climate is moderate with the predominant weather factor being moist air masses from the ocean. Average annual rainfall in the area is approximately 50 to 60 inches with the majority falling between October and April. Predominant wind direction is from the northwest during summer months and from the southwest during winter storm events.

Project activities are subject to the authority of the North Coast Unified Air Quality Management District (NCUAQMD) and the California Air Resources Board (CARB). NCUAQMD is listed as "attainment" or "unclassified" for all the federal and state ambient air quality standards except for the state 24-hour particulate (PM_{10}) standard, which relates to concentrations of suspended airborne particles that are 10 micrometers or less in size.

In determining whether a project has potentially significant air quality impact on the environment, agencies often apply their local air district's thresholds of significance to project impacts in the review process. The District has not formally adopted specific significance thresholds, but rather utilizes the Best Available Control Technology (BACT) emissions rates for stationary sources as defined and listed in the NCUAQMD Rule and Regulations, Rule 110 – New Source Review (NSR) and Prevention of Significant Deterioration (PSD), Section 5.1 – BACT (pages 8-9)[9].

Sensitive receptors near the project site primarily include rural residences the nearest of which are 600 feet to the south, 900 feet to the east, and 0.25-mile to the west.

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[9] www.ncuaqmd.org ; accessed April 26, 2018

Analysis:

a) Finding: The project will not conflict with or obstruct implementation of the applicable air quality plan. *No impact.*

Discussion: A potentially significant impact to air quality would occur if the project would conflict with or obstruct the implementation of the applicable air quality management or attainment plan. Therefore, it is necessary to assess the project's consistency with these plan(s).

The California Clean Air Act (CCAA) requires the NCUAQMD to achieve and maintain state ambient air quality standards for PM_{10} by the earliest practicable date. The NCUAQMD prepared the Particulate Matter Attainment Plan, Draft Report, in May 1995. This report includes a description of the planning area (North Coast Unified Air District), an emissions inventory, general attainment goals, and a listing of cost-effective control strategies. The NCUAQMD's attainment plan established goals to reduce PM_{10} emissions and eliminate the number of days in which standards are exceeded. The plan includes three areas of recommended control strategies to meet these goals: (1) transportation, (2) land use and (3) burning. Control measures for these areas are included in the Attainment Plan. The project design incorporates control measures identified in the PM_{10} Attainment Plan appropriate to this type of project, such as:

1) The project would be located in the Fortuna area. By locating the project on a site near an urban area, and combining cultivation, processing, and manufacturing activities on the same property, vehicle miles traveled would be reduced and would result in less associated vehicular exhaust emissions generated when compared with cannabis operations located in the more rural areas of Humboldt County.
2) The site is accessed by paved and graveled roads which would result in less fine particulate matter (PM_{10}) generated when compared with traffic on unpaved rural roads.
3) The project involves a commercial cannabis cultivation, processing, manufacturing, and dispensary operation. The project site is zoned for heavy industry with a preference for timber products processing. Particulate emissions from the proposed project would be much less than those typical of timber products processing.
4) The proposed project's cannabis operation does not include any burning and would not employ wood stoves for heat.

The proposed project would not obstruct implementation of the NCUAQMD Attainment Plan for PM_{10}. No impacts would occur.

b) Finding: The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. *Less than Significant Impact.*

Discussion: Air quality standards within the NCUAQMD are set for emissions that may include, but are not limited to: visible emissions, particulate matter, and fugitive dust. Pursuant to Air Quality Regulation 1, Chapter IV, Rule 400 – *General Limitations*, a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endanger the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property. Visible emissions include emissions that are visible to the naked eye, such as smoke from a fire. The proposed project involves constructing and operating a commercial cannabis cultivation, processing, manufacturing, and dispensary operation. No activities resulting in visible emissions, including intentional fire/burn, would be associated with the project.

Air quality impacts can be divided into two phases for a project: construction and operation.

Mobile sources of emissions include equipment used during short-term construction and vehicle/truck traffic and light-duty equipment from long-term operation. According to NCUAQMD Rule 102, the Air District does not currently require permits for the operation of heavy equipment used for construction (except pavement burners) or agricultural operations[10]. There are no "target" air quality standards/limits in this area; however, heavy equipment is generally subject to off-road equipment emission standards from the California Air Resources Board (CARB) and exceeding those standards may constitute a "nuisance" condition, and can be mitigated by proper equipment maintenance.

The project proposes to construct three metal buildings, 10 greenhouses, 44 parking spaces, internal gravel driveways, a trash/recycling enclosure, an OWTS, a well and water treatment system, and replace an existing mobile home. Construction would take place in two phases over a span of 2 – 3 years. Emissions from construction equipment would occur for a limited period and the equipment would be maintained to meet current emissions standards as required by the California Air Resources Board (CARB) and the NCUAQMD. As described in Section 5.16 – *Transportation/Traffic*, during long-term operation the project will generate up to 252 vehicle trips per day (148 in/148 out - 37 workers, 50 in/50 out - 50 dispensary customers, and 2 in/2 out - deliveries) once both phases of the project are complete.

Stationary sources of emissions from the project would include the HVAC and filter systems for air conditioning, odor reduction, manufacturing, extraction, and heating. According to NCUAQMD Rule 102, the Air District does not require permits for HVAC systems[11].

The project has the potential to generate particulate matter (dust) during construction activities. All activities at the project site are required to meet NCUAQMD Air Quality standards, including Regulation 1, which prohibits nuisance dust generation and is enforceable by the District. The NCUAQMD currently enforces dust emissions according to the CA Health and Safety Code (Section 41701) which limits visible dust emissions that exceed 40% density to a maximum of 3 minutes for any one-hour period. NCUAQMD District Rule 104 states that "*reasonable precautions shall be taken to prevent particulate matter from becoming airborne*." The USEPA has determined that dust generally settles out of the atmosphere within 300 feet of the source. Due to the limited size of ground disturbance associated with construction of each component of the proposed project (maximum of 20,000 sf), particulate matter (dust) generated during construction would be minimal. The closest sensitive receptors are residences 600 feet to the south, but because of the limited activity that would occur, the rapid dissipation of the dust, and the low density of residences, potential impacts would be minimal.

The project site is accessed via an existing paved driveway from Highway 36; therefore, vehicles accessing the project site during construction and operation would not generate dust. Plants produced in the proposed cultivation areas would be processed on-site, and extraction and manufacturing would also occur on-site, eliminating the need for transportation of material to off-site facilities.

Carbon monoxide (CO) hot spots are typically associated with idling vehicles at extremely busy intersections (i.e. intersection with an excess of 100,000 vehicle trips per day). There are no projected CO hot spot intersections in Humboldt County or in the general project area which exceed the 100,000 vehicles per day threshold typically associated with CO hot spots. In addition, the North Coast Air Basin is currently in attainment for carbon monoxide (CO). As such, project related vehicular emissions would not create a hot spot nor contribute to an

[10] http://www.ncuaqmd.org/index.php?page=rules.regulations ; accessed May 8, 2018
[11] http://www.ncuaqmd.org/index.php?page=aqplanning.ceqa ; accessed May 8, 2018

existing one.

Therefore, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

c) Finding: The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). *No impact.*

Discussion: The NCUAQMD is currently listed as being in "attainment" or is "unclassified" for all Federal health protective standards for air pollution (ambient air quality standards). However, under State ambient air quality standards, the air district has been designated "nonattainment" for particulate matter less than ten microns in size (PM_{10})[12].

The NCUAQMD has advised that, generally, an activity that individually complies with the state and local standards for air quality emissions will not result in a cumulatively considerable increase in the countywide PM_{10} air quality violation. In general, construction activities that last for less than one year, and use standard quantities and types of construction equipment, are not required to be quantified and are assumed to have a less than significant impact[13]. The project footprint is relatively small (less than 50,000 square feet) and would not involve substantial earthwork due to the nature of the proposed structures and the condition of the site. Each phase of construction would be less than one year. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

d) Finding: The project will not expose sensitive receptors to substantial pollutant concentrations. *Less than significant impact.*

Discussion: Sensitive receptors (e.g. children, senior citizens, and acutely or chronically ill people) are more susceptible to the effect of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, parks, childcare centers, hospitals, convalescent homes, and retirement homes. Sensitive receptors near the project site primarily include residences on the agricultural properties to the south and east. Those residences are located approximately 600 feet and 900 feet from the proposed project, respectively (residences based on review of structures in GoogleEarth© aerial imagery). The residences to the south are associated with a commercial dairy.

As indicated by the air quality impact analysis under subsection b), the proposed project would not produce significant quantities of criteria pollutants (e.g. PM_{10}) during short-term construction activities or long-term operation. In addition, the proposed project would not create a carbon monoxide (CO) hot spot.

Cultivation operations involving application of dry or wet chemicals such as pesticides would be conducted inside a building and greenhouses and therefore not susceptible to wind dispersal to sensitive receptors. Extraction and manufacturing operations would take place inside buildings, and would employ commercial equipment designed for cannabis extraction and manufacturing that use closed-loop processes for volatile solvents or open systems involving only steam and ethanol. Extraction and manufacturing equipment would be installed according to manufacturers' specifications for ventilation and filtration of exhaust. Therefore, the proposed project will not expose sensitive receptors to substantial pollutant concentrations.

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[12] http://www.ncuaqmd.org/index.php?page=northcoast.airbasin ; accessed May 8, 2018
[13] http://www.ncuaqmd.org/index.php?page=aqplanning.ceqa ; accessed May 8, 2018

Impacts would be less than significant, and no mitigation would be necessary.

e) Finding: The project will not create objectionable odors affecting a substantial number of people. *Less than significant impact.*

Discussion: During long-term operation of the project there is potential to impact air quality due to odors that would be generated by the proposed cultivation, processing, extraction, and manufacturing activities. Sensitive receptors near the project site are limited to three residences associated with the dairy and one residence on an agricultural parcel to the east; the nearest is 600 feet from the project site. The project would be required to install odor control filtration systems on the processing, extraction, manufacturing, and cultivation buildings. The proposed project would not create objectionable odors affecting a substantial number of people. Impacts would be less than significant, and no mitigation would be needed.

Findings:

a) The project will not conflict with or obstruct implementation of the applicable air quality plan: **No impact.**

b) The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation: **Less than significant impact.**

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors): **No impact.**

d) The project will not expose sensitive receptors to substantial pollutant concentrations: **Less than significant impact.**

e) The project will not create objectionable odors affecting a substantial number of people: **Less than significant impact.**

5.4 BIOLOGICAL RESOURCES

Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Setting:

The project site is an existing industrial/agricultural property. The eastern half of the site is undeveloped and has been used in recent years for grazing and hay production according to the Cultural Resources Investigation dated December 2017 and prepared by Archaeological Research and Supply Company (hereafter referred to CRI). The western half of the site is developed with a mobile home, a storage building, several sheds and shipping containers, and a paved driveway, and was used in the past for a logging truck business. A 20,000-gallon constructed pond lies in the northwest corner. The site supports scattered ornamental trees, shrubs, and blackberry patches. The site is generally characterized by non-native grasses such as oats (*Avena* sp.), soft chess (*Bromus hordeaceus*), velvet grass (*Holcus lanatus*), and canary grass (*Phalaris aquatica*) (**CRI**).

The project site is flat and level, with slopes from 0 to 6 percent. There are no streams, wetlands, or

natural water bodies on the site; the constructed pond is an artificial feature unconnected to any natural watercourse and fed by runoff from paved areas. Soils on the site are silty fine sand and well-drained (**Appendix B**).

Regionally Occurring Special Status Species:

The following lists of special-status species known to occur and/or having the potential to occur in the project region were reviewed (**Appendix C**): USFWS list of federally protected species with the potential to be affected by the project; California Native Plant Society (CNPS) list of special-status plants with reported occurrences on the "Hydesville, CA" quad and the "Fortuna, CA" quad; California Natural Diversity Database (CNDDB) list of special-status species with reported occurrences in the "Hydesville, CA" quad and the "Fortuna, CA" quad. The CNDDB database is maintained by CDFW. The locations of CNDDB records of special-status species relative to the project site are shown on the "CDFW Resource Maps" in **Appendix A.**

Special Status Plants

The USFWS reported three species listed as endangered and having potential to be affected by the project: beach layia (*Layia carnosa*), Menzies' wallflower (*Erysimum menziesii*), and wester lily (*Lilium occidentale*). Beach layia and Menzies' wallflower grow on sandy coastal dunes and bluffs; western lily grows in bogs and coastal scrub where soils are heavy and poorly drained. The project site does not contain suitable habitat for any of these species, and there is no potential for them to occur in the site.

The CNPS and CNDDB database queries returned eight species with California Rare Plant Rank (CRPR) of 1B (rare, threatened, or endangered in California and elsewhere) or 2B (rare, threatened, or endangered in California but more common elsewhere). Of these eight species, two have been recorded within two miles of the project site: Pacific gilia (*Gilia capitata* ssp. *pacifica*) is a CRPR 1B.2 species that grows in coastal scrub, coastal bluff, and grassland habitats, and was recorded on the bluffs north of Highway 36 in 1927; Siskiyou checkerbloom (*Sidalcea malviflora* ssp. *patula*) is a CRPR 1B.2 species that grows in coastal scrub, coastal prairie, and coniferous forest, often in road cuts, and was recorded along Highway 36 northwest of the project site in 2014. The grassland and disturbed areas of the project site may provide suitable habitat for these two species. The remaining six species are found in coastal scrub and coastal bluff habitats, in vernally mesic seeps and vernal pools, or in lower montane woodland. None of these habitats are found in the portion of the project site to be developed, and the potential for these six species to occur is minimal.

Special Status Animals

The CNDDB list of special-status species and USFWS list of federally protected species with potential to be affected by the project identified two species of fish; two species of amphibian; one species of reptile; nine species of bird; and five species of mammal occurring in the region. Six of these species have been reported within two miles of the project site: longfin smelt (*Spirinchus thaleichthys*), foothill yellow-legged frog (*Rana boylii*), northern red-legged frog (*Rana aurora*), western pond turtle (*Emys marmorata*), tricolored blackbird (*Agelaius tricolor*), and bank swallow (*Riparia riparia*). Longfin smelt was reported in the Eel River; foothill yellow-legged frog, northern red-legged frog, and western pond turtle were reported from the Van Duzen River; bank swallow was reported near Hydesville in 1946, and tricolored blackbird was reported nesting along U.S. Highway 101 north of the junction with Highway 36.

The project site includes no suitable habitat for the special-status fish species reported in the database queries or for foothill yellow-legged frog; these species inhabit rivers and streams. The special-status bird species reported in the database queries include marbled murrelet (*Brachyramphus marmoratus*) and northern spotted owl (*Strix occidentalis caurina*), which inhabit old-growth and similar forests, yellow-billed cuckoo (*Coccyzus americanus*), which inhabits dense riparian scrub and woodland, and western snowy plover (*Charadrius alexandrinus nivosus*), which nests on sandy beaches, coastal playas, and alkali flats. None of these habitats are present in the project site. Other special-status bird

species in the region include Cooper's and sharp-shinned hawk (*Accipiter cooperii, A. striatus*), and osprey (*Pandion haliaetus*). Cooper's and sharp-shinned hawks nest in dense forests, and osprey nest on snags and poles, usually near water. The trees on the project site are sparse and do not provide suitable nesting habitat for these species. Bank swallows nest in large colonies on sandy, vertical cut-banks along rivers; tricolored blackbirds nest in large colonies in thorny vegetation or emergent marsh vegetation near water. There is no suitable habitat for these species in the project site. Special-status mammals reported in the database queries include forest species such as marten (*Martes caurina humboldtensis*), fisher (*Pekania pennanti*), and Sonoma tree vole (*Arborimus pomo*), as well as Townsend's big-eared bat (*Corynorhinus townsendii*) and pallid bat (*Antrozous pallidus*), which roost in rock crevices, mines, tunnels, and abandoned buildings. The project site does not include suitable habitat for any of these species.

The constructed pond in the project site provides potentially suitable habitat for northern red-legged frog and western pond turtle; both of these species inhabit still or slow-moving water and can be found in stock ponds and other artificial ponds. However, the constructed pond in the project site is small (approximately 20,000 gallons), less than two feet deep, and isolated, making it unlikely to be colonized by frogs or turtles from the surrounding region. Furthermore, the pond would be avoided by the proposed project, which would further reduce the potential for adverse effects to western pond turtle or northern red-legged frog.

Analysis:

a) Finding: There is low potential for several regionally-occurring special-status plant and animal species to occur in the project site and be affected by the proposed project; however, potential effects on the regional populations of these species would be minimal. Pacific gilia and Siskiyou checkerbloom are known to occur in the vicinity of the project site and potentially suitable habitat is present in the project site; however, the potential for these species to occur in the project site is low, and the amount of suitable habitat that would be affected by the proposed project is minimal in comparison to the total available habitat in the vicinity. Western pond turtle and northern red-legged frog have low potential to occur in the constructed pond in the project site and, if present, would be adequately protected by avoidance of the pond and exclusionary fencing during construction. *Less than significant impact.*

Discussion: The constructed pond in the project site provides marginally suitable habitat for special status wildlife, and special-status plants may occur in the grassland and disturbed roadside areas in the site.

Because of the small size, shallow depth, and isolation of the constructed pond, it is unlikely that western pond turtle or foothill yellow-legged frog would occur in the pond. The proposed project would avoid the pond, and exclusionary fencing would be installed between the pond and the construction area during construction. These measures would be sufficient to avoid significant impact to special-status wildlife that may be present in the pond.

Neither Pacific gilia nor Siskiyou checkerbloom is protected by any act that regulates take of individuals; therefore, impacts are assessed at the population level. Given the extent of suitable habitat for those species on the bluffs north of Highway 36 and the disturbed nature of habitat on the project site, any individuals of those species that may be present on the project site would represent a minimal and peripheral portion of the regional population occupying marginal habitat. Therefore, impacts to the regional populations of those species from development of the proposed project would be less than significant.

b) Finding: The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS. *Less than significant impact.*

Discussion: The project site includes no sensitive habitats. The proposed project would not result

in the removal of riparian habitat, nor would it result in direct or indirect impacts to aquatic habitats. The only surface water feature in the project site is a constructed pond fed by runoff from paved areas, which does not support riparian vegetation, and would be avoided by the project.

The site is enrolled under the NCRWQCB Waiver of Waste Discharge Requirements Order Number R1-2015-0023 as a Tier II discharger. One of the requirements is to prepare a watershed resources protection plan (WRPP), which includes identifying potential sources of water quality violations or waste discharge requirements, corrective actions including implementing and monitoring best management practices (BMPs), and documenting water usage and timing to ensure the water use is not impacting water quality objectives and beneficial uses. The applicant would be responsible for preparing and implementing a WRPP as required. With implementation of the County's grading regulations, and the requirements of the WRPP, potential impacts to sensitive communities would be less than significant.

The County has determined that the existing well is hydrologically connected to surface waters. The existing well would provide water for Phase 1 of the proposed project, which consists of extraction and dispensary activities. These activities are not subject to forbearance to protect against drawdown of surface waters, and the maximum daily water demand for Phase 1 at peak staffing levels would be approximately 240 gallons. Water for Phase 2 would be provided by a new well, drilled to a depth sufficient to avoid groundwater that is hydrologically connected to surface water, and thus not be subject to forbearance. Upon completion of the new well, the existing well would be decommissioned, and water for Phase 1 and Phase 2 would come from the new well.

c) Finding: The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. *No impact.*

There are no federally protected wetlands in the project site.

d) Finding: The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. *No impact.*

Discussion: There is no aquatic habitat on the property suitable for passage by fish, and the properties to the east, west, and north are developed with industrial uses and a highway. Except for the properties immediately adjacent to the project site, nearby lands are undeveloped pasture and hay fields and provide extensive areas for wildlife movement from north of Highway 36 south to the Van Duzen River.

The project site does not currently function as a wildlife movement corridor. Therefore, the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e) Finding: The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. *No impact.*

Discussion: In addition to the general biological resources policies in the 2017 General Plan, the County maintains Streamside Management Areas (SMAs) to protect sensitive fish and wildlife habitats and to minimize erosion, runoff, and other conditions detrimental to water quality. The SMA extends 50-100 feet to both sides of any stream, depending on the location (inside or outside of an urban area) and the nature of the stream (perennial or seasonal), and may extend up to 200 feet to include riparian vegetation. There are no streams on the project site.

The proposed project would avoid existing trees on the project site.

f) Finding: The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. *No impact.*

Discussion: According to the U.S. Fish & Wildlife Service Environmental Conservation Online System (ECOS), the project site is not located within the boundaries of a Habitat Conservation Plan (HCP). Habitat Conservation Plans in Humboldt County include the following: 1) Green Diamond Resource Company California Timberlands & Northern Spotted Owl (formerly Simpson Timber Company); 2) Humboldt Redwood Company (formerly Pacific Lumber, Headwaters); and 3) Regli Estates. These HCPs primarily apply to forest lands in the County.

According to the CDFW website, the project site is not located in the boundaries of a Natural Community Conservation Plan. The conservation plans for Humboldt County listed on California Regional Conservation Plans Map on the CDFW website include the Green Diamond and Humboldt Redwoods Company Habitat Conservation Plans.

The project would not conflict with any local policies or ordinances protecting biological resources or conflict with the provisions of an adopted HCP, Natural Community Plan, or other approved plan applicable to the project area.

Findings:

a) The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service: **Less than significant impact.**

b) The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service: **Less than significant impact.**

c) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means: **No impact.**

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites: **No impact.**

e) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance: **No impact.**

f) The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. **No Impact.**

5.5 CULTURAL RESOURCES

Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Setting:

A cultural resources study for the project site was conducted in December 2017 by Archaeological Resource and Supply Company (ARS, CRI). The study included a records search, Native American Heritage Commission (NAHC) inquiry, coordination with local tribes, and pedestrian survey of the site.

A search of records at the Northwest Information Center revealed five previous investigations have been conducted at least in part within 0.5 mile of the project site; none of those surveys documented any resources (**CRI**). ARS identified a single historical resource off-site to the south of the project site: a historic railroad alignment constructed in 1902.

The project area is within the ethnographic territory of the Bear River and Wiyot Tribes. As part of preparation for a cultural resources survey, representatives of the Wiyot Tribe and Bear River Band of the Rohnerville Rancheria were contacted regarding the project (**CRI**). Upon notification of the results of the cultural resources survey, the THPO of Bear River and the THPO of the Wiyot Tribe concurred with the findings of the survey and the recommendation of no further cultural resources investigations.

Analysis:

a) Finding: The project would not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5. *Less than significant.*

Discussion: A Cultural Resources Investigation of the project site conducted by ARS in December 2017 (**CRI**) found no historical resources as defined in CEQA, Article 4, 15064.5 (a).

Although no historic-age resources were found during the records search, tribal coordination, or field survey, there is always the possibility that previously unknown historic resources exist below ground surface. There is the potential for subsurface excavation activities to uncover previously unknown subsurface archaeological resources. Implementation of standard cultural resource construction mitigation regarding inadvertent discovery would reduce potential impacts to a level of less than significant.

b) Finding: The project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5. *Less than significant impact.*

Discussion: A Cultural Resources Investigation of the project site conducted by ARS in December 2017 (**CRI**) found no archaeological resources as defined in CEQA, Article 4, 15064.5 (a). No pre-contact resources have been recorded within a 0.5 mile radius of the project site, and upon notification of the results of the cultural resources survey, the THPO of Bear River and the THPO of the Wiyot Tribe expressed no concerns. While it's unlikely that the site would contain archaeological resources, there is the potential for subsurface excavation activities to uncover previously unknown subsurface archaeological resources. Implementation of standard cultural resource construction mitigation regarding inadvertent discoveries would reduce potential impacts to a level of less than significant.

c) Finding: The project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. *Less than significant impact.*

Discussion: A Cultural Resources Investigation of the project site conducted by ARS in December 2017 (**CRI**) found no paleontological resources as defined in CEQA, Article 4, 15064.5 (a). However, there is a potential for fossils to be discovered and inadvertently damaged during project construction even in areas with a low likelihood of occurrence. Implementation of standard cultural resource construction mitigation regarding inadvertent discoveries would reduce potential impacts to a level of less than significant.

d) Finding: The project would not disturb any human remains, including those interred outside of formal cemeteries. *Less than significant impact.*

As indicated in the Cultural Resource Investigation conducted by ARS in December 2017 (**CRI**), there are no known human remains on the project site. Implementation of standard cultural resource construction mitigation regarding inadvertent discoveries would reduce potential impacts to a level of less than significant.

Findings:

a) The project would not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5: **Less than significant impact.**

b) The project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5: **Less than significant impact.**

c) The project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature: **Less than significant impact.**

d) The project would not disturb any human remains, including those interred outside of formal cemeteries: **Less than significant impact.**

5.6 GEOLOGY AND SOILS

Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐

Setting:

An Engineering Geologic Soils Exploration Report for the project site was prepared by David N. Lindberg (Certified Engineering Geologist No. 1895) of Lindberg Geologic Consulting (LGC) on April 24, 2017 (**Appendix B**). Exploratory excavations for the report were performed on November 15, 2016. Information in this section is summarized from the LGC report, which is provided in full as **Appendix B**. A Soil Percolation Suitability analysis was performed by LGC in December 2016 to assess the suitability of the project site for an on-site wastewater treatment system adequate to meet the wastewater processing needs of the elements proposed in Phase 2 of the project (**Appendix D**).

Geology and Soils

The project site is located on a fluvial terrace of the Van Duzen River at elevations between 80 and 90 feet above sea level. Slopes on the site are less than 10 percent and there are only a few very minor cuts and fills associated with the driveway on the property. All slopes on the property appeared to be stable in their current condition. The site is underlain by undifferentiated non-marine terrace formations

of Holocene and Pleistocene origin. The subgrade consists of medium dense silty sand with clay suitable for the proposed development.

Seismicity

The site and entire Northern California Region are located in a seismically active area. The nearest active fault is the Little Salmon Fault, which has an estimated maximum movement magnitude of 7.0 on its on-shore segment. Other regional sources of earthquakes include the Cascadia Subduction Zone, the Northern San Andreas Fault, the Mendocino Fault, and faults in the Gorda Plate. These sources are situated offshore to the west of Humboldt County, and have potential to produce strong ground motions. The project site is not within an Alquist-Priolo earthquake fault zone (where the state of California anticipates potential surface rupture).

According to Humboldt County Web GIS data, the project site is within an area of potential liquefaction; however, based on site-specific investigation, the potential for liquefaction is considered moderate to low. LGC based this assessment on the absence of saturated, loose, poorly-graded sand or silt in the soil profile. LGC also considered the potential for settling or subsidence to be minimal.

Slope Stability

According to Humboldt County Web GIS data, the project site has a Seismic Safety Classification of 0 which is "relatively stable", and there are no historic landslides on the site. The bluffs across Highway 36 from the site are prone to debris slides; however, LGC considered slides on those bluffs as rarely, if ever, having sufficient volume or velocity to cross the highway and affect lands to the south. LGC concluded that the potential for slope instability to pose a hazard to existing or proposed development on the project site is low.

Soil Suitability

Although soils in the project site contain a clay fraction, soils appeared well-drained. LGC concluded that there was no evidence of significant shrink-swell potential due to seasonal wetting and desiccation. LGC determined that the soils on the project site are suitable for the proposed OWTS, and provided design specifications (**Appendix D**).

Analysis:

a) i) Finding: The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Divisions of Mines and Geology Special Publication 42). *Less than significant impact.*

Discussion: Seismically induced ground rupture is defined as the physical displacement of surface deposits in response to an earthquake's seismic waves. The magnitude and nature of fault rupture can vary for different faults or even along different strands of the same fault. Surface rupture can damage or collapse buildings, cause severe damage to roads and pavement structures, and cause failure of overhead as well as underground utilities.

There are no earthquake faults delineated on Alquist-Priolo Fault Zone maps within the project area. Since the project area is not traversed by a known active fault and is not within 200 feet of an active fault trace, surface fault rupture is not considered to be a significant hazard for the project site. The project would not expose people or structures to substantial adverse effects from a fault rupture. Impacts would be less than significant and no mitigation would be necessary.

b) ii) Finding: The project would not expose people or structures to potential substantial adverse

effects, including the risk of loss, injury, or death involving strong seismic ground shaking. *Less than significant impact.*

Discussion: Earthquakes on active faults in the region have the capacity to produce a range of ground shaking intensities in the project area. Ground shaking may affect areas hundreds of miles distant from an earthquake's epicenter. Ground motion during an earthquake is described by the parameters of acceleration and velocity as well as the duration of the shaking. Because the project site is located within a seismically active area, some degree of ground motion resulting from seismic activity in the region is expected during the long-term operation of the project.

The State of California provides minimum standards for building design through the California Building Code (CBC; California Code of Regulations Title 24). Where no other building codes apply, CBC Chapter 29 regulates excavation, foundations, and retaining walls. The CBC applies to building design and construction in the State and is based on the federal Uniform Building Code (UBC) used widely throughout the country. The CBC has been modified for California conditions with numerous more detailed and/or more stringent regulations. Specific minimum seismic safety and structural design requirements are set forth in CBC Chapter 16. The Code identifies seismic factors that must be considered in structural design. The Engineering Geologic Soils Exploration Report (**Appendix B**) includes site-specific recommendations that would be required as part of the building permits, and so would reduce risks to a level of less than significant.

a) iii) Finding: The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. *Less than significant impact.*

Discussion: Liquefaction is a phenomenon whereby unconsolidated and/or near-saturated soils lose cohesion and are converted to a fluid state as a result of severe vibratory motion. The relatively rapid loss of soil shear strength during strong earthquake shaking results in temporary, fluid-like behavior of the soil. Soil liquefaction causes ground failure that can damage roads, pipelines, underground cables and buildings with shallow foundations.

The project site is designated as an area subject to liquefaction; however, based on soil characteristics, the site's susceptibility to liquefaction is moderate to low (**Appendix B**). The LGC report includes recommendations for building foundations that would protect the proposed lightly-loaded metal or wood frame buildings from soil liquefaction risks. The project would not expose people or structures to potential substantial adverse effects related to seismic-related ground failure, including liquefaction. The Engineering Geologic Soils Exploration Report (**Appendix B**) includes site-specific recommendations that would be required as part of the building permits, and so would reduce risks to a level of less than significant.

a) iv) Finding: The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. *Less than significant impact.*

Discussion: The proposed project would be located in an area that is flat and is not at risk from landslides originating on slopes across Highway 36 to the north. There is no risk of loss, injury, or death involving landslides associated with construction and operation of the proposed nursery.

b) Finding: The project would not result in substantial soil erosion or the loss of topsoil. *Less than significant impact.*

Discussion: Construction activities associated with the project would involve excavation and grading, and other soil disturbing activities that have the potential to temporarily increase erosion and sedimentation rates above existing conditions. The potential for impacts is low - the

site is relatively flat, and the area associated with grading at any one time would be relatively small (no more than 20,000 square feet). There are no natural surface water features to which sediment might be discharged. Construction activities would be conducted in accordance with the County's grading regulations and Best Management Practices (BMPs), including temporary erosion and runoff control measures in accordance with Section 3432.9 of the 2017 General Plan, would be implemented during construction to minimize the potential for erosion and storm water runoff. The County's grading regulations would reduce the potential for erosion or loss of topsoil associated with project activities to a less than significant level. Impacts would be less than significant, and no mitigation would be necessary.

c) Finding: The project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. *Less than significant impact.*

Discussion: According to Humboldt County Web GIS data, the project site has a Seismic Safety Classification of 0 which is relatively stable. The geotechnical study conducted on the project site assessed the site's susceptibility to liquefaction moderate to low (**Appendix B**). Potential impacts associated with on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse from the proposed project would be less than significant, and no mitigation would be necessary.

d) Finding: The project would not be located on expansive soil, as defined in Table 18-1-B of the UBC (1994), creating substantial risks to life or property. *Less than significant impact.*

Discussion: Expansive soils possess a "shrink-swell" characteristic. Shrink-swell is the cyclic change in volume (expansion and contraction) that occurs in fine-grained clay sediments from the process of wetting and drying. Structural damage may occur over a long period of time due to expansive soils, usually the result of inadequate soil and foundation engineering or the placement of structures directly on expansive soils.

The geotechnical study concluded that soils on the project site do not appear to be subject to significant shrink-swell potential (**Appendix B**). Therefore, the project would not be located on expansive soils creating substantial risks to life or property. Impacts would be less than significant and no mitigation would be necessary.

e) Finding: The project would not have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. *Less than significant impact.*

The project proponent has submitted a septic suitability report and a design prepared by a Certified Engineering Geologist for the proposed OWTS included in Phase 2 of the project (**Appendix D**). The OWTS design includes septic tanks and leach field capacity sufficient for the peak staffing levels expected for Phase 2, and a 100-percent reserve area. As such, the proposed project would not have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewer is not available for the disposal of wastewater. Impacts would be less than significant, and no mitigation would be necessary.

Findings:

a) i) The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to Divisions of Mines and Geology

Special Publication 42: **Less than significant impact.**

a) ii) The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking: **Less than significant impact.**

a) iii) The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction: **Less than significant impact.**

a) iv) The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides: **Less than significant impact.**

b) The project would not result in substantial soil erosion or the loss of topsoil: **Less than significant impact.**

c) The project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse: **Less than significant impact.**

d) The project would not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property: **Less than significant impact.**

e) The project would not have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water: **Less than significant impact.**

5.7 GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emission, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Setting:

As a result of revisions to the State CEQA Guidelines that became effective in March 2010, CEQA lead agencies are obligated to determine whether a project's GHG emissions significantly affect the environment and to impose feasible mitigation to eliminate or substantially lessen any such significant effects (www.ncuaqmd.org). The County of Humboldt completed a draft Climate Action Plan for the General Plan Update in January 2012. The plan contains GHG reduction strategies designed to achieve the goal of limiting greenhouse gas emissions to 1990 emissions levels by 2020. The NCUAQMD and Humboldt County have not adopted any thresholds of significance for measuring the impact of GHG emissions generated by a proposed project.

Analysis:

a) Finding: The project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. *Less than significant impact.*

Discussion: Due to the small scale of the proposed project, this section includes a qualitative discussion of potential GHG/climate change impacts with an emphasis on project features which would reduce construction and operational GHG emissions (see discussion under subsection b) below).

Construction

Construction GHG emissions are generated by vehicle engine exhaust from construction equipment, on-road hauling trucks, vendor trips, and worker commuting trips. The proposed project is relatively small and construction would be short term (less than one year). All construction equipment and commercial trucks are maintained to meet current emissions standards as required by the California Air Resources Board. Based on the size of the project and the short duration of construction activities, impacts associated with GHG emissions generation from construction would be less than significant.

Operation

The NCUAQMD and Humboldt County have not adopted any thresholds of significance for measuring the impact of GHG emissions generated by a proposed project. GHG emissions sources during operation would include vehicle traffic from workers and deliveries, and operation of HVAC units for the proposed buildings. As described in Section 5.16 – *Transportation/Traffic*, during long-term operation the project will generate up to 252 vehicle trips per day during week days. This is equivalent to the vehicle trips expected from 26 single-

family residences[14], which is 5.7 percent of the 457 households reported in Hydesville by the 2010 U.S. Census[15]. Therefore, operation of the project would generate vehicle trips (and concomitant GHG emissions) equivalent to an approximately 6-percent increase in the residential development of Hydesville. This would not be a significant increase in GHG emissions from the Fortuna/Hydesville area. While the project would result in an increase in trips, it also has the potential the reduce vehicle miles traveled, by providing services to cannabis cultivators along the Highway 36 corridor who would otherwise need to travel north to Eureka or south to Redway or Garberville for supplies and to sell their crops.

The proposed nursery would feature HVAC and filter systems for air conditioning, odor reduction, and heating. According to NCUAQMD Rule 102, the Air District does not require permits for HVAC systems. The proposed project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment

b) Finding: The project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. *Less than significant impact.*

Discussion: The proposed project was evaluated against the following applicable plans, policies, and regulations:

1) Humboldt County Draft Climate Action Plan

2) Humboldt County Commercial Medical Marijuana Land Use Ordinance (CMMLUO)

3) NCUAQMD Particulate Matter Attainment Plan

Humboldt County Draft Climate Action Plan

The County's 2012 Draft Climate Action Plan contains strategies for reducing greenhouse gas emissions. This project, as proposed, mitigated, and conditioned, is consistent with the following GHG reduction strategies listed in the County of Humboldt Climate Action Plan:

a) *Foster land use intensity near, along with connectivity to, retail and employment centers and services to reduce vehicle miles traveled and increase the efficiency of delivery services through adoption and implementation of focused growth principles and policies.*

The proposed project is near Hydesville and Fortuna, which currently source commuters to employment centers in Eureka. Employees of the project living in those communities would travel less distance to work than if they worked in Eureka.

b) *Conserve natural lands for carbon sequestration.*

The use of an existing industrial site for cultivation would not require the removal of any trees or other woody vegetation that would sequester carbon.

c) *Reduce length and frequency of vehicle trips.*

See response to strategy a), above.

d) *Promote the revitalization of communities in transition due to the decline of resource-based industries.*

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[14] Based on Institute of Transportation Engineers Trip Generation 8th edition (2008) estimate of 9.57 trips per day for residences in an average western U.S. city (http://www.fehrandpeers.com/vmt/)

[15] https://www.census.gov/2010census/popmap/ipmtext.php?fl=06:0636126

The project site was zoned preferentially for timber products processing in 1985 at a time when the timber economy of Humboldt County was in decline. The proposed project would develop a sustainable agricultural products cultivation, processing, manufacturing, and dispensary operation on the same site, which would provide economic benefits to the Alton/Hydesville area, similar to timber products processing but in a burgeoning industry.

e) *Ensure that land use decisions conserve, enhance, and manage water resources on a sustainable basis to assure sufficient clean water for beneficial uses and future generations.*

The proposed project would meet its annual water needs either from a hydrologically un-connected deep well, or from rainwater catchment. In addition, up to 30,000 gallons would be recaptured by dehumidifiers. Other water savings would be realized through the recovery of liquids from plant waste fermented in the Bokashi process that would be reused as compost teas.

Humboldt County Commercial Medical Marijuana Land Use Ordinance (CMMLUO)

There are no applicable regulations in the CMMLUO regarding GHG.

NCUAQMD Particulate Matter Attainment Plan

As described under Question a) in Section 5.3 – *Air Quality*, the proposed project incorporates control measures consistent with the goals included in the Attainment Plan. The goals include: (1) transportation, (2) land use and (3) burning. The proposed project would not obstruct implementation of the NCUAQMD Attainment Plan for PM_{10}.

Therefore, the proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Findings:

a) The project will not generate greenhouse gas emission, either directly or indirectly, that may have a significant impact on the environment: **Less than significant impact.**

b) The project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases: **Less than significant impact.**

5.8 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Setting:

Approximately half (2.5 acres) of the project site was used by the previous land owner for a logging truck business and is now associated with various rural residential uses; the remainder is used for grazing and hay production. The U.S. Environmental Protection Agency (EPA) EnviroMapper[16] shows the project site as an "unassigned" site reporting to EPA as a transporter, which is no longer applicable, as the logging truck business no longer operates. No hazardous materials concerns were identified at the site by the EPA.

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[16] https://www.epa.gov/emefdata/em4ef.home ; accessed May 8, 2018

The California Department of Toxic Substances Control EnviroStor mapper[17] shows no sites within 1-mile of the project site. The nearest sites are the Eel River Sawmills and Mozetti Landfill sites approximately 2.25-miles south of the project site.

Schools located nearest to the project site are Toddy Thomas Elementary School located approximately 1.5 miles north of the project site, and Hydesville Elementary School located approximately 2.1 miles east of the project site.

The project site is located south of Rohnerville Airport, which is maintained by the County. The project site is located within the Airport Land Use Compatibility Zones (ALUCZ) C and B1. No project components are proposed in the portion of the site that is in ALUCZ B1.

According to Humboldt County Web GIS data, the project site is within a Wildland Fire Rating Zone of "Low," indicating the area is at low risk from wildland fires. The site is located within the Fortuna Fire Protection District, and outside the State Responsibility Area.

Analysis:

a) Finding: The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. *Less than significant impact.*

Discussion: The proposed project would involve constructing a commercial cannabis cultivation, processing, manufacturing, and dispensary operation. Hazardous materials associated with the proposed operation include fertilizers, pesticides, solvents, and may include fuels, lubricants, and paint. All fertilizers used on the project site would be organic fertilizers and compost teas. The project proponent anticipates that the only pesticides used would be neem oil and Grandevo, which are organic substances (plant extract and a bacterium), and would not be used outdoors. Pesticides would be stored in a secure indoor location with spill containment.

Solvents used in extraction would include 200-proof (100 percent) ethanol, isopropyl alcohol, 30 percent hydrogen peroxide, {D}Limonene, and butane. The health hazards for all of these substances except butane are irritation in case of contact with skin and eyes, or inhalation. Butane gas is non-irritating to skin and eyes but is an asphyxiation hazard if inhaled. Ethanol, isopropyl, and Limonene are flammable liquids; butane is a flammable gas. Handling and transport of these substances could pose a risk to the environment and to human health from improper handling and storage resulting in exposure.

Volatile extraction would be performed in a commercially manufactured closed-loop system approved for use by the local fire code official in accordance with Section 40225 of California Code of Regulations Title 17, Division 1, Chapter 13[18], and approved for use in accordance with Chapter 38 of the California Fire Code[19]. Use of volatile extraction solvents would be required to comply with all applicable local, state, and federal standards associated with the handling and storage of hazardous material. The applicant would be required to file a Hazardous Materials Business Plan with the County Division of Environmental Health for the storage of the various materials described above at the site.

The California Office of Emergency Services Accidental Release Prevention Program (CalARP)

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[17] https://www.envirostor.dtsc.ca.gov/public/ ; accessed May 8, 2018

[18] https://www.cdph.ca.gov/Programs/CEH/DFDCS/MCSB/CDPH%20Document%20Library/ReadoptTextFINAL.pdf Accessed July 26, 2018

[19] https://up.codes/viewer/california/ca-fire-code-2016/chapter/38/plant-processing-and-extraction-facilities#38 Accessed July 25, 2018

implements the Federal Risk Management Program, or Federal Accidental Release Prevention Program (FedARP) in California, as well as implementing additional requirements specific to California in accordance with the California Health and Safety Code. The CalARP program applies to a wide variety of facilities that handle, manufacture, use, or store listed chemicals (regulated substances) above threshold quantities. Regulated substances and threshold quantities are listed in the CalARP Administering Agency Guidelines[20]. Of the chemicals that would be used in volatile extraction, only butane is a regulated substance under CalARP, and the threshold quantity for butane is 10,000 pounds. Because the quantity of butane used by the proposed project would never approach the threshold quantity of 10,000 pounds, the proposed project would not be regulated under CalARP.

The proposed project would also be subject to the requirements of the North Coast Regional Water Quality Control Board (NCRWQCB) Cannabis Cultivation Waste Discharge Regulatory Program and the County of Humboldt Medical Marijuana Land Use Ordinance. The NCRWQCB program and County ordinance have "standard conditions" applicable to cannabis operations that address impacts from the storage and use of hazardous materials which include the following requirements:

a) Any pesticide or herbicide product application be consistent with product labeling and be managed to ensure that they would not enter or be released into surface or groundwater.

b) Petroleum products and other liquid chemicals shall be stored in containers and under conditions appropriate for the chemical with impervious secondary containment.

c) Implementation of spill prevention, control, and countermeasures (SPCC) and have appropriate cleanup materials available onsite.

Hazardous chemicals would be purchased from licensed vendors and transported/shipped to the project site in accordance with all federal, state, and local regulations for the transport of hazardous materials. Chemicals would be received at the project site at loading docks that would be equipped with spill containment kits.

With appropriate storage, handling, and application practices that comply with the requirements of the NCRWQCB and Humboldt County, it is not anticipated that the use of these materials at the facility would pose a significant hazard. The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b) Finding: The project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. *Less than significant impact.*

Discussion: As previously described under item (a), fertilizers, pesticides, lubricants, fuels, solvents and paint would be stored and used at the site. As described in the Cultivation and Operations Plan, all materials would be properly stored. Use of such materials would be required to comply with all applicable local, state, and federal standards associated with the handling and storage of hazardous materials, including the standard conditions contained in the NCRWQCB Cannabis Cultivation Waste Discharge Regulatory Program and the County Medical Marijuana Land Use Ordinance. These include implementation of spill prevention, control, and countermeasures and the maintenance of appropriate cleanup materials onsite. The project proponent would be required to file a Hazardous Materials Business Plan with the County

[20] http://www.caloes.ca.gov/FireRescueSite/Documents/CalARP%20Guidance%20Jan2005.pdf; accessed July 26, 2018

Division of Environmental Health.

With appropriate storage, handling, and application practices, it is not anticipated that the use of these materials would pose a significant hazard. In the event of foreseeable upset and accident conditions, it is unlikely that these hazardous materials would be released in a manner that would create a significant hazard to the public or the environment.

c) Finding: The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. *No impact.*

Discussion: There are no schools located within one-quarter mile of the project site. The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. No impact would occur and no mitigation would be necessary.

d) Finding: The project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. *Less than significant impact.*

Discussion: The project site was included on a list of hazardous materials sites reporting to the EPA; however, the use associated with that listing has ceased, and the EPA identified no hazardous material concerns at the site. No hazardous sites were identified within 1-mile of the project site. Because there are no hazardous materials concerns currently at the project site, implementation of the proposed project would not create a significant hazard to the public or the environment. No impact would occur, and no mitigation would be necessary.

e) Finding: The project would not, for a project within two miles of a public airstrip, result in a safety hazard for people residing or working in the project area. *Less than significant impact.*

Discussion: The project site is south of the Rohnerville Airport, which is maintained by the County, and it is inside ALUCZ C. Normally accepted uses in Zone C include low-intensity retail and low-intensity manufacturing and food processing, as well as agriculture. The proposed project is compatible with these uses. The maximum density of 150 people per acre allowed for non-residential uses in Zone C is far above the approximately 7.5 people per acre that would be present at peak staffing levels of the project. It is also noteworthy that the project site is topographically 300 feet below the airport, at the base of a bluff that prevents aircraft approaching the airport from flying low over the project site.

The proposed buildings would comply with County Code Section 333-1 *et seq.*, Airport Approach Zone Building Height Limitations, which limits the allowable height of all structures within the Airport Land Use Compatibility Zones. Furthermore, the applicant would be required to submit evidence that the project complies with or will comply with County Code Section 333-4.

f) Finding: The project would not, for a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area. *No impact.*

Discussion: There are no private airstrips in the vicinity of the project site. The proposed project would not result in a safety hazard for people residing or working in the project area. No impact would occur, and no mitigation would be necessary.

g) Finding: The project would not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan. *Less than significant impact.*

Discussion: The project would comply with the requirements of the Fortuna Fire Protection District regarding emergency vehicle access, sprinkler systems, and minimum water supply requirements. The project site is accessed by an existing paved driveway directly from Highway 36. As such, the project would not interfere with any emergency response or evacuation plan.

Therefore, the proposed project would not impair the implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan. Potential impacts would be less than significant and no mitigation would be necessary.

h) Finding: The project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized area or where residences are intermixed with wildlands. *Less than significant impact.*

Discussion: According to Humboldt County GIS data, the project site is within a Wildland Fire Rating Zone of "Low," indicating the area is at low risk from wildland fires. The site is located within the response area of the Fortuna Fire Protection District, and is not in the State Responsibility Area. The Fortuna Fire Protection District has commented on the proposed project, and has provided a list of requirements including driveway surfaces and widths suitable for fire apparatus, a vehicle turnaround within 150 feet of the entrance from Highway 36, and capacity of on-site well and water storage to support sprinkler systems for Phase 2 buildings and minimum fire flow of 1,500 gallons per minute for 120 minutes. The project would comply with all of these requirements.

Findings:

a) The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials: **Less than significant impact.**

b) The project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment: **Less than significant impact.**

c) The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school: **No impact.**

d) The project would not be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment: **Less than significant impact.**

e) The project would not, for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area: **Less than significant impact.**

f) The project would not, for a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area: **No impact.**

g) The project would not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan: **Less than significant impact.**

h) The project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized area or where residences are intermixed with wildlands: **Less than significant impact.**

5.9 HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
l) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Setting:

The project site is located in the Cummings Creek-Van Duzen River Subwatershed (HUC12), which is part of the Lower Eel Watershed (HUC8 Hydrologic Unit Code 18010105). The Lower Eel Watershed drains approximately 1,882 square miles. The project site is in the Eel River groundwater basin, which has an area of 72,957 acres at the downstream end of the Eel River watershed (SHN 2016).

The Eel River groundwater basin consists of a structural basin – the Eel River Syncline – formed by

downward warping of the North American Plate associated with the Cascadia Subduction Zone, and filled with alluvium (unconsolidated riverine sediments) carried by the Eel and Van Duzen rivers (SHN 2016). The principal water-bearing formations in the basin are the Carlotta Formation and the overlying alluvium. The alluvial layer is up to 200 feet thick and forms an unconfined aquifer that is directly connected to the Eel and Van Duzen rivers. Wells in this layer are typically 70 feet deep and have relatively high yields (SHN 2016). The Carlotta Formation consists of consolidated sediments deposited several million years before present (Plio-Pleistocene), and is overlain by the Hookton Formation and the unconsolidated alluvium described above. Groundwater in the Carlotta Formation is confined by the fine-grained consolidated sediments in the overlying Hookton Formation and is not hydrologically connected to the Eel and Van Duzen rivers. Wells that exploit the Carlotta Formation are typically 100-300 feet deep; most municipal wells in the area utilize the Carlotta Formation (SHN 2016). Including the Carlotta aquifer, the total estimated ground water storage capacity in the eastern two-thirds of the Eel River valley and the Van Duzen watershed is 2 million-acre feet (SHN 2016). Groundwater levels in the basin have remained generally stable even during the drought periods of 1976-77, 1987-92, and 2013-15 (SHN 2016).

Topography is relatively flat over the project site; slopes are less than 10 percent. The project site is not connected to a municipal storm drainage system. The project will include internal storm water management measures as prescribed in the project's WRPP.

Federal Emergency Management Agency (FEMA) flood insurance rate maps were reviewed for the project's proximity to a 100-year floodplain. The proposed project is on FEMA panel #06023C1220F, effective 1/19/2011. The project site is in an area mapped as Zone X, an area of minimal flood hazard (FEMA 2011).

Analysis:

a) Finding: The project would not violate any water quality standards or waste discharge requirements. *Less than significant impact.*

Discussion: Construction activities associated with the project would involve excavation and grading, and other soil disturbing activities that have the potential to expose soil to erosion and may result in the transport of sediments which could adversely affect water quality. The potential for impacts is low, as the site is relatively flat. Construction activities would be conducted in accordance with the County's grading regulations and BMPs, including temporary erosion and runoff control measures in accordance with the General Plan, would be implemented during construction to minimize the potential for erosion and storm water runoff.

Construction of the proposed buildings and greenhouses in Phase 2 would introduce approximately 46,000 sf of new impermeable surfaces; however, storm water runoff from these structures would be contained by a storm water management system implemented prior to or during development of Phase 2. The dispensary proposed in Phase 1 would occupy an existing building footprint, and the extraction building proposed in Phase 1 would create a net increase of only 642 sf of impermeable surface after removal of the existing agricultural storage building. Internal circulation driveways, parking spaces, and loading areas would have permeable surfaces.

As described in response to Question b) in Section 5.4, Biological Resources, the project proponent has enrolled under the NCRWQCB Waiver of Waste Discharge Requirements Order Number R1-2015-0023 as a Tier II discharger. One of the requirements is to prepare a WRPP, which includes identifying potential sources of water quality violations or waste discharge requirements, corrective actions including implementing and monitoring BMPs, and documenting water usage and timing to ensure the water use is not impacting water quality objectives and beneficial uses. The project proponent has contracted with Pacific Watershed Associates to prepare a Water Resources Protection Plan (WRPP).

There is an existing OWTS that would serve the project components proposed under Phase 1; Phase 2 includes an additional OWTS to serve the project components proposed under Phase 2. The existing and proposed OWTS would be sufficient to meet the needs of the project at peak staffing levels.

Therefore, the proposed project would not violate any water quality standards or waste discharge requirements.

b) Finding: The project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). *Less than significant impact.*

Discussion: The estimated maximum annual water consumption by the proposed project is approximately 681,600 gallons. This total includes 283,200 gallons for indoor cultivation, 235,600 gallons for mixed-light cultivation, and approximately 162,800 gallons for manufacturing, processing, extraction, and domestic use by staff. 30,000 gallons per year would be recaptured from dehumidifiers in the indoor cultivation area.

Phase 1 water consumption would be approximately 60,000 gallons per year and would be supplied by an existing well. The water consumption for Phase 2 would be approximately 621,600 gallons. Following completion of the deep well proposed in Phase 2, all water needs would be supplied by the deep well and the existing well would be decommissioned. If the proposed deep well is infeasible, a rainwater catchment and cistern system would be installed which would have capacity to yield 583,000 gallons in even the lowest rainfall year on record, and over one million gallons in a typical year. A deep well was drilled in June 2018 on a property less than 1 mile from the project site; the driller found a confining layer at a depth of 150 feet and an aquifer at a depth of 240 feet[21].

According to the 2008 Community Infrastructure and Services Technical Report (Winzler and Kelly 2008), the Hydesville County Water District, which serves nearby Hydesville but not the project site, delivers approximately 38 million gallons per year to its 450 service connections, all of which are residential. This equates to approximately 0.104 million gallons per day on average, or 231 gallons per day per connection. By that estimate, the annual water demand of the project would equal the annual water consumption of approximately 8.1 customers (1.8 percent) of the Hydesville County Water District.

The Hydesville County Water District obtains its water from wells located near Yager Creek, approximately 0.7-mile east of Hydesville. These wells have a pump capacity of 360 gallons per minute, which equals 520,000 gallons (1.6-acre feet) per day (Winzler and Kelly 2008). The total demand of the project would be 2.1-acre feet per year, which would be reduced to 1.99-acre feet with recapture by dehumidifiers in the indoor cultivation area. Therefore, if all water demands for the project were met by a well source, the total annual demand would equal the pumping capacity of the Hydesville County Water District wells for 1.2 days. If the proposed deep well were to prove infeasible, the project would be required, at a minimum, to obtain irrigation water for the cultivation from rainwater catchment (a non-diversionary source); all other water could be obtained from the existing well. In this scenario, the annual water demand from a well source would be 446,000 gallons (1.37-acre feet), which would equal the pumping capacity of the Hydesville County Water District wells for 0.86 day. Recapture by dehumidifiers would further reduce the demand on the well source to approximately 1.28-acre feet.

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[21] Communication from applicant dated July 9, 2018

Regardless of whether water was sourced from a deep well or a combination of rainwater catchment and the existing well, the total water demand for the project at full operation would be approximately 681,600 gallons per year, of which 30,000 gallons would be recaptured by dehumidifiers. The net water demand of 651,600 gallons per year equals 1.99acre feet, which would not substantially deplete groundwater or reduce aquifer recharge based on available information regarding the capacities of local aquifers that are currently being exploited.

c) Finding: The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. *Less than significant impact*

Discussion: As previously described, construction activities associated with the project would involve excavation and grading, and other soil disturbing activities that have the potential to expose soil to erosion and may result in the transport of sediments which could adversely affect water quality. The potential for impacts is low, as the site is flat. There are no natural surface water features on or adjacent to the project site. Construction activities would be conducted in accordance with the County's grading regulations and BMPs, including temporary erosion and runoff control measures in accordance with the General Plan, would be implemented during construction to minimize the potential for erosion and siltation.

As previously mentioned under Question a, the proposed project would introduce impervious surfaces to the site; however, runoff would be contained by storm water management systems prescribed in the WRPP or captured and stored. Implementation of the proposed project would not substantially alter the existing drainage pattern of the site, nor would it result in substantial on- or off-site erosion or siltation.

d) Finding: The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. *Less than significant impact.*

Discussion: As previously mentioned, the project site is relatively flat and there are no streams or rivers on the site. The proposed project would introduce approximately 46,000 sf of new impermeable surfaces on the site; however, there is not a discernible existing drainage pattern on the site and the WRPP would prescribe an internal storm water management system to handle runoff. With the implementation of the WRPP, the proposed project would not result in flooding on- or off-site.

e) Finding: The project would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. *Less than significant impact.*

Discussion: The project site does not drain to a municipal storm water drainage system. The project would implement a WRPP in accordance with the NCRWQB Waste Discharge Requirements Order R1-2015-0023 that would include internal storm water management for runoff generated by new impermeable surfaces. The proposed project would not result in a substantial increase in storm water runoff. There would be no impact on existing or planned municipal storm water drainage systems.

The proposed project would not produce substantial additional sources of polluted runoff. All cultivation activities associated with the proposed project would be in raised beds that would capture all irrigation runoff. As previously mentioned under Question a, the proposed project would introduce impervious surfaces to the site; however, runoff would be managed by systems prescribed in the WRPP. Therefore, project would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Potential impacts would be less than

significant, and no mitigation would be necessary.

f) Finding: The project will not otherwise substantially degrade water quality. *Less than significant impact.*

Discussion: There are no conditions associated with the proposed project that could result in the substantial degradation of water quality beyond what is described in the responses to subsections a) – c) and e).

Therefore, the proposed project would not otherwise substantially degrade water quality.

g) Finding: The project would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. *No impact.*

Discussion: The project does not include the construction of any housing. No impact would occur and no mitigation would be necessary.

h) Finding: The project would not place within a 100-year flood hazard area structures that would impede or redirect flood flows. *No impact.*

Discussion: There are no 100-year flood hazard areas in the project site. No structures associated with the proposed project would be located in a 100-year flood hazard area. No impact would occur and no mitigation would be necessary.

i) Finding: The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. *No impact.*

Discussion: The proposed project does not involve the construction of levees or dams and according to Humboldt County GIS data, the project site is not located in a dam failure inundation zone. The proposed project would not expose people or structures to risks from flooding as a result of the failure of a levee or dam. No impact would occur and no mitigation would be necessary.

j) Finding: The project would not result in inundation by seiche, tsunami, or mudflow. *No impact.*

The project is not in an area that is at risk from seiche, tsunami or mudflow. The project is not located near a large body of water capable of producing a seiche and is not located near the coast in a tsunami inundation area. Therefore, the proposed project would not result in inundation by seiche, tsunami, or mudflow. No impact would occur and no mitigation would be necessary.

Findings:

a) The project will not violate any water quality standards or waste discharge requirements: **Less than significant impact.**

b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted): **Less than significant impact.**

c) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial

erosion or siltation on- or off-site: **Less than significant impact.**

d) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site: **Less than significant impact.**

e) The project will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff: **Less than significant impact.**

f) The project will not otherwise substantially degrade water quality: **Less than significant impact.**

g) The project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map: **No impact.**

h) The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows: **No impact.**

i) The project will not expose people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam: **No impact.**

j) The project will not result in inundation by seiche, tsunami, or mudflow: **No impact.**

5.10 LAND USE AND PLANNING

Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Setting:

The Humboldt County General Plan designates the project area as "Industrial, General" (IG) with an Airport Land Use Compatibility Zone Overlay (AP). IG lands may be used for all industrial and agricultural uses, as well as timber production, heavy commercial, office and professional, and warehousing and distribution. Residential uses are allowed if they are subordinate to the principal use. The ALUCZ Overlay is divided into zones related to proximity and angle to the runway; land uses, occupancy, building heights, and percentage of lot coverage are specified for each zone. The project site is in ALUC Zones B1 and C; all project components would be in Zone C.

The project site is zoned as "Heavy Industry" (MH) with a special Qualified combining zone (Q). The MH zone is intended to apply to areas devoted to normal operations of industries subject only to regulations as are needed to control congestion and protect surrounding areas. Principal uses include industrial manufacturing, animal hospitals, animal feed and sales yards, administrative, business, and professional offices, stores, and services such as limber yards, contractor's yards, metal-working shops, carpentry shops, auto repair, and wholesale outlet stores. The Qualified Zone is intended to be combined with any principal zone where sound and orderly planning indicate that specified principal permitted uses otherwise allowed under the principal zone may be limited or not be allowed, or development standards/restrictions can be added, deleted, or modified. Qualified uses are specified in the ordinance applying the Q Zone to the specific property. Ordinance No. 1689, adopted on May 5, 1985, applied the Q Zone to the project site and adjacent parcels to protect and preserve the property primarily, but not exclusively, for timber products processing plants, and to protect surrounding lands from other types of industrial developments on the property which may be inappropriate for the area.

Analysis:

a) Finding: The project will not physically divide an established community. *No impact.*

Discussion: The proposed project would involve cannabis cultivation, processing, manufacturing, and dispensary operations on an industrial site zoned to allow industrial land uses. The project site is approximately 1-mile east of the community of Alton, and is surrounded by a industrial yards and a commercial dairy. There is no established community on the project site or adjacent areas. The project site is accessed directly from Highway 36. No new access routes are proposed so the project would not physically divide an established community, and

no impacts would occur.

b) Finding: The proposed project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction of the project adopted for the purpose of mitigating an environmental effect. *Less than significant impact.*

Discussion: The proposed project would develop a cannabis cultivation, processing, manufacturing, and dispensary operation on a property zoned primarily, but not exclusively, for timber processing plants. The existing mobile home was approved by a CUP; the County determined that a "caretaker's" residence was compatible with the industrial zoning of the parcel. The CUP required that the mobile home remain an accessory use as a "caretaker's" unit for the permitted industrial uses of the parcel.

Under the proposed project, the County would issue a new CUP for the proposed project, which includes replacing the existing mobile home with a mobile home structure configured as a dispensary. The proposed dispensary would not be subject to the requirements of the previous CUP for the existing mobile home; therefore, the dispensary use would not conflict with the previous CUP requirement that the mobile home be used as a residence accessory to the permitted industrial use. There are no residential uses in the proposed project; the mobile home would be used as a store, which is a permitted use in the MH zone.

The proposed project includes 16,000-sf and 20,000-sf metal buildings that would be used for indoor cultivation and processing/manufacture of cannabis and cannabis products. These buildings would have open floor plans with interior configurations using non-load bearing walls that could be removed or altered, making the buildings suitable to be reconfigured for timber products processing (see the Building Plans in **Appendix A**). The internal circulation driveway system would include 50x200-foot loading zones for all proposed buildings that would be appropriate for timber products processing uses as well as for commercial cannabis cultivation, processing, and manufacturing uses. The proposed greenhouses would be constructed with concrete footers but would not have extensive foundations or subgrade utilities. Therefore, the greenhouses would be easily removable. Other project components such as parking areas and storage sheds would be easily reconfigured or repurposed for timber products processing uses.

The project site is inside the sphere of influence of the City of Fortuna; however, it is not inside any of Fortuna's planned annexation areas (City of Fortuna 2010). The City of Fortuna General Plan does not indicate a land use for the project site; the Fortuna Community Plan designates the site as Industrial General.

The project site is in ALUC Zone C, except for the extreme northeast corner of the parcel, which is in Zone B1. No project components are proposed in the portion of the site that is in Zone B1. The 2017 General Plan specifies the following compatibility criteria for ALUC Zone C: maximum of four dwelling units per acre; maximum of 150 people per acre for non-residential uses; a minimum of 15 percent of the area of the parcel left undeveloped; prohibited uses include schools, hospitals, nursing homes, and hazards to flight; residential uses require dedication of an overflight easement; normally acceptable uses include low intensity manufacturing and food processing, low-intensity offices and retail, parks and playgrounds, and two-story motels.

The proposed project includes no residential uses, and the density of staff and customers present at peak operation would be less than 10 people per acre (approximately 40 people on a 5-acre property). The proposed 47,500 sf of buildings would leave approximately 80 percent of the property associated with no use other than parking, storage, and internal traffic circulation. Including all proposed development, more than 15 percent of the property would remain open land (see the Plot Plans in **Appendix A**). The proposed 20,000-sf metal building would be 22' 6.5'' in height and the proposed 16,000-sf metal building would be 21' 10'' in height, which are consistent with two-story buildings. Mixed-light greenhouses would be covered with light-proof tarps at night in accordance with CMMLUO Section 55.4.11(v), which

requires that all lighting conform to International Dark Sky Association standards for Lighting Zones 0 and 1, and regulate light spillage from backlight, uplight, and glare. Consequently, mixed-light greenhouses would not create a potential hazard to flight in the form of uplight or glare.

The proposed project would not conflict with any goals, policies, or objectives in the County's General Plan or zoning ordinance intended to mitigate potential environmental impacts. Potential impacts would be less than significant, and no mitigation would be necessary.

c) Finding: The project would not conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan. *No impact.*

Discussion: According to the U.S. Fish and Wildlife Service Environmental Conservation Online System (ECOS), the project site is not located within the boundaries of a Habitat Conservation Plan. Habitat Conservation Plans in Humboldt County include the following: 1) Green Diamond Resource Company California Timberlands and Northern Spotted Owl (formerly Simpson Timber Company); 2) Humboldt Redwood Company (formerly Pacific Lumber, Headwaters); and 3) Regli Estates. These Habitat Conservation Plans primarily apply to forest lands in the County.

According to the CDFW website, the project site is not located in the boundaries of a Natural Community Conservation Plan. The conservation plans for Humboldt County, listed on California Regional Conservation Plans Map on the CDFW website, include the Green Diamond and Humboldt Redwoods Company (previously Pacific Lumber Company) Habitat Conservation Plans.

The proposed project would not conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan. No impact would occur, and no mitigation would be necessary.

Findings:

a) The project will not physically divide an established community: **No impact.**

b) The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect: **Less than significant impact.**

c) The project will not conflict with any applicable habitat conservation plan or natural community conservation plan: **No impact.**

5.11 MINERAL RESOURCES

Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Setting:

Current mineral resource production in the County is primarily limited to sand, gravel, and rock extraction. The State Surface Mining and Reclamation Act of 1975 (SMARA) brought about a State policy for the reclamation of mined lands. According to Humboldt County Web GIS data, there are no SMARA parcels in or near the project site.

Analysis:

a) Finding: The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. *No impact.*

Discussion: According to Humboldt County Web GIS data, the project is not within or adjacent to any mining operations. Implementation of the project would not result in the loss of availability of a known mineral resource, and no impact would occur.

b) Finding: The project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. *No impact.*

Discussion:

There are no known mineral deposits of significance are on or near the project site. Therefore, implementation of the project would not result in the loss of availability of a locally important mineral resource recovery site, and no impact would occur.

Findings:

a) The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state: **No impact.**

b) The project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan: **No impact.**

5.12 NOISE

Would the project result in:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Setting:

The project site is in a primarily agricultural area of the County and is bounded by industrial properties to the east and west, a commercial dairy and associated residences to the south, and Highway 36 and steep bluffs to the north. Noise sensitive receptors include residences on the dairy lands to the south. Those residences are located approximately 600 feet from the proposed project (residences based on review of structures in GoogleEarth© aerial imagery).

Analysis:

a) Finding: The project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. *Less than significant impact with mitigation incorporated.*

Discussion: The proposed project is on a site with existing industrial, dairy, and highway land uses surrounding it. During operation, the project would not generate noise greater than that of vehicle traffic on the Highway.

Potential noise sources associated with the project would include temporary noise during construction of the proposed buildings and greenhouses. There are no noise-sensitive land uses within 300 feet of the project site. The noise standards in the Humboldt County General Plan

are based on EPA recommendations. Section 3240 of the 2017 General Plan states: *"The Environmental Protection Agency identifies 45 Ldn indoors and 55 Ldn outdoors as the maximum level below which no effects on public health and welfare occur. Ldn is the Day-Night Noise Level. Ldn is the average sound level in decibels, excluding frequencies beyond the range of the human ear, during a 24-hour period with a 10dB weighting applied to nighttime sound levels. A standard construction wood frame house reduces noise transmission by 15dB. Since interior noise levels for residences are not to exceed 45dB, the maximum acceptable exterior noise level for residences is 60dB without any additional insulation being required. Of course, this would vary depending on the land use designation, adjacent uses, distance to noise source, and intervening topography, vegetation, and other buffers."* Since Ldn is a daily average, allowable noise levels can increase in relation to shorter periods of time. As stated in Section 3240, *"Fences, landscaping, and noise insulation can be used to mitigate the hazards of excessive noise levels."*

As noted above, the existing County noise standard utilizes an averaging mechanism (dBA Ldn) applicable to activities that generate sound sources averaged over a 24-hour period of time. This type of measurement is commonly used for measuring highway noise or industrial operations. A ten-decibel addition is added to noise levels occurring at nighttime – between 10:00 p.m. and 7:00 a.m. Utilizing a typical standard of 45 dBA Ldn interior noise level allows for a maximum of 60 dBA Ldn for 'normally acceptable' exterior levels.

Construction

Construction activities would result in a temporary increase in noise levels in the area. This noise increase would be short and would occur during daytime hours. As previously mentioned, the residences nearest to the project site are over 300 feet from the project site boundary, and an additional 50 feet farther from the nearest proposed building location. Although the potential for significant noise impacts is low, Mitigation Measure NOI-1 is proposed to reduce potential impacts from construction noise to a level of less than significant. The proposed mitigation would limit construction hours and days and would require standard maintenance of tools and equipment to reduce noise levels. With implementation of the proposed mitigation, potentially significant impacts would be reduced to a level of less than significant.

Operation

Long-term operation of the project is not expected to generate significant noise levels that will exceed the Humboldt County General Plan Noise Element standards. Most of the proposed activities would take place inside buildings which would not increase exterior noise levels. Outdoor operations would be consistent with the sorts of activities that occur on the adjacent commercial dairy, such as deliveries, personal vehicle travel, and routine maintenance. Potential noise impacts from typical operational activities would be less than significant. The nearest residences to the project site are over 300 feet from the project site boundary and would not experience significant noise from fans or ventilation systems.

While not proposed as a primary energy source, the applicant may install generators for back up use in the event of a power outage. The County monitors the use of generators for cannabis operations pursuant to Section 55.4.11 (o) of the CMMLUO. Noncompliance with the ordinance would be a potentially significant impact. Mitigation Measure NOI-2 requires the applicant to notify the County of generator use and demonstrate there would be no violation of County noise standards.

Therefore, with the proposed mitigation measures, the proposed project will not expose persons to or result in the generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standard of other agencies.

b) Finding: The project will not expose persons to or generate excessive groundborne vibration or

groundborne noise levels. *Less than significant impact.*

Discussion: Operation of the project would not involve the use of heavy machinery or ground disturbing activities that would result in excessive groundborne vibration or groundborne noise levels. Therefore, the proposed project would not expose persons to or generate excessive groundborne vibration or groundborne noise levels.

c) Finding: The project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. *Less than significant impact.*

Discussion: Construction activities would result in short-term increases in ambient noise levels due to the use of heavy equipment which is addressed under subsection d). Operation of the project would not result in a significant increase in permanent ambient noise levels. Project operation may involve the use of small equipment such as a forklift; however, the project site is located adjacent to other existing industrial and agricultural operations. Therefore, the proposed project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

d) Finding: The project will not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. *Less than significant impact with mitigation incorporated.*

Discussion: As described in response to question a), due to the surrounding land uses and the lack of noise-sensitive receptors, the potential for construction and operational noise impacts is low. Construction activities would result in a temporary increase in ambient noise levels, although they would be minimal and short in duration. Operation of the project has the potential to generate noise above existing levels, and if generators are used, ambient noise levels would be increased above existing levels. Mitigation Measures NOI-1 and NOI-2 are proposed to reduce potential impacts to a level of less than significant.

e) Finding: The project will not, for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels. *Less than significant.*

Discussion: The project site is outside the 55 CNEL noise contour of Rohnerville Airport, which is a public airport used for general aviation, and not commercial airlines. All proposed land uses are compatible uses in ALUC Zone C, where the project is located. The proposed project would not expose people working in the project area to excessive noise levels. Impacts would be less than significant and no mitigation would be necessary.

f) Finding: The project will not, for a project within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels. *No impact.*

Discussion: There are no private airstrips in the vicinity of the project site. The project would not expose workers working or residing on the project site to excessive noise levels from a private airstrip. No impacts would occur, and no mitigation would be necessary.

Mitigation:

NOI-1 Construction Related Noise

The following shall be implemented during construction activities:

- The operation of tools or equipment used in construction, drilling, repair, alteration or demolition shall only occur between the hours of 8 A.M. and 5 P.M. Monday through Friday, and between 9 a.m. and 5 p.m. on Saturdays.

- No heavy equipment related construction activities shall be allowed on Sundays or holidays.
- All stationary and construction equipment shall be maintained in good working order and fitted with factory approved muffler systems.

NOI-2 Generator Noise

Should generators be installed, the locations of the generators shall be provided to the County Planning and Building Department on a site plan, and the projected use shall be provided. The generators shall be sited so that the decibel level for generators measured at the property line shall be no more than 60 decibels.

Findings:

a) The project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies: **Less than significant impact with mitigation incorporated.**

b) The project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels: **Less than significant impact.**

c) The project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project: **Less than significant impact.**

d) The project will not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project: **Less than significant impact with mitigation incorporated.**

e) The project will not, for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels: **Less than significant impact.**

f) The project will not, for a project within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels: **No impact.**

5.13 POPULATION AND HOUSING

Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Setting:

Humboldt County is a rural county with a large land area and low population density. The 2010 Census reported the county's population to be 134,623, which represents an increase of 8,105 over the population reported in the 2000 Census. The California Department of Finance (DOF) prepares estimates of statewide, county, and city populations for years between the decennial census that are used by state and local government to allocate funding and for planning purposes. The DOF estimates the 2015 population of Humboldt County to be 134,398, which is a decrease of 225 people since the 2010 Census.

The DOF also develops projections of State and county population 50 years beyond the decennial census. Between 2010 and 2020, the Humboldt County population is projected to increase by approximately 2.2%, from 136,056 to 139,033 (an increase of 2,977 people). Between 2020 and 2030, the population is projected to increase by approximately one percent, from 139,033 to 140,608 (an increase of 1,575 people).

Analysis:

a) Finding: The project would not induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). *Less than significant impact.*

Discussion: Growth inducing impacts are generally caused by projects that have a direct or indirect effect on economic growth, population growth, or when the project taxes community service facilities which require upgrades beyond the existing remaining capacity. The project proposes construction of a commercial cannabis cultivation, processing, manufacturing, and dispensary operation within a few miles of established communities in Alton, Hydesville, and Fortuna. Employees and customers of the project would not be required to travel long distances to reach the project, and so there would be little incentive to develop new housing closer to the project than existing housing in nearby communities. Impacts associated with population growth would be less than significant and no mitigation would be necessary.

b) Finding: The project would not displace existing housing, necessitating the construction of replacement housing elsewhere. *No impact.*

Discussion: The project site currently includes a single unoccupied mobile home and no other residential structures. The proposed project will not displace existing housing, necessitating the construction of replacement housing elsewhere.

c) Finding: The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. *No impact.*

Discussion: No people currently reside on the project site, and as discussed under subsection a), the proposed project is not expected to result in an influx of people to surrounding communities that will displace current residents. The proposed project will not displace a substantial number of existing people, necessitating the construction of replacement housing elsewhere.

Findings:

a) The project will not induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure): **Less than significant impact.**

b) The project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere: **No impact.**

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere: **No impact.**

5.14 PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
i. Fire protection?	☐	☐	☒	☐
ii. Police protection?	☐	☐	☒	☐
iii. Schools?	☐	☐	☐	☒
iv. Parks?	☐	☐	☐	☒
v. Other public facilities?	☐	☐	☐	☒

Setting:

The project site is within the boundaries of the Fortuna Fire Protection District (FFPD), and is in a Local Responsibility Area, which means that fire protection services are provided by FFPD.

The Humboldt County Sheriff's Office is responsible for law enforcement in the unincorporated areas of the County, including the project site. The Humboldt County Sheriff's Office provides a variety of public safety services countywide (court and corrections services) and law enforcement services for the unincorporated areas of the County. The California Highway Patrol is responsible for enforcing traffic laws on roadways within the unincorporated areas and on state highways throughout the County.

The Sheriff's Office has mutual aid agreements with cities and the California Highway Patrol. Mutual aid is an agreement between agencies where the agency of jurisdiction can request manpower or resources from allied agencies or agencies within the surrounding areas. The project site is within the Sphere of Influence of the City of Fortuna; therefore, the nearest responding law enforcement is from Fortuna.

Schools located nearest to the project site are Toddy Thomas Elementary School located approximately 1.5 miles northwest of the project site, and Hydesville Elementary School located approximately 2.1 miles east of the project site. There are no existing recreational resources in or near the project site.

Analysis:

a.i) Finding: The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services for fire protection. *Less than significant impact.*

Discussion: The proposed project would result in construction and operation of 47,500 sf of new agricultural cultivation and processing activities along with a small dispensary operation. This would potentially increase the likelihood of structure fires. The project site is in an area identified as low risk for wildfire, so the project would not substantially increase the demand for protection of life and property from wildfire. All proposed buildings would comply with fire code requirements including sprinklers, emergency vehicle access, and sufficient water to meet FFPD

requirements for fire flow (1,500 gallons per minute for 120 minutes). Volatile extraction would be conducted using industry-standard equipment housed in fireproof rooms inside metal buildings. Other project activities such as cultivation, processing, manufacture, and sale of cannabis and cannabis products would not be prone to accidental fires. As such, the project would not result in the need for new or physically altered fire protection facilities. Impacts to fire protection services from the proposed project would be less than significant, and no mitigation would be necessary.

a.ii) Finding: The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives for any of the public services for police protection. *Less than significant impact.*

Discussion: Cannabis-related operations are commonly associated with greater security-related demands, which may result in an increase in law enforcement services provided by the County Sheriff's Department. The proposed project would include security fencing around the entire project, gated access, and security guards on-site during operating hours. Implementation proposed security measures would minimize impacts on local law enforcement. The proposed project would not result in the need for new or physically altered law enforcement facilities. Potential impacts would be less than significant, and no mitigation would be necessary.

a.iii) Finding: The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any public schools. *No impact.*

Discussion: The proposed project would not include a residential housing development and would not directly or indirectly induce population growth in the area; therefore, the project would not result in the need for new or expanded school facilities. No impact on school facilities would occur.

a.iv) Finding: The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any public parks. *No impact.*

Discussion: As previously mentioned the proposed project would not directly or indirectly induce population growth and would not result in the need for new or expanded park facilities. No impact on park facilities would occur.

a.v) Finding: The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any other public facilities. *No impact.*

Discussion: As previously mentioned the proposed project would not directly or indirectly induce population growth and would not result in an increased demand for other public facilities. No impact on demand for public facilities would occur.

Findings:

a) The project will not result in substantial adverse physical impacts associated with the provision of

new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services for fire protection: **Less than significant impact.**

b) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services for police protection: **Less than significant impact.**

c) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services schools: **No impact.**

d) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services for parks: **No impact.**

e) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services for other public facilities: **No impact.**

5.15 RECREATION

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Setting:

Recreational resources are addressed in the Humboldt County General Plan. There are no existing recreational resources in or near the project site. There is a proposed Class III bicycle route on Highway 36 between Alton and the Trinity County line. Class III routes are the least exclusive for bicycles, meaning that bicycles share the traffic lanes with cars (HCAOG 2017).

Analysis:

a) Finding: The project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. *No impact.*

Discussion The project would not directly induce population growth or otherwise result in an increased demand on existing recreational facilities. There are no existing recreational facilities in or near the project site and the project would not provide direct access to or increase the use of recreational facilities in the region. No impacts would occur.

b) Finding: The project will not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. *No impact.*

Discussion: The proposed project would not induce population growth or otherwise result in an increased demand on existing recreational facilities that would require the construction or expansion of recreational facilities. Further, the proposed project does not include construction of recreational facilities. No impacts would occur.

Findings:

a) The project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated: **No impact.**

b) The project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment: **No impact.**

5.16 TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

Setting:

The property is accessed directly from Highway 36, approximately one mile east of U.S. Highway 101, via an existing paved driveway. The driveway would terminate in a 115-foot-wide emergency vehicle turnaround. Proposed parking includes 44 standard and three ADA-compliant accessible spaces.

Highway 36 is a two-lane, paved, striped highway approximately 40 feet wide, and classified in Humboldt County GIS data as a Minor Arterial. Highway 36 provides access from U.S. Highway 101 at Fortuna to Hydesville, Bridgeville, Larrabee Valley, and east through Trinity County to Interstate-5 at Red Bluff in Tehama County.

According to California Department of Transportation (Cal Trans) traffic census data for 2016[22], the average annual daily traffic on Highway 36 at the eastern limits of Alton (0.3 mile east of U.S. Highway 101) was 4,900 vehicles, with a peak hourly traffic of 510 vehicles and a peak daily traffic of 5,600

[22] http://www.dot.ca.gov/trafficops/census/volumes2016/Route34-43.html; accessed May 9, 2018

vehicles.

Analysis:

a) Finding: The project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. *Less than significant impact.*

Discussion: The project would be accessed from Highway 36 via a paved driveway. Construction of the project would result in a temporary increase in construction traffic that would be minimal and for a short duration (less than one year for each phase of the project). Construction activities would not result in substantial adverse effects or conflicts with the local roadway system.

Vehicle trips generated during operation of the project would include daily round trips for each of the 37 staff, plus round trips by dispensary customers. Assuming each employee travels to and from the site twice per day, the 37 staff would generate 148 off-site trips per day. Most staff would work five days per week. Dispensary customers would travel to and from the site once per day, generating up to 100 off-site trips per day assuming 50 dispensary customers per day. Ancillary deliveries may generate 2-4 offsite trips per day. The total number of off-site vehicle trips per day on Highway 36 generated by the project at peak operation would be 252, which is 5.1 percent of the average annual daily traffic volume. The peak hourly traffic volume on Highway 36 is 510 vehicles, which equals 8.5 vehicles per minute. Assuming the peak hours for traffic on Highway 36 correspond to morning and afternoon commute times, employees arriving or departing work making left turns on Highway 36 in or out of the project site would not create a substantial hazard to traffic, given the low volume of 8.5 vehicles per minute on the highway. The number of trips generated by the proposed project would be a minor increase in the existing traffic volume on Highway 36, and potential impacts to the local roadway system would be less than significant, and no mitigation would be necessary.

The project was referred to the Cal Trans, which requested that the existing paved driveway be improved to commercial driveway standards with a minimum width of 20 feet at the driveway "throat". Improving the driveway to commercial standards is a condition of approval for the Use Permit and the applicant would obtain an encroachment permit as required for any work in the Cal Trans right-of-way before making the improvements. Cal Trans also expressed concern that the location of the proposed perimeter fence on the northern boundary might conflict with planned safety improvements for Highway 36 involving an expanded Cal Trans right-of-way. Cal Trans confirmed[23] that the proposed fence location can be discussed at a later date when the planned safety improvement project is closer to inception. Cal Trans was satisfied that the expected off-site vehicle trips generated by the project would not require modifications to the existing condition of Highway 36.

There are currently no public transit facilities serving the project area. The nearest public transit system is in the City of Fortuna. According to Humboldt County GIS data, a public transit route to Bridgeville passes the project site on Highway 36; however, there are no stops near the project site. There are no existing or proposed bicycle or pedestrian facilities in the project area (HCOAG 2014).

Therefore, the proposed project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into

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[23] E-mail from Kevin Tucker, Cal Trans Planning North Branch Chief, dated July 6, 2018.

account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

b) Finding: The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. *No impact.*

Discussion: Humboldt County is considered rural and does not have a Congestion Management Agency or an adopted Congestion Management Program. The HCAOG is the regional transportation planning agency for Humboldt County. Under its authority as the Regional Transportation Planning Agency for Humboldt County, HCAOG adopts and submits an updated Regional Transportation Plan to the California Transportation Commission and Caltrans every five years. The Regional Transportation Plan is a long-range (20-year) transportation planning document for Humboldt County. The most recent five-year update of the RTP was adopted in 2014. The Regional Transportation Plan does not currently establish vehicular level of service criteria for County roadways in the Rohnerville area. Transportation is not addressed in the Fortuna Area Community Plan.

Therefore, the proposed project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

c) Finding: The project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. *No impact.*

Discussion: The project would not cause an increase in air traffic patterns, since air travel would not be a means of transportation used for any aspect of the project. The project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that would result in substantial safety risks.

d) Finding: The project would not substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). *Less than significant impact.*

Discussion: The proposed project would use existing roadways to access the site. The property is accessed from Highway 36 via a paved driveway, which would be improved to Cal Trans commercial driveway standards in compliance with Cal Trans referral comments, as a condition of approval of the Use Permit. The proposed project does not include construction of any new public roads and would not introduce any incompatible uses on an existing public road. Cal Trans has not expressed concern regarding the traffic volume expected to be generated by the project.

Therefore, the proposed project would not substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersection) or incompatible uses (e.g. farm equipment). Potential impacts would be less than significant and no mitigation would be necessary.

e) Finding: The project will not result in inadequate emergency access. *Less than significant impact.*

Discussion: As previously mentioned, the project site is accessed by an existing driveway that would be improved to commercial driveway standards at the highway and modified to include a 115-foot-wide emergency vehicle turnaround at its interior terminus. The internal

circulation driveways would provide emergency vehicle access to all proposed buildings in accordance with FFPD requirements. The proposed project would not result in inadequate emergency access. Potential impacts would be less than significant and no mitigation would be necessary.

f) Finding: The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. *No impact.*

Discussion: There are currently no public transit facilities serving the project site. The nearest public transit system is in the City of Fortuna. The Bridgeville bus route passes he project site on Highway 36 but there are no stops near the project site. There are no existing or proposed bicycle or pedestrian facilities in the project site.

Therefore, the proposed project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

Findings:

a) The project will not conflict with an applicable plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit: **Less than significant impact**.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways: **No impact.**

c) The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks: **No impact.**

d) The project will not substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment): **Less than significant impact.**

e) The project will not result in inadequate emergency access: **Less than significant impact**.

f) The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities: **No impact.**

5.17 TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code §5020.1(k)?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of a tribal cultural resource determined by the lead agency to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1?	☐	☒	☐	☐

Setting:

The tribal cultural resources setting of the project is described in Section 5.5 – *Cultural Resources*.

Analysis:

a) Finding: The project will not cause a substantial adverse change in the significance of a tribal cultural resource listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code §5020.1(k). *Less than significant impact.*

Discussion: As discussed under subsection a) of Section 5.5 – *Cultural Resources*, the cultural resources investigation of the project site found no cultural resources, including tribal cultural resources, and concluded that no additional cultural resources surveys of the site were warranted. The Tribal Historic Preservation Officers for the Bear River Band of the Rohnerville Rancheria and the Wiyot Tribe concurred with this finding. While it is unlikely that the site would contain archaeological resources, there is the potential for subsurface excavation activities to uncover previously unknown subsurface archaeological resources. Implementation of standard cultural resource construction mitigation regarding inadvertent discoveries would reduce potential impacts to a level of less than significant.

b) Finding: The project will not cause a substantial adverse change in the significance of a tribal cultural resource determined by the lead agency to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1 *Less than significant impact.*

Discussion: The County of Humboldt sent requests for formal consultation to the Bear River Band of the Rohnerville Rancheria and the Wiyot Tribe.

Upon review of the Cultural Resources Investigation prepared for the project site, the County of Humboldt determined that the proposed project will not cause a substantial adverse change in the significance of a known tribal cultural resource. Implementation of standard cultural resource construction mitigation regarding inadvertent discoveries would reduce potential impacts to a level of less than significant.

The proposed project will not cause a substantial adverse change in the significance of a tribal

cultural resource.

Findings:

a) Cause a substantial adverse change in the significance of a tribal cultural resource listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code §5020.1(k): **Less than significant impact.**

b) Cause a substantial adverse change in the significance of a tribal cultural resource determined by the lead agency to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1: **Less than significant impact.**

5.18 UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Setting:

The project site is located in a rural area of the county. The project site does not receive municipal water or wastewater utility services. PGE supplies electricity to the site.

Solid waste from Humboldt County is largely transported to one of three out-of-area landfills for disposal: the Anderson Landfill in Shasta County; Dry Creek Landfill in Medford, Oregon; and Potrero Hills Landfill in Suisun City. In rural areas of the county, residents and businesses not served by commercial waste haulers or other solid waste transport arranged by the Humboldt County Public Works Department may haul solid waste to permitted transfer station and container sites located in several areas of Humboldt County where it is transported to an out-of-area landfill. The nearest solid waste transfer station to the project site is the Eel River Disposal & Resource Recovery at 965 Riverwalk Drive, Fortuna, CA 95540. Eel River Disposal manages the transport of self-hauled and non-HWMA member waste, as well as waste received at the Redway Transfer Station. Solid waste is transported for disposal to the Anderson Landfill for disposal by Eel River Disposal, and Alves Inc. also hauls residual waste from its operation to Anderson. This landfill is not expected to close until 2036.

Analysis:

a) Finding: The project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. *Less than significant impact.*

Discussion: There are no public wastewater treatment systems serving the project site. There is an existing OWTS that would serve Phase 1 of the project, and the project would construct an additional OWTS as part of Phase 2. The proposed OWTS has been designed to accommodate the needs of 20 people (**Appendix D**), and the existing OWTS has sufficient capacity for 17 staff plus dispensary customers. The total OWTS capacity would be sufficient for the project at peak operation. Therefore, the proposed project would not exceed wastewater treatment requirements of the NCRWQCB.

b) Finding: The project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. *Less than significant impact.*

Discussion: There are no public water or wastewater treatment systems serving the project site. Water for irrigation and operations will be obtained from groundwater through a permitted well, constructed in Phase 2. Wastewater from irrigation would be minimized by use of closed raised beds and an automated drip irrigation system that would administer water at agronomic rates. Any irrigation runoff, along with wastewater from processing and manufacturing, would be captured and added to the Bokashi fermentation process used to process solid waste, the liquid fraction of which would be used as compost tea to revitalize used growing medium. Wastewater from cultivation, processing, and manufacture would not enter the OWTS.

Although the OWTS on the project site would be expanded by construction of the OWTS proposed in Phase 2, soils on the site are suitable for an OWTS and the project proponent has secured an OWTS design from a licensed professional (**Appendix D**). Construction of the proposed OWTS would not result in significant environmental effects. Impacts would be less than significant, and mitigation would not be necessary.

c) Finding: The project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. *Less than significant impact.*

Discussion: There are no public storm water drainage facilities serving the project site. Construction of Phase 1 of the project would not substantially change the existing extent of impermeable surface on the project site. Prior to constructing Phase 2 of the project, the project proponent would implement a WRPP prepared by a qualified professional and approved by the NCRWQB and the County Planning and Building Department. Construction of the proposed storm water management systems would not result in significant environmental effects. Impacts would be less than significant, and mitigation would not be necessary.

d) Finding: The project will have sufficient water supplies available to serve the project from existing entitlements and resources (i.e., new or expanded entitlements are needed). *Less than significant impact.*

Discussion: The project site is not served by a municipal water system. Estimated annual water use for the project is 681,600 gallons, which would be obtained from a permitted well and either a new deep well or a proposed rainwater catchment system. The flow rate in the existing permitted well is 3.6 gallons per minute, which is sufficient to meet the water demands of the project. Tank storage would be installed as needed to meet fire-fighting flow rates required by the Fortuna Fire Protection District.

The proposed project would have sufficient water supplies available to serve the project from

existing entitlements and resources; no new or expanded entitlements would be required. Impacts would be less than significant and no mitigation would be necessary.

e) Finding: The project will not result in a determination by the wastewater treatment provider which services or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. *No impact.*

Discussion: There are no public wastewater treatment systems serving the project site.

The proposed project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. There would be no impact.

f) Finding: The project will not be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs. *Less than significant impact.*

Discussion: Plant material and byproducts of cannabis processing and manufacturing would be processed on-site in the Bokashi fermentation process and used to amend and revitalize used growing medium. Coco-Coir growing medium would be reused until no longer viable, then transported to a recycling facility. On-site recycling of solid waste from the cultivation, processing, and manufacturing operations, along with repeated reuse of Coco-Coir growing medium, would minimize the volume of solid waste generated by the project. Household waste generated by employees and customers would be stored in covered containers until transported to a recycling or waste transfer station.

The applicant proposes to self-haul solid waste to the Eel River Disposal & Resource Recovery station in Fortuna. The applicant would haul waste once per week and recycling once per month. The transported waste would be part of the larger existing operation on the project site. Plant material generated from operation of the nursery (and existing operations) would be fed to the goats and pigs on the site or composted, thereby reducing the amount of organic material entering the landfills. Eel River Disposal transports waste to the Anderson Landfill which is not expected to close until 2036. There are numerous other disposal transfer sites in the County which are serviced by other out of area landfills. Therefore, the proposed project will be served by landfills with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

g) Finding: The project will not violate any federal, state, and local statutes and regulations related to solid waste. *Less than significant impact.*

Discussion: The California Integrated Waste Management Act of 1989 (Public Resources Code Division 30), enacted through Assembly Bill (AB) 939 and modified by subsequent legislation, required all California cities and counties to implement programs to divert waste from landfills (Public Resources Code Section 41780). Compliance with AB 939 is determined by the Department of Resources, Recycling, and Recovery (Cal Recycle), formerly known as the California Integrated Waste Management Board (CIWMB). Each county is required to prepare and submit an Integrated Waste Management Plan for expected solid waste generation within the county to the CIWMB. In 2012, the unincorporated area of Humboldt County met or exceeded the waste diversion mandate of 50 percent set by the Integrated Waste Management Act of 1989.

The proposed project would comply with all federal, state, and local statutes related to solid waste, including AB 939. This would include compliance with the Humboldt Waste Management Authority's recycling, hazardous waste, and composting programs in the county to comply with AB 939.

Therefore, the proposed project will not violate any federal, state, and local statutes and regulations related to solid waste. Impacts would be less than significant, and no mitigation would be necessary.

Findings:

a) The project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board: **Less than significant impact.**

b) The project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects: **Less than significant impact.**

c) The project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects: **Less than significant impact.**

d) The project will not have insufficient water supplies available to serve the project from existing entitlements and resources (i.e., new or expanded entitlements are needed): **Less than significant impact.**

e) The project will not result in a determination by the wastewater treatment provide which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments: **No impact.**

f) The project will not be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs: **Less than significant impact.**

g) The project will not violate any federal, state, and local statutes and regulations related to solid waste: **Less than significant impact.**

5.19 MANDATORY FINDINGS OF SIGNIFICANCE

Pursuant to CEQA guidelines Section 15065, an EIR shall be required where any of the following conditions occur:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable (the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Setting:

The project has been reviewed in Sections 5.1 through 5.18 for questions a) and c), above, and determined to have no potentially significant unmitigated impact. With implementation of proposed mitigation measures AES-1, NOI-1, and NOI-2, all potentially significant impacts would be reduced to less than significant.

Analysis:

a) Finding: The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. *Less than significant impact with mitigation incorporated.*

Discussion: All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animal species, and historical and prehistorical resources were evaluated as part of the analysis in this document. Where impacts were determined to be potentially significant, mitigation measures have been proposed to reduce those impacts to less than significant levels. Accordingly, with incorporation of the proposed mitigation measures, the proposed project would not substantially degrade the quality of the environment and impacts would be less than significant.

Mitigation:

All mitigation discussed is this document shall apply (See Chapter 6, Discussion of Mitigation Measures, Monitoring, and Reporting Program). Proposed mitigation includes AES-1, NOI-1, and NOI-2.

b) Finding: The project will not have impacts that are individually limited, but cumulatively considerable. ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects). *Less than significant impact with mitigation incorporated.*

Discussion: An analysis of cumulative impacts considers the potential impacts of the project combined with the incremental effects of other approved, proposed, and reasonably foreseeable similar projects in the vicinity. The area considered for this cumulative analysis (study area) is bounded on the west by the Eel River, on the east by Hydesville, on the south by the Van Duzen River, and on the north by the City of Fortuna. Lands within the study area are predominantly agricultural and rural residential, with some industrial uses adjacent to the project site and near Alton and U.S. Highway 101. There are existing cannabis cultivation projects in the study area southeast of Hydesville, and new cultivation, processing, manufacturing, and distribution projects have been approved or are under consideration. Table 2 summarizes the projects in the study area, which collectively are referred to as the "cumulative projects". The cumulative projects locations are shown on the "Cumulative Projects" map in **Appendix A.**

Table 2. Cumulative Projects

APN	Project Type	Size (sf)	Location	Employees[1]	Water Use[2]
Approved					
201-241-015	Distribution	2,070	2832 Old State Highway, Alton	5	--
201-241-015	Distribution	1,250	2832 Old State Highway, Alton	4	--
201-241-015	Manufacturing	3,600	2832 Old State Highway, Alton	5	--
201-311-016	Cultivation	20,000	604 State Highway 36, Alton	12	99,000
201-322-019	Cultivation	43,200	1298 State Highway 36, Alton	0	540,000
204-091-003	Cultivation	10,000	2456 State Highway 36, Hydesville	0	90,000
Pending					
204-091-008	Cultivation	10,000	River Bar Road area		
204-331-001	Cultivation	10,000	River Bar Road area		
204-091-012	Cultivation	28,000	River Bar Road area	9	146,600
204-331-006	Cultivation	5,000	River Bar Road area		
204-101-008	Cultivation	25,000	River Bar Road area		
201-322-012	Cultivation	20,000	Proposed Project	37	681,600
	Processing	6,000	1076 State Highway 36, Alton		
	Manufacturing	20,000			
	Dispensary	1,500			
Total				**72**	**1,556,000**

[1]Non-resident
[2]Estimated gallons per year; sourced from well

The cumulative projects being considered include a total of 171,200 sf of cultivation, 23,600 sf of manufacturing, 3,320 sf of distribution facilities, and 1,500 sf of dispensary. According to documents filed with the County Planning Department for the cumulative projects, the cumulative projects would employ a total of 72 staff and have a total annual water demand of 1,556,000 gallons sourced from wells.

The proposed project would result in no impact to mineral resources or recreation and so could not contribute to cumulative impacts to those resources. Consequently, those resources are not discussed further in this section.

Aesthetics

As discussed in Section 5.1 – *Aesthetics*, the cumulative projects are located in an area with relatively low visual quality and no significant scenic resources. While the proposed project would represent a visual change to the project site, the project would be consistent with the surrounding light industrial land uses. Other non-cultivation proposals in the cumulative projects are situated on properties with existing commercial/industrial buildings. The cultivation proposals are situated on existing agricultural and pasture lands. Given that the project site and its neighboring parcels are zoned preferentially for timber processing facilities, the proposed project would not contribute to an incremental degradation of the aesthetic character of the study area over what would exist under current zoning. The incremental aesthetic effects of the cumulative projects would not combine to result in a cumulatively significant impact.

The proposed project and the cumulative projects would incorporate minimum lighting and would be required to comply with County lighting standards and ordinances. Mitigation Measure AES-1 would reduce potential light and glare impacts from the proposed project to a level of less than significant. Other cumulative projects would also be required to comply with International Dark Sky Association Standards and would be required to prevent light from escaping. With the proposed mitigation incorporated, the project's contribution to light and glare would not be considerable, and the cumulative projects would not combine to result in a significant impact.

Agriculture and Forestry Resources

The cumulative projects are situated on parcels currently either developed for industrial/commercial uses or in cultivation as cannabis gardens, hay fields, or pastures. The cumulative projects would not result in substantial conversion of agricultural lands to non-agricultural uses, and there are no forested lands in the study area. The proposed project's contribution to agriculture and forestry resource-related impacts would not be considerable, and the cumulative projects would not combine to result in a significant impact.

Air Quality

The cumulative projects would not result in a significant impact to air quality. Most of the cumulative projects are proposed or existing cultivation on agricultural lands, and proposed distribution and processing in existing industrial buildings that would continue in their present uses along with the proposed cannabis-related activities. The cumulative projects would not result in significant new construction, new traffic volumes, or new sources of air pollution. Potential effects from individual projects would be mitigated to less than significant and the cumulative effects would be less than significant. The proposed project's contribution to air quality resource-related impacts would not be considerable, and the cumulative projects would not combine to result in a significant impact.

Biological Resources

As discussed in Section 5.4 – *Biological Resources*, construction of the proposed project has potential for less than significant impacts to rare plants and special-status wildlife due to the small amount and disturbed nature of habitat on the project site. The proposed project would not affect riparian habitat or wetlands, or other biological resources such as migration corridors, wildlife nursery sites, and habitat conservation plans and so would not contribute to a cumulative impact to those resources.

As such the project would not result in a considerable contribution to cumulative effects on biological resources.

Cultural Resources

As discussed in Section 5.5 – *Cultural Resources*, the project has potential to affect previously undiscovered cultural and paleontological resources that may be revealed during ground disturbance activities associated with construction. The inadvertent discovery protocols required as part of the Use Permit would reduce any such impact to less than significant. Because each cultural or paleontological resource is unique to a physical location, and inadvertent discovery protocols require notification and documentation of any cultural or paleontological resource inadvertently discovered, no cumulative impact to cultural resources is possible from similar potential project-level impacts on other project sites.

Geology and Soils

As discussed in Section 5.6 – *Geology and Soils*, the proposed project has potential to expose people using the project site to geologic hazards from ground shaking and liquefaction. Implementation of the site-specific design requirements recommended in **Appendix B** as part of the building permit would reduce these impacts to less than significant. The project would create these hazards only for people using the project site, and no component of the project would affect the geologic hazard to any other property. Consequently, the project could not contribute to any cumulative impact to geology and soils.

Greenhouse Gas Emissions

As discussed in Section 5.7 – *Greenhouse Gas Emission*, the proposed project would result in less than significant impacts related to GHG emissions. The cumulative projects would have a total staffing level of 72 employees. The cumulative projects are consistent with the County's 2012 Draft Climate Action Plan strategies for reducing greenhouse gas emissions. As previously mentioned, the NCUAQMD has not adopted thresholds of significance for greenhouse gas emissions. The project would not result in a considerable contribution to greenhouse gas impacts and the projects would not combine to result in a cumulatively significant impact.

Hazards and Hazardous Materials

As discussed in Section 5.8 – *Hazards and Hazardous Materials*, the proposed project would result in less than significant impacts related to hazards and hazardous materials with mitigation to reduce potential hazards associated with the airport (AES-1). Operation of the proposed commercial medical cannabis operations under the cumulative projects would involve the use of fuels, fertilizers, pesticides, and other related products. The NCRWQCB program and County ordinance have "standard conditions" applicable to cannabis operations that address impacts from the storage and use of hazardous materials. The projects would be required to comply with the regulations. With individual projects conforming to all standards for handling hazardous materials, there would be no additive effect of the cumulative projects. The proposed project would not result in a considerable contribution to hazards and hazardous materials impacts and the cumulative projects would not combine to result in a significant impact.

Hydrology and Water Quality

As described in Section 5.9 – *Hydrology and Water Quality*, the proposed project would result in less than significant impacts related to hydrology and water quality. Construction activities for each of the projects would be conducted in accordance with the County's grading regulations and BMPs, including temporary erosion and runoff control measures in accordance with the General Plan, would be implemented during construction to minimize the potential for erosion and storm water runoff. In addition, the proposed project and cumulative project would be

required to comply with the requirements of the NCRWQCB Waiver of Waste Discharge Requirements Order Number R1-2015-0023 and the associated WRPP which would include corrective actions to address potential sources of water quality violations and waste discharge requirements. Individually, the projects would not result in considerable contribution to a reduction in water quality, on- or off-site flooding, or a violation of water quality or discharge requirements, and the projects would not combine to result in a cumulatively significant impact.

The projects would not result in a substantial depletion of ground water and would not be cumulatively considerable. Combined, the cumulative projects would utilize approximately 1.6 million gallons per year, which would be sourced from wells and subject to forbearance requirements for connected wells, if applicable. The combined water consumption of the cumulative projects would be equivalent to approximately 4.2 percent of the annual water deliveries of the Hydesville County Water District, which draws its water from local wells. Although the cumulative projects would not be served by the Hydesville County Water District, the latter's well flow rates suggest that local groundwater resources would not be significantly affected by the water demands of the cumulative projects.

In summary, the project would not result in a considerable contribution to hydrology and water quality impacts, and the projects would not combine to result in a cumulatively significant impact.

Land Use and Planning

As discussed in Section 5.10 – *Land Use and Planning*, the proposed project is consistent with the General Plan land use designation and the zoning for the project site. Although the proposed project is not strictly consistent with the intent of the Q Combining Zone designation of the site for timber products processing, that zoning is not exclusive of other uses, and the proposed buildings would be susceptible to use for timber products processing with only interior modifications. The proposed project does not include any change to the land use designation or zoning of the project site, and therefore any impacts to land use and planning on the site would be unique to the project site and not affect land use and planning on adjacent properties. Consequently, the proposed project could not contribute to any cumulative impacts to land use and planning.

Noise

As discussed in Section 5.12 - *Noise*, the nearest sensitive receptors to the project site are residences on the commercial dairy over 300 feet from the proposed project. During construction, noise generated at the proposed project site could combine with noise generated by projects in the immediate vicinity and result in cumulatively higher noise levels. Mitigation Measure NOI-1 would be implemented to reduce construction noise impacts to a level of less than significant. During operation, normal operational activities of the proposed project and cumulative project would not combine to result in a cumulative impact. However, the applicant has indicated that generators may be installed for back up use, which may result in significant noise impacts. The applicant would be required to implement Mitigation Measure NOI-2 to reduce generator-related noise impacts to a level of less than significant. With implementation of the proposed mitigation, the proposed project would not contribute to a significant cumulative noise impact. The cumulative projects are separated by sufficient distance that no two likely share any sensitive noise receptors and, therefore, each project's potential noise impacts would be unique to it. Furthermore, other cumulative projects would be required to mitigate noise impacts to less than significant; therefore, the cumulative projects would not have a significant cumulative impact.

Population and Housing

The cumulative projects do not include construction of any housing. The total staffing requirements beyond resident owner/operators would be 67 people, who would not require housing in the surrounding communities of Alton, Hydesville, and Fortuna because of the proximity of the study area to the urban centers of Humboldt County. The construction workers and

operational workers for the proposed project and cumulative projects are expected to be drawn from the existing labor pool in the region and would not directly result in population growth.

The cumulative projects are served by existing roads and would not result in the extension of roads or major utilities to lands not currently served. There would be no displacement of housing or population. The proposed project would not contribute to population and housing impacts and the cumulative projects would not combine to result in a significant impact.

Public Services

The potential demand for Fire Department Services is expected to be very low at the project site. The proposed and cumulative projects would not combine to result in the need for new or expanded facilities.

The potential demand for Sheriff's Department services at the project site may increase due to the proposed land use. The proposed and cumulative projects would be required to implement Safety Plans in accordance with the CMMLUO, which would avoid the need for additional Sheriff's Department services. Individually, the projects would result in less than significant impacts, and would not cumulatively result in the need for new or expanded facilities.

There would be little or no demand for other County services from the proposed project and the cumulative projects, and thus would not cumulatively result in the need for new or expanded facilities. The proposed project would not result in a considerable contribution to public services, and the cumulative projects would not combine to result in a significant impact.

Transportation/Traffic

As discussed in Section 5.16 – *Transportation/Traffic*, the proposed project would result in less than significant impacts related to transportation/traffic. Construction traffic would be minimal and temporary. Construction traffic from other cumulative projects would not combine to result in a cumulative transportation/traffic impact.

Operation of the proposed project would generate up to 252 vehicle trips per day on Highway 36, which would be a 5.1 percent increase in the traffic volume on that road. The cumulative projects would employ an additional 35 staff, most of whom would work at projects in the immediate vicinity of U.S. Highway 101 and would not affect traffic on Highway 36 east of Alton. Cumulative projects involving distribution and dispensary activities are located near U.S. Highway 101 and so the majority of all non-staff cumulative traffic impacts would also be restricted to that major freeway artery.

The project would result in no impacts to traffic patterns and adopted policies, plans, and programs. The project would not result in a considerable contribution to transportation/traffic impacts, and the projects would not combine to result in a cumulatively significant impact.

Tribal Cultural Resources

As discussed in Section 5.17 – *Tribal Cultural Resources*, the project has potential to affect previously undiscovered tribal cultural resources that may be revealed during ground disturbance activities associated with construction. The inadvertent discovery protocols required as part of permit approval would reduce any such impact to less than significant. Because each tribal cultural resource is unique to a physical location, and inadvertent discovery protocols require notification and documentation of any tribal cultural resource inadvertently discovered, no cumulative impact to tribal cultural resources is possible from similar potential project-level impacts on neighboring properties.

Utilities and Service Systems

As described in Section 5.18 – *Utilities and Service Systems*, the project-level impacts to utilities and service systems from the proposed project would be less than significant. Wastewater and storm water treatment would be on-site, as the project site is not connected to any municipal wastewater or storm water treatment systems. The proposed project would not contribute to any cumulative impact, as all effects of the proposed project on wastewater and storm water treatment would be confined to the project site.

The project would obtain water from on-site sources (an existing well for Phase 1, replaced by a proposed well and/or rainwater catchment in Phase 2). The project site is not served by a municipal or other water district. The nearest water district, the Hydesville County Water District, draws water from wells over two miles from the project site and hydrologically upstream of it (*i.e.*, Yager Creek, which is a tributary to the Van Duzen River upstream of the project site). As such, the proposed project would not affect utilities and service systems associated with water service.

Property owners are entitled to draw on groundwater resources under their property in reasonable concert with other parties whose properties overly the same groundwater source. While the project has potential to contribute to a cumulative impact on groundwater resources in the area, a new entitlement would not be required unless the water demand of the project could not be met from groundwater without disparaging the entitlements of neighboring properties, and the project turned to off-site water sources. The pumping rates from Hydesville County Water District wells suggest that the groundwater resources in the lower Van Duzen watershed are easily sufficient to bear the maximum 2.1-acre feet per year demand that the proposed project would require.

Solid waste in Humboldt County is transported to landfills outside the County; therefore, cumulative effects of the project on solid waste disposal would depend on County-wide growth and development, which is outside the scope of this analysis.

Mitigation:

Mitigation Measures AES-1, NOI-1, and NOI-2.

c) Finding: the project would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. *Less than significant impact with mitigation incorporated.*

Discussion: The proposed project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this document. In instances where the proposed project has the potential to result in direct or indirect adverse effects to human beings, including impacts to Aesthetics, Geology and Soils, and Noise, mitigation measures have been applied to reduce the impact to below a level of significance. With required implementation of mitigation measures identified in this document, construction and operation of the proposed project would not involve any activities that would result in environmental effects which would cause substantial adverse effects on human beings.

6.0 DISCUSSION OF MITIGATION MEASURES, MONITORING, AND REPORTING PROGRAM

The Department found that the project could result in potentially significant adverse impacts unless mitigation measures are required. A list of measures that address and mitigate potentially significant adverse impacts to a level of non-significance follows. A mitigation monitoring and reporting program checklist is attached.

Mitigation:

AES-1 Lighting Plan

The applicant shall provide to the County Planning Division a lighting plan demonstrating all indoor and outdoor lighting for the proposed project would not deliver or have the potential to deliver light pollution, during the hours of sunset to sunrise. The lighting plan shall be approved by the County Planning Division prior to issuance of the building permits.

NOI-1 Construction Related Noise

The following shall be implemented during construction activities:

- The operation of tools or equipment used in construction, drilling, repair, alteration or demolition shall be limited to between the hours of 8 A.M. and 5 P.M. Monday through Friday, and between 9 a.m. and 5 p.m. on Saturdays.
- No heavy equipment related construction activities shall be allowed on Sundays or holidays.
- All stationary and construction equipment shall be maintained in good working order and fitted with factory approved muffler systems.

NOI-2 Generator Noise

Should generators be installed, the locations of the generators shall be provided to the County Planning Department on a site plan, and the projected use shall be provided. The generators shall be sited so that the decibel level for generators measured at the property line shall be no more than 60 decibels.

7.0 EARLIER ANALYSES.

Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 16063(c)(3)(D). In this case a discussion should identify the following on attached sheets:

a) Earlier analyses used. Identify earlier analyses and state where they are available for review.

1. Humboldt County General Plan, Volume II, Fortuna Area Community Plan (1985)
2. Humboldt County General Plan (2017)
3. Revised Draft Environmental Impact Report for the General Plan Update (2017)
4. CEQA Mitigated Negative Declaration for the Medical Marijuana Land Use Ordinance – Phase IV – Commercial Cultivation of Cannabis for Medical Use.
5. Humboldt County Zoning Ordinance

These items are available for review at Humboldt County Planning Division.

8.0 REFERENCES

City of Fortuna. 2010. City of Fortuna General Plan Draft Programmatic Environmental Impact Report vol. 1 (SCH 2007062106). Figure 2-5.

Federal Emergency Management Agency (FEMA). 2011. *Flood Insurance Rate Map (FIRM) Community-Panel Number 06023C1220F*. Effective January 19, 2011.

Humboldt County Association of Governments (HCAOG). 2012. *Humboldt Regional Bicycle Plan*. Update 2012.

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SHN Consulting Engineers and Geologists (SHN). 2016. Eel River Groundwater Basin, Humboldt County, California – Groundwater Sustainability Plan Alternative. December.

Winzler and Kelly Consulting Engineers (Winzler and Kelly). 2008. Community Infrastructure and Services Technical Report. Prepared for: County of Humboldt Community Services Development Department. July.

Highway 36 LLC is applying for Conditional Use Permits and Special Permits for the development and operation of a new commercial cannabis cultivation, processing, manufacturing facility, and retail cannabis dispensary in two phases. Also a CUP pursuant to the provisions Qualified (Q) combining zone, Area 6, adopted as Ordinance No 1689 on May 28, 1985, and as amended by Ordinance No 1784 on December 16, 1986. Proposed development consists of a two-story 20,000 sf processing/manufacturing building, a 16,000 sf indoor cultivation building, a 2,392 sf extraction building, a 1,248 sf dispensary building, 10 1,000-sf mixed-light greenhouses, a well, pump house and treatment facility, and internal circulation driveways, parking, and loading zones.

Phase 1 would involve replacing the existing 24x64 foot mobile home with a 24x52 (1,248 sf) foot mobile home structure configured as a dispensary, a 46x52 foot (2,392 sf) metal building used as an extraction facility, a pump house and water treatment system for the existing well, an enclosed refuse/recycling area, 16 parking spaces, a loading zone, and an emergency vehicle turnaround area. The dispensary building would be wheelchair accessible and would include an ADA-compliant bathroom. Phase 1 would be constructed in the southwestern portion of the property.

Phase 2 would be developed in the eastern two-thirds of the property. This phase would include a 200x100 foot (20,000 sf) metal building used as a processing/manufacturing facility that would include laboratory/testing facilities and a commercial kitchen for preparing infused edible products, a 128x125 foot (16,000 sf) metal building housing 10,000 sf of indoor cultivation, ten 20x50 foot (1,000 sf) greenhouses housing a total of 10,000 sf of mixed-light cultivation, a 25x80 foot (2,000 sf) outdoor propagation area, a hydrologically un-connected well, one 20x50 foot (1,000 sf) primary septic leach field and one 1,000 sf reserve leach field, 30 parking spaces, and 12-foot wide gravel access roads. If the proposed hydrologically un-connected well is infeasible, a rainwater catchment and cistern system would be installed to meet, at a minimum, the irrigation needs of the proposed cultivation (which cannot be met by a diversionary source such as the existing hydrologically connected well) and the required fire-fighting flow.

Water Use and Storage

The project proponent estimates that the maximum annual water consumption by the proposed project is 283,200 gallons for indoor cultivation, 235,600 gallons for mixed-light cultivation, and approximately 162,800 gallons for manufacturing, processing, extraction, and domestic use by staff. The total annual water consumption for both phases of the project would be approximately 681,600 gallons (2.1 acre feet). Annual water consumption for Phase 1 only would be approximately 60,000 gallons. During Phase Two, approximately 30,000 gallons of water per year would be recaptured by dehumidifiers in the indoor and mixed-light cultivation areas.

The current water source for the property is a well located in the existing agricultural storage building. The well was installed prior to 1990 and was inspected and upgraded with a new seal in 2017 under Department of Environmental Health permit number 17/18-0051. At that time, the well was tested and found to have a flow rate of 3.6 gallons per minute. The well is assumed to access shallow groundwater and therefore is hydrologically connected to surface waters. Phase 1 would include only dispensary and extraction activities, which are not subject to forbearance for hydrologically connected wells per Humboldt County Code (HCC) §55.4.11(l). The existing well would provide the water source for Phase 1 and would not be subject to forbearance; therefore, no additional storage capacity would be required for Phase 1.

Water for manufacturing and indoor cultivation in Phase Two would be provided by a proposed new deep well that would be hydrologically un-connected. The new well would be tied into the pump house

and water treatment system installed in Phase 1, and the existing well would be decommissioned. The new well would provide all water required for the project as well as fire-fighting flow.

As discussed previously, if installation of a hydrologically un-connected well is infeasible, a rainwater catchment and cistern system would be installed in Phase Two which would meet at least some of the project water demands. Under HCC §55.4.8.2.1, new outdoor and mixed-light cultivation can be permitted only with a non-diversionary source of irrigation water; therefore, the proposed mixed-light cultivation could not be irrigated using the existing well. At a minimum, the rainwater catchment system would supply the irrigation demand of the cultivation (235,600 gallons) and dedicated storage to meet the required fire-fighting flow capacity (180,000 gallons).

If a hydrologically disconnected well is infeasible, the existing well could be used to supply all water needs except irrigation of cultivation. Because the existing well is hydrologically connected, withdrawals from the well for irrigation of new cannabis cultivation would not be permitted. Storage would be installed as needed to meet the forbearance period irrigation needs for indoor cultivation. As discussed previously, sufficient impervious surface area is proposed to yield over 583,000 gallons of captured rainwater in even the lowest rainfall year on record, and over one million gallons in a typical year. The total water needs of the project would be approximately 681,600 gallons per year; therefore, in even the driest years, only approximately 100,000 gallons would be required from the existing well to meet the water needs of the project. In typical years, no water would be required from the existing well.

Existing water storage on the property consists of 5,000 gallons in one hard plastic tank. The existing pond would not be used for the proposed project.

Employees and Schedule of Operations

Including all activities at peak operation of Phase 1 and Phase Two, the estimated maximum number of staff on-site, including tenants, would be 37 people. Most employees would work five days per week; the dispensary would operate seven days per week.

Access/Parking

The property is accessed directly from Highway 36 via an existing driveway. The project would provide six customer parking spaces at the dispensary, 11 staff parking spaces near the extraction building, and 30 staff parking spaces, including two ADA-compliant accessible spaces, near the indoor cultivation building. Total off-street parking would be 47 spaces, including three ADA-compliant accessible spaces.

Storm water Management

The project site is flat and has no surface drainage patterns. There are no creeks or natural water bodies within 0.5-mile of the project site. Precipitation on the project site percolates into the soil. The project proponent has contracted with Pacific Watershed Associates to design a storm water management plan for the proposed development.

Watershed Protection

There are no naturally-occurring aquatic resources on or adjacent to the property. The existing pond is an artificial feature constructed in uplands and is fed by surface runoff from paved areas. The property has minimal gradients and no apparent drainage patterns; precipitation percolates into the soil. The Van Duzen River is approximately 0.5-mile south of the property, separated from it by farmland and pasture. The property is in the Cummings Creek – Van Duzen River Hydrologic Unit (HUC-12) and the Van Duzen Planning Watershed.

On-site Wastewater System

The existing mobile home is served by an OWTS that would serve the proposed dispensary, non-volatile extraction building, and security staff. This existing system consists of two 750-gallon septic tanks and a

leach field, which is sufficient to process the maximum 1,1800 gallons per day generated by the staff and dispensary customers served by that system. The total service provided by the existing OWTS would be as follows:

- Dispensary: 400 gallons per day (gpd) per toilet x 2 toilets = 800 gpd (serves 5 dispensary staff plus customers);
- Extraction: 35 gpd per factory worker x 4 workers = 140 gpd;
- Security: 15 gpd per non-factory worker x 2 security guards = 30 gpd;
- Mixed-light Cultivation Staff (Phase Two): 35 gpd per factory worker x 6 workers = 210 gpd.

The existing OWTS would serve 17 staff and the dispensary customers, which would use approximately 79 percent of the capacity of the system.

Lindberg Geologic Consulting has designed the proposed OWTS that would serve the proposed manufacturing, volatile extraction, nursery, testing, commercial kitchen, and indoor cultivation functions. The proposed OWTS would consist of two 1,200-gallon dual-chambered septic tanks and three 50-foot leach trenches. This system would be more than sufficient to serve 20 people per day. The proposed project includes a 100-percent reserve leach field area adjacent to the proposed leach field, which would be protected from development.

Hazardous Materials and Waste

The proposed cultivation would utilize a synthetic soil-less growing medium designed by Dirty Business Soil Consultants of Arcata, CA. The medium would consist primarily of Coco-Coir (coconut husk), with other soil-like amendments. This medium is reusable and lasts longer than organic/mineral potting soil. Growing medium that can no longer be reused would be transported to a commercial recycling facility.

Growing medium would be revitalized using compost teas; no salt-based fertilizers, heavy metals, or plant growth regulators would be used. Between cultivation cycles, the productivity of the used growing medium would be restored by an anaerobic fermentation process similar to silage known as "Bokashi" and amending with compost teas. The Bokashi process involves fermenting organic material for 7-10 days in sealed drums, which prevent the escape of odors.

Organic solid waste, including cannabis byproduct and unusable plant material, would be shredded and fermented in the Bokashi process, then added to reused growing medium. Liquid waste, including byproducts of cannabis processing and extraction, would be added to the Bokashi fermentation process, then drawn off and used as organic compost tea. Household waste would be stored in sealed containers in a recycling and waste enclosure and removed to a solid waste transfer station or recycling facility in Fortuna regularly.

All cultivation would take place in sealed raised beds that would contain irrigation runoff.

The project proposes to use the following pesticides: Neem oil, and Grandevo. Neem oil is a plant extract that has no known toxicity to non-target organisms (https://www3.epa.gov/pesticides/chem_search/reg_actions/registration/decision_PC-025006_07-May-12.pdf); the active ingredient of Grandevo is a bacterium that may affect terrestrial arthropods, aquatic invertebrates, and honey bees (https://www3.epa.gov/pesticides/chem_search/reg_actions/registration/fs_PC-016329_20-Aug-12.pdf). The project would restrict application of all pesticides to indoor areas (including mixed-light greenhouses); consequently, there would be no risk of overspray effects on non-target organisms.

The proposed project includes volatile extraction operations. Solvents used in extraction would include 200-proof (100 percent) ethanol, isopropyl alcohol, 30 percent hydrogen peroxide, {D}Limonene, and butane. The health hazards for all of these substances except butane are irritation in case of contact with skin and eyes, or inhalation. Butane gas is non-irritating to skin and eyes but is

an asphyxiation hazard if inhaled. Ethanol, isopropyl, and Limonene are flammable liquids; butane is a flammable gas. Volatile extraction would take place in an explosion-proof room constructed inside the manufacturing building. Chemicals would be obtained from licensed vendors and shipped/transported to the site in accordance with federal, state, and local requirements for transportation of hazardous substances. Shipments would be received at loading docks equipped with spill containment kits. Quantities of these chemicals on-site would be small and any accidental spills would have no potential to contaminate surface water or groundwater, or pose a threat to the public.

Odors

The project proponent has contracted with Frontier Engineering of Redding, CA to design heating, ventilation, and air conditioning (HVAC) systems using carbon odor filtration for all proposed buildings and greenhouses. Indoor cultivation areas would be enclosed in a metal building equipped with a carbon filtered HVAC system; mixed-light greenhouses would be rigid commercial greenhouse structures equipped with carbon-filtered exhaust systems; the drying room, vegetative growth room, extraction laboratories, processing room, dispensary storefront, and kitchen would all be connected to carbon filtered HVAC systems designed to replace the air in the room every three minutes.

Electrical Service

Electricity on the property is supplied by Pacific Gas and Electric (PGE). The project proponent does not propose to use generators as a primary energy source but may install generators for emergency use. The project owner would enroll in the PGE ClimateSmart program (a carbon tax) to offset carbon emissions and would pursue a transition to on-site solar electricity during the life of the project.

Project Location: The project site is located in Humboldt County, in the Alton area, on the south side of State Highway 36 approximately 0.9 mile east of the intersection of State Highway 36 and U.S. Highway 101. The project is on the property known as 1076 State Highway 36. The project site is in Section 24, Township 2 North, Range 1 West, Humboldt Base and Meridian, and is depicted on the U.S. Geological Survey's "Fortuna, CA" 7.5-minute quadrangle map.

Application Number: 11754 **Case Number:** CUP16-377

Assessor Parcel Number: 201-322-012

Mitigation measures were incorporated into conditions of project approval for the above-referenced project. The following is a list of these measures and a verification form that the conditions have been met. For conditions that require on-going monitoring, attach the Monitoring Form for Continuing Requirements for subsequent verifications.

Mitigation Measures:

AES-1 Lighting Plan

The applicant shall provide to the County Planning Division a lighting plan demonstrating all indoor and outdoor lighting for the proposed project would not deliver or have the potential to deliver light pollution, during the hours of sunset to sunrise. The lighting plan shall be approved by the County Planning Division prior to issuance of the building permits.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes | No	Comments / Action Taken
Prior to issuance of the building permit, and, during project operations.	Continuous		HCP&BD		

, HCP&BD = Humboldt County Planning and Building Department

NOI-1 Construction Related Noise

The following shall be implemented during construction activities:

- The operation of tools or equipment used in construction, drilling, repair, alteration or demolition shall be limited to between the hours of 8 A.M. and 5 P.M. Monday through Friday, and between 9 a.m. and 5 p.m. on Saturdays.
- No heavy equipment related construction activities shall be allowed on Sundays or holidays.
- All stationary and construction equipment shall be maintained in good working order, and fitted with factory approved muffler systems.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes | No	Comments / Action Taken
During construction activities.	Ongoing		HCP&BD		

HCP&BD = Humboldt County Planning and Building Department

NOI-2 Generator Noise

Should generators be installed, the locations of the generators shall be provided to the County Planning Department on a site plan, and the projected use shall be provided. The generators shall be sited so that the decibel level for generators measured at the property line shall be no more than 60 decibels.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes | No	Comments / Action Taken
During project operations.	Ongoing		HCP&BD		

HCP&BD = Humboldt County Planning and Building Department

APPENDIX A

FIGURES

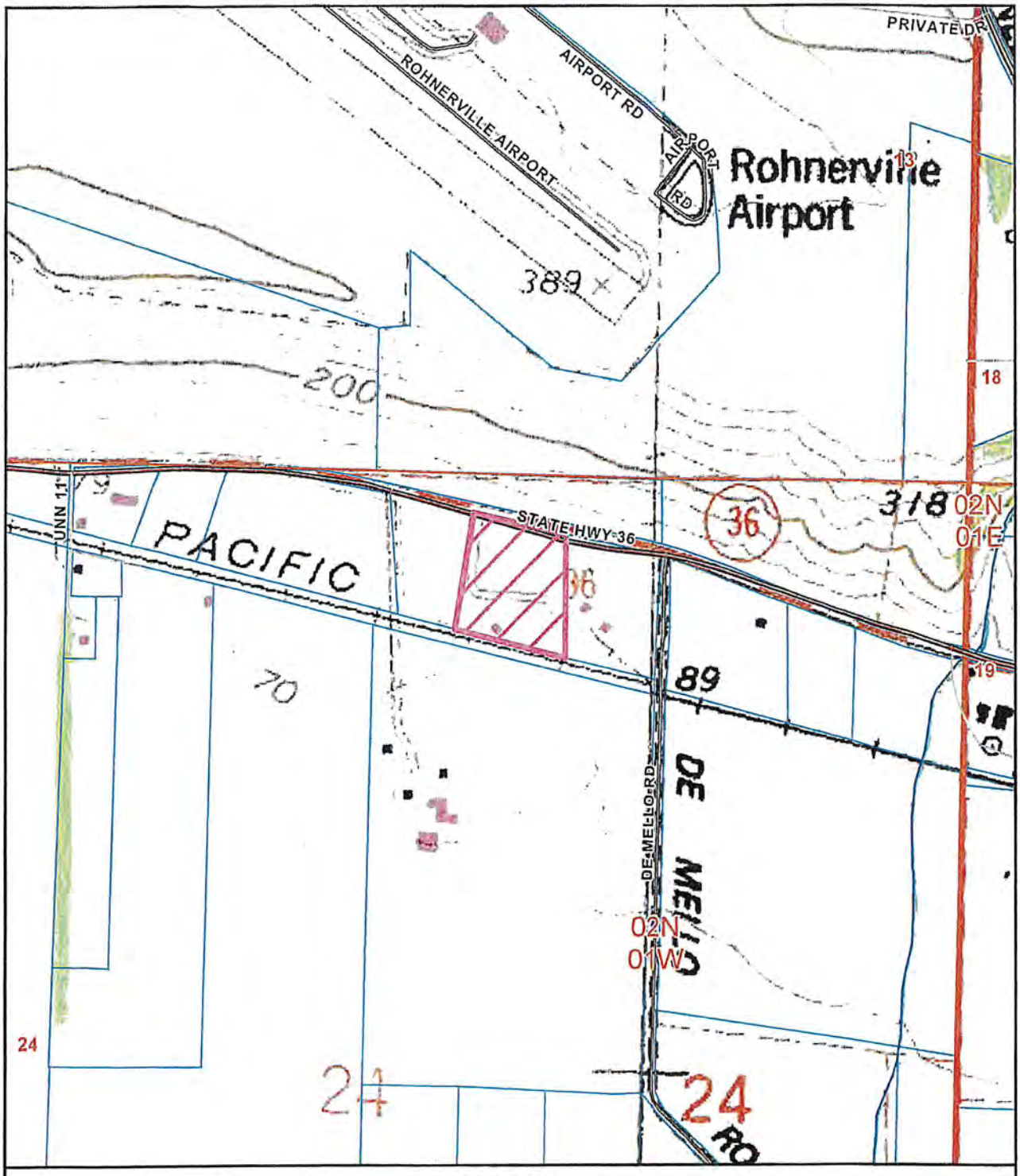
AERIAL MAP
PROPOSED H36P LLC
ALTON AREA
CUP-16-377
APN: 201-322-012
T02N R01W S24 HB&M (FORTUNA)

Project Area =

N

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.

0 500 1,000 Feet



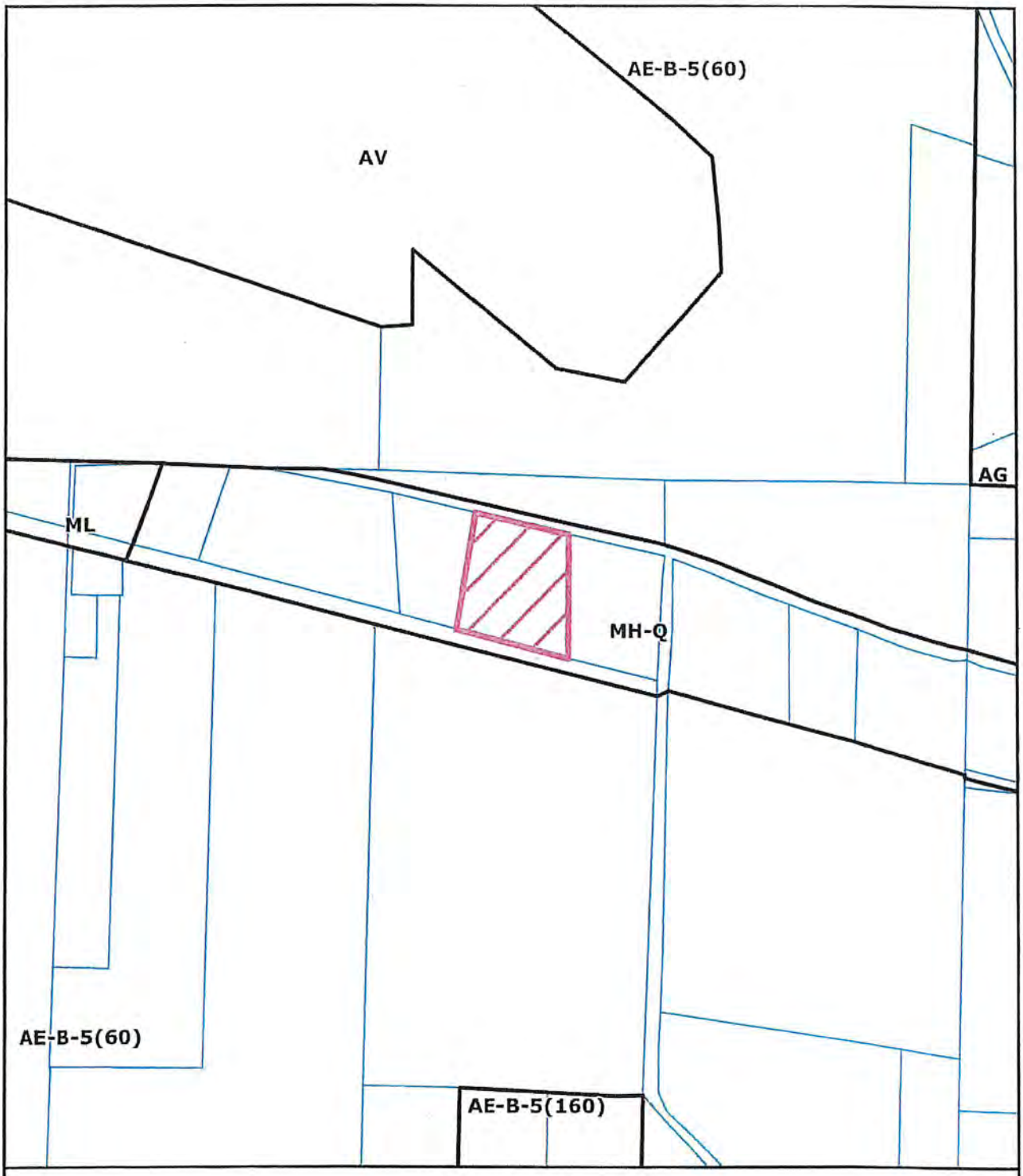
TOPO MAP
PROPOSED H36P LLC
ALTON AREA
CUP-16-377
APN: 201-322-012
T02N R01W S24 HB&M (FORTUNA)

Project Area =

N

0 750 1,500 Feet

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



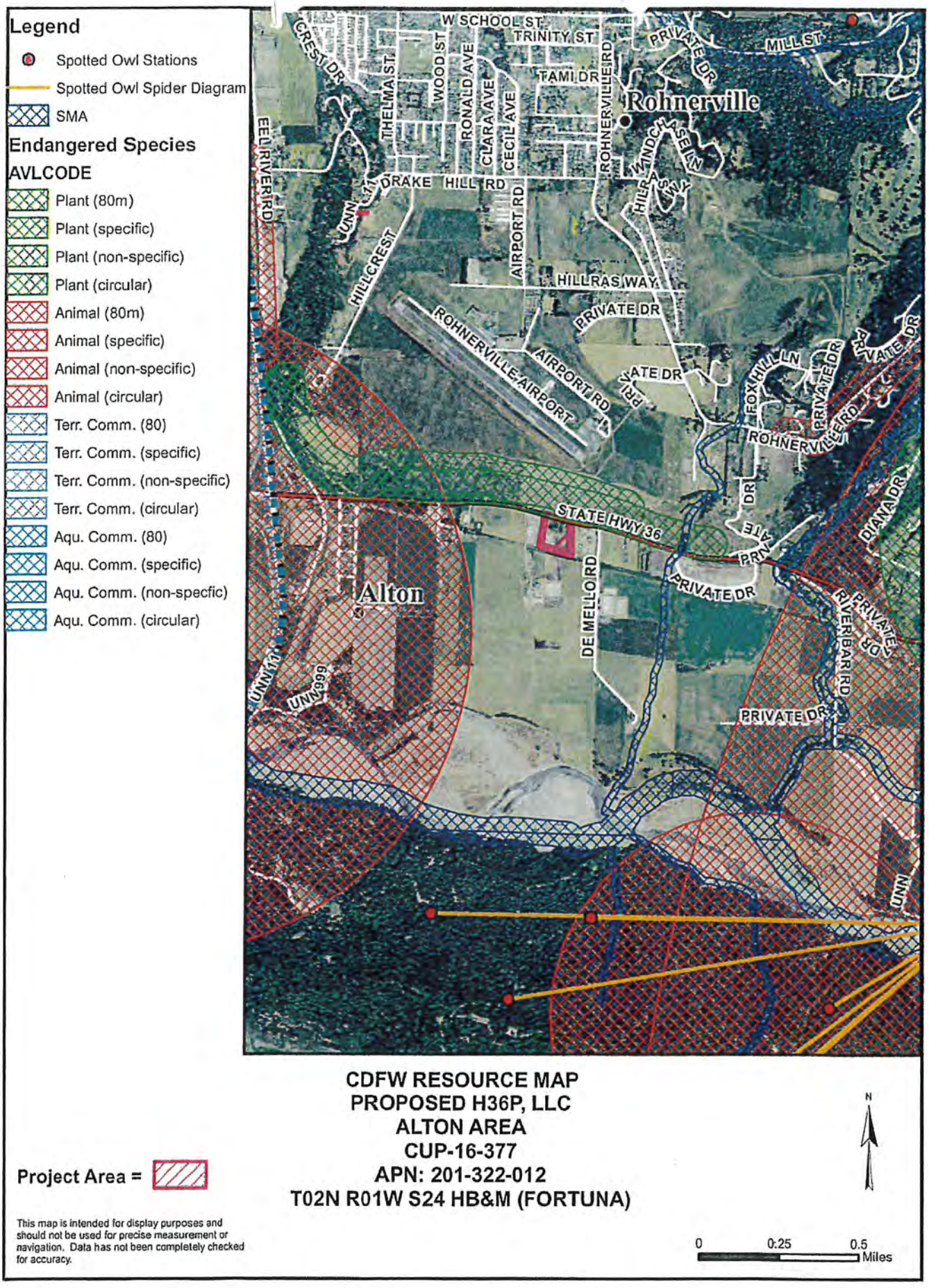
ZONING MAP
PROPOSED H36P LLC
ALTON AREA
CUP-16-377
APN: 201-322-012
T02N R01W S24 HB&M (FORTUNA)

Project Area =

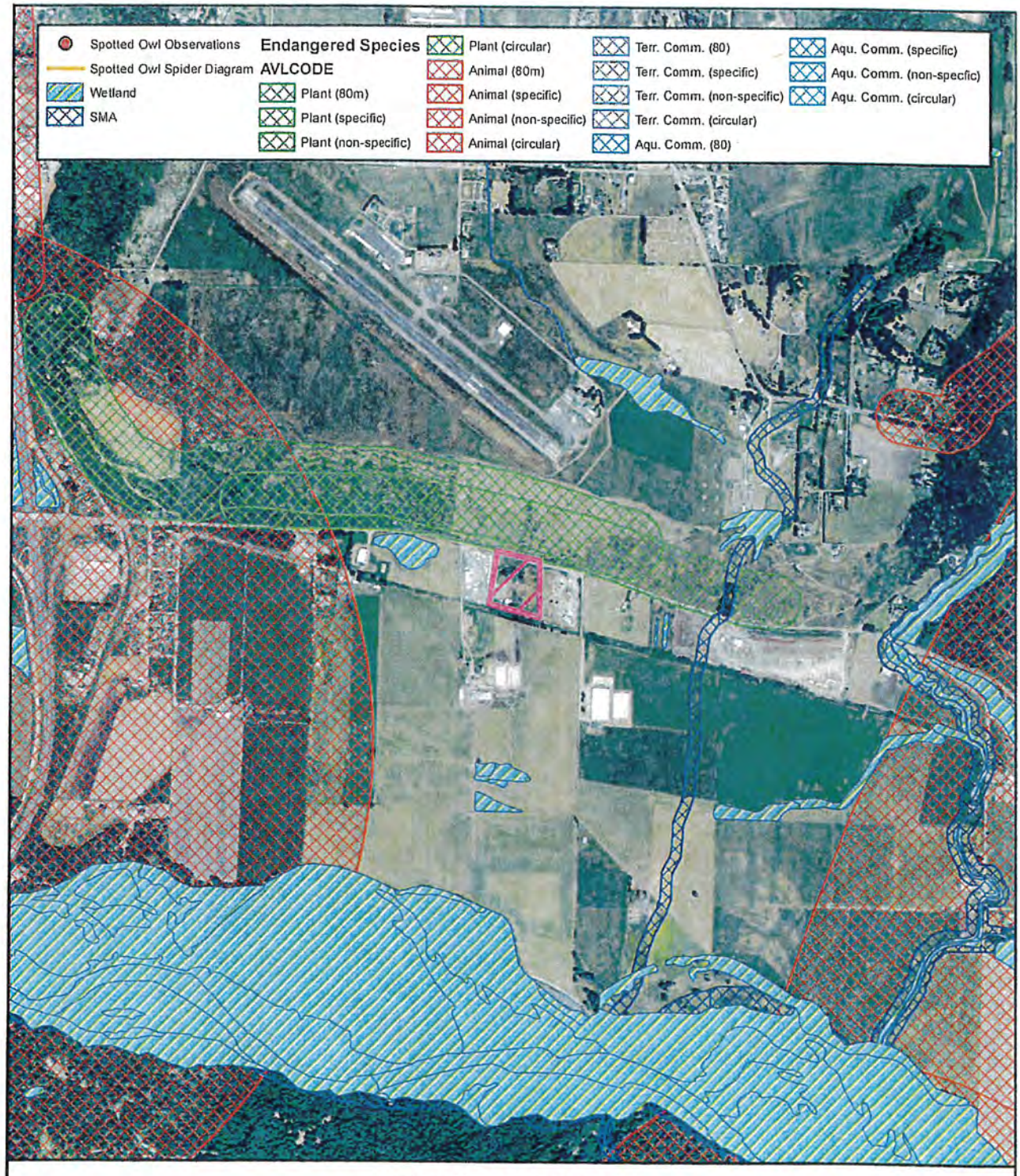
N

0 750 1,500 Feet

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.


Legend
Spotted Owl Stations
Spotted Owl Spider Diagram
SMA
Endangered Species
AVLCODE
Plant (80m)
Plant (specific)
Plant (non-specific)
Plant (circular)
Animal (80m)
Animal (specific)
Animal (non-specific)
Animal (circular)
Terr. Comm. (80)
Terr. Comm. (specific)
Terr. Comm. (non-specific)
Terr. Comm. (circular)
Aqu. Comm. (80)
Aqu. Comm. (specific)
Aqu. Comm. (non-specfic)
Aqu. Comm. (circular)
Rohnerville
Alton
W SCHOOL ST
TRINITY ST
MILL ST
TAMI DR
CREST DR
THELMA ST
WOOD ST
RONALD AVE
CLARA AVE
CECIL AVE
ROHNERVILLE RD
EEL RIVER RD
DRAKE HILL RD
AIRPORT RD
HILLCREST
HILLRAS WAY
PRIVATE DR
ROHNERVILLE AIRPORT
FOX HILL LN
STATE HWY 36
DE MELLO RD
DIANA DR
RIVERBAR RD
UNN
UNN111
UNN999
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.
CDFW RESOURCE MAP
PROPOSED H36P, LLC
ALTON AREA
CUP-16-377
APN: 201-322-012
T02N R01W S24 HB&M (FORTUNA)
N
0
0.25
0.5
Miles

F&W



CDFW RESOURCE MAP
PROPOSED H36P LLC
ALTON AREA
CUP-16-377
APN: 201-322-012
T02N R01W S24 HB&M (FORTUNA)

Project Area =

N

0 1,000 2,000 Feet

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 DESCRIPTION:

DEVELOP A WHOLESALE DISPENSARY AND EXTRACTION FACILITY DURING PHASE I. DEVELOP TWO NEW STEEL BUILDINGS FOR THE CULTIVATION, PROCESSING AND MANUFACTURING OF COMMERCIAL CANNABIS AND REQUIRED ACCESSIBLE RESTROOMS. A NEW GREASE INTERCEPTOR SHALL BE INSTALLED IN THE PARKING LOT, SIZED TO HANDLE DEMAND FROM ALL PHASES OF DEVELOPMENT.

BUILDING CODE DATA:

OCCUPANCY CLASSIFICATIONS: M/F1/H
SEPARATED OCCUPANCIES.
USE: PROCESSING OF AGRICULTURAL PRODUCTS & CULTIVATION.
CONSTRUCTION TYPE: VB
SPRINKLERS: YES
SPRINKLERS INCREASE ALLOWABLE STORIES TO 2.
HAZARDOUS MATERIALS WILL NOT BE STORED OR USED WITHIN THE BUILDING IN EXCESS OF THE QUANTITIES LISTED IN IBC TABLES 307.1(1) & 307.1(2).

NOTES:

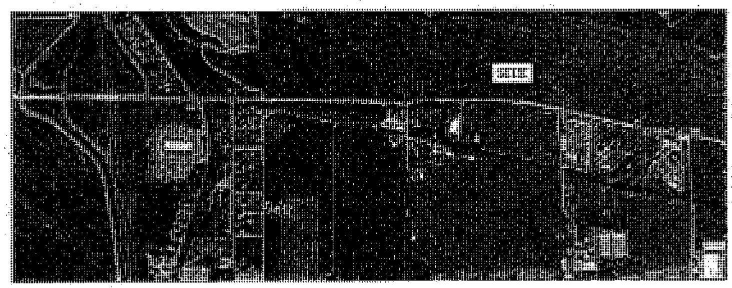
1. PROPERTY LINES AND BUILDING LOCATIONS ARE APPROXIMATE AND BASED ON AERIAL PHOTOS.
2. NO CREEKS.
3. ZONING: MH-Q
   - 3.1. FRONT SETBACK = 50'
   - 3.2. REAR SETBACK = 50'
   - 3.3. SIDE SETBACK = 46' (10% OF AVG. LOT WIDTH)
4. SITE AREA = 5.46 ACRES
5. BUILDING AREA: (PHASE I)
   - 5.1. (N) 24'x52' DISPENSARY = 1248 SQ. FT.
   - 5.2. (N) 40'x50' EXTRACTION FACILITY = 2000 SQ. FT.
   - 5.3. PHASE 1 BUILDING AREA = 3248 SQ. FT.
6. DISPENSARY OCCUPANCY - 'M' - MERCANTILE
   - 6.1. OCCUPANT LOAD PER CBC 1004.1.2 = 60 SQ. FT. GROSS
7. EXTRACTION OCCUPANCY - 'F1' - MANUFACTURING
   - 7.1. OCCUPANT LOAD PER CBC 1004.1.2 = 200 GROSS
8. PHASE 1 PARKING REQUIREMENTS:
   - 8.1. DISPENSARY - 1 SPACES PER 300 SQ FT. PLUS 1 SPACE PER EMPLOYEE = 4 PUBLIC SPACES AND 4 EMPLOYEE SPACES PER HUMBOLDT COUNTY ZONING 109.1.4.3.1
   - 8.2. EXTRACTION - 1 SPACE PER EMPLOYEE = 6 SPACES PER HUMBOLDT COUNTY ZONING 109.1.4.4.2
9. DISPENSARY BUILDING HT = ±15'
10. EXTRACTION BUILDING HT = ±14'-6"

FIRE HYDRANT NOTES:

1. ALL PIPES SUPPLYING WATER TO HYDRANTS MUST BE AT LEAST 3"Ø; HOWEVER, A PIPE HAVING A Ø OF LESS THAN 3" MAY BE USED PROVIDED IT CAN DEMONSTRATE THE CAPABILITY OF SUPPLYING A MINIMUM 200 GAL. PER MINUTE (GPM) FLOW FROM THE HYDRANT CONNECTION.
2. EACH HYDRANT/FIRE VALVE OR ACCESS TO WATER SHALL BE IDENTIFIED AS FOLLOWS:
   - 2.1. IF LOCATED ALONG A DRIVEWAY, EXCEPT WHERE THE RESIDENCE IS SERVED WITH AN INDIVIDUAL WATER SUPPLY, A WOODEN SIGN WITH A MINIMUM 3" LETTER HEIGHT, 3/8" STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, WITH THE WORDING "FIRE WATER" MOUNTED ON A WOODEN POST.
   - 2.2. IF LOCATED ALONG A STREET OR ROAD, A REFLECTORIZED BLUE MARKER, WITH A MINIMUM DIMENSION OF 3", SHALL BE MOUNTED ON A FIRE RETARDANT POST. THE SIGN POST SHALL BE WITHIN 3' OF SAID HYDRANT/FIRE VALVE, WITH THE SIGN NO LESS THAN 3' NOR GREATER THAN 5' ABOVE GROUND, IN A HORIZONTAL POSITION AND VISIBLE FROM THE ROAD.

HIGHWAY 36 LLC DEVELOPMENT PLAN

HIGHWAY 36 LLC
1076 STATE HIGHWAY 36 ALTON, CA 95540
APN 201-322-012



VICINITY MAP

EMPLOYEE OCCUPANCY TABLE			
OCCUPANCY	PROPOSED USE	AREA	# EMPLOYEES
F-1	INDOOR CULTIVATION	16,000 SQ. FT.	4
F-1	OUTDOOR MIXED LIGHT	10,000 SQ. FT.	3
F-1	COMMERCIAL KITCHEN	1,000 SQ. FT.	2
F-1	NON-VOLATILE LAB	4,000 SQ. FT.	4
F-1	VOLATILE LAB	2,000 SQ. FT.	3
M	DISPENSARY	1,500 SQ. FT.	5
F-1	PROCESSING	6,000 SQ. FT.	8
F-1	NURSERY	6,000 SQ. FT.	3
F-1	TESTING/ANALITICS	1,000 SQ.FT.	3
	SECURITY (PROPERTY)		2
	TOTAL	47,500 SQ.FT.	37

AGENT:
ATLAS ENGINEERING
252 G STREET
ARCATA, CA 95521
(707) 822-2822

OWNER:
HIGHWAY 36 LLC
CONTACT: MATT ENGEL
P.O. BOX 4711
ARCATA, CA 95518
(847) 471-0421

SHEET INDEX:

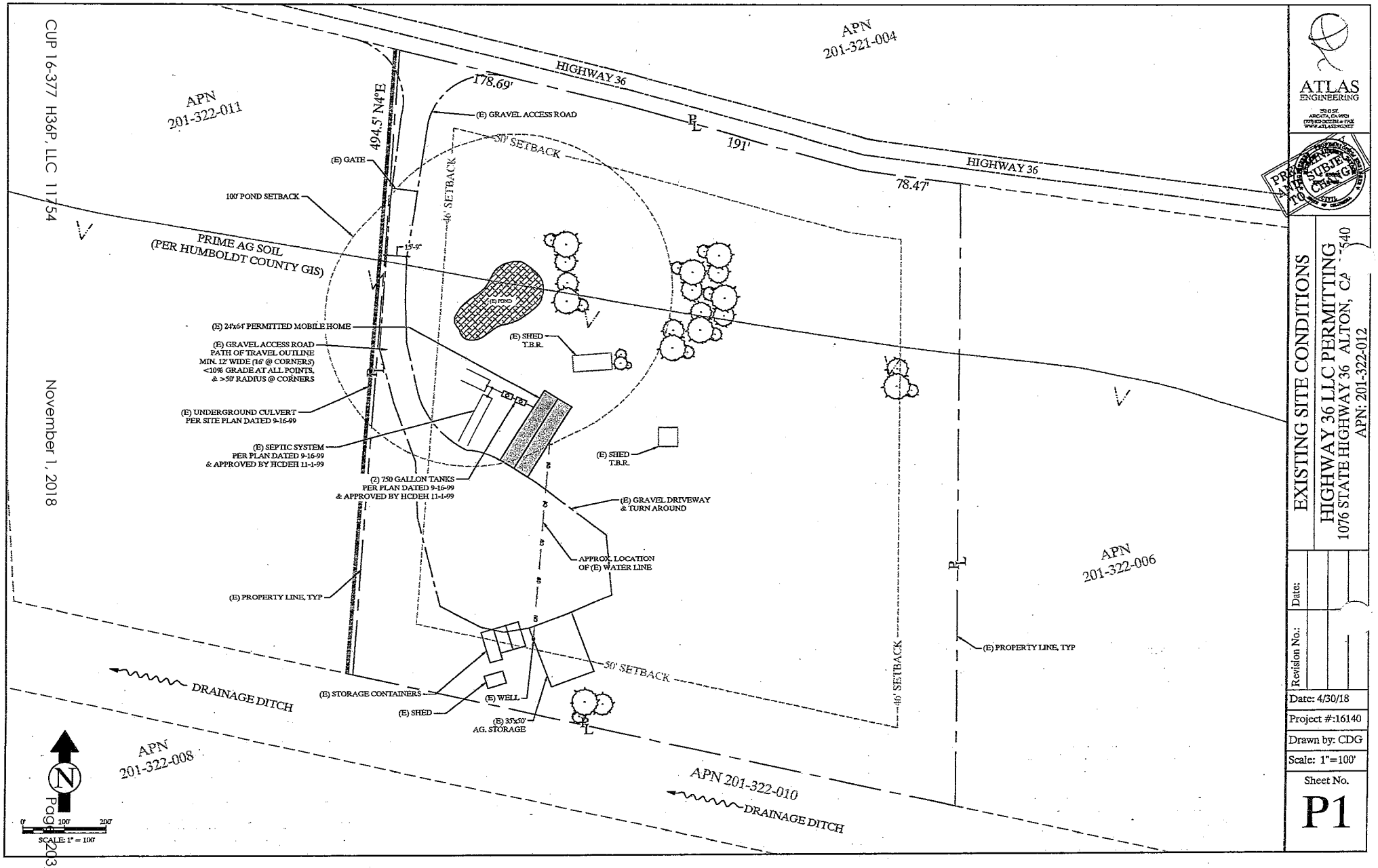
ATLAS ENGINEERING

COVER SHEET

HIGHWAY 36 LLC PERMITTING
1076 STATE HIGHWAY 36 ALTON, CA 95540
APN: 201-322-012

Revision No.: | Date:

Date: 4/30/18
Project #:16140
Drawn by: CDG
Scale: As Noted
Sheet No.
A0



CUP 16-377 H36P, LLC 11754

November 1, 2018

Page 203

ATLAS
ENGINEERING

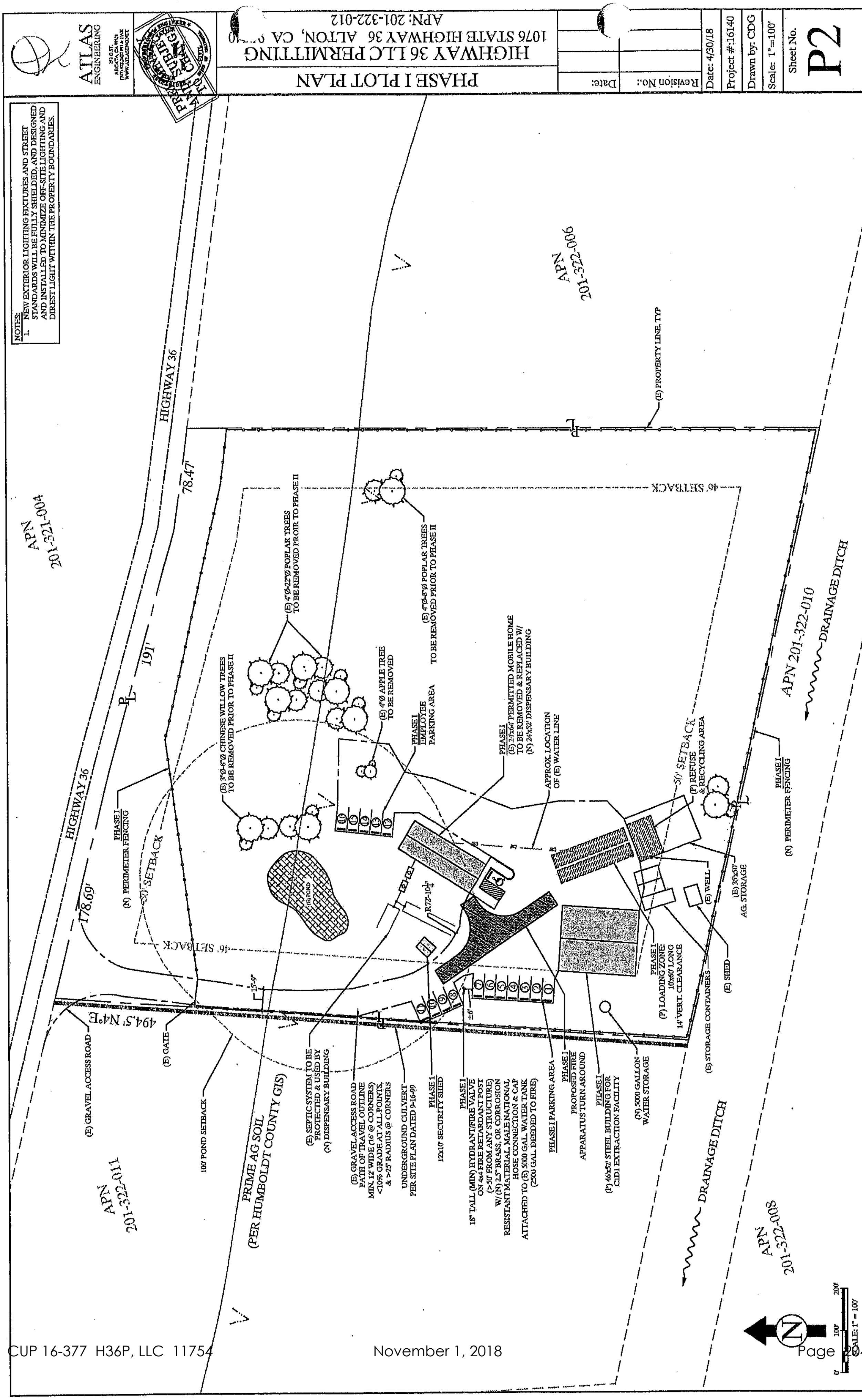
PREPARED AND SUBMITTED FOR PLANNING PURPOSES ONLY

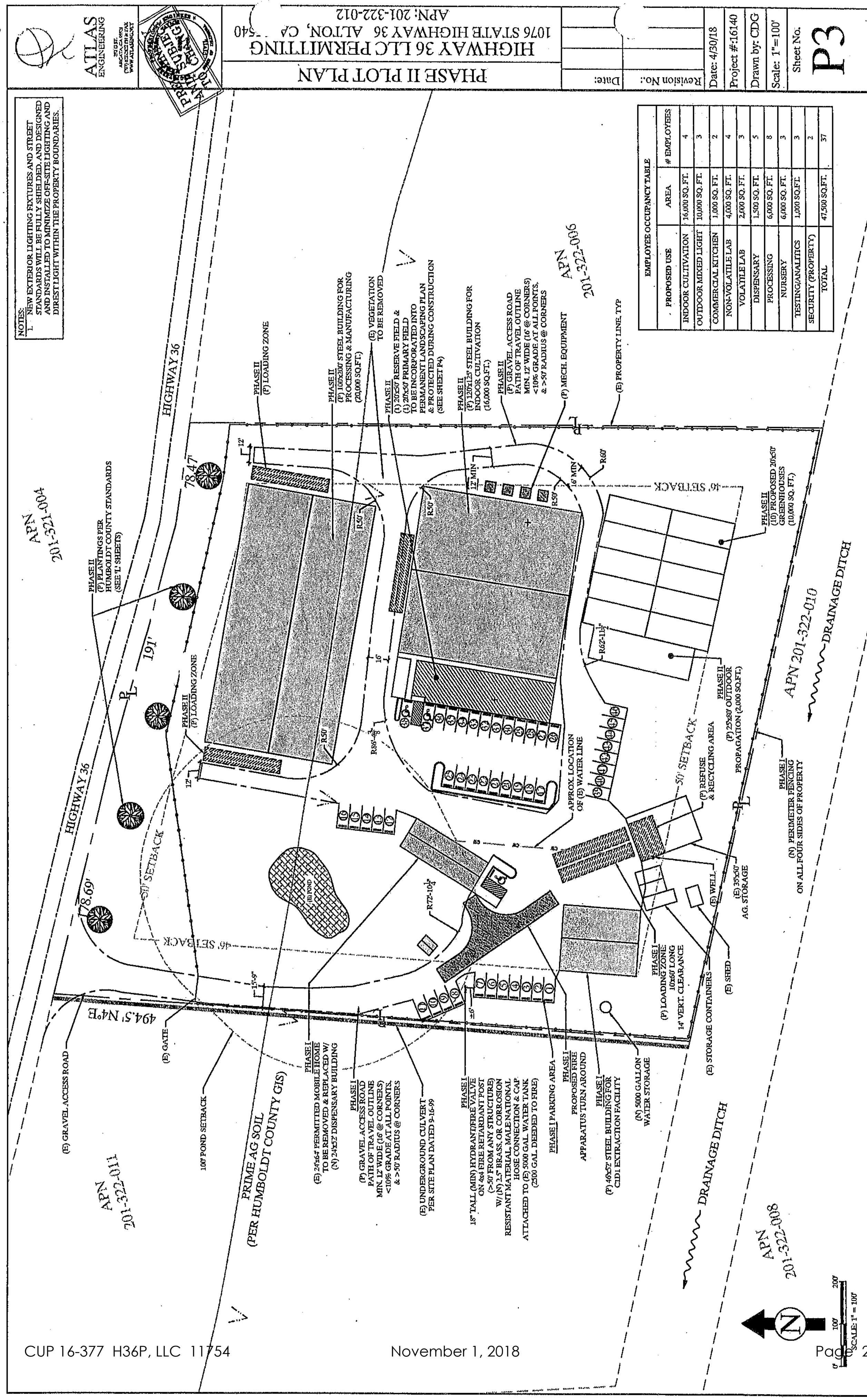
EXISTING SITE CONDITIONS

HIGHWAY 36 LLC PERMITTING
1076 STATE HIGHWAY 36 ALTON, CA 95540
APN: 201-322-012

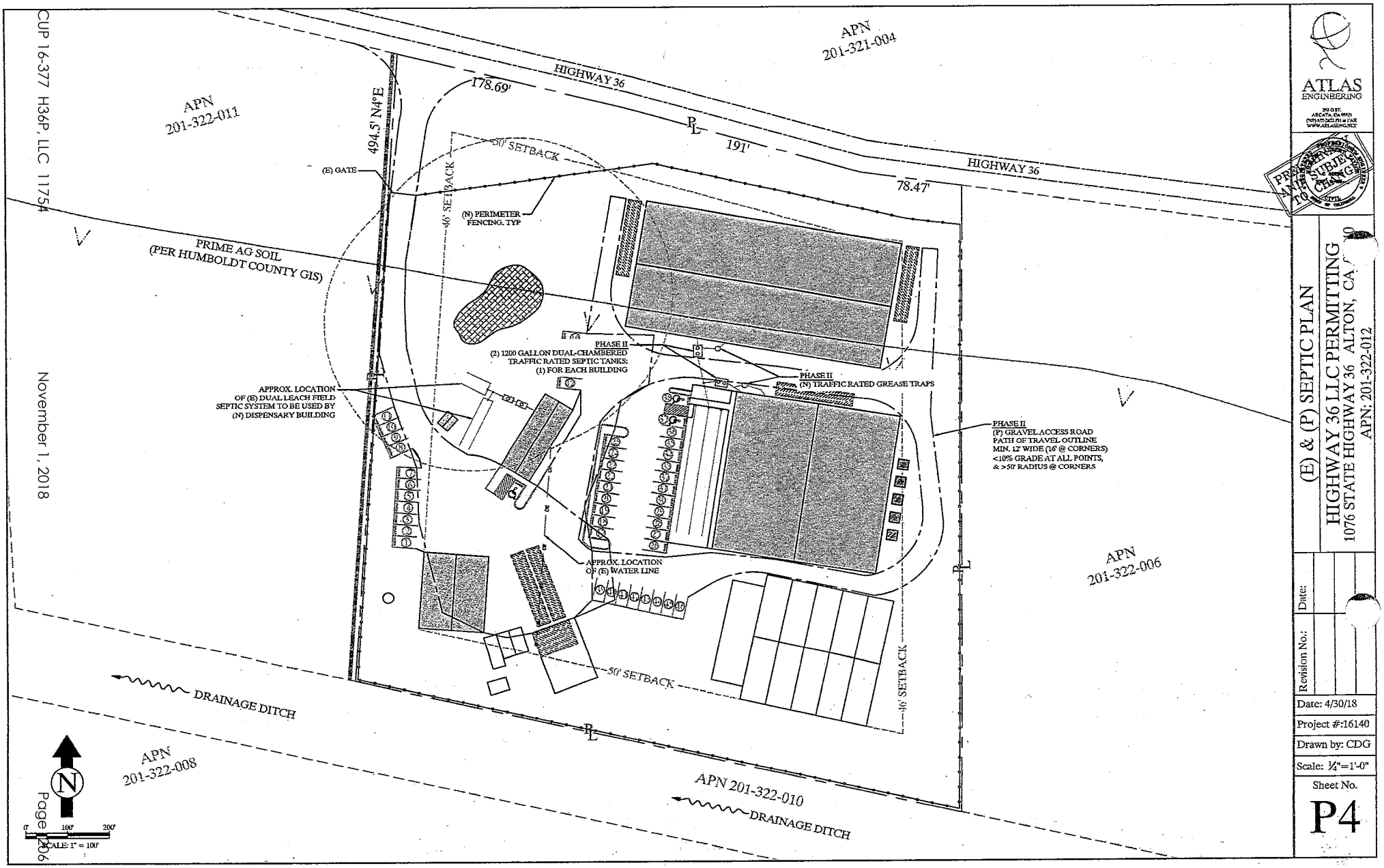
Revision No.:	Date:

Date: 4/30/18
Project #:16140
Drawn by: CDG
Scale: 1"=100'
Sheet No.
P1


PHASE I PLOT PLAN
HIGHWAY 36 LLC PERMITTING
1076 STATE HIGHWAY 36 ALTON, CA
APN: 201-322-012
ATLAS ENGINEERING
Date: 4/30/18
Project #:16140
Drawn by: CDG
Scale: 1"=100'
Sheet No.
P2
Revision No.:
Date:
NOTES:
1. NEW EXTERIOR LIGHTING FIXTURES AND STREET STANDARDS WILL BE FULLY SHIELDED, AND DESIGNED AND INSTALLED TO MINIMIZE OFF-SITE LIGHTING AND DIRECT LIGHT WITHIN THE PROPERTY BOUNDARIES.
HIGHWAY 36
APN 201-321-004
APN 201-322-006
APN 201-322-010
APN 201-322-011
APN 201-322-008
DRAINAGE DITCH
PRIME AG SOIL (PER HUMBOLDT COUNTY GIS)
(E) PROPERTY LINE, TYP
46' SETBACK
50' SETBACK
78.47'
191'
178.69'
494.5' N4°E
PHASE I (N) PERIMETER FENCING
(E) 3"Ø-8"Ø CHINESE WILLOW TREES TO BE REMOVED PRIOR TO PHASE II
(E) 4"Ø-22"Ø POPLAR TREES TO BE REMOVED PRIOR TO PHASE II
(E) 4"Ø-8"Ø POPLAR TREES TO BE REMOVED PRIOR TO PHASE II
(E) 4"Ø APPLE TREE TO BE REMOVED
PHASE I EMPLOYEE PARKING AREA
PHASE I (E) 24x64 PERMITTED MOBILE HOME TO BE REMOVED & REPLACED W/ (N) 24x52' DISPENSARY BUILDING
APPROX. LOCATION OF (E) WATER LINE
(P) REFUSE & RECYCLING AREA
(E) 35x50' AG. STORAGE
(E) WELL
(E) SHED
PHASE I (P) LOADING ZONE 10x60' LONG 14' VERT. CLEARANCE
(E) STORAGE CONTAINERS
(N) 5000 GALLON WATER STORAGE
PHASE I (P) 46x52' STEEL BUILDING FOR CID1 EXTRACTION FACILITY
PHASE I PROPOSED FIRE APPARATUS TURN AROUND
PHASE I PARKING AREA
PHASE I 18" TALL (MIN) HYDRANT/FIRE VALVE ON 4x4 FIRE RETARDANT POST (>50' FROM ANY STRUCTURE) W/ (N) 2.5" BRASS, OR CORROSION RESISTANT MATERIAL, MALE NATIONAL HOSE CONNECTION & CAP ATTACHED TO (E) 5000 GAL. WATER TANK (2500 GAL. DEEDED TO FIRE)
PHASE I 12x10' SECURITY SHED
UNDERGROUND CULVERT PER SITE PLAN DATED 9-16-99
(E) GRAVEL ACCESS ROAD PATH OF TRAVEL OUTLINE MIN. 12' WIDE (16' @ CORNERS) <10% GRADE AT ALL POINTS, & >25' RADIUS @ CORNERS
(E) SEPTIC SYSTEM TO BE PROTECTED & USED BY (N) DISPENSARY BUILDING
100' POND SETBACK
(E) GATE
(E) GRAVEL ACCESS ROAD
(E) POND
R72-10¼"
SCALE: 1" = 100'



EMPLOYEE OCCUPANCY TABLE		
PROPOSED USE	AREA	# EMPLOYEES
INDOOR CULTIVATION	16,000 SQ. FT.	4
OUTDOOR MIXED LIGHT	10,000 SQ. FT.	3
COMMERCIAL KITCHEN	1,000 SQ. FT.	2
NON-VOLATILE LAB	4,000 SQ. FT.	4
VOLATILE LAB	2,000 SQ. FT.	3
DISPENSARY	1,500 SQ. FT.	5
PROCESSING	6,000 SQ. FT.	8
NURSERY	6,000 SQ. FT.	3
TESTING/ANALITICS	1,000 SQ.FT.	3
SECURITY (PROPERTY)		2
TOTAL	47,500 SQ.FT.	37



CUP 16-377 H36P, LLC 11754

November 1, 2018

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PREVIOUSLY APPROVED WITH NO CHANGES SUBJECT TO CONDITIONS OF APPROVAL

(E) & (P) SEPTIC PLAN

HIGHWAY 36 LLC PERMITTING
1076 STATE HIGHWAY 36 ALTON, CA
APN: 201-322-012

Revision No.:	Date:

Date: 4/30/18

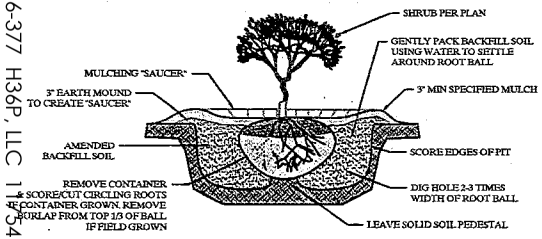
Project #:16140

Drawn by: CDG

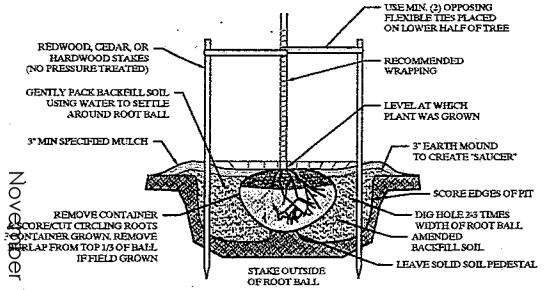
Scale: ¼"=1'-0"

Sheet No.

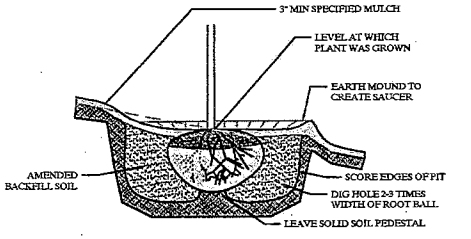
P4



SHRUB PLANTINGS



TREE PLANTING DETAIL



PLANTING FOR GRADED SLOPES
1:5 SLOPE OR MORE

GENERAL LANDSCAPE NOTES:

1. PLANTING AREAS TO BE MIN. TWELVE (12) INCHES OF TOPSOIL DEPTH WITH A THREE (3) INCH LAYER OF ORGANIC COMPOST OVER THOROUGHLY MIX COMPOST INTO TOPSOIL. AFTER PLANTING, INSTALL NEWSPAPER (1/4" THICK) OR CARDBOARD PIECES OVER BARE SOIL AND MULCH PLANT AREAS OR OTHER APPROVED ALTERNATIVE. INSTALL TWO (2) INCHES SHREDDED REDWOOD MULCH AT GROUNDCOVER AREAS U.N.O. DO NOT WEED BARRIER FABRIC, U.N.O. USE WEED BARRIER FABRIC ONLY UNDER ALL COBBLE AND GRAVEL SURFACES.
2. AMEND SOIL WITH COMPOST BEFORE PLANTING, THOROUGHLY MIX INTO TOP 12" OF TOPSOIL.
3. SURFACE AREAS TO BE CLEANED OF DEBRIS, WEEDS & LITTER.
4. OBSERVE SETBACK DISTANCES REQUIRED BY CITY FOR UTILITIES, EASEMENTS, AND DRIVEWAY CUTS AND FIRE HYDRANTS.
5. REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTION OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
6. ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES, PATTERNS SHALL BE MAINTAINED.
7. LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
8. ALL LANDSCAPE CONSTRUCTION WASTE TO BE RECYCLED AS APPROPRIATE.
9. OBTAIN AS MUCH MATERIALS LOCALLY (WITH-IN 50 MILES) AS POSSIBLE.
10. EXISTING LANDSCAPING THAT IS TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
11. ALL PARKING LOT PLANTERS TO BE BORDERED BY MIN. 6" WIDE CONCRETE CURBING.
12. PLANTS ARE SHOWN IN APPROXIMATE 15 YEAR SIZES.

LANDSCAPING MAINTENANCE:

1. PRUNE TREE BRANCHES THAT INTERFERE WITH PUBLIC SAFETY OF SIGHT LINES. PRUNE TREES YEARLY TO ENCOURAGE SPREADING AND UPWARD GROWTH THAT FITS THE AVAILABLE SPACE, REMOVE DEAD AND CROSSING BRANCHES AND DO NOT TOP TREES, PRUNE IN ACCORDANCE WITH GENERALLY ACCEPTED STANDARDS FOR PROPER PRUNING. USE A CERTIFIED ARBORIST, PARTICULARLY WITH SIGNIFICANT TREES, IS RECOMMENDED.
2. ALL SUCKER GROWTH FROM TRUCK AND BASE OF TREES SHALL BE REMOVED MONTHLY OR AS REQUIRED UP TO TWELVE (12) FEET FROM THE GROUND TO MAINTAIN A A CLEAN APPEARANCE.
3. THE CUTTING BLADES ON PRUNING SHEARS, CLIPPERS, BLADES, SAWS, ETC., SHALL BE STERILIZED AFTER PRUNING EACH SHRUB/TREE TO MINIMIZE THE POSSIBILITY OF SPREADING DISEASE, WHEN PRUNING TREES KNOWN OR SUSPECTED TO BE DISEASED, CUTTING BLADES SHALL BE STERILIZED (WITH 10% BLEACH SOLUTION OR OTHER APPROVED) AFTER EACH CUT.
4. A VERTICAL CLEARANCE OF 114 INCHES IS REQUIRED ABOVE ALL PARKING SPACES. A VERTICAL CLEARANCE OF 80 INCHES IS REQUIRED ABOVE ALL WALKWAYS, TRIM TREES TO REMOVE ALL LIMBS WITHIN THESE AREAS.
5. SHRUBS SHALL BE PRUNED MONTHLY ONLY AS NEEDED TO REMOVE BRANCHES THAT ARE DEAD, BROKEN, EXTENDING BEYOND THE FACE OF THE CURBS OR SIDEWALKS, OR ARE CLIMBING BUILDING WALLS (NOT APPLICABLE TO SPECIFIED VINES). FORMAL HEDGES AND TOPIARY SHALL BE REGULARLY PRUNED TO MAINTAIN A UNIFORM HEIGHT AND WIDTH, EXCEPT AS NOTED PREVIOUSLY. ALLOW THE SHRUBS TO GROW IN THEIR NATURAL FORM TO THEIR MATURE SIZES.
6. KEEP GROUNDCOVER TRIMMED TO EDGE OF SIDEWALKS, CURBS, AND PAVED AREAS ON A MONTHLY BASIS. DO NOT CREATE VERTICAL EDGES WHEN PRUNING, GROUNDCOVER, CUT THE EDGES, AT AN ANGLE /\ FOR A MORE NATURAL APPEARANCE AND HEALTHIER PLANTS. PRUNE SO GROUNDCOVER JUST OVERLAPS ADJOINING PAVING; AN OPEN MULCH STRIP ALLOWS WEED TO TAKE HOLD AND TRASH TO ACCUMULATE.
7. APPLY GRANULAR FERTILIZER AROUND TREES IN LATE FEBRUARY. DO NOT FERTILIZE SWALE PLANTINGS. APPLY FERTILIZER AS RECOMMENDED BY MANUFACTURER. THE FERTILIZATION OF SHRUBS/GROUNDCOVER AREAS MAY BE ELIMINATED WHEN THE PLANTS REACH MATURITY OR COMPLETELY FILL THE PLANTERS, WITHOUT SPACE BETWEEN THEM.
8. ADD NEW MULCH TO PLANTERS WHERE MULCH HAS BEEN REDUCED TO LESS THAN TWO (2) INCHES MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.
9. IN MAY: TURN ON IRRIGATION SYSTEM, RUN AND VISUALLY INSPECT FOR PROPER ZONE COVERAGE. SET ET-BASED, WEATHER OR SOIL SENSOR-BASED, OR SEASONAL PROGRAMS TO ADJUST IRRIGATION UP IN JULY-AUGUST. AND FOR MAY-JUNE AND SEPTEMBER. HAVE BACK-FLOW PREVENTER (ON IRRIGATION WATER SUPPLY) TESTED ANNUALLY, CLEAN OR REPLACE PLUGGED SPRINKLER NOZZLES, REPLACED PLUG DRIP EMITTERS, FLUSH OUT IRRIGATION SYSTEM AS NEEDED. RUN/CHECK FOR PROPER OPERATION OF EACH VALVE ZONE. TEST SENSORS, REPLACE IRRIGATION CONTROLLER BACK-UP BATTERIES.
10. PRUNE SPRING & WINTER-FLOWERING SHRUBS AS NEEDED TO MAINTAIN PROPER SHAPE (NATURAL, TOUCHING, NOT HEDGED OR TOPIARY EXCEPT WHERE SPECIFIED BY OWNER).
11. PRUNE PERENNIAL BULBS BACK TO GROUND LEVEL AS SOON AS LEAF BLADES YELLOW AND WILT (JUNE-OCT. DEPENDING ON BULB TYPE).
12. TURN OFF AND PREPARE IRRIGATION SYSTEM FOR WINTER. MAKE SURE BLACK-FLOW PREVENTER IS WELL-INSULATED OR DRAINED PRIOR TO FIRST FREEZE. BLOW OUT PIPES USING COMPRESSED AIR IN AREAS WHERE FREEZING COULD RESULT IN BREAKAGE. DRAIN DRIP IRRIGATION LINES AS RECOMMENDED BY MANUFACTURER. ANY WINTER DAMAGE TO IRRIGATION SYSTEM DUE TO INSUFFICIENT WINTERIZATION SHALL BE THE RESPONSIBILITY OF THE OWNER TO REPAIR.
13. REMOVE BIODEGRADABLE LANDSCAPE DEBRIS TO A YARD WASTE RECYCLING FACILITY, INCLUDING TURF CLIPPINGS (LIMITED TO ONLY THOSE TIMES WHEN MULCH MOWING IN NOT POSSIBLE), LEAVES, BRANCHES, ANNUALS, DEAD PLANT MATERIAL, POTTING SOIL, ETC., ACCEPTABLE FACILITIES INCLUDE COMPOSTING FACILITIES, TOPSOIL PRODUCING FACILITIES OR OTHER FACILITIES WHICH UTILIZE YARD WASTE FOR LANDSCAPE PURPOSES. NO BIODEGRADABLE MATERIAL SHOULD BE DISPOSED OF IN GARBAGE TO LANDFILL SITES.
14. ALL TRASH AND STICKS ARE TO BE PICKED UP FROM LAWN STRIPS AND BED AREAS PRIOR TO MOWING
15. A MONTHLY GENERAL CLEAN-UP PROGRAM WILL BE PERFORMED. THE CLEAN-UP PROGRAM SHALL INCLUDE A POLICING OF ALL MAINTAINED AREAS FOR THE REMOVAL OF TRASH (PAPER, CANS, BOTTLES, ETC.) AND LANDSCAPE WASTE SUCH AS FALLEN STICKS AND LIMBS.
16. MULCH IS TO BE MAINTAINED CLEAR OF BUILDING FOUNDATIONS AND PAVED AREAS, AND OFF UTILITY COVERS.
17. DEBRIS SHALL NOT BE CARRIED INTO PATIOS, ENTRYWAYS OR DOORWAYS.
18. ANY TREE FOUND TO BE DEAD OR MISSING SHALL BE REPLACED WITH PLANT MATERIAL OF IDENTICAL SPECIES.
19. REMOVE TREE STAKES FROM TREES AFTER TWO GROWING SEASONS. CHECK TREE TIES TO ADJUST AND LOOSEN AS NEEDED AFTER THE FIRST GROWING SEASON. REMOVE STAKES FROM STIE AND DISPOSE OF BY A LEGAL METHOD. RECYCLE USED STAKES IF POSSIBLE.
20. WEED CONTROL: USE BARRIERS SUCH AS NEWSPAPER OR CARDBOARD COVERED WITH MULCH, ROOT BARRIERS FOR SPREADING PLANTS, HOE, PULL, MOW, OR TILL WEEDS BEFORE THEY GO TO SEED. CROWD OUT WEEDS WITH DENSE HEALTHY PLANTINGS, GROUND COVERS, AND SHADE CANOPIES.

IRRIGATION DESIGN:

1. ALL PLANTS TO BE IRRIGATED WITH DRIP SYSTEM ON AN AUTOMATIC TIMER. CONTRACTOR TO PROVIDE WATER CONSERVING AUTOMATIC "DRIP" TYPE IRRIGATION SYSTEM FOR ALL NEW PLANTING AREAS AT TIME OF INSTALLATION. THE SYSTEM SHALL BE INSTALLED WITH "BUBBLER" TYPE HEADS FOR TREES AND "DRIP" HEADS FOR SHRUBS, GROUND COVERS SHALL HAVE MINI "SPRAY" HEADS. AVOID OVER-SPRAY ONTO BUILDING OR PAVED AREAS. THE TIMER SHALL BE SET TO PROVIDE A MINIMUM OF ONE GALLON OF WATER PER PLANT PER WEEK (TWO GALLONS PER TREE AND SHRUB) DURING THE FIRST THREE (3) YEARS' DRY SEASON. MORE WATER MAY BE PROVIDED DURING THE FIRST SUMMER TO ESTABLISH DEEP ROOTS. ZONE SYSTEM SO THAT ADEQUATE WATER PRESSURE IS MAINTAINED FOR EACH DRIP EMITTER AND IRRIGATION DEVISE.
2. EACH PERENNIAL GROUND COVER PLANT WILL BE IRRIGATED WITH ONE (1) 1-GPH DRIP EMITTER. WHILE EACH SHRUB OR TREE IN A PLANTING BED AREA WILL HAVE A MINIMUM OF TWO (2) 1-GPH DRIP EMITTERS, ONE ON EACH SIDE OF THE ROOT BALL.
3. AVOID WATER WASTE RESULTING FROM INEFFICIENT LANDSCAPE IRRIGATION LEADING TO EXCESSIVE RUNOFF, LOW HEAD DRAINAGE, OVER-SPRAY, AND OTHER SIMILAR CONDITIONS WHERE WATER FLOWS ONTO ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS, OR STRUCTURES.
4. PERFORM ANNUAL SYSTEM MAINTENANCE BEFORE DRY MONTHS COMMENCE.
5. ADJUST IRRIGATION SPRAY HEADS TO PREVENT IRRIGATION SPRAY ON STRUCTURES.

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PLANTING DETAILS & NOTES

HIGHWAY 36 LLC PERMITTING
1076 STATE HIGHWAY 36 ALTON, CA 95540
APN: 201-322-012

Revision No.:	Date:

Date: 4/30/18
Project #:16140
Drawn by: CDG
Scale: 1"=100'
Sheet No.
L1

ATLAS ENGINEERING

PRELIMINARY PLANS NOT TO BE USED FOR CONSTRUCTION

PROCESSING FLOOR PLAN

HIGHWAY 36 LLC

1076 STATE HIGHWAY 36 ALTON, CA

APN: 201-322-012

Revision No.:	Date:

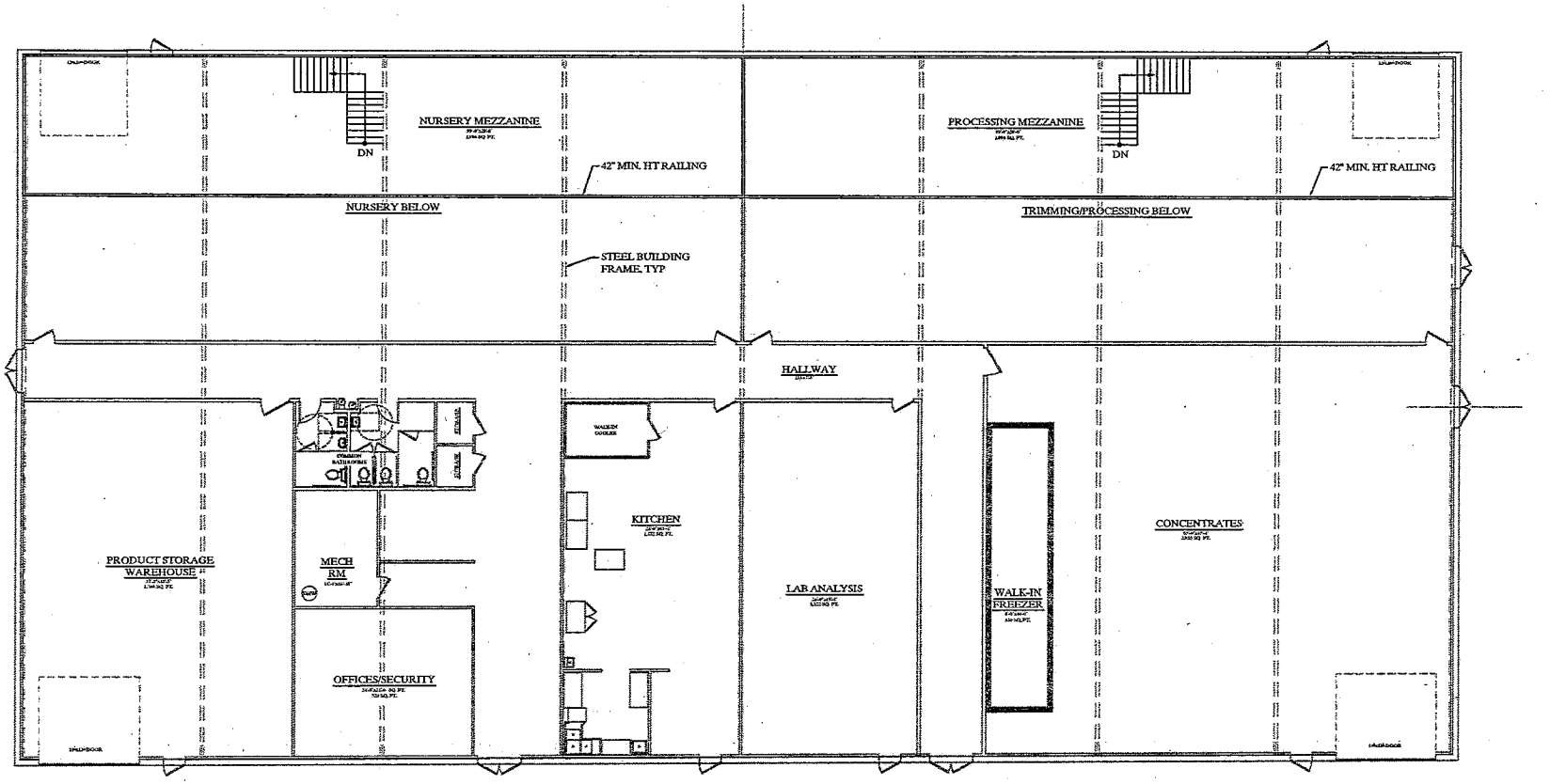
Date: 4/30/18

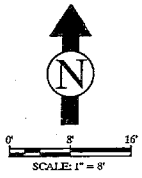
Project #-16140

Drawn by: CDG

Scale: 1/8"=1'

Sheet No. A1.1





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PRELIMINARY NOT FOR CONSTRUCTION AND SUBJECT TO CHANGE

PROCESSING MEZZANINE PLAN

HIGHWAY 36 LLC
1076 STATE HIGHWAY 36 ALTON, CA 95540
APN: 201-322-012

Revision No.:	Date:

Date: 4/30/18
Project #:16140
Drawn by: CDG
Scale: 1/8"=1'
Sheet No.
A1.2

ATLAS ENGINEERING

PROCESSING ELEVATIONS

HIGHWAY 36 LLC

1076 STATE HIGHWAY 36 ALTON, CA

APN: 201-322-012

Revision No.: Date:

Date: 4/30/18

Project #:16140

Drawn by: CDG

Scale: 1/4"=1'

Sheet No. A1.3

1 EAST ELEVATION

2 WEST ELEVATION

ATLAS ENGINEERING

PRELIMINARY PLANS NOT TO BE USED FOR CONSTRUCTION

PROCESSING ELEVATIONS

HIGHWAY 36 LLC

10760 STATE HIGHWAY 36 ALTON, CA 95540

APN: 201-322-012

Revision No.:	Date:

Date: 4/30/18

Project #:16140

Drawn by: CDG

Scale: 1/4"=1'

Sheet No. A1.4

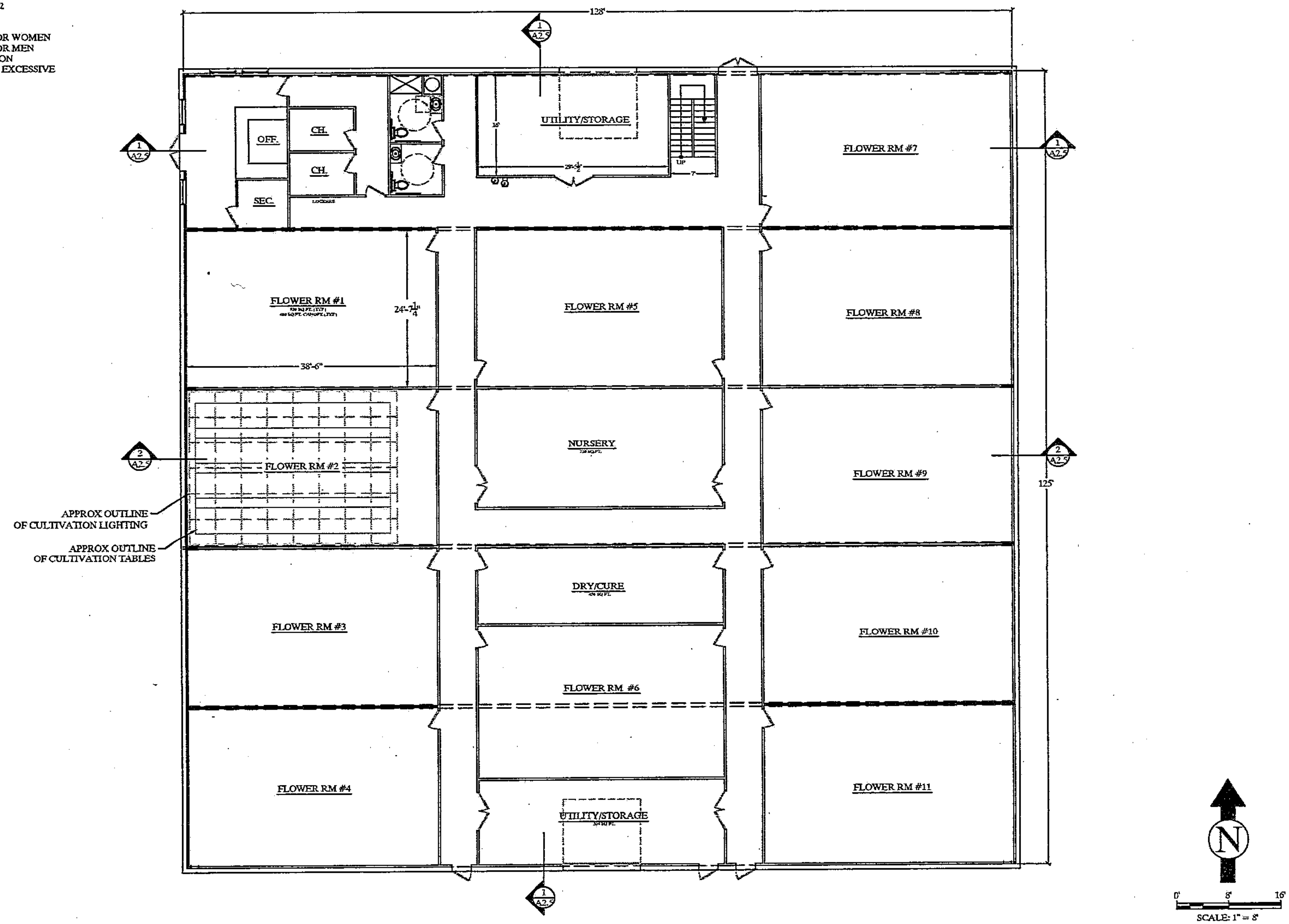
1 SOUTH ELEVATION

2 WEST ELEVATION

NOTES:
PLUMBING OCCUPANT LOAD AND MINIMUM FIXTURE REQUIREMENTS BASED ON TABLE 422.1, F1 OCCUPANCY IN IAPMO 2013 CALIFORNIA PLUMBING CODE:

1. OCCUPANT LOAD PER TABLE 'A' = 2,000sq.ft. PER PERSON: 45,000 SQ.FT./2,000 SQ.FT. PER PERSON=22 OCCUPANTS
   - 1.1 MEN=11 WOMEN=11
   - 1.2 1 WATER CLOSET AND 1 LAVATORY FOR WOMEN
   - 1.3 1 WATER CLOSET AND 1 LAVATORY FOR MEN
   - 1.4 1 SHOWER BASIN REQ'D IN CULTIVATION BUILDING FOR EVERY 15 PERSONS EXPOSED TO EXCESSIVE HEAT OR POTENTIAL SKIN IRRITANT.
   - 1.5 1 DRINKING FOUNTAIN REQ'D

FLOWERING ROOM NOTES:
24'-6"x30' (931 SQ.FT.)
4x4' AGRICULTURE LIGHT COVERAGE
POSSIBLE 48 LIGHT FIXTURES
(4)-4'X30' MOVEABLE GROW TABLES



FLOOR PLAN

ATLAS ENGINEERING

CULTIVATION BUILDING
HIGHWAY 36 LLC
1076 STATE HIGHWAY 36 ALTON, CA
APN: 201-322-012

Revision No.:	Date:

Date: 4/30/18
Project #:16140
Drawn by: CDG
Scale: 1/8"=1'
Sheet No.
A2.1

ATLAS ENGINEERING

CULTIVATION BUILDING
HIGHWAY 36 LLC
1076 STATE HIGHWAY 36 ALTON, CA 95540
APN: 201-322-012

Revision No.:	Date:

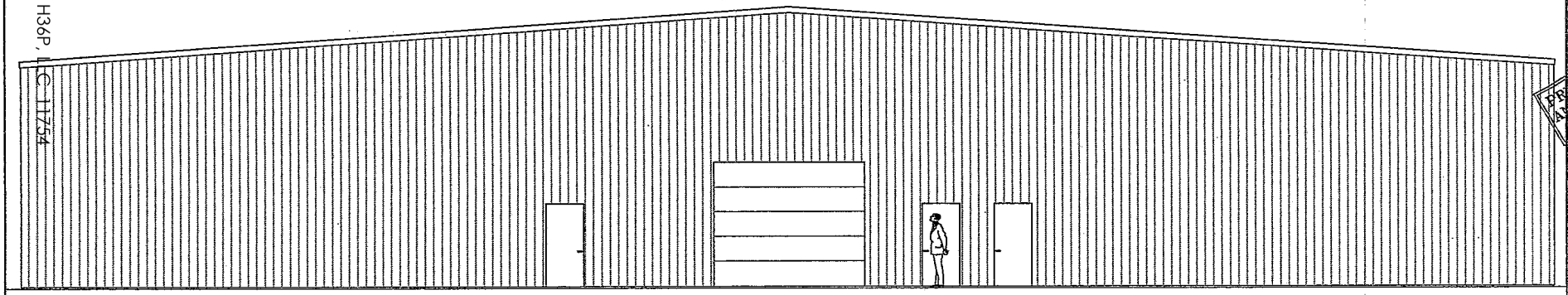
Date: 4/30/18
Project #:16140
Drawn by: CDG
Scale: 1/8"=1'
Sheet No. A2.2

1

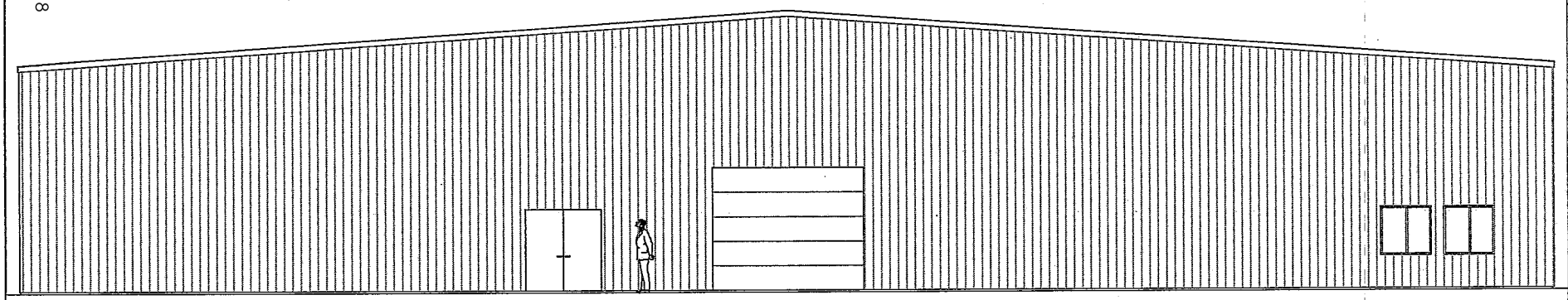
MEZZANINE FLOOR PLAN

CUP 16-377 H36P, LLC 11754

November 1, 2018



SOUTH ELEVATION 1



NORTH ELEVATION 2

Page 8

ATLAS ENGINEERING

CULTIVATION ELEVATIONS

HIGHWAY 36 LLC
1076 STATE HIGHWAY 36 ALTON, CA
APN: 201-322-012

Revision No.:	Date:

Date: 4/30/18

Project #:16140

Drawn by: CDG

Scale: 1/4"=1'

Sheet No.

A2.3

ATLAS ENGINEERING

CULTIVATION ELEVATIONS

HIGHWAY 36 LLC

1076 STATE HIGHWAY 36 ALTON, CA 95540

APN: 201-322-012

Revision No.:	Date:

Date: 4/30/18

Project #:16140

Drawn by: CDG

Scale: 3/16"=1'

Sheet No. A2.4

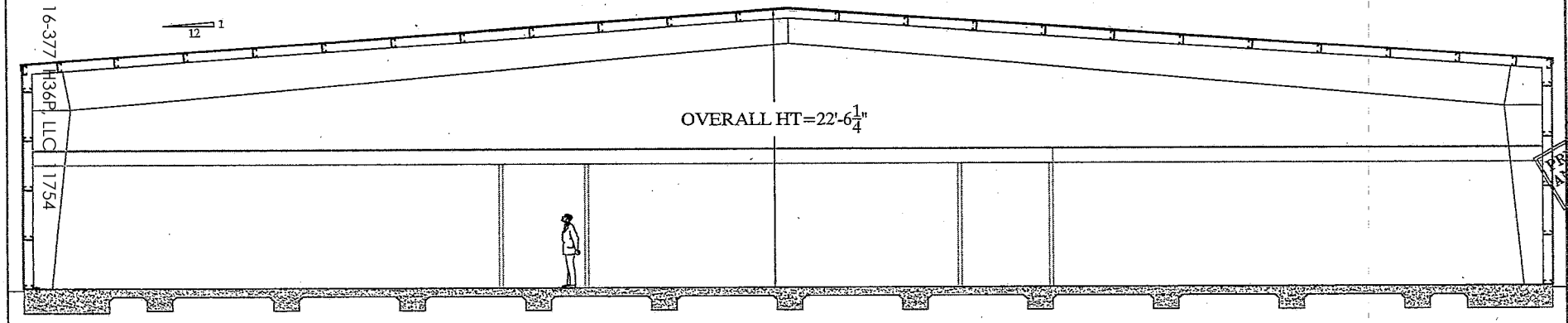
1

WEST ELEVATION

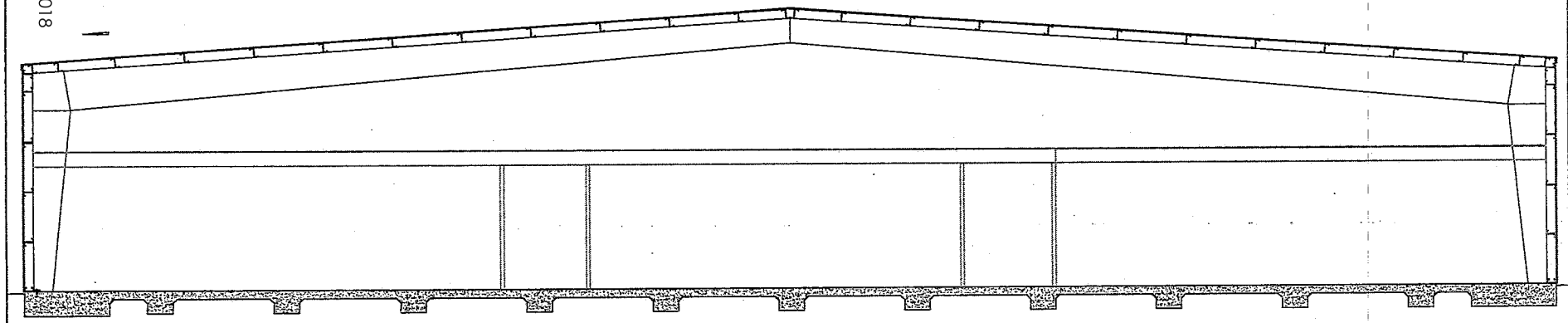
2

EAST ELEVATION

CUP 16-377 H36P, LLC 1754



BUILDING SECTION 'A-A' 1



BUILDING SECTION 'B-B' 2

November 1, 2018

Page 24

ATLAS ENGINEERING

PROFESSIONAL ENGINEER SUBJECT TO CHANGE

BUILDING SECTIONS
HIGHWAY 36 LLC
1076 STATE HIGHWAY 36 ALTON, CA 95540
APN: 201-322-012

Revision No.:	Date:

Date: 4/30/18
Project #:16140
Drawn by: CDG
Scale: 1/4"=1'
Sheet No.
A2.5

ATLAS ENGINEERING

BUILDING SECTIONS

HIGHWAY 36 LLC
1076 STATE HIGHWAY 36 ALTON, CA 95540
APN: 201-322-012

Revision No.:	Date:

Date: 4/30/18
Project #:16140
Drawn by: CDG
Scale: 1/4"=1'
Sheet No. A2.6

1

BUILDING SECTION 'C-C'

2

NOT USED

ATLAS ENGINEERING

PROCESSING SECTIONS

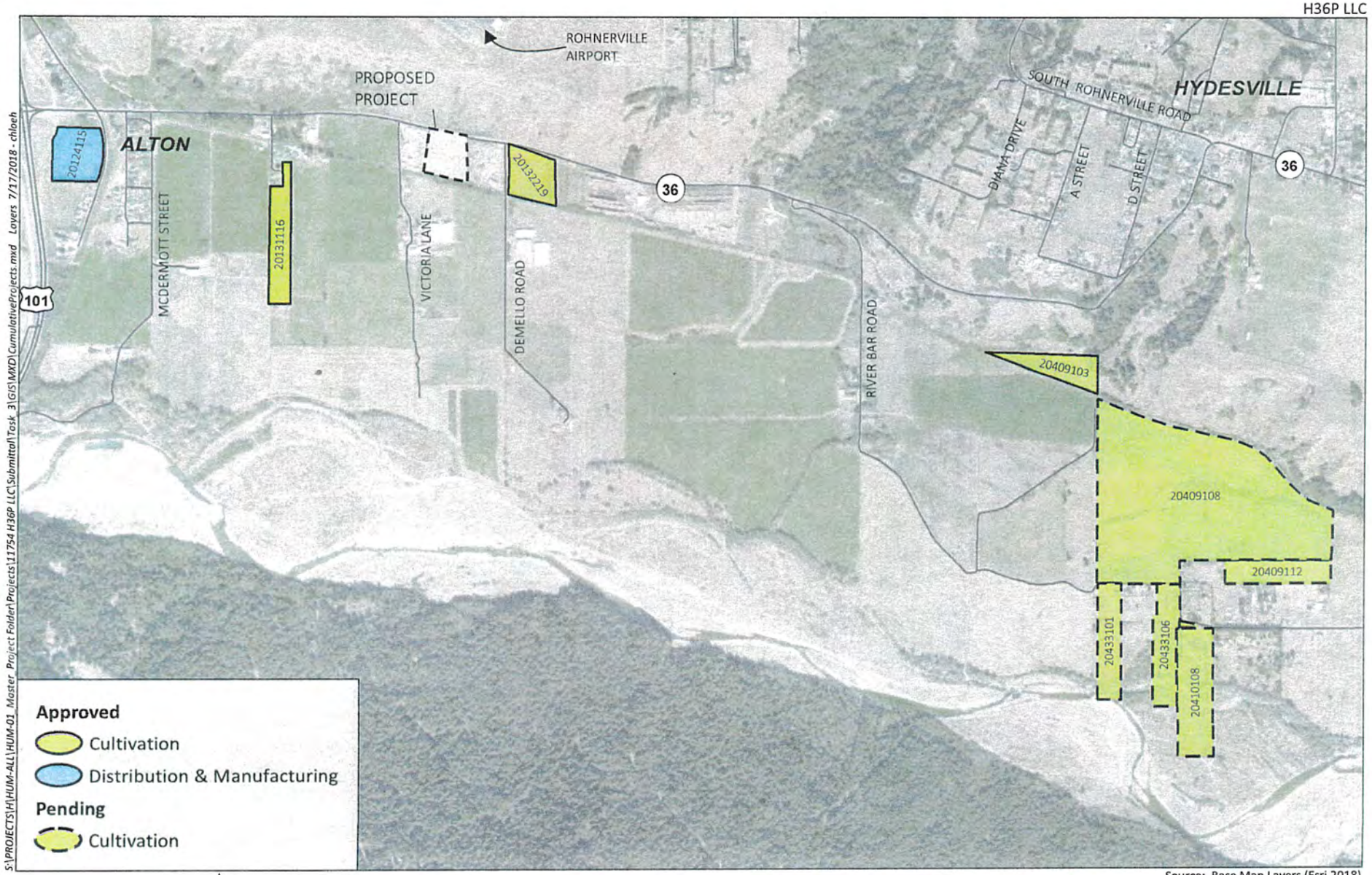
HIGHWAY 36 LLC
1076 STATE HIGHWAY 36 ALTON, CA 95510
APN: 201-322-012

Revision No.:	Date:

Date: 4/30/18
Project #:16140
Drawn by: CDG
Scale: 1/4"=1'
Sheet No. A1.5

1 TYPICAL BUILDING SECTION

2 TYPICAL BUILDING SECTION



Source: Base Map Layers (Esri 2018)

HELIX Environmental Planning

Cumulative Projects

APPENDIX B

GEOLOGIC SOILS INVESTIGATION

FW; DEH; TRIBES; BLDG

LINDBERG GEOLOGIC CONSULTING
David N. Lindberg, Certified Engineering Geologist

ENGINEERING GEOLOGIC SOILS EXPLORATION REPORT

Proposed New Site Developments
1076 Highway 36, Alton
Humboldt County, California

Assessor's Parcel Number 201-322-012

Prepared for:
Highway 36 LLC
Mr. Matt Engel

CERTIFIED ENGINEERING GEOLOGIST
DAVID N. LINDBERG
No. 1895
EXP. 02/28/18
STATE OF CALIFORNIA

David N. Lindberg, CEG 1895, Exp. 02/28/2018

April 24, 2017
Post Office Box 306
Cutten, California 95534
LGC Project No. 0212.00
(707) 442-6000

5

LINDBERG GEOLOGIC CONSULTING
(707) 442-6000

ENGINEERING-GEOLOGIC SOILS EXPLORATION
Proposed New Developments
Report of Findings for Highway 36 LLC, Mr. Matt Engel
APN: 201-322-012, 1076 Highway 36
Alton, Humboldt County, California

1.0 INTRODUCTION

1.1 Site and Project Description

This report presents the results of the site-specific, engineering-geologic soils exploration conducted by Lindberg Geologic Consulting (LGC) at the location noted above (Figure 1). Assessor's parcel 201-322-012 (Figure 2) is approximately 4.84 acres in area; the parcel centroid is at 40.5472° north latitude, -124.1283 west longitude. Proposed new developments on this parcel consist of a 20,000 square foot processing/manufacturing building, a 10,000 square foot indoor cultivation building, and ten, 20 by 50-foot greenhouses (Figure 3). A permitted mobile home, a barn, and a pond, as well as several sheds and shipping/storage containers presently exist on-site.

Existing developments (barn and mobile home) occupy the western part of the parcel, and the proposed developments are to be located in the eastern portion of the parcel. Water is supplied to the site via an existing well in the barn. A new septic system is being designed to support the proposed new buildings. The septic system design report will be submitted separately.

With an area of approximately five acres, the subject property is identified as Parcel 201-322-012, by the Humboldt County Assessor (Figures 1 and 2), and is located on California State Highway 36, which borders the parcel to the north. The subject property is located in the northeast quarter of Section 24, T2N, R1W, Humboldt Baseline and Meridian, of the Fortuna, California, 7.5-minute quadrangle map (Figure 1). Latitude and longitude of the parcel centroid are 40.5472° and -124.1283°, respectively, per Humboldt County's Web GIS.

Elevations on the parcel range from approximately 80 feet to 90 feet. This parcel is situated on southeasterly-facing, gentle hill slopes, one-mile east of US Highway 101 (Figure 1). Water is supplied by an existing well in the existing barn. Locations of the existing and proposed developments are shown approximately on Figure 3, which we have excerpted and modified from the engineer's site plan (Atlas Engineering, 2016). A complete copy of the engineer's site plan is also attached for reference. Ingress and egress to the project site is via existing driveways off of Highway 36. One new access road is planned for development to provide access to the proposed buildings and greenhouses.

Included in our report are brief assessments of the potential geologic hazards associated with the proposed site developments. Recommendations are provided as appropriate to mitigate the

complied with the engineering-geologic standard of care common to the local area at the time this work was performed. LGC makes no other warranty, express or implied.

The analyses and recommendations contained in this report are based on data obtained from existing maps and reports, field observations and limited subsurface explorations. Methods used indicate subsurface conditions only at specific locations where test pits were excavated, only at the time they were opened, and only to the depths penetrated. Samples may not always be relied on to accurately reflect stratigraphic or lithologic variations that commonly exist between sampling locations, nor do they necessarily represent conditions at any other time. Results of analyses of samples obtained during this project are on-file.

Recommendations included in this report are based, in part, on assumptions about subsurface conditions that may only be tested during earthwork. Accordingly, the applicability and validity of these recommendations is contingent upon how they are applied in the field. Experienced contractors, equipment operators, and engineers should be employed where appropriate to provide a complete professional service.

LGC cannot assume responsibility or liability for the adequacy of our recommendations when they are applied in the field unless we are retained to observe those phases of the construction work applicable to our recommendations (e.g., grading and foundation excavations). We are available to discuss the extent that such observations may be required to provide assurance of the validity of our recommendations.

Do not apply any of this report's conclusions or recommendations if the nature, design, or locations of any proposed developments noted on the engineer's plot plan (attached) are changed. If changes are contemplated, it is important that LGC be contacted and consulted to review the impact of the changes on the applicability of the recommendations in this report. Note that LGC is not responsible for any claims, damages, or liability associated with any other party's interpretation of the subsurface data or reuse of this report for other projects or at other locations without our express written authorization.

2.0 FIELD EXPLORATION AND LABORATORY TESTING

2.1 Field Exploration Program

To assess the geology and in-situ soil conditions in the areas proposed for development, subsurface explorations were performed on November 15, 2016. Our explorations utilized two exploratory backhoe test pits to expose, observe, sample and assess the in-situ soil profile near the proposed new development areas on the parcel.

We have also observed the soil profile on nearby sites, where we encountered similar soil profiles. Soil stratigraphy, as exposed in our test pits, was logged in the field in general

clasts of fine rounded gravel. Soil profiles in both test pits became more dense with increasing depth. Groundwater was not encountered to a depth of 10 feet below the ground surface at the time of our field mid-November 2016 explorations.

3.3 Seismicity

This project site is located within California's Northern Coast Ranges Geomorphic Province (CGS, 2002), a seismically active region in which large earthquakes are expected to occur during the assumed economic life span (50 years) of the site developments (Heaton and Kanamori, 1984). The Little Salmon fault, approximately 3.5 miles to the north-northeast, is the nearest active fault, as defined by the State of California. The Little Salmon fault is a northwest-striking, northeast dipping thrust (reverse) slip fault. The upper-bound earthquake considered likely to occur on the Little Salmon fault has an estimated maximum moment magnitude (Mw) of 7.0 on its on-shore segment (Petersen et al., 1996).

Based on the record of historical earthquakes (approximately 150 years), faults within the North American plate boundary zone and internally deforming Gorda Plate have produced numerous small-magnitude and several moderate to large (i.e. magnitude 6.0 or greater) earthquakes affecting the local area. The Cascadia subduction zone (CSZ) is located approximately 40 miles west of the subject parcel and is estimated to be capable of producing earthquakes of magnitude 9.0 when its entire length ruptures from Cape Mendocino to Vancouver Island in British Columbia (Satake, et al, 2003). Several active regional seismic sources in addition to the CSZ, and the Northern San Andreas fault, are proximal to the project site and have the potential to produce strong ground motions. These seismic sources include:

- Mendocino fault offshore: a high-angle, east-west trending, right-lateral strike-slip fault between the Gorda plate and Pacific plate approximately 30 miles to the south-southwest.
- Faults within the internally-deforming Gorda plate consisting of high-angle, northeast-trending, left-lateral, strike-slip faults.

3.4 Subsurface Conditions and Description of the Site Soils

Subsurface data obtained during our site explorations indicate soils within at least the upper 10 feet of the soil profile to consist of silty sand with clay (SM), or Loam and Sandy Loam per USDA standards; native topsoil was approximately 12 inches thick, including the sod and turf. Native soils below the existing ground surface were medium dense and moist. Based on field observations of the soil conditions in all of the test pits, site soils do not appear to be subject to high groundwater conditions; no soil mottling or free groundwater was encountered to 10 feet below grade. At the location of the proposed developments, runoff drains south toward the Van Duzen River, approximately one mile to the south. In mid-November, there was no groundwater within ten feet of the ground surface in our exploratory test excavations on-site.

Native sandy and silty soil materials in our test excavations continued to the maximum depths explored, and were observed to be medium dense and friable (SM). Soil structure within the

Table 1 - Spectral Response Accelerations		
Site Information	Latitude / Longitude*	40.5472° / -124.1283°
	Occupancy Risk Category (2016 CBC, Sect. 1604.5)	II
	Seismic Design Category (2016 CBC, Sect. 1613.3.5)	D
	Site Class (2016 CBC, Sect. 1613.3.2)	D
Spectral Acceleration	S_s (Site Class C)	1.945
	S_1 (Site Class C)	0.819
Site Coefficients	F_a / F_v	1.0 / 1.5
Response Accelerations	S_{MS}	1.945
	S_{M1}	1.228
	S_{DS}	1.297
	S_{D1}	0.819

* Coordinates for the Parcel Centroid per Humboldt County WebGIS.

4.2 Surface Fault Rupture

The Little Salmon thrust lies to the north and northeast of the site (McLaughlin, et al., 2000) and is zoned as an "active fault" by the California Geologic Survey. The subject parcel is not located within an Alquist-Priolo earthquake fault zone where the state of California anticipates potential surface rupture. Based on the distance from the project site and the nearest recognized, active fault trace, two to three miles from the site, the potential for surface fault rupture at the proposed building sites on the subject parcel is low.

4.3 Liquefaction

Liquefaction is a loss of soil strength that results in fluid mobility through the soil. Liquefaction typically occurs when uniformly-sized, loose, saturated sands or silts that are subjected to strong shaking in areas where the groundwater is less than 50 feet below ground surface. In addition to the necessary soil and groundwater conditions, the ground acceleration must be high enough, and the duration of the shaking must be sufficient, for liquefaction to occur.

According to Special Publication 115, Map S-1 (CDMG, 1995), the project site is located within an area of recognized liquefaction potential. However, based on the lack of saturated, loose, poorly-graded sand or silt in the soil profile, the potential for liquefaction to occur at this site is considered moderate to low. Site-specific quantitative evaluation of liquefaction potential was not performed.

4.4 Settlement

The shallow bearing soils at the existing and proposed development sites are silty sand with clay below the existing topsoil and ground surface. We understand that the proposed new commercial

mottling, indicates groundwater is unlikely to rise to within 10 feet of the ground surface during the winter wet season. Shallow groundwater conditions are not expected to have an adverse effect on the performance of the foundation systems for the existing and proposed site improvements, provided earth work and construction of the foundations occurs during the dry season and all runoff is positively and appropriately drained away from structures.

4.7 Soil Swelling or Shrinkage Potential

At this site, bearing soils consist of silty sand with clay. Soils contained variable percentages of fine gravel composed of chert and other resistant lithologies. Soils were moist to the ground surface in mid-November. Soils appeared well-drained by developed by intergranular as well as secondary tubular and fracture porosity.

Despite the presence of clay, these soils do not appear to be subject to significant shrink-swell potential associated with cyclic seasonal wetting and desiccation. Site soils do not appear likely to desiccate seasonally to a depth sufficient to affect a typical foundation system built according to the current building codes and our recommendations. The hazard to structures associated with potential swelling or shrinkage of the soils beneath a slab on grade, or perimeter spread footing foundation is low.

5.0 CONCLUSIONS AND DISCUSSION

1) From an engineering-geologic perspective, the locations of the proposed greenhouses and metal buildings appeared suitable and adequate for the developments proposed. Slope instability, a primary potential geologic hazard of the parcel, does not, at present, appear to be a significant hazard to the proposed developments at the locations shown (Figure 3).

2) The proposed building sites are underlain by medium dense soils to depths greater than ten feet bgs. These materials were found to be a suitably-firm subgrade in which to embed the reinforced concrete foundations of typical, lightly-loaded metal-, or wood-frame structures.

3) Our field explorations found no free groundwater, or evidence suggestive of seasonally-high groundwater to a depth of ten feet below existing grade. Perched groundwater was not encountered in our test pits on-site. Soil mottling, indicative of seasonal high groundwater conditions, was not encountered. The site soil profiles appeared to be well drained with good permeability. Potential for groundwater to rise to foundation depths is low.

4) The nearest fault to the site is the active Little Salmon thrust fault to the north-northeast. The State of California considers the Little Salmon fault active. Due to the fact that no recognized active faults are on-site, the risk of fault surface rupture may be characterized as low.

5) Strong seismic ground shaking, however, will occur during the economic life of the developments made and proposed. Risks associated with strong ground motions are typical of the

weather conditions; generally May through September. Failure to comply with this recommendation may result in excessive or detrimental erosion or sedimentation.

Recommendations for erosion and sediment control should be provided by the project engineer in their grading plan. In general, we recommend that erosion controls be placed concurrently with, and that they keep pace with, all ground-disturbing earth work regardless of the season, as significant rainfall and subsequent erosion may occur during any season in coastal northwestern California.

6.3 Temporary Excavations

Temporary construction slopes are not anticipated for this project. However, if any temporary construction slopes are proposed, they should be designed and excavated in strict compliance with applicable safety regulations including the OSHA Excavation and Trench Safety Standards. All construction equipment, building materials, excavated soil, vehicular traffic, and other similar loads should never be allowed near the top of any unshored or unbraced excavations. Where the stability of adjoining buildings, walls, pavements, or any other similar improvements may be endangered by excavation operations, support systems such as shoring, bracing, or underpinning may be necessary and should be provided to assure structural stability and to protect any personnel working in the excavation.

Since excavation operations are dependent on construction methods and scheduling, the owner and contractor shall be solely responsible for the design, installation, maintenance, and performance of all shoring, bracing, underpinning, and other similar systems. Under no circumstances should any comments provided herein be inferred to mean that LGC is assuming any responsibility for temporary excavations or the safety thereof. LGC does not assume any responsibility for the design, installation, maintenance, and performance of any shoring, bracing, underpinning, or other similar systems unless they are designed specifically for the work at this site by a licensed professional from this office.

6.4 Cut and Fill Slopes

The current development plan is not anticipated to include unrestrained cut and fill slopes in excess of four feet in height. Without site-specific engineering-geologic review, unrestrained cut and/or fill slopes with heights in excess of four feet should be no steeper than two to one, horizontal to vertical (2:1, H:V), and should be designed and constructed in accordance with the Humboldt County Grading Ordinance and the current CBC requirements.

6.5 Structural Fills

Structural fills should be constructed as controlled and compacted engineered fills. Structural engineered fill should be free of organic materials and composed of low plasticity mixtures of clay, sand, or gravel.

TABLE 2 – STRUCTURAL FILL PLACEMENT SPECIFICATIONS		
Fill Placement Location	Compaction Recommendation	Moisture Content (Percent Optimum)
Structural fill placed below the base of foundations	90 percent	-1 to +3 percent
Utility trenches within building and driveway/parking areas	90 percent	-1 to +3 percent
Landscape and grass areas	Compact so no settlement will occur	-1 to +3 percent

6.7 Foundation Design Criteria

Foundations for temporary agricultural structures are not considered in this discussion; follow the recommendations of the manufacturer. For the proposed permanent greenhouse and metal building structures, use thickened-edge reinforced concrete slab-on-grade foundation systems with additional structural support from isolated spread footings (e.g., column bases), as dictated by the engineer or architect. Alternately, a reinforced concrete perimeter footing with interior spread footings, could be acceptable and appropriate for the structures anticipated. In our opinion, these foundation types are suitable, provided that the recommendations presented here are adhered to during design and construction. Upon concurrence from the project engineer or architect, and in consultation with LGC, other alternate foundation systems may be acceptable.

If concrete floor slabs are used, they should be reinforced with new steel, and have a minimum thickness suitable for the anticipated loading. We recommend that floor slabs be continuous (monolithic) with the thickened-edge perimeter, and any isolated (interior) spread footings. Floor slabs should be underlain by at least eight inches of Class-2 aggregate base, or other approved free-draining granular material, to act as a capillary moisture break.

To reduce the potential for moisture migration through the slab on grade, a plastic membrane should be placed on the prepared subgrade of approved free-draining granular material. Protect the membrane during steel and concrete placement by covering it with one inch of clean sand. Joints between plastic sheets and openings for utility pipes should be lapped and taped. Care should be taken during construction to protect the membranes against punctures.

The combined thickness of the Class 2 gravel and sand can be considered part of the recommended structural fill under the floor slab. Continuous perimeter and isolated spread footings should be founded at least 12 inches below the base of the stripped sod and topsoil in the medium dense soil encountered below, or a suitably compacted (and tested) engineered structural fill. In native silty sand with clay soil materials, it is anticipated that foundations will be founded approximately 24 inches below existing grade.

6.10 Additional Services

6.10.1 Review of Grading and Drainage Plans

The conclusions and recommendations provided in this report are based on the assumption that soil conditions encountered during grading will be essentially as exposed during our evaluation, and that the general nature of the grading and use of the property will be as described above. We recommend that final drafts of grading plans be reviewed by our office prior to their approval or implementation.

6.10.2 Observation and Testing

To assure conformance with the specific recommendations contained within this report, and to assure that the assumptions made in the preparation of this report are valid, LGC should be retained to review foundation design plans, and to observe site grading. We should also review and provide written approval of the exposed subgrade prior to placement of structural fill, foundation forms, reinforcing steel, or concrete.

7.0 REFERENCES

CBC [California Building Code], 2016, California Code of Regulations, Title 24, Part 2, Volume 2. California Building Standards Commission.

CDMG, 1995, Planning Scenario in Humboldt and Del Norte Counties, California, for a Great Earthquake on the Cascadia Subduction Zone, Special Publication 115.

CDMG, 2000, Digital Images of Official Maps of Alquist-Priolo Earthquake Fault Zones of California, Northern and Eastern Region.

CGS [California Geological Survey], 2002, Note 36; California Geomorphic Provinces.

Heaton, T. H. and Kanamori, H., 1984, Seismic potential associated with subduction in the northwestern United States, Bulletin of the Seismological Society of America; June 1984; v. 74; no. 3; p. 933-941.

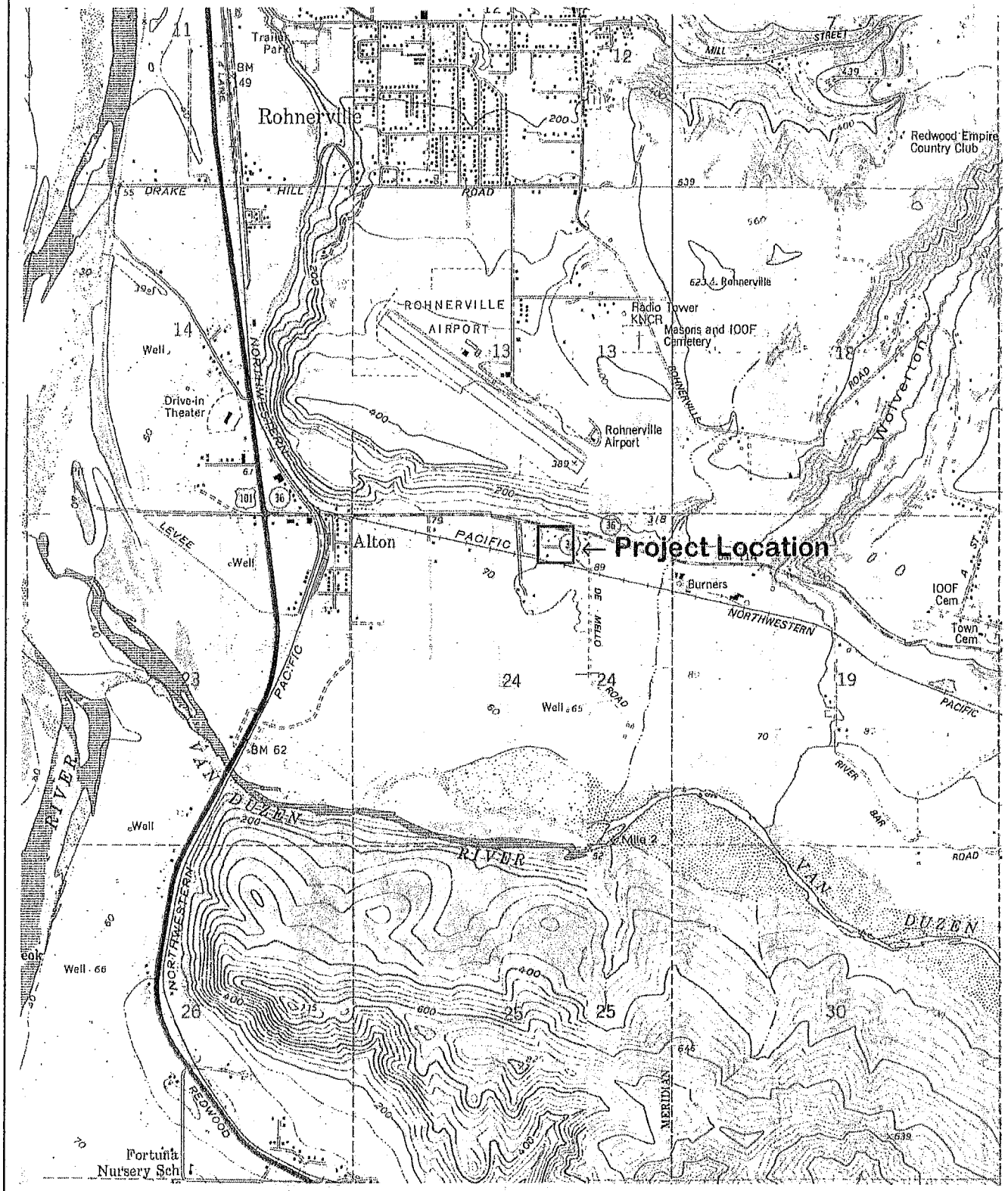
McLaughlin, R. J., S. D. Ellen, M. C. Blake Jr., A. S. Jayko, W. P. Irwin, K. R. Aalto, G. A. Carver, and S. H. Clarke, Jr., 2000, Geology of the Cape Mendocino, Eureka, Garberville, and Southwestern Part of the Hayfork 30 x 60 Minute Quadrangles and Adjacent Offshore Area, Northern California.

Petersen, M. D. et al., 1996, Probabilistic seismic hazard assessment for the state of California. DMG, Sacramento. OFR 96-08 (USGS OFR 96-706), 33 pp. + two appends.

Satake, K., Wang, K., Atwater, B., 2003, Fault slip and seismic moment of the 1700 Cascadia earthquake inferred from Japanese tsunami descriptions. Journal of Geophysical Research, Vol. 108, No. B11, 2535.

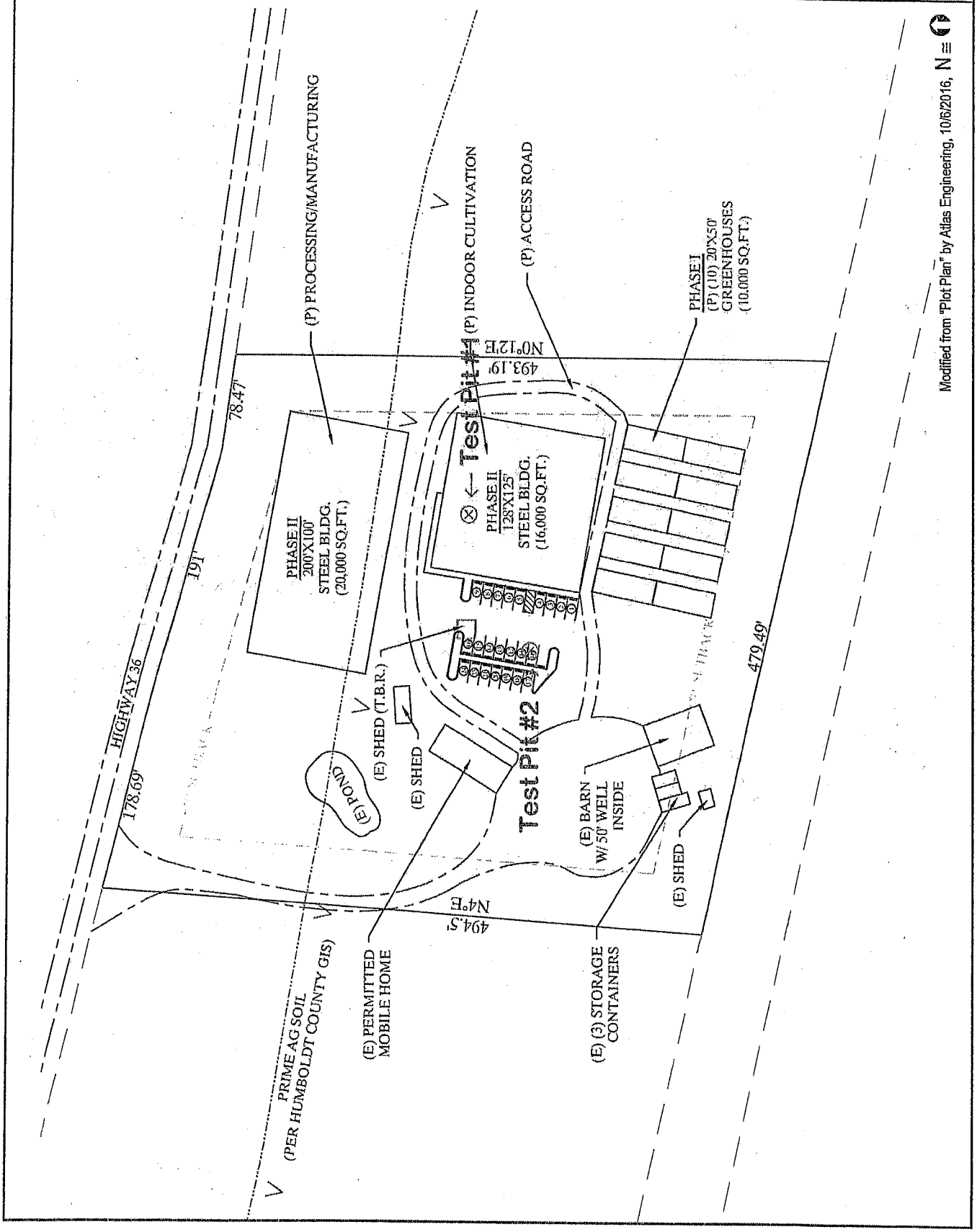
USGS, 1972, Fortuna, Calif. 7.5' Quadrangle Map, Humboldt County, California.

Lindberg Geologic Consulting	Preliminary Engineering Geologic Soils Exploration Report	Figure 1
P. O. Box 306	1076 State Highway 36, Alton, Humboldt County	April 24, 2017
Cutten, CA 95534	APN: 201-322-012, Highway 36 LLC, Mr. Matt Engel, Client	Project 0212.00
(707) 442-6000	Topographic Project Location Map; Locations Approximate	1 inch ≅ 2,340 feet



Modified from: USGS Fortuna, Calif., 7.5' (1959, photorevised 1972), and Hydesville, Calif., 7.5' (1979) Quadrangle Maps. N ≅

Lindberg Geologic Consulting	Preliminary Engineering Geologic Soils Exploration Report	Figure 3
P. O. Box 306	1076 State Highway 36, Alton, Humboldt County	April 24, 2017
Cutten, CA 95534	APN: 201-322-012, Highway 36 LLC, Mr. Matt Engel, Client	Project 0212.00
(707) 442-6000	Engineer's Site Plan	1 inch ≅ 110 feet



Lindberg Geologic Consulting	Preliminary Engineering Geologic Soils Exploration Report	Figure 4a
P. O. Box 306	1076 State Highway 36, Alton, Humboldt County	April 24, 2017
Cutten, CA 95534	APN: 201-322-012, Highway 36 LLC, Mr. Matt Engel, Client	Project 0212.00
(707) 442-6000	Geologic Map Explanation	No Scale

DESCRIPTION OF MAP UNITS

QUATERNARY AND TERTIARY OVERLAP DEPOSITS

- Qal — Alluvial deposits (Holocene and late Pleistocene?)
- Qm — Undeformed marine shoreline and aolian deposits (Holocene and late Pleistocene)
- Qt — Undifferentiated nonmarine terrace deposits (Holocene and Pleistocene)
- Qls — Landslide deposits (Holocene and Pleistocene)
- Qfog — Older alluvium (Pleistocene and (or) Pliocene)
- Qmv — Marine and nonmarine overlap deposits (late Pleistocene to middle Miocene)
- Tvfh — Volcanic rocks of Pickle Hill (Oligocene)

COAST RANGES PROVINCE

FRANCISCAN COMPLEX

-- Coastal Belt --

Coastal terrane (Pliocene to Late Cretaceous)

Sedimentary, igneous, and metamorphic rocks of the Coastal terrane (Pliocene to Late Cretaceous):

- cm1 — Melange
- cm2 — Melange
- cm3 — Broken sandstone and argillite
- cm4 — Intact sandstone and argillite
- cmb — Basaltic Rocks (Late Cretaceous)
- cmls — Limestone (Late Cretaceous)
- cmbs — Undivided blueschist (Jurassic?)

King Range terrane (Miocene to Late Cretaceous)

- Krp — Igneous and sedimentary rocks of Point Delgada (Late Cretaceous)
- Krb — Undivided blueschist blocks (Jurassic?)

Sandstone and argillite of King Peak (middle Miocene to Paleocene[?]):

- krk1 — Melange and (or) folded argillite
- krk2 — Highly folded broken formation
- krk3 — Highly folded, largely unbroken rocks
- krl — Limestone
- krc — Chert
- krb — Basalt

False Cape terrane (Miocene? to Oligocene?)

- Tfc — Sedimentary rocks of the False Cape terrane (Miocene? to Oligocene?)

Yager terrane (Eocene to Paleocene?)

Sedimentary rocks of the Yager terrane (Eocene to Paleocene?):

- y1 — Sheared and highly folded mudstone
- y2 — Highly folded broken mudstone, sandstone, and conglomeratic sandstone
- y3 — Highly folded, little-broken sandstone, conglomerate, and mudstone
- ycg — Conglomerate

-- Central belt --

Melange of the Central belt (early Tertiary to Late Cretaceous):

Unnamed Metasandstone and meta-argillite (Late Cretaceous to Late Jurassic):

- cm1 — Melange
- cm2 — Melange
- cb1 — Broken formation
- cb2 — Broken formation
- wrl — White Rock metasandstone of Jayko and others (1989) (Paleogene and (or) Late Cretaceous)
- chr — Haman Ridge graywacke of Jayko and others (1989) (Cretaceous?)
- cfs — Fort Seward metasandstone age unknown)
- cls — Limestone (Late to Early Cretaceous)
- ch — Chert (Late Cretaceous to Early Jurassic)
- cb — Basaltic rocks (Cretaceous and Jurassic)
- cbl — Undivided blueschist blocks (Jurassic?)
- cgr — Greenstone
- cc — Metachert
- cyb — Metasandstone of Yolla Bolly terrane, undivided
- cb — Melange block, lithology unknown

-- Eastern Belt --

Pickett Peak terrane (Early Cretaceous or older)

Metasedimentary and metavolcanic rocks of the Pickett Peak terrane (Early Cretaceous or older):

- ppsm — South Fork Mountain Schist
- pnb — Chinquapin Metabasalt Member (Irwin and others, 1974)
- ppv — Valentine Springs Formation
- pmv — Metabasalt and minor metachert

Yolla Bolly terrane (Early Cretaceous to Middle Jurassic?)

Metasedimentary and metaigneous rocks of the Yolla Bolly terrane (Early Cretaceous to Middle Jurassic?):

- ybt — Tallaferro Metamorphic Complex of Suppe and Armstrong (1972) (Early Cretaceous to Middle Jurassic?)
- ybc — Chicago Rock melange of Blake and Jayko (1983) (Early Cretaceous to Middle Jurassic)
- ybs — Greenstone
- ybc — Metachert
- ybh — Metagraywacke of Hammerhorn Ridge (Late Jurassic to Middle Jurassic)
- ybc — Metachert
- ybg — Greenstone
- ybsp — Serpentinite
- ybd — Devils Hole Ridge broken formation of Blake and Jayko (1983) (Early Cretaceous to Middle Jurassic)
- ybr — Radiolarian chert
- ybi — Little Indian Valley argillite of McLaughlin and Ohlin (1984) (Early Cretaceous to Late Jurassic)

Yolla Bolly terrane

- yb — Rocks of the Yolla Bolly terrane, undivided

GREAT VALLEY SEQUENCE AND COAST RANGE OPHIOLITE

Elder Creek(?) terrane

- ecms — Mudstone (Early Cretaceous)

Coast Range ophiolite (Middle and Late Jurassic):

- ecg — Layered gabbro
- ecsp — Serpentinite melange

Del Puerto(?) terrane

Rocks of the Del Puerto(?) terrane:

- dpms — Mudstone (Late Jurassic)

Coast Range ophiolite (Middle and Late Jurassic):

- dpt — Tuffaceous chert (Late Jurassic)
- dpb — Basaltic flows and keratophyric tuff (Jurassic?)
- dpd — Diabase (Jurassic?)
- dpsp — Serpentinite melange (Jurassic?)
- dpsp — Undivided Serpentinized peridotite (Jurassic?)

KLAMATH MOUNTAINS PROVINCE

Undivided Great Valley Sequence:

- Ks — Sedimentary rocks (Lower Cretaceous)

GREAT VALLEY SEQUENCE OVERLAP ASSEMBLAGE

Hayfork terrane

Eastern Hayfork subterrane:

- eh — Melange and broken formation (early? Middle Jurassic)
- ehls — Limestone
- ehsp — Serpentinite

Western Hayfork subterrane:

- whu — Hayfork Bally Meta-andesite of Irwin (1985), undivided (Middle Jurassic)
- whwg — Wildwood (Chanchelulla Peak of Wright and Fahan, 1988) pluton (Middle Jurassic)
- whwp — Clinopyroxenite
- whi — Diorite and gabbro plutons (Middle? Jurassic)

Rattlesnake Creek terrane

- rcm — Melange (Jurassic and older)
- rcls — Limestone
- rcc — Radiolarian chert
- rcts — Volcanic Rocks (Jurassic or Triassic)
- rcic — Intrusive complex (Early Jurassic or Late Triassic)
- rcp — Plutonic rocks (Early Jurassic or Late Triassic)
- rcum — Ultramafic rocks (age uncertain)
- rcpl — Blocky peridotite

Western Klamath terrane

Smith River subterrane:

- srs — Galice? formation (Late Jurassic)
- srv — Pyroclastic andesite
- sigb — Glen Creek gabbro-ultramafic complex of Irwin and others (1974)
- spd — Serpentinized peridotite

MAP SYMBOLS

- Contact
- Fault
- Thrust fault
- Trace of the San Andreas fault associated with 1906 earthquake rupture

Strike and dip of bedding:

- Inclined
- Vertical
- Horizontal
- Overturned
- Approximate
- Joint
- Strike and dip of cleavage

Shear foliation:

- Inclined
- Vertical

Folds:

- Synclinal or synformal axis
- Anticlinal or antiformal axis
- Overturned syncline
- Landslide (Qls)

Melange Blocks:

- Serpentinite
- Chert
- Blueschist
- Greenstone
- Fossil locality and number

GEOLOGY OF THE CAPE MENDOCINO, EUREKA, GARBERVILLE, AND SOUTHWESTERN PART OF THE HAYFORK 30 X 60 MINUTE QUADRANGLES AND ADJACENT OFFSHORE AREA, NORTHERN CALIFORNIA (McLaughlin et al., 2000)

LABORATORY				FIELD					
Dry Density (pcf)	Moisture Content (%)	Cohesion; Friction Angle (psf; degrees)	Other Tests	Blows/foot*	Sample	Depth (feet)	Graphic Lithology	U.S.C.S. Designation	SOIL DESCRIPTION
								ML	Turf and sod, thick grassy vegetation and fine roots.
						1		ML	Topsoil, silt with fine sand, dark brown to black, loose moist, common fine roots.
						2		SM	Silty fine sand with clay, dark brown to dark grayish brown, medium dense, moist, roots decrease with depth while density increases with depth.
			42% Sand, 49% Silt, 9% Clay			3			
						4			
						5			
						6			
						7		SM	Silty fine sand with clay, dark grayish brown, medium dense to dense, moist, rare fine gravel,
						8			
						9			
						10			No soil mottling or groundwater observed. Test pit backfilled by owner upon completion.

* The blow counts have been converted to standard N-value blow counts

SURFACE ELEVATION: 85 Feet

TOTAL DEPTH: 10 Feet

GROUNDWATER DEPTH: ≥10 Feet

LOGGED BY: David N. Lindberg, CEG

BOREHOLE DIAMETER: 24 Inches

EQUIPMENT: Mini-Excavator

HAMMER TYPE: None

LINDBERG GEOLOGIC CONSULTING

PROJECT NUMBER: 0212.00 DATE: Novemebr 15, 2016

LOG OF TEST EXCAVATION / BORING

TP-2 **Highway 36 LLC**

Figure No. **6**

APPENDIX C

SPECIAL-STATUS SPECIES DATABASE QUERY RESULTS

IPaC Information for Planning and Consultation **U.S. Fish & Wildlife Service**

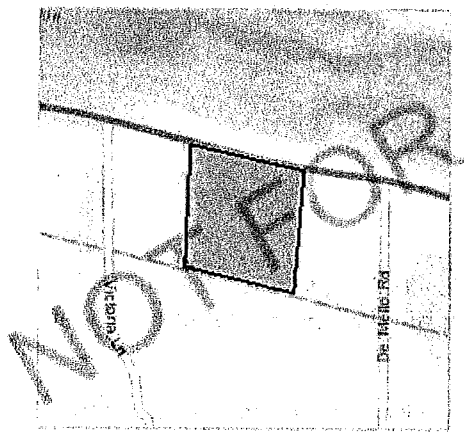
IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Humboldt County, California



Local office

Arcata Fish And Wildlife Office

(707) 822-7201
(707) 822-8411

1655 Heindon Road
Arcata, CA 95521-4573

Birds

NAME	STATUS
Marbled Murrelet Brachyramphus marmoratus There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/4467	Threatened
Northern Spotted Owl Strix occidentalis caurina There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/1123	Threatened
Western Snowy Plover Charadrius alexandrinus nivosus There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/8035	Threatened
Yellow-billed Cuckoo Coccyzus americanus There is **proposed** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/3911	Threatened

Flowering Plants

NAME	STATUS
Beach Layia Layia carnosa No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6728	Endangered
Menzies' Wallflower Erysimum menziesii No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2935	Endangered
Western Lily Lilium occidentale No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/998	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird entry on your migratory bird species list indicates a breeding season, it is probable that the bird breeds in your project's counties at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the BGEPA should such impacts occur.

deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Fortuna (4012452) OR Hydesville (4012451))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Accipiter cooperii Cooper's hawk	ABNKC12040	None	None	G5	S4	WL
Accipiter striatus sharp-shinned hawk	ABNKC12020	None	None	G5	S4	WL
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Candidate Endangered	G2G3	S1S2	SSC
Antrozous pallidus pallid bat	AMACC10010	None	None	G5	S3	SSC
Aplodontia rufa humboldtiana Humboldt mountain beaver	AMAFA01017	None	None	G5TNR	SNR	
Arborimus pomo Sonoma tree vole	AMAFF23030	None	None	G3	S3	SSC
Ardea herodias great blue heron	ABNGA04010	None	None	G5	S4	
Bombus caliginosus obscure bumble bee	IIHYM24380	None	None	G4?	S1S2	
Bombus occidentalis western bumble bee	IIHYM24250	None	None	G2G3	S1	
Brachyramphus marmoratus marbled murrelet	ABNNN06010	Threatened	Endangered	G3G4	S1	
Clarkia amoena ssp. whitneyi Whitney's farewell-to-spring	PDONA05025	None	None	G5T1	S1	1B.1
Corynorhinus townsendii Townsend's big-eared bat	AMACC08010	None	None	G3G4	S2	SSC
Emys marmorata western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
Erethizon dorsatum North American porcupine	AMAFJ01010	None	None	G5	S3	
Fissidens pauperculus minute pocket moss	NBMUS2W0U0	None	None	G3?	S2	1B.2
Gilia capitata ssp. pacifica Pacific gilia	PDPLM040B6	None	None	G5T3	S2	1B.2
Lasiurus cinereus hoary bat	AMACC05030	None	None	G5	S4	
Lycopodium clavatum running-pine	PPLYC01080	None	None	G5	S3	4.1
Martes caurina humboldtensis Humboldt marten	AMAJF01012	None	Candidate Endangered	G5T1	S1	SSC
Montia howellii Howell's montia	PDPOR05070	None	None	G3G4	S2	2B.2

Packera bolanderi var. bolanderi	seacoast ragwort	Asteraceae	perennial rhizomatous herb	(Jan-Apr)May-Jul(Aug)	2B.2	S2S3	G4T4
Pleuropogon refractus	nodding semaphore grass	Poaceae	perennial rhizomatous herb	(Mar)Apr-Aug	4.2	S4	G4
Sidalcea malachroides	maple-leaved checkerbloom	Malvaceae	perennial herb	(Mar)Apr-Aug	4.2	S3	G3
Sidalcea malviflora ssp. patula	Siskiyou checkerbloom	Malvaceae	perennial rhizomatous herb	May-Aug	1B.2	S2	G5T2
Usnea longissima	Methuselah's beard lichen	Parmeliaceae	fruticose lichen (epiphytic)		4.2	S4	G4

Suggested Citation

California Native Plant Society, Rare Plant Program. 2018. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Website http://www.rareplants.cnps.org [accessed 12 April 2018].

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About the Rare Plant Program

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About CNPS

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Contributors

The Calflora Database

The California Lichen Society

California Natural Diversity Database

The Jepson Flora Project

The Consortium of California Herbaria

CalPhotos

Questions and Comments

rareplants@cnps.org

APPENDIX D

SOIL PERCOLATION SUITABILITY REPORT

CONSULTING ENGINEERS & GEOLOGISTS, INC.
812 W.Wabash Eureka,CA 95501-2138 Tel:707/441-8855 FAX:707/441-8877 E-mail:shninfo@shn-engr.com

Reference: 013034

December 3, 2016

David Lindberg
Lindberg Geologic Consulting
PO Box 306
Cutten, CA 95534

SOIL PERCOLATION SUITABILITY / TEXTURAL ANALYSIS RESULTS

Job Name: Lindberg (Alton) **Sampled By: DNL-CEG**
Date Sampled: 11/11/16 **Date Tested: 11/21/16**
Date Received: 11/21/16 **AP Number: 201-322-012**

Sample ID	Depth	% Sand	% Clay	% Silt	% Coarse Fragments by Volume	Zone	Bulk Density
TP-1	4'	50.4	13.1	36.5	26.8	2	
	Material: **Sandy Loam**						
TP-2	4'	42.4	8.6	49.0	20.9	2	
	Material: **Loam**						

* = no peds provided

Regional Water Quality Control Board Zone Descriptions:

Zone 1 - Soils in this zone are very high in sand content. They readily accept effluent, but because of their low silt and clay content they provide minimal filtration. These soils demand greater separation distances from groundwater.

Zone 2 - Soils in this zone provide adequate percolation rates and filtration of effluent. They are suitable for use of a conventional system without further testing.

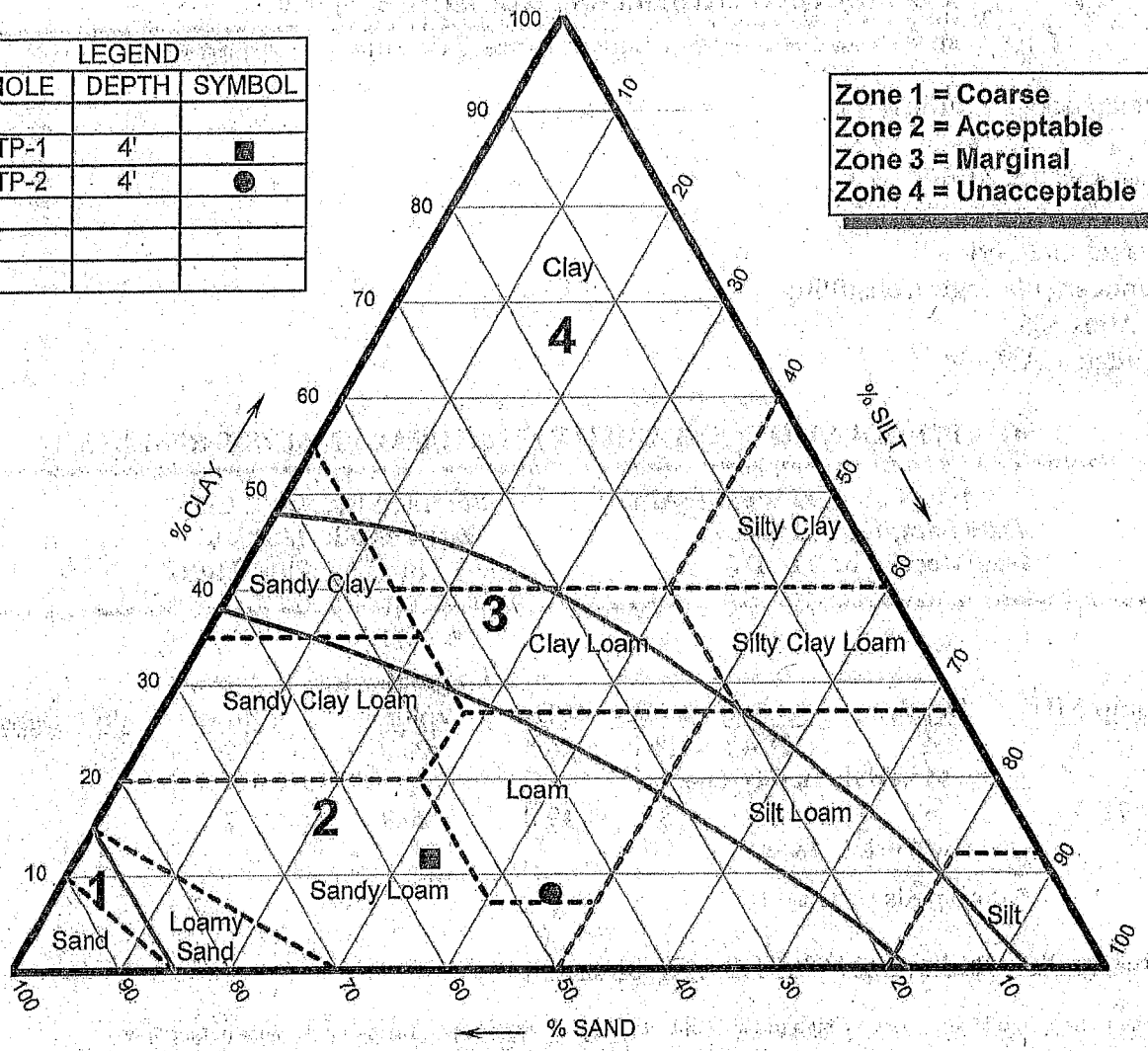
Zone 3 - Soils in this zone are expected to provide good filtration of effluent, but their ability to accept effluentat at a suitable rate is questionable. These soils require wet-weather percolation tests to verify their suitability for effluent disposal by conventional leachfield methods.

Zone 4 - Soils in this zone are unsuitable for a conventional leachfield because of their severe limitations for accepting effluent.

SOIL PERCOLATION SUITABILITY CHART

LEGEND		
HOLE	DEPTH	SYMBOL
TP-1	4'	■
TP-2	4'	●

Zone 1 = Coarse
Zone 2 = Acceptable
Zone 3 = Marginal
Zone 4 = Unacceptable



NOTES

1. Soil texture is plotted on triangle based on percent sand, silt, and clay as determined by hydrometer analysis.
2. Adjustment for coarse fragments has been made by moving the plotted point in the sand direction an additional 2% for each 10% (by volume) of fragments greater than 2mm in diameter.
3. Adjustment for compactness of soil has been made by moving the plotted point in the clay direction an additional 15% for soils having a bulk-density greater than 1.7 gm/cc, when analyzed.
4. For soils falling in sand, loamy sand, or sandy loam, classification adjustment for bulk density will generally not affect suitability and a bulk-density analysis was not necessary.

JOB NUMBER: 013034 **DATE:** 11/21/16

JOB NAME: Lindberg (Alton) **APN:** 201-322-012

SHN Consulting Engineers & Geologists, Inc.

812 W. Wabash
Eureka, CA 95501-2138
(707) 441-8855

FG W/ DEH; TRIBES; BLUE

LINDBERG GEOLOGIC CONSULTING
David N. Lindberg, CEG
Post Office Box 306
Cutten California 95534
(707) 442-6000

May 2, 2017

Project Number: 0212.00

Mr. Matt Engel, Highway 36 LLC
Post Office Box 4711
Arcata, California 95518

Subject: On-Site Wastewater Treatment (Septic) System Design Report
(APN) 201-322-012, 1076 Highway 36, Alton

Dear Mr. Engel:

Design of your On-Site Wastewater Treatment System has been completed. Our subsurface exploration and materials testing demonstrates a suitable leachfield area and 100 percent reserve area for your proposed system. Your parcel is located in Alton, in the lower Van Duzen River valley (Figure 1). An annotated copy of the Assessor's parcel map is attached (Figure 2). The system will serve a proposed indoor medical marijuana growing facility, and a processing/manufacturing facility with a maximum of 20 workers per day. A recent copy of the engineer's site plan is included as an attachment.

Two exploratory backhoe test pits were excavated on November 15, 2016, within the anticipated areas of the proposed primary and reserve leachfields (Figure 3). Test pits were extended to 10-feet below grade; free groundwater and soil mottling were absent in both test pits excavated on November 15. Both the test pits were sampled at approximately 4 feet below grade. Samples were found to be Sandy Loam, and Loam; both acceptable Zone-2 soils by textural analysis (results attached). Logs of TP-1 and TP-2 are attached (Figures 6 and 7).

Based on the results of our testing and exploration, a standard, code gravity flow sewage disposal system was designed for this location (Figure 3). The system was designed as that for a three-bedroom house in accordance with Table V of the Humboldt County Sewage Disposal Regulations. County regulations specify a septic tank capacity of 1,800 gallons for a 3-bedroom house (450 gallons per day); in the current application, we have recommended two, 1,200 gallon dual-chambered tanks, in parallel: one tank for each of the two proposed Phase II buildings, as shown on the attached site plan.

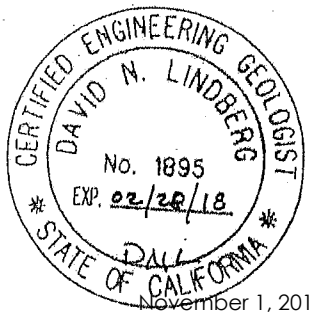
The primary leach field should consist of three leach trenches, each being 50 feet in length, five feet deep and 18 to 24 inches wide. Space the leachfield trenches at 10 feet apart on center. An experienced licensed contractor should be hired to install the system in compliance with the County requirements. Fields will be approximately 20 feet wide and 50 feet long. Locations of primary and reserve leachfield areas are shown schematically and approximately on Figure 3; the leach field areas are shown more-precisely on the attached engineer's site plan. A diagrammatic layout of the proposed leachfield trenches in plan view is attached (Figure 4). A cross section of a leach trench is attached as Figure 5.

Please contact me at the number above if you have any concerns or questions.

Sincerely,

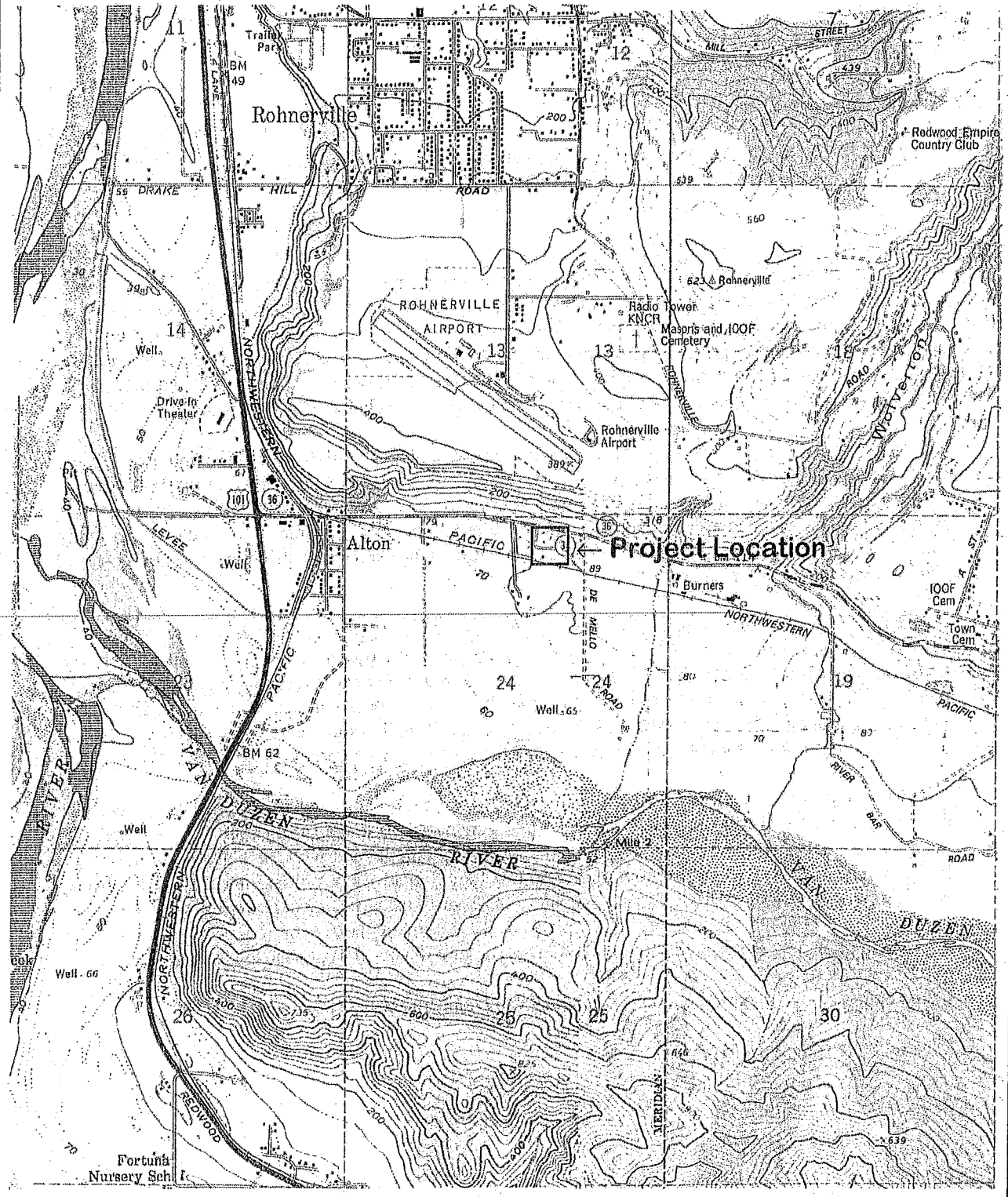
David N. Lindberg

David N. Lindberg, CEG 1895
Lindberg Geologic Consulting



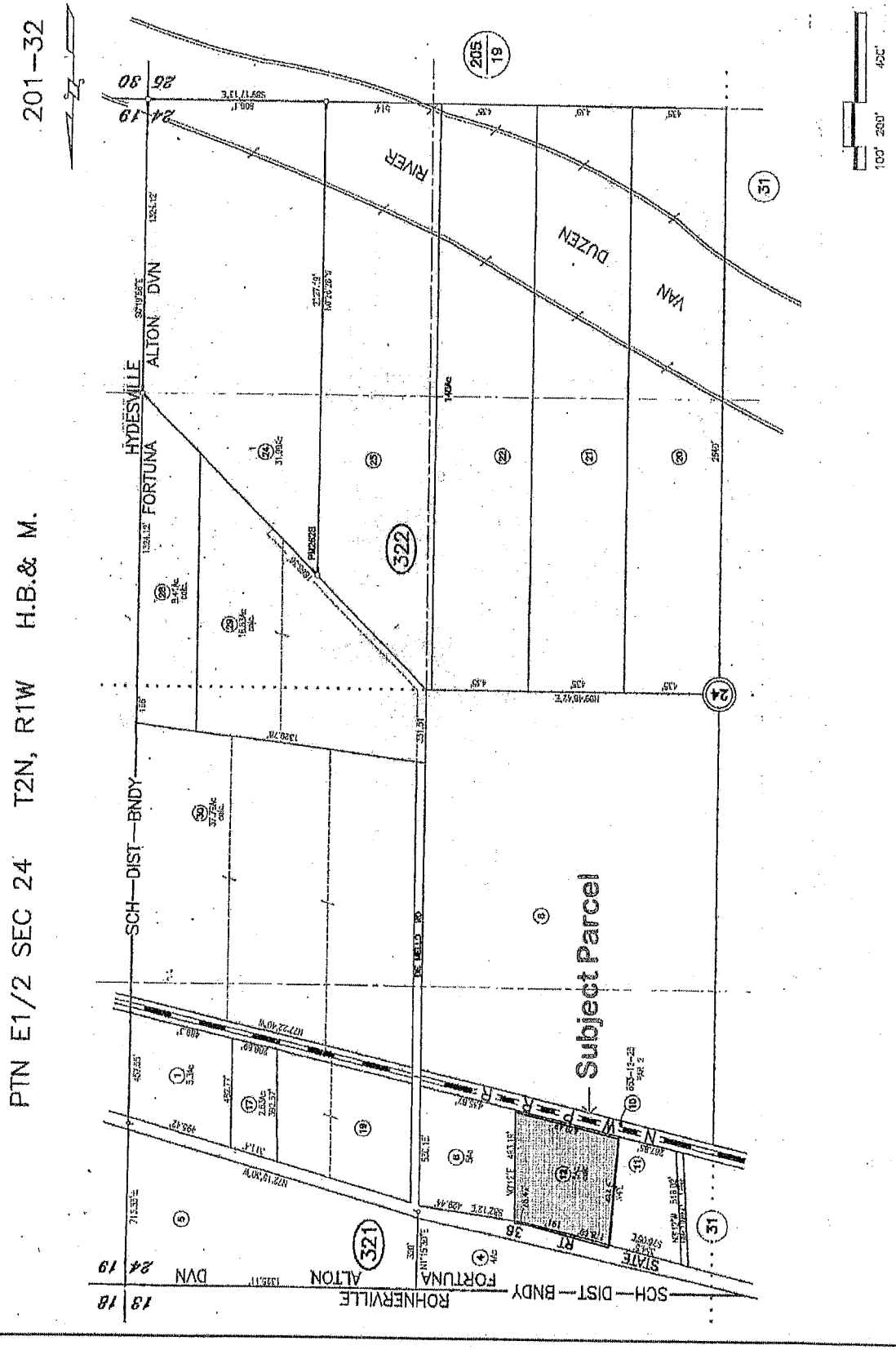
DNL:sll

Lindberg Geologic Consulting	Preliminary On-Site Waste Water Treatment system Design Report	Figure 1
P. O. Box 306	1076 State Highway 36, Alton, Humboldt County	May 2, 2017
Cutten, CA 95534	APN: 201-322-012, Highway 36 LLC, Mr. Matt Engel, Client	Project 0212.00
(707) 442-6000	Topographic Project Location Map; Locations Approximate	1 inch ≅ 2,340 feet

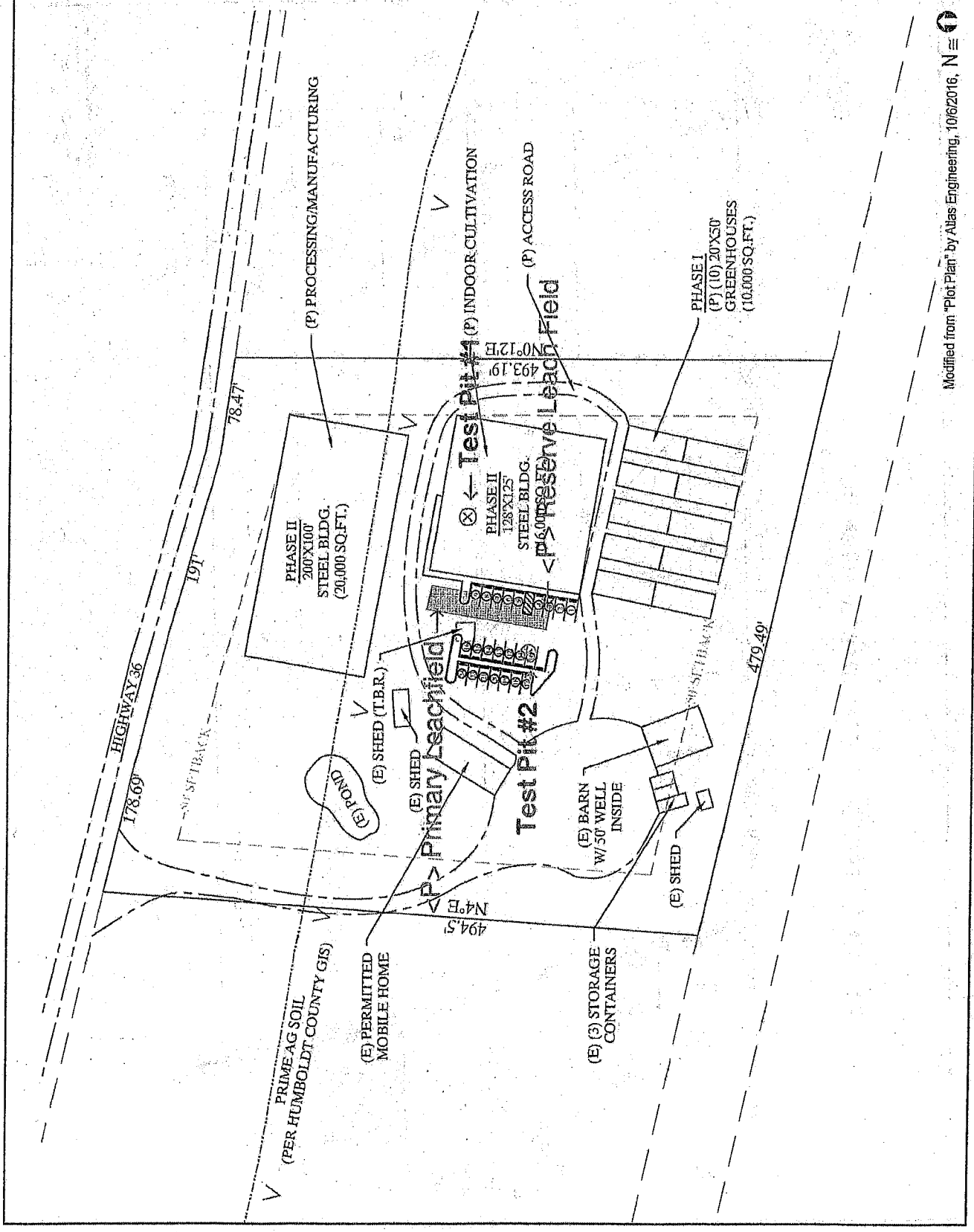


Modified from: USGS Fortuna, Calif., 7.5' (1959, photorevised 1972), and Hydesville, Calif., 7.5' (1979) Quadrangle Maps. N ≅

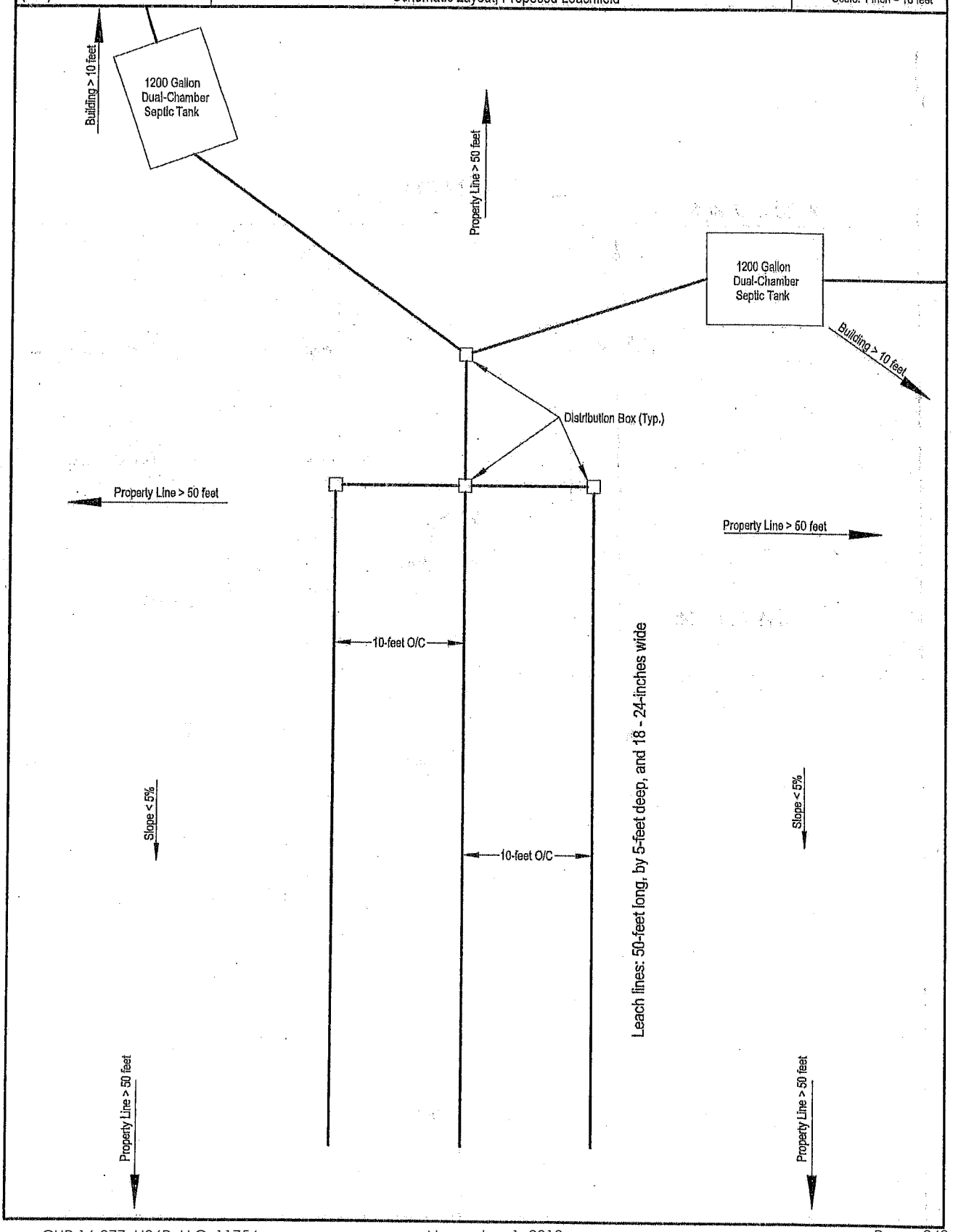
Lindberg Geologic Consulting	Preliminary On-Site Waste Water Treatment system Design Report	Figure 2
P. O. Box 306	1076 State Highway 36, Alton, Humboldt County	May 2, 2017
Cutten, CA 95534	APN: 201-322-012, Highway 36 LLC, Mr. Matt Engel, Client	Project 0212.00
(707) 442-6000	Humboldt County Assessor's Map 201-32; Locations Approximate	Scale as Shown



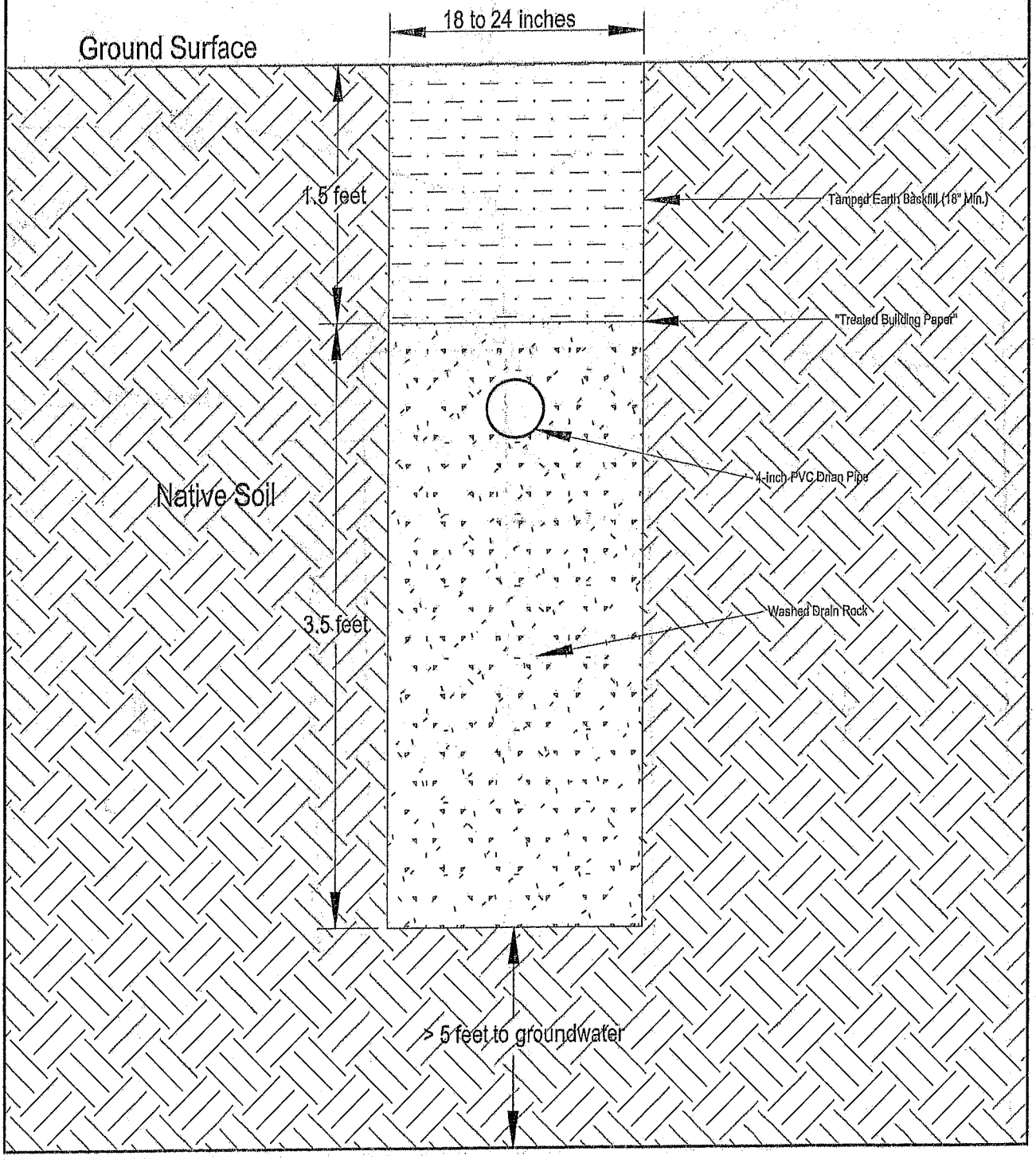
Lindberg Geologic Consulting	Preliminary On-Site Waste Water Treatment system Design Report	Figure 3
P. O. Box 306	1076 State Highway 36, Alton, Humboldt County	May 2, 2017
Cutten, CA 95534	APN: 201-322-012, Highway 36 LLC, Mr. Matt Engel, Client	Project 0212.00
(707) 442-6000	Test Pit Locations plotted onto Engineer's old Site Plan	1 inch ≅ 110 feet



Lindberg Geologic Consulting	Preliminary On-site Wastewater Treatment System Design Report	Figure 4
Post Office Box 306	1076 State Highway 36, Alton, Humboldt County	May 2, 2017
Cutten, California 95534	APN: 201-322-012, Highway 36 LLC, Mr. Matt Engel, Client	Project 0212.00
(707) 442-6000	Schematic Layout, Proposed Leachfield	Scale: 1 Inch = 10 feet



Lindberg Geologic Consulting	Preliminary On-site Wastewater Treatment System Design Report	Figure 5
Post Office Box 306	1076 State Highway 36, Alton, Humboldt County	May 2, 2017
Cutten, California 95534	APN: 201-322-012, Highway 36 LLC, Mr. Matt Engel, Client	Project 0212.00
(707) 442-6000	Cross-Section of Typical Leach Line Trench	Not to Scale



LABORATORY				FIELD		Depth (feet)	Graphic Lithology	U.S.C.S. Designation	SOIL DESCRIPTION
Dry Density (pcf)	Moisture Content (%)	Cohesion; Friction Angle (psf; degrees)	Other Tests	Blows/foot*	Sample				
								ML	Sod and turf, thick grassy vegetation and roots.
						1		ML	Topsoil. Silt with fine sand, dark brown, loose, moist, with common roots.
						2			
						3		SM	Silty fine sand with clay, dark brown grading to dark brownish gray, medium dense, moist, occasional roots, density increases with depth.
			50% Sand, 37% Silt, 13% Clay			4			
						5			
						6			
						7		SM	Silty fine sand with clay, grayish brown, medium dense to dense, moist, rarely some matrix-supported fine well-rounded gravel of resistant lithologies.
						8			
						9			
						10			No groundwater or soil mottling observed. Test pit backfilled by owner on completion.

* The blow counts have been converted to standard N-value blow counts

SURFACE ELEVATION: 85 Feet

TOTAL DEPTH: 10 Feet

GROUNDWATER DEPTH: >10 Feet

LOGGED BY: David N.Lindberg, CEG

BOREHOLE DIAMETER: 24 Inches

EQUIPMENT: Mini-Excavator

HAMMER TYPE: None

LINDBERG GEOLOGIC CONSULTING

PROJECT NUMBER: 0212.00 DATE: November 15, 2016

LOG OF TEST EXCAVATION / BORING

TP-1 **Highway 36 LLC**

Figure No. **6**

LABORATORY				FIELD						
Dry Density (pcf)	Moisture Content (%)	Cohesion, Friction Angle (psf, degrees)	Other Tests	Blows/foot*	Sample	Depth (feet)	Graphic Lithology	U.S.C.S. Designation	SOIL DESCRIPTION	
								ML	Turf and sod, thick grassy vegetation and fine roots.	
						1		ML	Topsoil, silt with fine sand, dark brown to black, loose moist, common fine roots.	
						2		SM	Silty fine sand with clay, dark brown to dark grayish brown, medium dense, moist, roots decrease with depth while density increases with depth.	
			42% Sand, 49% Silt, 9% Clay			3				
						4				
						5				
						6				
						7		SM	Silty fine sand with clay, dark grayish brown, medium dense to dense, moist, rare fine gravel,	
						8				
						9				
						10			No soil mottling or groundwater observed. Test pit backfilled by owner upon completion.	

* The blow counts have been converted to standard N-value blow counts

SURFACE ELEVATION: 85 Feet

TOTAL DEPTH: 10 Feet

GROUNDWATER DEPTH: >10 Feet

LOGGED BY: David N. Lindberg, CEG

BOREHOLE DIAMETER: 24 Inches

EQUIPMENT: Mini-Excavator

HAMMER TYPE: None

LINDBERG GEOLOGIC CONSULTING

PROJECT NUMBER: 0212.00 DATE: Novemebr 15, 2016

LOG OF TEST EXCAVATION / BORING

TP-2 **Highway 36 LLC**

Figure No. **7**

CONSULTING ENGINEERS & GEOLOGISTS, INC.
812 W.Wabash Eureka,CA 95501-2138 Tel:707/441-8855 FAX:707/441-8877 E-mail:shninfo@shn-engr.com

Reference: 013034

December 3, 2016

David Lindberg
Lindberg Geologic Consulting
PO Box 306
Cutten, CA 95534

SOIL PERCOLATION SUITABILITY / TEXTURAL ANALYSIS RESULTS

Job Name: Lindberg (Alton) **Sampled By: DNL-CEG**
Date Sampled: 11/11/16 **Date Tested: 11/21/16**
Date Received: 11/21/16 **AP Number: 201-322-012**

Sample ID	Depth	% Sand	% Clay	% Silt	% Coarse Fragments by Volume	Zone	Bulk Density
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	Material: **Sandy Loam**						
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	Material: **Loam**						

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Regional Water Quality Control Board Zone Descriptions:

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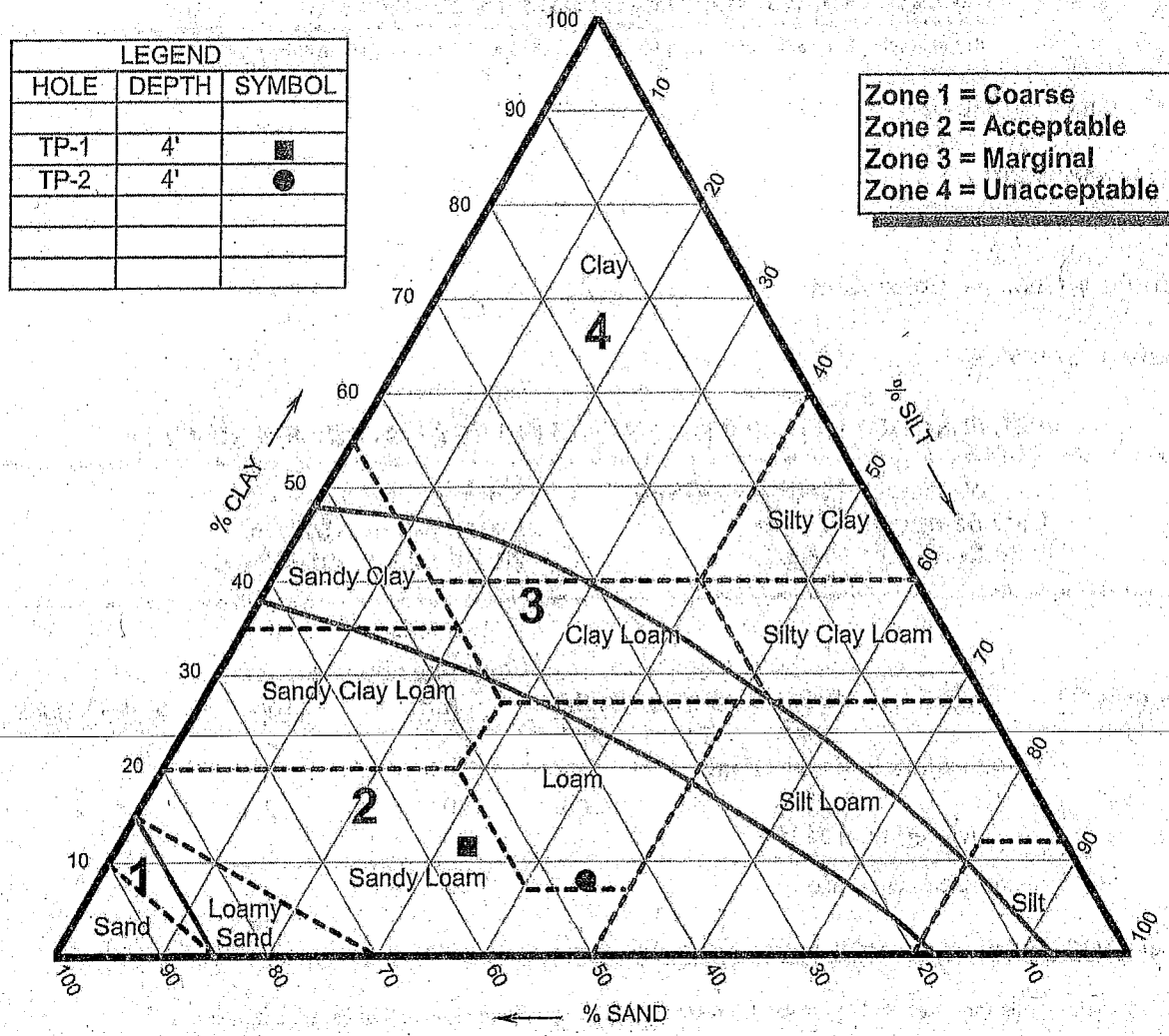
SOIL PERCOLATION SUITABILITY CHART

LEGEND		
HOLE	DEPTH	SYMBOL
TP-1	4'	■
TP-2	4'	●

Zone 1 = Coarse
Zone 2 = Acceptable
Zone 3 = Marginal
Zone 4 = Unacceptable



NOTES

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JOB NUMBER: 013034 **DATE:** 11/21/16

JOB NAME: Lindberg (Alton) **APN:** 201-322-012

SHN Consulting Engineers & Geologists, Inc.

812 W. Wabash
Eureka, CA 95501-2138
(707) 441-8855

ATTACHMENT 6

"Q"- Zone Ordinance No. 1689

ORDINANCE NO. 1689

AMENDING SECTION 313-4 OF THE HUMBOLDT COUNTY CODE TO REZONE PROPERTY IN THE FORTUNA AREA (FORTUNA AREA COMMUNITY PLAN IMPLEMENTATION)

The Board of Supervisors of the County of Humboldt do ordain as follows:

SECTION 1. ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the property designated Areas 1 through 8 on Exhibits A through H, attached hereto as follows:

a. The property designated "Area 1" on Exhibit A attached hereto from a U (Unclassified) Zone to a MLQB-5 (2-1/2) (Qualified Limited Industrial, 2-1/2 acre minimum parcel size) Zone.

b. The property designated "Area 2" on Exhibit B attached hereto from a U (Unclassified) Zone to a CHQ (Qualified Highway Service Commercial) Zone.

c. The property designated "Area 3" on Exhibit C attached hereto from a U (Unclassified) Zone to a MHQB-5 (10) (Qualified Heavy Industrial, 10-acre minimum parcel size) Zone.

d. The property designated "Area 4" on Exhibit D attached hereto from a U (Unclassified) Zone to a R-4Q (Qualified Apartment Professional) Zone.

e. The property designated "Area 5" on Exhibit E attached hereto from a U (Unclassified) Zone to a CHQ (Qualified Highway Service Commercial) Zone.

f. The property designated "Area 6" on Exhibit F attached hereto from a U (Unclassified) Zone to a MHQ (Qualified Heavy Industrial) Zone.

g. The property designated "Area 7" on Exhibit G attached hereto from a U (Unclassified) Zone to an MHQ (Qualified Heavy Industrial) Zone.

h. The property designated "Area 8" on Exhibit H attached hereto from a U (Unclassified) Zone to a C-2Q (Qualified Community Commercial) Zone.

SECTION 2. ZONE QUALIFICATION AND PURPOSES. The special restrictions and regulations set forth in Section 3 of this ordinance are hereby made applicable to Areas 1 through 8 designated on Exhibits A through H in accordance with Humboldt County Code Section 315-6 which authorizes restriction of the CH, MH, ML, R-4 and C-2 Zone regulations by application of the Q (Qualified Combining) Zone.

The purpose of these special restrictions with respect to each designated area is to:

a. Area 1 (Exhibit A):

1. Protect and reserve the property for limited industrial development such as light manufacturing and heavy commercial uses; and

2. Protect the surrounding residential areas and the public airport from inappropriate development of the subject property; and

3. Implement the policies of the Fortuna Area Community Plan applicable to industrial development of the subject

property; and

4. Provide for public and technical review of projects planned for the property as a means of reducing or eliminating the potential impacts of industrial development on the existing road and drainage systems.

b. Area 2 (Exhibit B):

1. Protect and reserve the property for highway related commercial uses; and

2. Protect the neighboring property from inappropriate commercial development of the subject property; and

3. Preclude additional permanent residential development from occurring within an officially established flood plain.

c. Area 3 (Exhibit C):

1. Protect and reserve the property primarily, but not exclusively, for timber products processing plants; and

2. Protect the neighboring residential area from inappropriate industrial development of the subject property; and

3. Provide for public and technical review of industrial development proposals planned for the property.

d. Area 4 (Exhibit D):

1. Facilitate any necessary repair, alteration and maintenance work associated with an existing sixteen (16) unit mobilehome park on the subject property; and

2. Preclude the placement of additional residential units within an officially established flood plain; and

3. Protect the neighborhood from inappropriate high density residential, business and institutional uses on the subject property.

e. Area 5 (Exhibit E):

Protect the neighboring property from inappropriate commercial development of the subject property.

f. Area 6 (Exhibit F):

1. Protect and reserve the property primarily, but not exclusively, for timber products processing plants; and

2. Protect the surrounding lands from other types of industrial developments on the subject property which may be inappropriate for the area; and

3. Provide an opportunity for public review and comment on industrial development planned for the property.

g. Area 7 (Exhibit G):

1. Protect and reserve the property for industrial development; and

2. Provide for public and technical review of traffic safety considerations associated with a broad range of industrial developments that may be proposed for the property.

h. Area 8 (Exhibit H):

1. Protect and reserve the property for commercial development; and

2. Provide for public and technical review of

traffic safety considerations associated with a broad range of commercial developments that may be proposed for the property.

SECTION 3. SPECIAL RESTRICTIONS. Principal and conditionally permitted uses otherwise allowed under the R-4, C-2, CH, ML and MH Zone regulations of Humboldt County Code Sections 314-31, 314-37, 314-40, 314-43 and 314-46 shall not be allowed on the property designated as Areas 1 through 8 on Exhibits A through H with the following exceptions:

a. Area 1 (Exhibit A):

USES PERMITTED WITH A USE PERMIT (SEE NEXT PAGE)

1. Stores, agencies and services such as carpentry and cabinet-making shops, clothing manufacture, contractors' yards, dry cleaning and laundry plants, handicraft manufacture, lumber yards, metal-working shops, wholesale outlet stores, painters' and decorators' yards, plumbing shops, printing and lithographing.

2. Administrative, business and professional offices.

3. Manufacture of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics and research and development laboratories.

4. Manufacture of furniture.

b. Area 2 (Exhibit B):

Principal Permitted Uses

1. Hotels and Motels.

2. Automobile laundries.

INTRA-OFFICE
MEMORANDUM

June 6, 1985

TO: Larry Henderson, Current Planning

FROM: Tom Conlon, Advance Planning

SUBJECT: Ordinance 1689 Implementing the Eight (8) Q-Zones in the Fortuna Area Community Plan

Ordinance 1689 was included in the packet of zoning ordinance revisions you recently received. These ordinances implement the recently adopted community plans effective June 28, 1985. This memo is to inform you of a missing subsection heading in the subject ordinance implementing the Fortuna Area Community Plan. (See Ordinance 1689, page 5, Section 3a., Special Restrictions for Area 1.) The text should read:

a. Area 1 (Exhibit A):

Uses Permitted with a Use Permit
1. Stores, agencies and ...

The restriction of the qualified uses as conditional uses is based on the Purpose described in Section 2a4 (page 3 of Ordinance 1639). The restriction appeared in the Board's Resolution of Adoption (85-55) by reference to the Planning Commission Approved Plan and Associated Zoning (Commission's Resolution 13-84 Exhibit 1 p. 4-1). Based on conversations with Counsel's office, this inadvertent omission in redrafting the ordinance should not preclude requiring a use permit pursuant to section 2a4 - Purpose for uses qualified in Section 3a.

Correction of this omission will be made at the earliest possible available date and will be forwarded to Current Planning.

TC:cj

cc: Chuck Selden

3. Nurseries and greenhouses.

4. Amusement parks and commercial recreational facilities.

Use Permitted with a Use Permit

1. Trailer camps.

c. Area 3 (Exhibit C):

Uses Permitted with a Use Permit

1. Timber products processing plants (buildings) for commercial processing of wood and wood products including but not limited to sawmills, lumber and plywood mills, but not including pulp mills.

2. Manufacture of furniture.

3. Manufacture of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics, and research and development laboratories.

4. Industrial manufacturing uses.

d. Area 4 (Exhibit D):

Principal Permitted Uses:

1. Mobilehome park.

2. Keeping of not more than two (2) household pets for each dwelling unit.

The maximum number of dwelling units permitted on the property designated as Area 4 is limited to sixteen (16) units.

e. Area 5 (Exhibit E):

Principal Permitted Use:

Amusement parks and commercial recreational facilities.

Uses Permitted with a Use Permit:

Dwellings, mobilehomes and boarding and rooming houses.

f. Area 6 (Exhibit F):

Principal Permitted Uses:

1. Timber products processing plants (buildings) for commercial processing of wood and wood products, including but not limited to sawmills, lumber and plywood mills, but not including pulp mills.

2. General agriculture, nurseries and greenhouses and roadside stands.

Uses Permitted with a Use Permit:

1. Manufacture of furniture.

2. Manufacture of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics, and research and development laboratories.

3. Industrial manufacturing uses.

4. Dwellings and mobilehomes.

g. Area 7 (Exhibit G):

Principal Permitted Uses:

Wholesale and retail sales and services of liquefied petroleum and related products. Activities related to this enterprise include: vehicle, equipment and product storage and warehousing, distribution, merchandise display, repair and maintenance, coversion of appliances and motor vehicles to propane use, sales and associated

administrative activities.

Uses Permitted with a Use Permit:

All other uses permitted in the MH (Heavy Industrial) Zone regulations of the Humboldt County Code Section 314-46 not specified under "Principal Permitted Uses" above may be allowed upon the granting of a use permit.

h. Area 8 (Exhibit H):

Principal Permitted Uses:

Wholesale and retail sales and service of household appliances.

Uses Permitted with a Use Permit:

1. Dwellings, mobilehomes, hotels, motels, boarding and rooming houses and mobilehome parks.

2. Social halls, fraternal and social organizations, and clubs.

3. Professional and business offices, and commercial instruction.

4. Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, variety

stores, and mortuaries. Sales of used and secondhand goods when appurtenant to any of the foregoing.

5. Stores, agencies and services such as minor automobile repair; new automobile, trailer and boat sales, and used automobile, trailer and boat sales when appurtenant thereto; bowling alleys, licensed premises not appurtenant to any restaurant, pet shops, public garages, sales of used or secondhand goods, and storage warehouses.

6. Small animal hospitals completely enclosed within a building.

7. Stores, agencies and services such as carpentry and cabinet-making shops, clothing manufacture, contractors' yards, dry cleaning and laundry plants, handicraft manufacture, lumber yards, metal-working shops, wholesale outlet stores, painters' and decorators' yards, plumbing shops, printing and lithographing.

A conditional use permit required for expansion of such existing general uses may be granted in accordance with the general rules and procedures of the Humboldt County Code applicable to use permits.

SECTION 4. This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED, APPROVED AND ADOPTED this 28th day of May, 1985, on the following vote, to wit:

AYES: Supervisors: Renner, Pritchard, Chesbro, Walsh, Sparks

NOES: Supervisors: None

ABSENT: Supervisors: None

Chairman of the Board of Supervisors of the County of Humboldt, State of California.

(SEAL)

ATTEST:

ROBERT E. HANLEY
Clerk of the Board of Supervisors
of the County of Humboldt, State
of California.

By Deputy

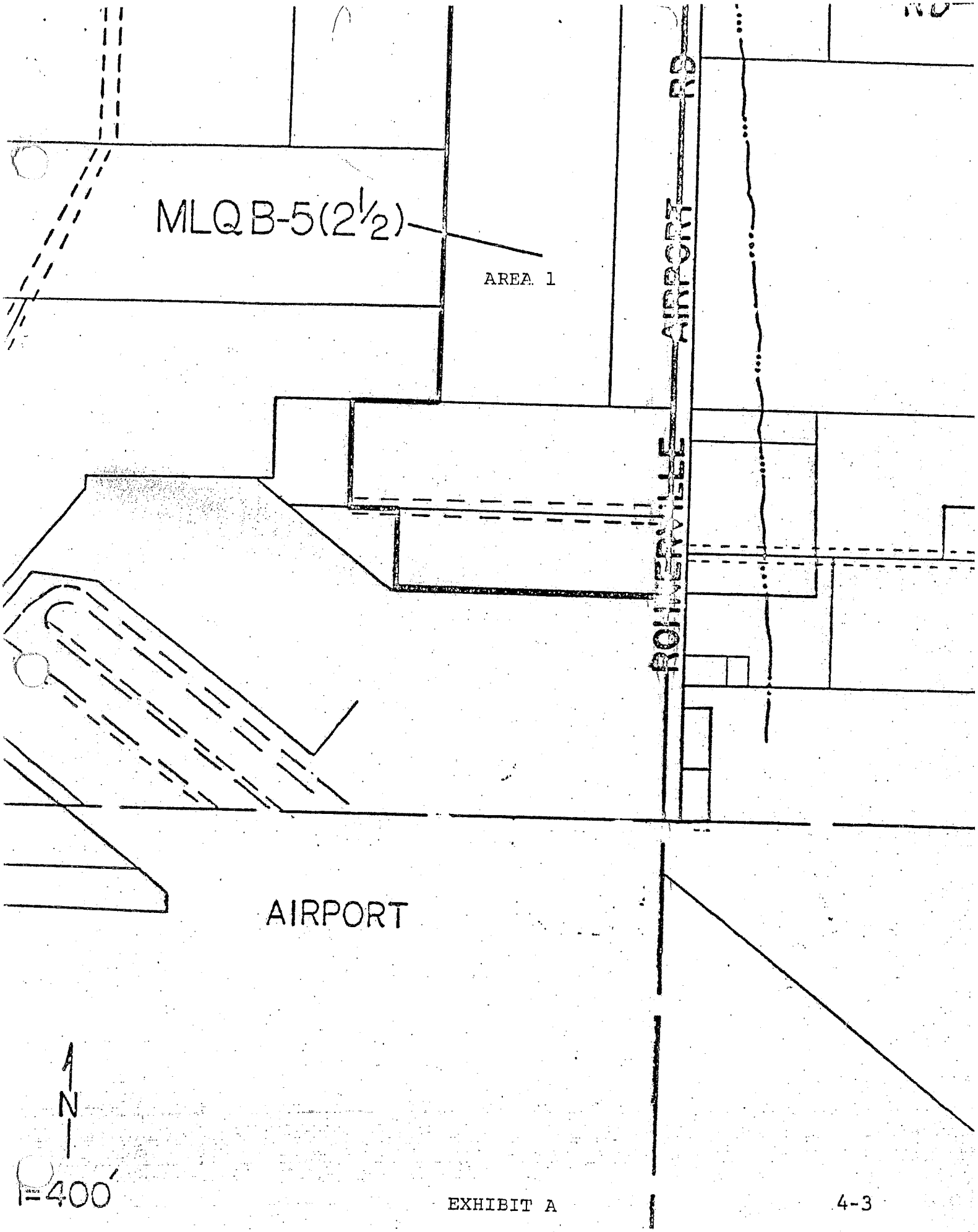
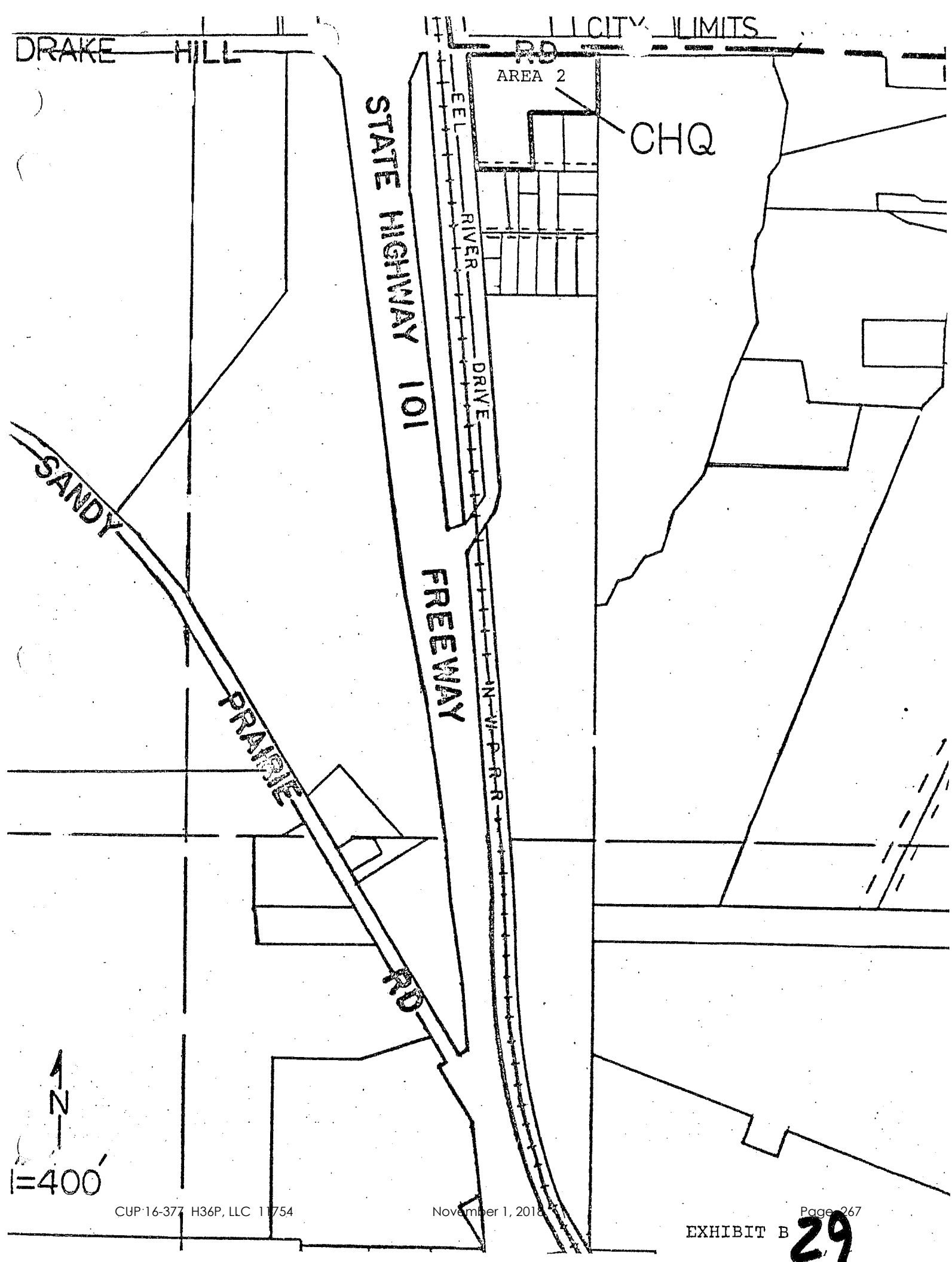


EXHIBIT A

4-3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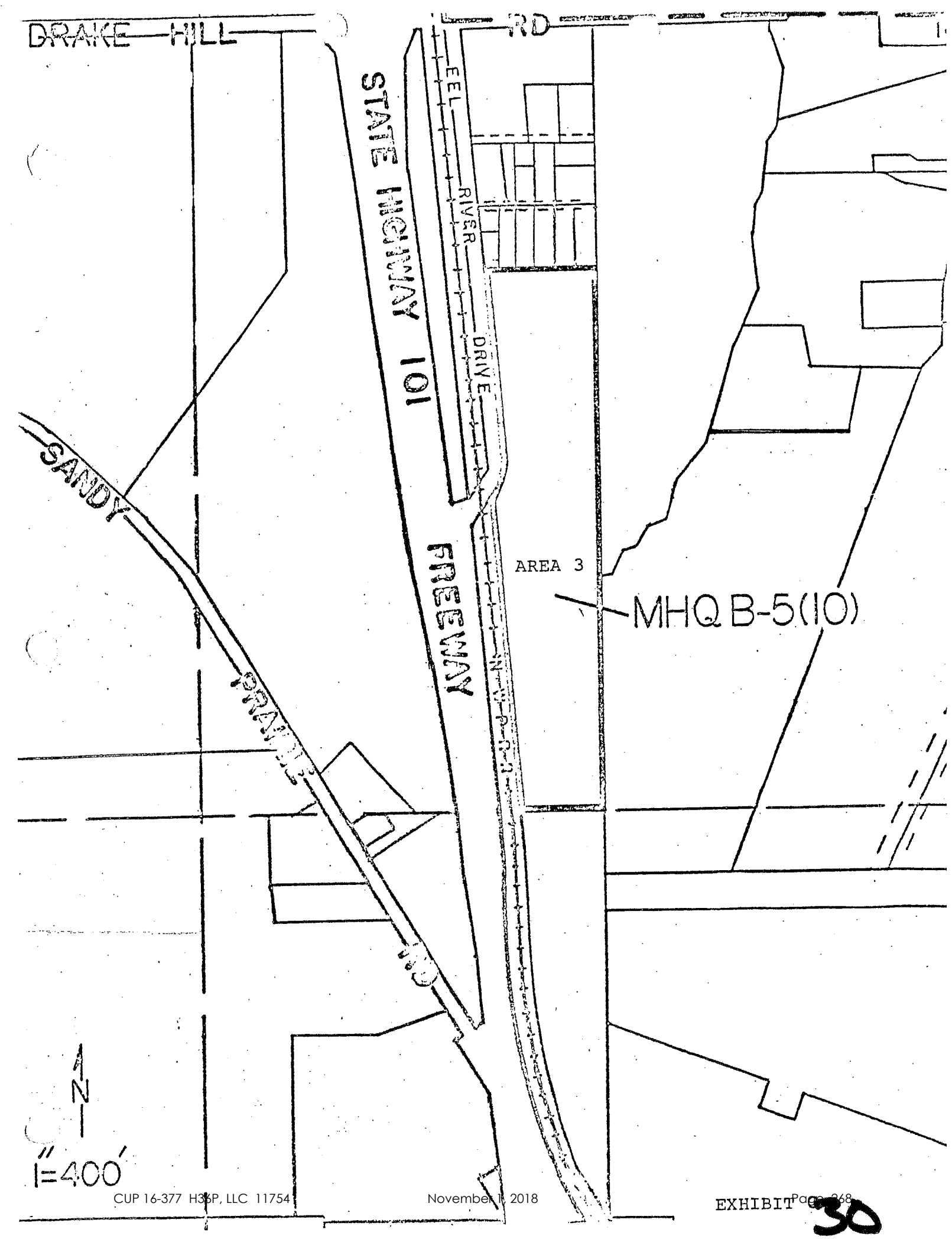
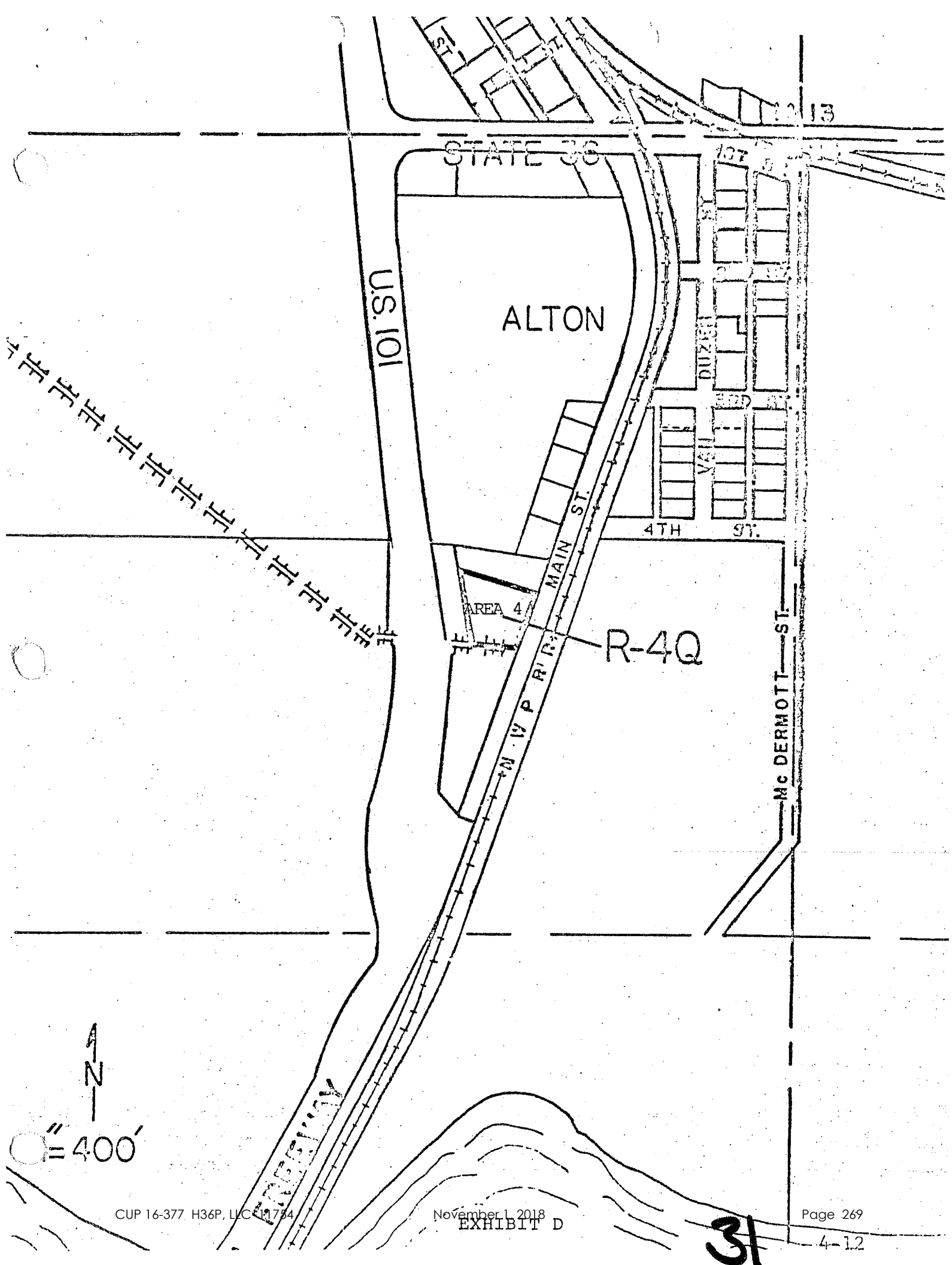
CITY LIMITS
RD
AREA 2
CHQ
EEL RIVER DRIVE
STATE HIGHWAY 101 FREEWAY
NWPRR
SANDY PRAIRIE RD
N
1"=400'


DRAKE HILL
RD
EEL
RIVER
DRIVE
STATE HIGHWAY 101
FREEWAY
SANDY
PRAIRIE
AREA 3
MHQ B-5(10)
N
1"=400'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ALTON
U.S. 101
DUZEN
VAIL
4TH ST.
MAIN ST.
AREA 4
R-4Q
N.W.P. R.R.
Mc DERMOTT ST.
N
1" = 400'

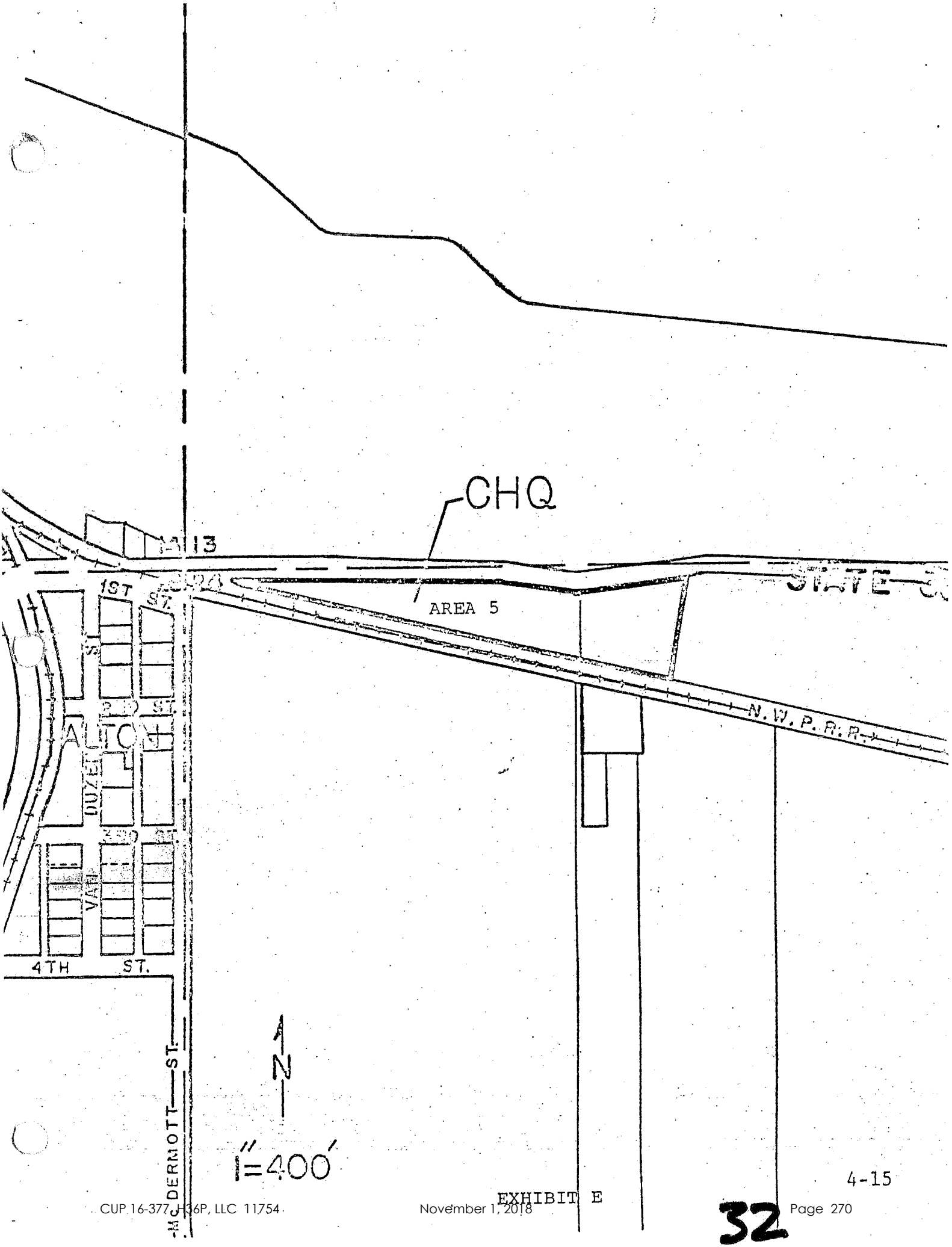

CHQ
AREA 5
1ST
ST.
DUZET
VAN
4TH
ST.
McDERMOTT
ST.
N. W. P. R. R.
1"=400'

EXHIBIT F

4-18

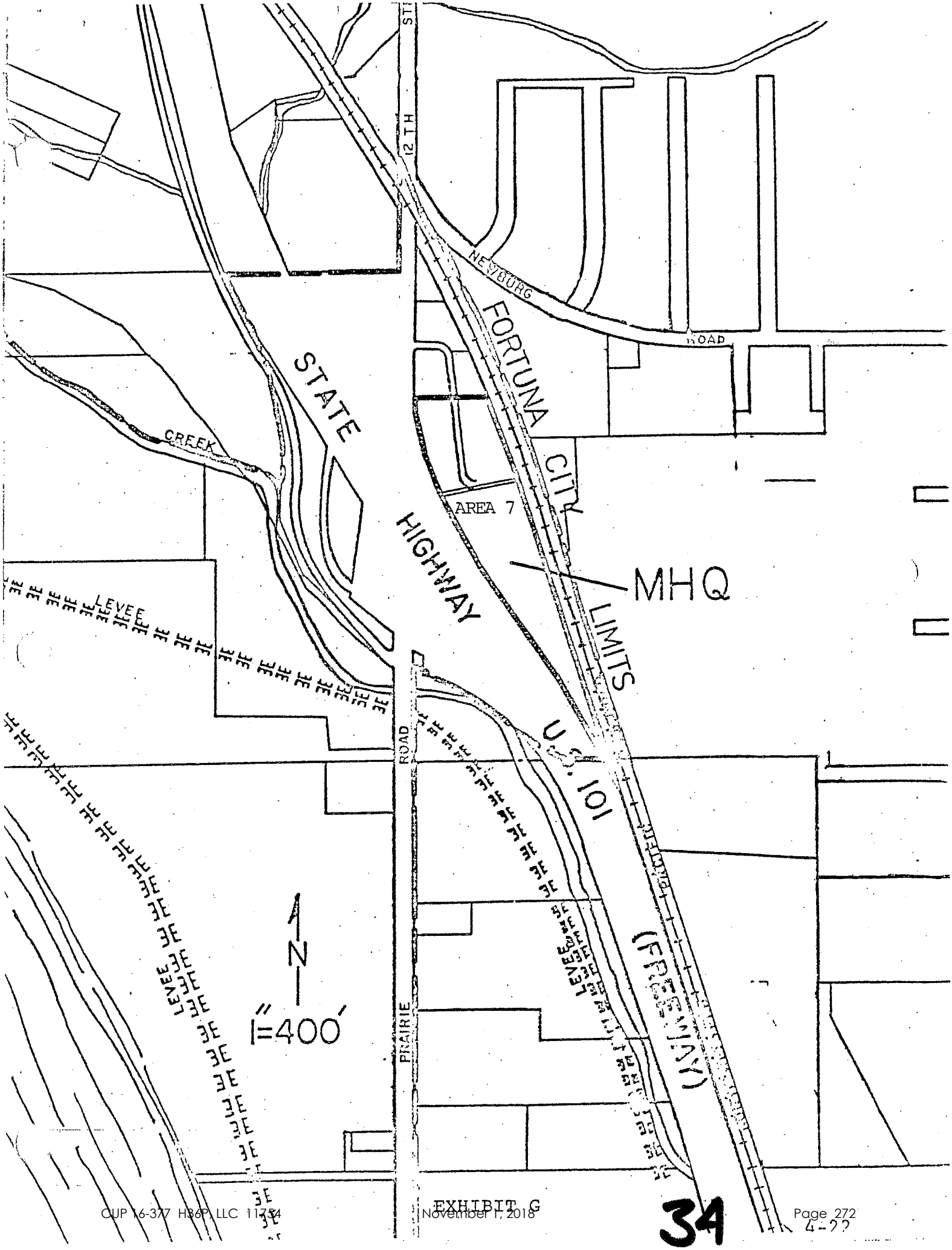
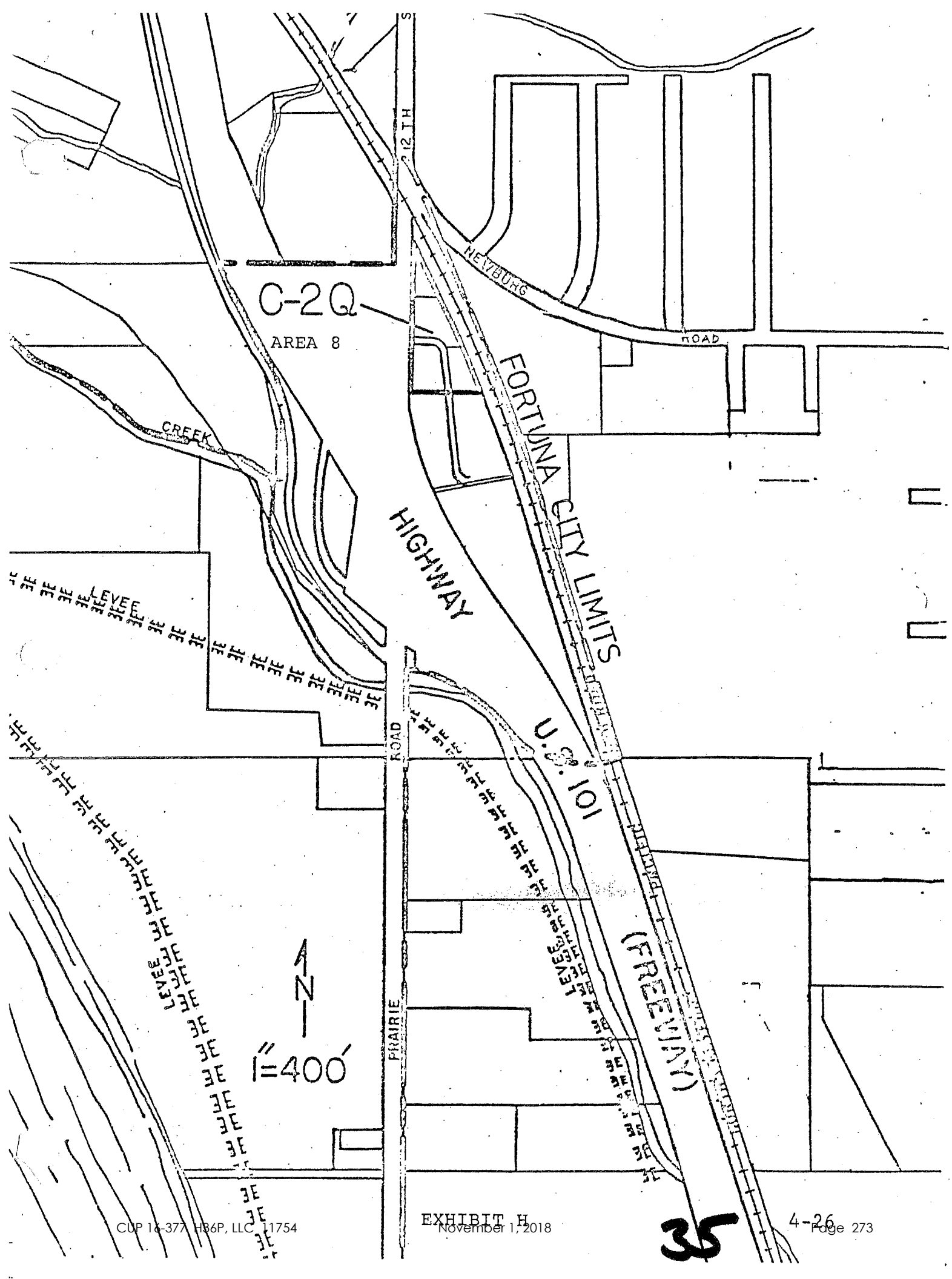

12 TH ST
NEWBURG ROAD
FORTUNA CITY LIMITS
STATE HIGHWAY 101
U.S. 101
CREEK
AREA 7
MHQ
ROAD
PRAIRIE
LEVEE
1"=400'
N

EXHIBIT G

34


C-2Q
AREA 8
12 TH
NEWBURG
ROAD
FORTUNA CITY LIMITS
HIGHWAY
U.S. 101
CREEK
ROAD
PRAIRIE
LEVEE
(UNATTAINED)
Z-1
1"=400'