



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: August 3, 2017

To: Humboldt County Planning Commission

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

Subject: **S.A.F.E., LLC. Conditional Use Permit**
Application Number 11260
Case Numbers CUP 16-202
Assessor's Parcel Numbers (APN) 101-152-003
2440 Mattole Road, Ferndale

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Please contact Rodney Yandell, Planner, at 707-268-3732 or by email at ryandell@co.humboldt.ca.us if you have any questions about the scheduled item.

AGENDA ITEM TRANSMITTAL

Hearing Date August 3, 2017	Subject Conditional Use Permit	Contact Rodney Yandell
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Project Description: A Conditional Use Permit (CUP) for 28,401 square feet (sf) of existing outdoor cannabis cultivation with on-site processing. Of the total cultivation, 16,979 sf will be in greenhouses to be built and 11,422 sf is in full sun. Water for cultivation is sourced from a surface diversion on the property. The applicant has secured a Lake or Streambed Alteration Agreement with the California Department of Fish and Wildlife for the surface water diversion (1600-2016-0170-R1), and is enrolled with the North Coast Regional Water Quality Control Board as a Tier II discharger (WDID# 1B161617CHUM). Current water storage capacity totals 30,000 gallons in bladders and hard tanks. Proposed water storage capacity totals 127,000 gallons in hard tanks. Per the applicant's submitted information, all electricity for cultivation and processing activities is supplied by solar, with backup generators for use only in prolonged periods of low sunlight.

Project Location: The project is located in the Ferndale area, west of Mattole Road, approximately 2.5 miles south from the intersection of Wildcat Road/Mattole Road and Ocean Avenue, on the property known as 2440 Mattole Road, Ferndale.

Present Plan Land Use Designations: Agriculture/Grazing (AG), Framework Plan (FRWK), Density: 160 to 20 acres per dwelling unit; Slope Stability: High Instability (3).

Present Zoning: Timberland Production (TPZ)

Case Number: CUP16-202

Application Number: 11260

Assessor Parcel Number: 101-152-003

Applicant	Owner	Agent
S.A.F.E., LLC. Attn.: Jen Steubing PO Box 23 Ferndale, CA 95536	Joseph M & Jennifer J Steubing PO Box 23 Ferndale, CA 95536	N/A

Environmental Review: CEQA Exemption Sections: 15301 (Existing Facilities), Class 3, Section 15303 (New Construction/Conversion Small Structures), and Class 33, Section 15333 (Small Habitat Restoration Projects) of the California Environmental Quality Act (CEQA) State Guidelines.

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

Major Issues: None

S.A.F.E., LLC.
Case Number CUP16-202
Assessor's Parcel Number 101-152-003

Recommended Commission Action

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

Find the project Categorically Exempt from environmental review pursuant to Sections 15301, 15303, and 15333 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed S.A.F.E., LLC Conditional Use Permit subject to the recommended conditions.

Executive Summary: S.A.F.E., LLC. (SAFE) is seeking a CUP for an existing 28,401-square-foot (sf) outdoor commercial medical cannabis operation with on-site processing. Existing structures and facilities associated with cultivation and processing include: a garage built in 1922 used as a clone and mother plant area; a drying, packing, and office building built in 2010; three barns built in 2010 used for trimming and vegetative clones; a greenhouse built in 2014 used for vegetative growth and transition; a 500-gallon poly tank used for nutrient mixing placed in 2012; a 1,500-gallon concrete water storage tank set in 1990; 2,500-gallon water storage tanks set in 2010 and 2014; a 20,000-gallon water storage bladder set in 2014; a 3,000-gallon water storage bladder set in 2015 used for fire-fighting. Proposed structures include 12 10,000-gallon water storage tanks to replace the bladders that total 23,000 gallons, and 16,979 sf of greenhouses to be built in existing cultivation areas.

The 80-acre property used for medical cultivation activity is zoned Timberland Production (TPZ). The CMMLUO identified TPZ-zoned parcels 5 acres or larger as sites where existing cannabis cultivation activities could be allowed. Cultivation of between 10,000 sf and 1 acre is allowed subject to the issuance of a CUP. A CUP is a discretionary permit meaning that, to approve the requested cultivation area, the Planning Commission must consider whether the findings required for permit approval can be met for the described project.

Operations

SAFE will conduct cultivation activities in a continuous rotation year-round. Vegetative mother plants are grown under continuous light and clones are taken from mothers and moved to greenhouses to start flowering every two weeks. Each greenhouse is expected to produce three to four crops per year. Plants grown in full sun are harvested between September and November, depending on weather and strain.

The property is accessed by a single private road with two locked gates. Cultivation areas are enclosed by barbed wire-topped fences totaling 8 feet tall, with a single locked gate for each cultivation area. Solar-powered motion sensitive lights and security cameras will be installed on fences surrounding cultivation areas.

Access and Parking

Travel south on Mattole Road approximately 2.1 miles from the intersection of Mattole Road and Ocean Avenue in Ferndale. Turn right on a private road and travel approximately 1.6 miles west to the property. Parking is available at the existing house.

Water Sources and On-site Wastewater System

The water source is a surface diversion from a stream in the southeast corner of the property. Water is collected in a concrete cistern and diverted through a water meter into a 20,000-gallon storage bladder then into a 2,500-gallon tank, from where it is pumped uphill to additional storage tanks and bladders by a solar-powered pump. This 2,500-gallon tank is refilled year-round, with a maximum diversion of 200 gallons per day between March 15 and October 15, per the Streambed Alteration Agreement (1600-2016-0170-R1). Proposed water storage includes replacing the 20,000-gallon bladder and a 3,000-gallon bladder currently dedicated to emergency and fire-fighting use with 12 10,000-gallon tanks. Total proposed water storage capacity on the property is 127,000 gallons, plus a forbearance period diversion allowance of 200 gallons per day (per the Streambed Alteration Agreement), for a total annual water availability of 163,000 gallons. Estimated annual water use for the property is 100,000 – 150,000 gallons.

Irrigation in the cultivation areas is by automated drip with no runoff. Cultivation areas are lined to contain accidental spills. Drainage from greenhouses will be captured and recycled for use on non-farm landscape plants on the property. The growing and processing operations will require no employees beyond the family members resident on the property in the existing house. The commercial medicinal cannabis operation described in this CUP will not increase the number of people on the property or require increased capacity of existing septic or sanitary facilities. The existing cannabis cultivation operation is enrolled with the North Coast Regional Water Quality Control Board as a Tier II discharger (WDID# 1B161617CHUM).

Lighting & Electrical Service

Lighting in all outdoor cultivation areas, including greenhouses, will be natural. Ventilation fans, drip irrigation controls, and light deprivation tarps will be solar-powered. A single greenhouse adjacent to the existing house will be fitted with lights for extended growing of vegetative plants. Supplemental lighting in this greenhouse will be solar-powered. Back-up generators may be used during extended periods of low sunlight. The total expected annual generator use is less than 100 hours. Generators will be housed in Zombiebox brand 15 dBA noise reduction enclosures.

Staff Recommendation

Based on the on-site inspection, 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 CUP.

ALTERNATIVES: The Planning Commission could elect not to approve the project, to require the applicant to submit further evidence, or modify the project. 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 the alternatives.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 17-**

**Case Number: CUP 16-202
Assessor's Parcel Number: 101-152-003**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves S.A.F.E. LLC Conditional Use Permit request.

WHEREAS, S.A.F.E. LLC submitted an application and evidence in support of approving the Conditional Use Permit to permit an existing 28,401 square-foot outdoor cultivation area with onsite processing; and

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

WHEREAS, the project is exempt from environmental review per Sections 15301 (Existing Facilities), 15303 (New Construction/Conversion Small Structures), and Section 15333 (Small Habitat Restoration Projects) of the CEQA Guidelines; and

WHEREAS, Attachment 2 in the Planning Division staff report includes substantial evidence in support of making all of the required findings for approving the proposed Conditional Use Permit (Case Number CUP 16-202); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on August 3, 2017.

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

1. The proposed project is exempt from environmental review pursuant to Sections 15301 (Existing Facilities), Class 3, Section 15303 (New Construction/Conversion Small Structures), and Class 33, Section 15333 (Small Habitat Restoration Projects) of the California Environmental Quality Act (CEQA) State Guidelines; and
2. The findings in Attachment 2 of the Planning Division staff report for Case Number CUP 16-202 support approval of the project based on the submitted evidence; and
3. Approves the Conditional Use Permit Case Number CUP 16-202 as recommended and conditioned in Attachment 1 for Case Number CUP 16-202.

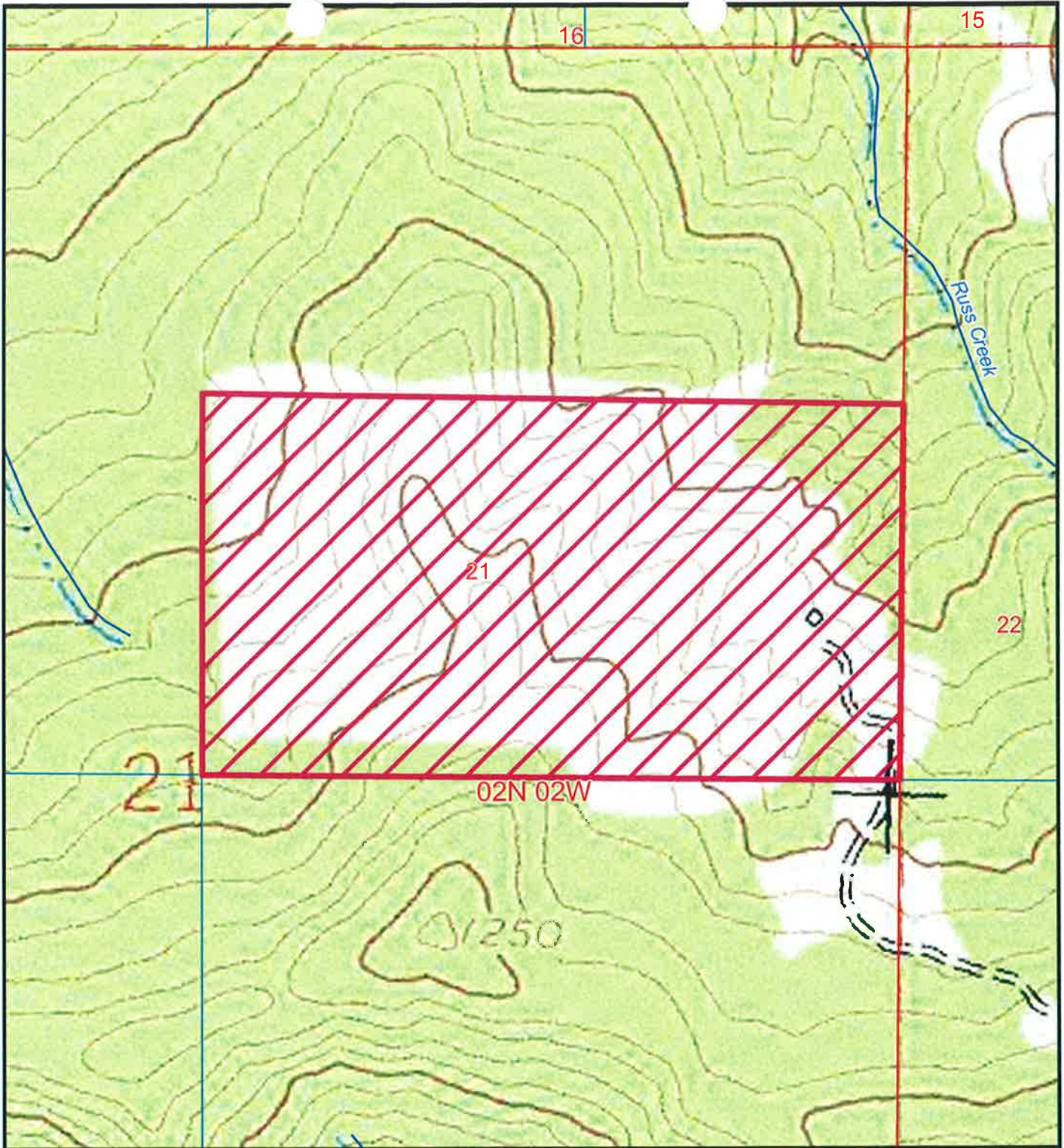
Adopted after review and consideration of all the evidence on August 3, 2017.

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____:

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

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

John Ford
Director, Planning and Building Department

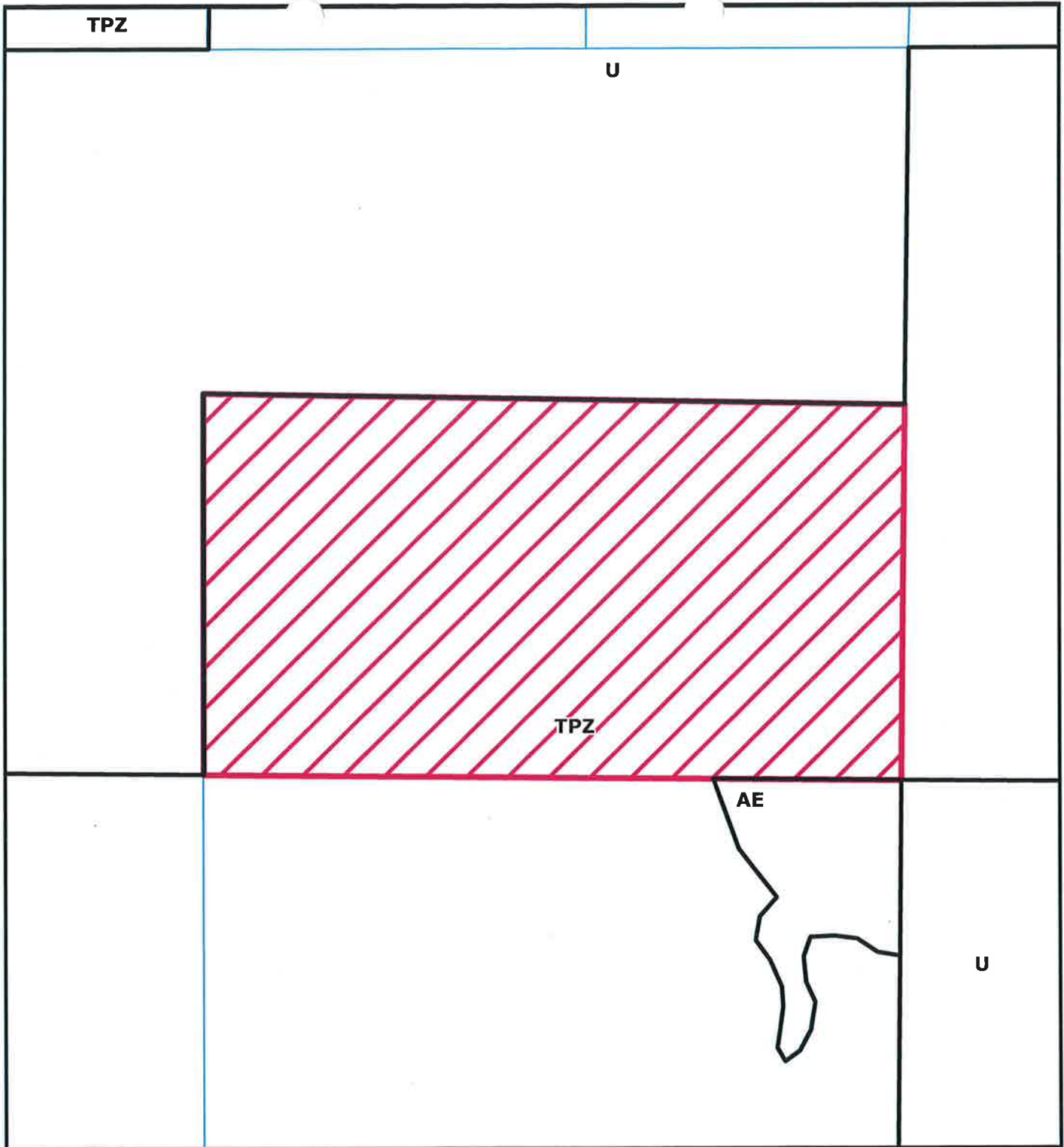


Project Area = 

TOPO MAP
PROPOSED S.A.F.E., LLC
FERNDALE AREA
CUP-16-202
APN: 101-152-003
T02N R02W S21 HB&M (FERNDALE)

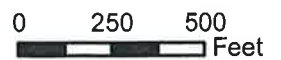


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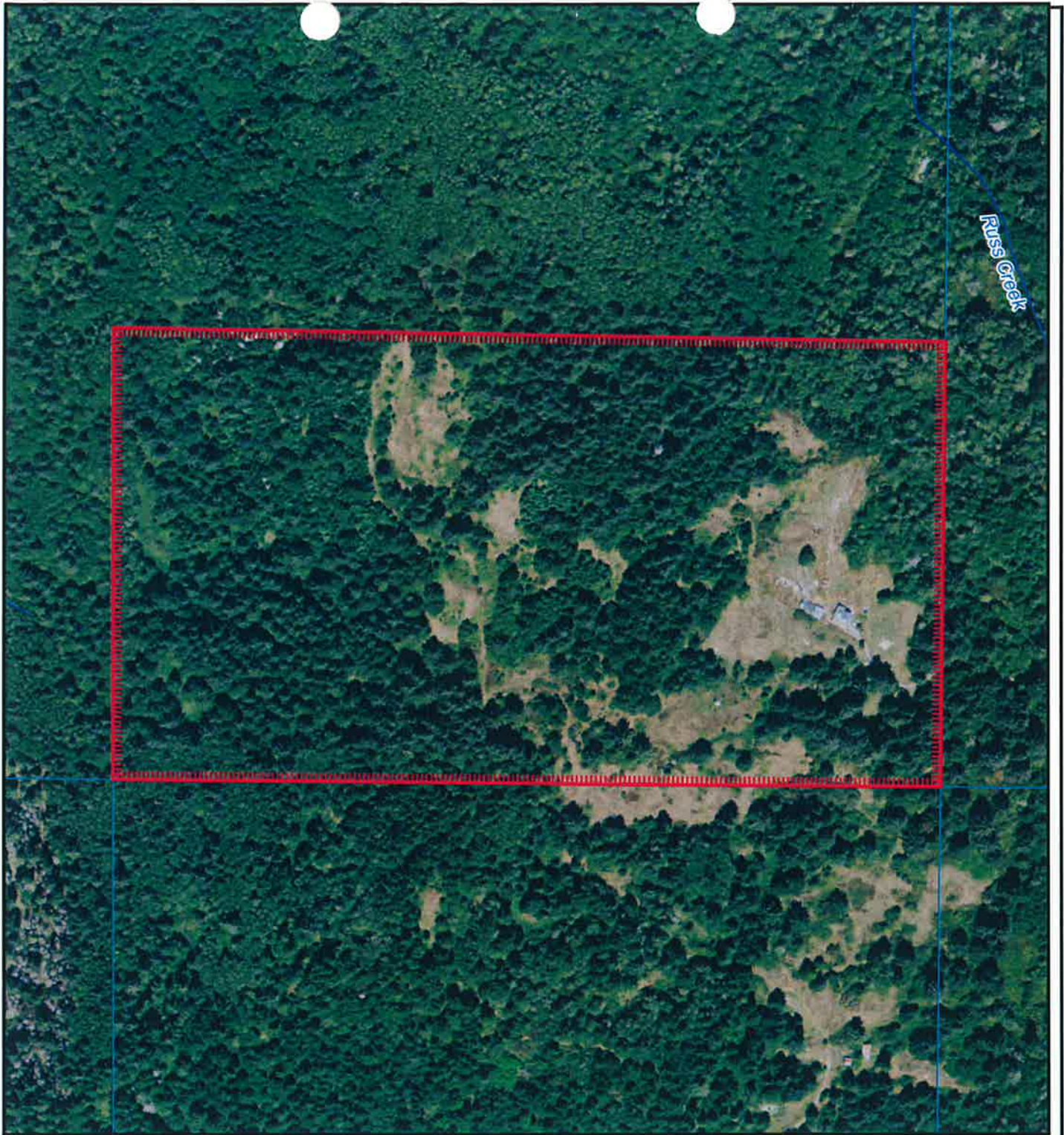


Project Area = 

**ZONING MAP
 PROPOSED S.A.F.E., LLC
 FERNDALE AREA
 CUP-16-202
 APN: 101-152-003
 T02N R02W S21 HB&M (FERNDALE)**



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



**AERIAL MAP
PROPOSED S.A.F.E., LLC
FERNDALE AREA
CUP-16-202
APN: 101-152-003
T02N R02W S21 HB&M (FERNDALE)**

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.

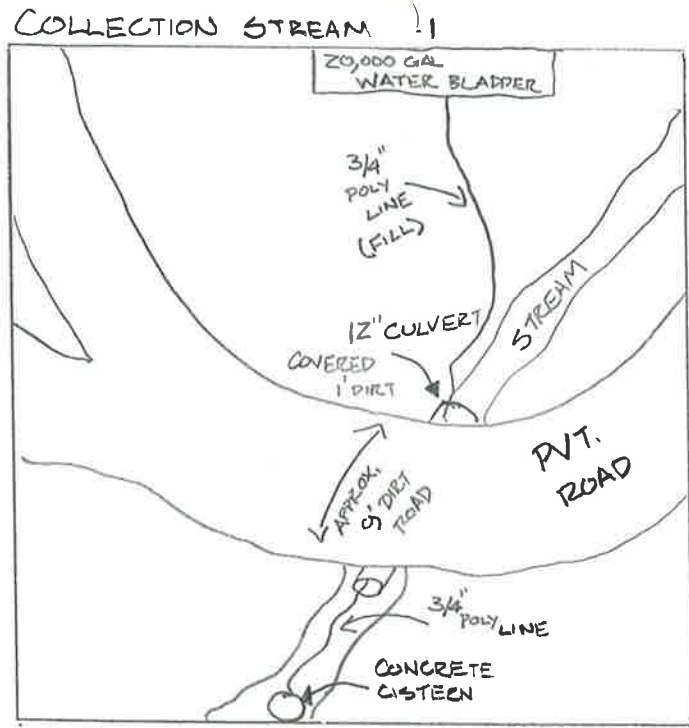


0 125 250 500
Feet



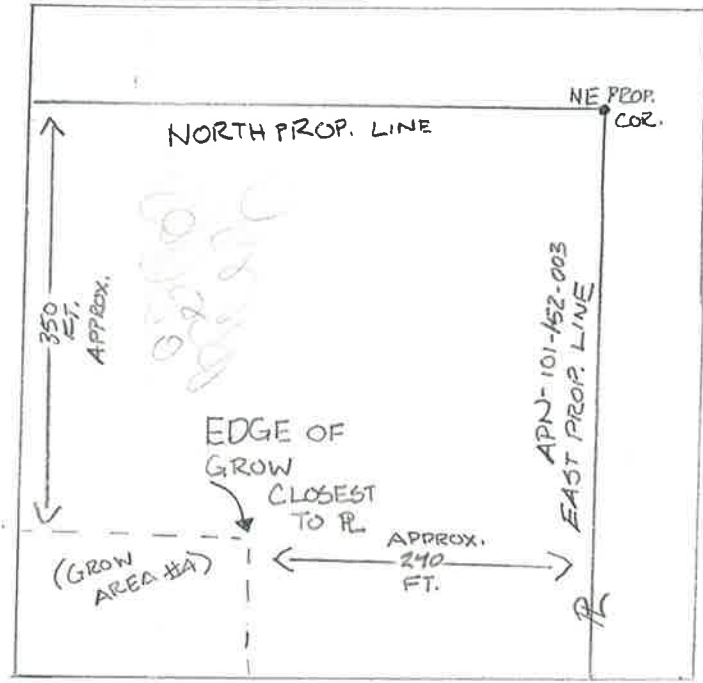
APN # 101-152-003

S.A.F.E.



- SET BACKS + DISTANCES
- GROW SITES #1-3 ALL ARE FURTHER THAN 250' FROM ANY PROPERTY LINE
 - GROW SITES #1-4 ALL ARE OVER 200' FROM ANY SURFACE WATER + DIVERSIONS
 - DISTANCE TO NEAREST SCHOOL - 2.2 miles
 - PARK - 2.6 miles
 - CHURCH - 2.5 miles
 - T.C.R. - OVER 5 miles
 - NEAREST RESIDENT - 1 MILE

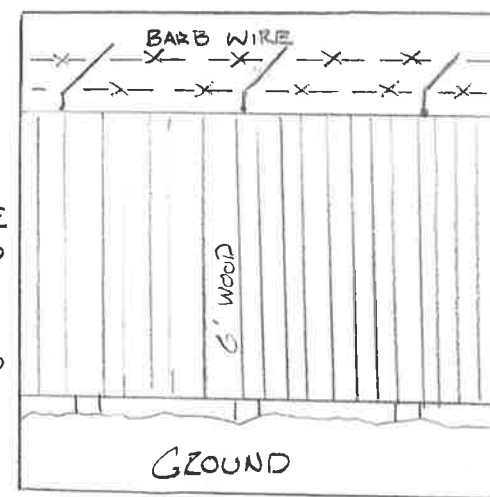
GROW AREA #4



OPERATED BY: S.A.F.E.

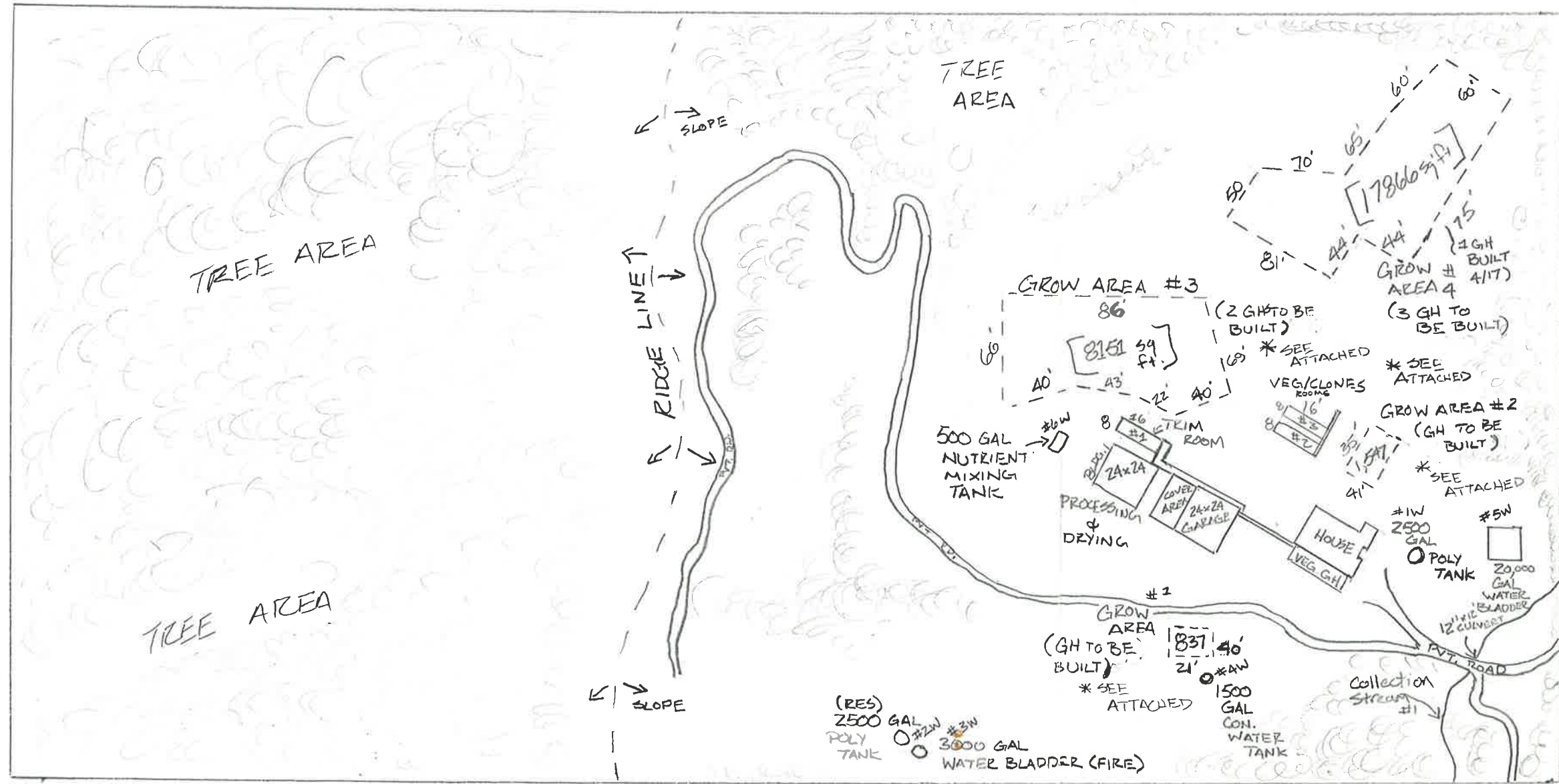
SECURITY FENCE DETAIL

- EVERY GROW AREA WILL BE ENCLOSED BY 6' TALL FENCE; SOLID WOOD & METAL SEE-THRU



DATE OF CONSTRUCTION

- HOUSE - BUILT 1922; NO ACTIVITY
- VEG. G.H. - BUILT 2014; VEGETATIVE GROWTH STAGE TRANSITION AREA
- GARAGE - BUILT 1922; CLONE + MOTHER AREA
- BLDG 1 - BUILT 2010; DRYING + PACKAGING AREA, OFFICE
- JUNIOR BARN #1 BUILT 2010; TRIM AREA
- #2 BUILT 2010; VEG. + CLONE TRANSITION AREA
- #3 BUILT 2010; VEG. + CLON TRANSITION AREA
- #1W - 2500 GAL POLY. TANK; SET 2010; FARM + HOUSE
- #2W - 2500 GAL POLY. TANK; SET 2014; FARM + HOUSE
- #3W - 3000 GAL WATER BLADDER; SET 2015; FIRE
- #4W - 1500 GAL CON. TANK; SET 1990; FARM
- #5W - 20,000 GAL. WATER BLADDER; SET 2014; FARM + HOUSE
- #6W - 500 GAL POLY TANK; SET 2012; FARM



NOTES:

1. Not to scale
2. No proposed grading
3. SEE attached sheets for Greenhouse structural plans

DIRECTIONS:

TAKE HWY 211 SOUTH TO MATTOLE RD., APPROX. 2.1 MILES SOUTH ON MATTOLE RD., HEAD WEST ON PVT. RD. 1.6 MILES

GROW AREA:

Total sq. ft. - 28,401

SLOPE IN GROW AREAS

- FALLING NORTH TO SOUTH
- AVG 0.023% FALL

APN #: 101-152-003
 OWNERS OF LAND:
 Jennifer Steubing
 Joe Steubing
 Company: S.A.F.E.
 P.O. Box 23
 Ferndale CA, 95536
 707-834-1282
 jsteubing3@gmail.com

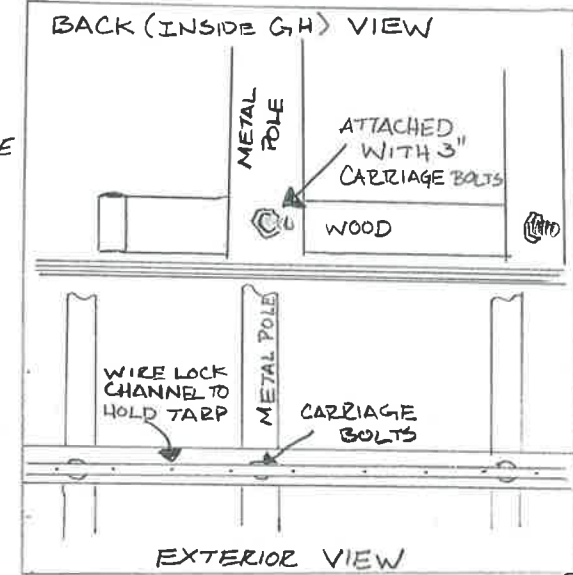
NOTES:

1. ALL POLES ARE TO BE NO SMALLER THAN 1 5/8" GALVANIZED METAL
2. EVERY BASE POLE WILL BE IN AT LEAST 18"x8" HOLE FILLED WITH CONCRETE
3. POLES SHALL BE NO FURTHER THAN 5' SPANS HORIZONTALLY
4. SIDE WALLS WILL BE FROM 6'-8' IN HEIGHT

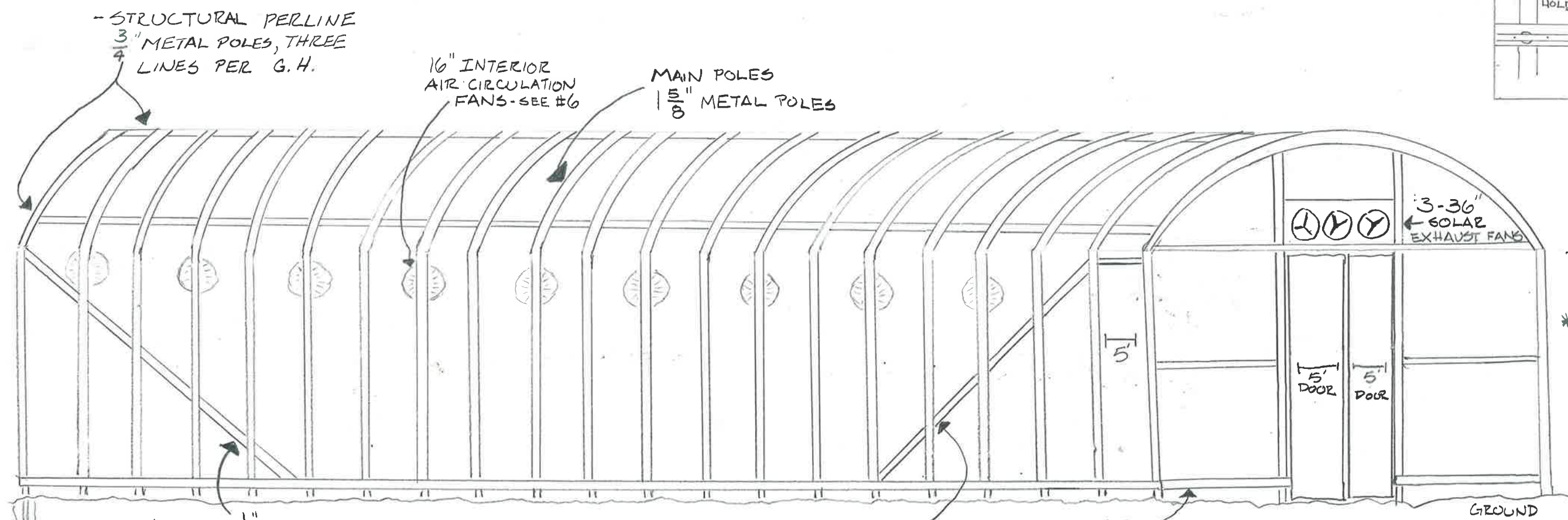
5. AT EACH END OF EACH GREENHOUSE THERE WILL BE AT LEAST 3, 36" SOLAR POWERED EXHAUST FANS.
6. THERE WILL BE 16" MOUNTED FANS PLACED ON METAL 1 5/8" POLES NO MORE THAN EVERY OTHER POLE ON BOTH SIDES, POWERED BY SOLAR POWER

7. 2"x4" WOOD BOARDS ATTACHED AT BOTTOM BASE TO 1 5/8" METAL POLES WITH 3" CARRIAGE BOLTS. WIRE LOCK CHANNEL IS ATTACHED TO ATTACH 12 MIL PLASTIC TARP
8. TARP IS 12 MIL POLY-WOVEN PLASTIC, NO LESS THAN 12 MIL; ONE TARP ONLY TO COVER ENTIRE G.H.; END WALLS CAN USE EITHER 12 MIL PLASTIC, OR MATERIAL STRONGER, THAN 12 MIL PLASTIC.
9. ALL GREENHOUSES TO BE BUILT TO THIS STANDARD, UNLESS SUBMITTED CHANGES AT A LATER DATE ARE APPROVED
10. ONLY ONE END OF EACH GREENHOUSE WILL HAVE TWO 5'x8' DOORS

7 DESCRIPTION



EXAMPLE OF 100'x35'x12' QUANSET HUT GREENHOUSE

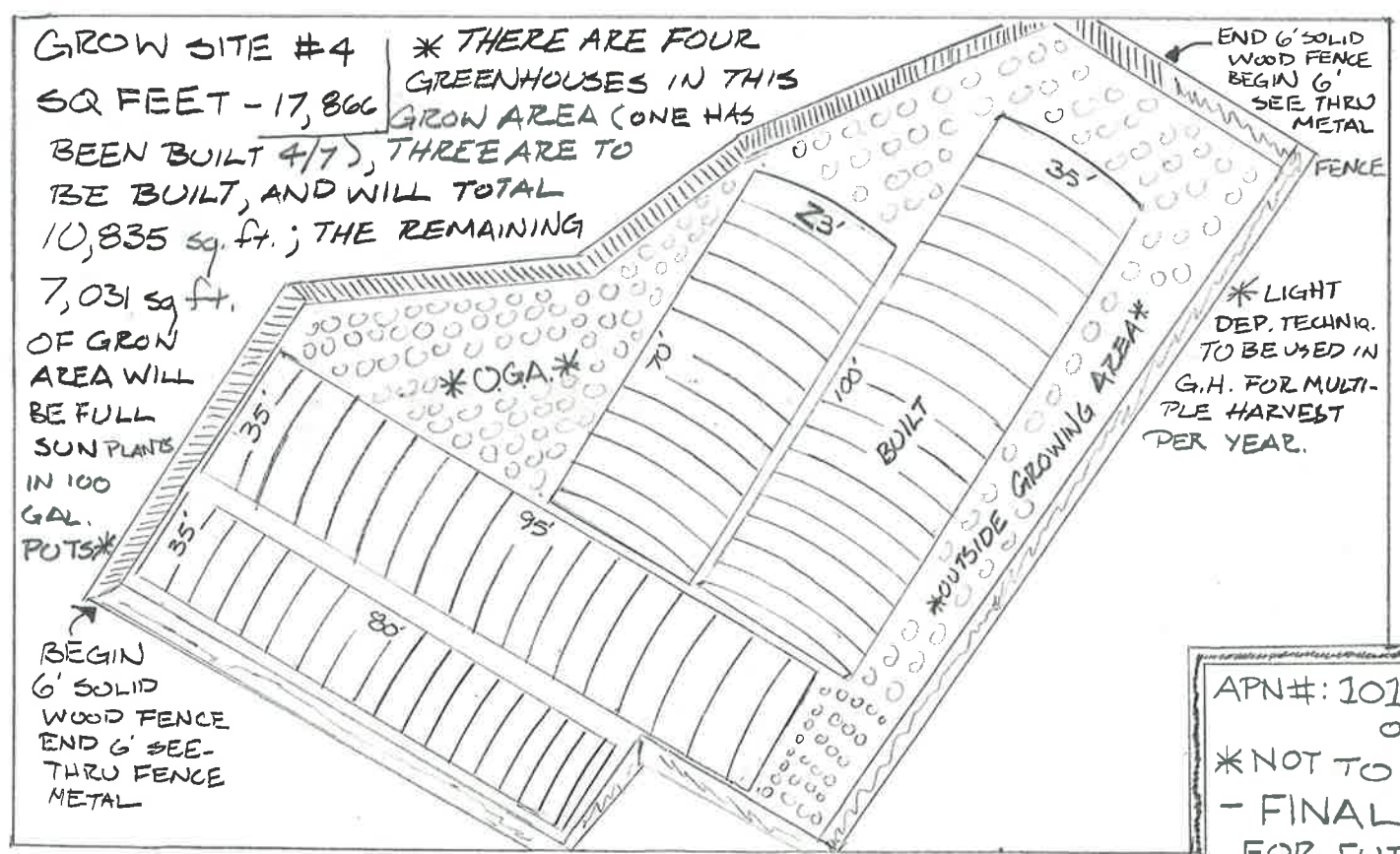
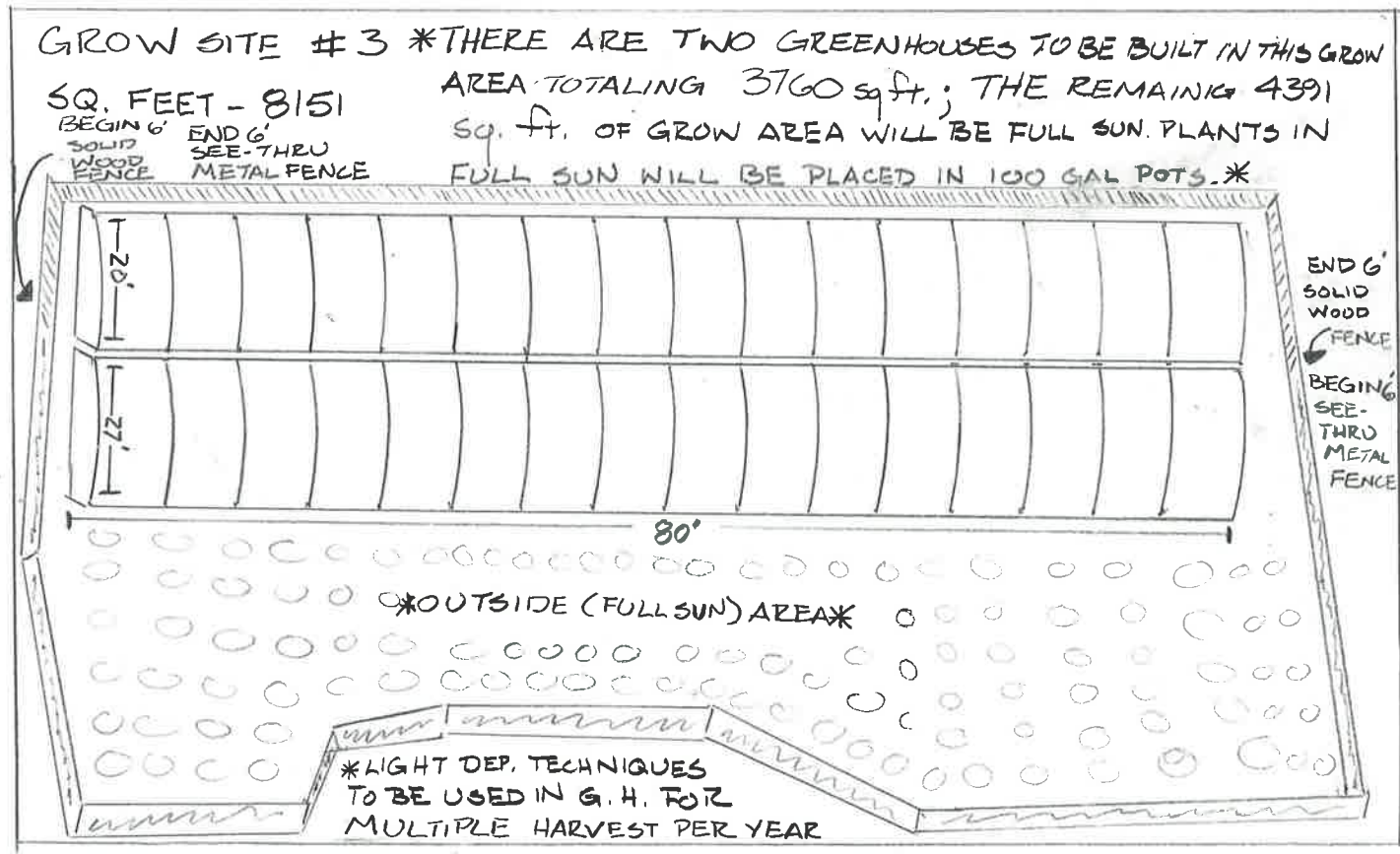
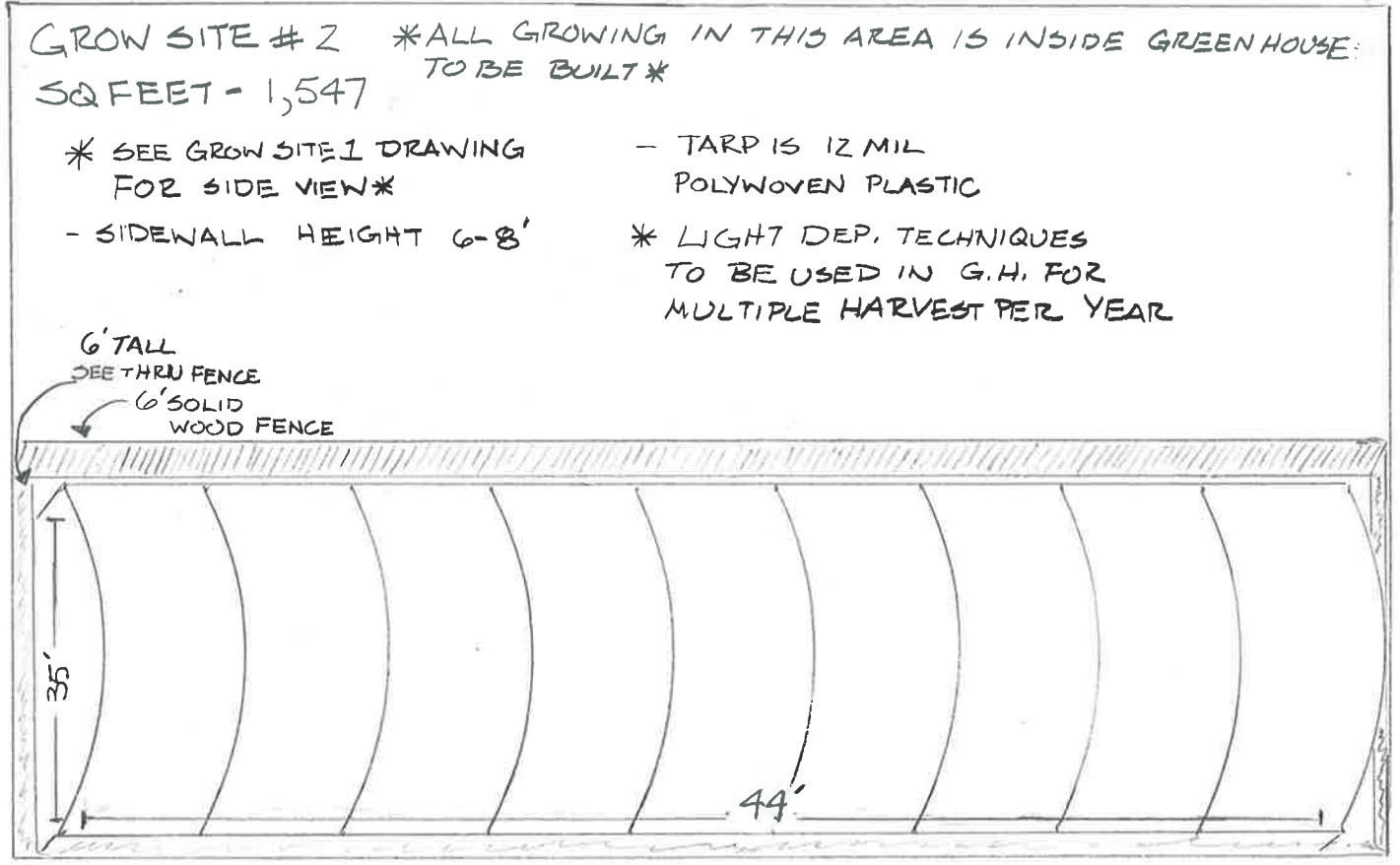
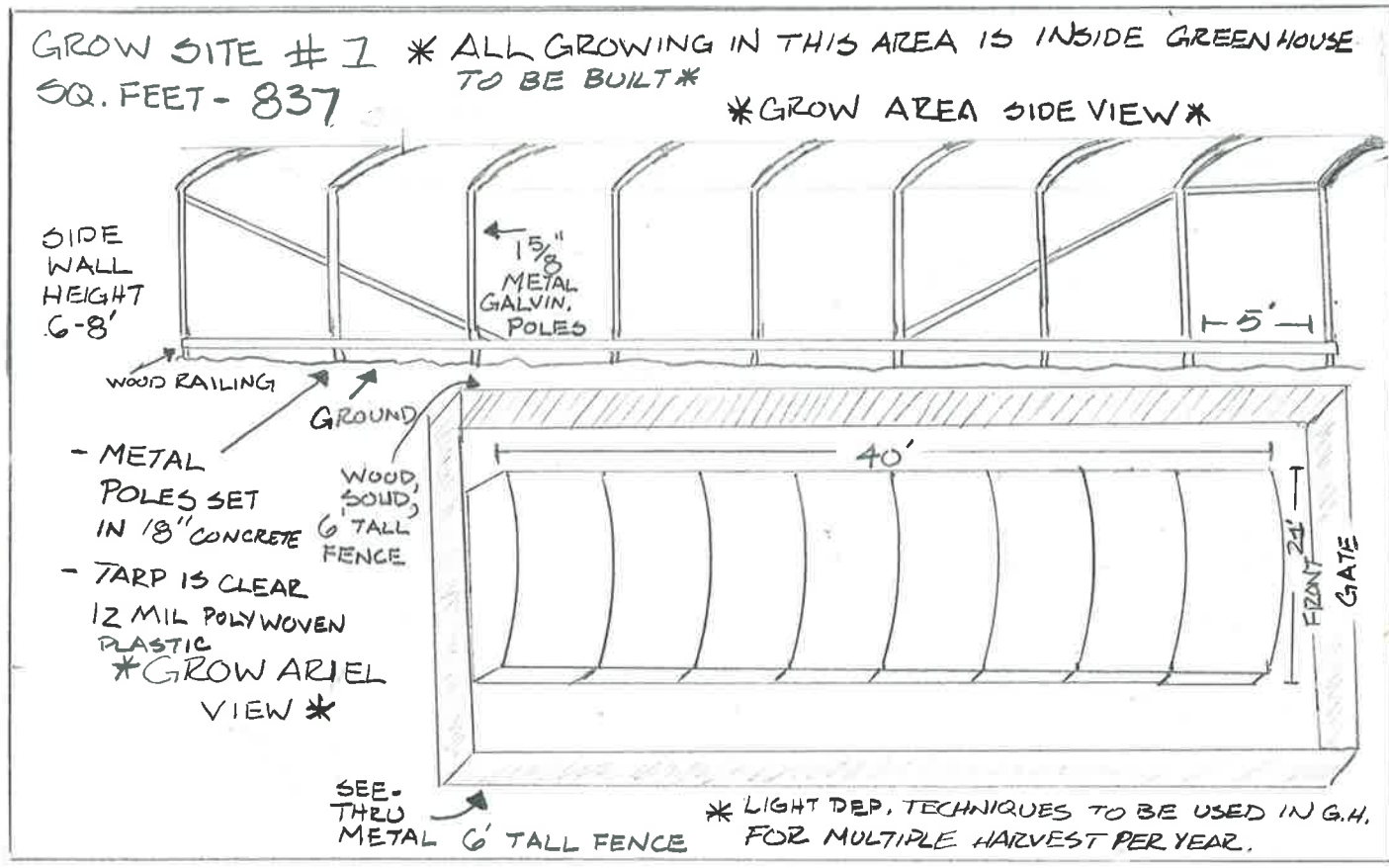


- END WALL METAL POLES
* CONSIDERED END WALL *

APN # 101-152-003
COMPANY: S.A.F.E.
GREENHOUSE
STRUCTURAL
SHEET AND
EXAMPLES

APN: 101-152-003 *S.A.F.E.*

APN# 101-152-003 *S.A.F.E.*



APN#: 101-152-003
 *NOT TO SCALE
 - FINAL MAP FOR FUTURE GREENHOUSES IN GROW AREA # 1-4

**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 execute a Compliance Agreement with the Humboldt County Planning Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval #2 – 12. The agreement shall provide a timeline for completing all outstanding items. All activities detailed under the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
2. The applicant shall secure permits for all structures related to the cannabis cultivation and other commercial cannabis activity. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.
3. The applicant shall submit at least one legible copy of the Water Resources Protection Plan to Planning. The applicant shall implement all corrective actions detailed within the Water Resource Protection Plan developed for the parcel, prepared pursuant to Tier 2 enrollment under the North Coast Regional Water Quality Control Board Cannabis Waste Discharge Regulatory Program. A letter or similar communication from the RWQCB verifying that all their requirements have been met will satisfy this condition.
4. The conditions on the Department of Public Works referral dated June 1, 2017 included herein as Exhibit A shall be completed or secured to the satisfaction of that department. Prior to performing any work on the improvements, contact the Land Use Division of the Department of Public Works.
5. The applicant shall provide a complete set of plans completed by a licensed person for the conversion of the existing Junior Barn number 1 to a commercial processing facility. A letter from the Building Inspection Division indicating that the building final or certificate of occupancy has been issued will satisfy this condition.
6. Noise generated from generator shall not exceed 50db at 100 feet from the generator or at the edge of the nearest forest habitat, whichever is closer, as required by Section 314-55.4.11(o) Humboldt County Code. Prior to issuance of a building permit or the initiation of cultivation activities, whichever occurs first, the applicant shall provide documentation from a qualified professional demonstrating that the generators conform to the specified standard. Should the applicant proposed to achieve noise attenuation by placing the generators inside a building(s), the applicant shall secure a building permit prior to construction.
7. Prior to installation of the water storage tanks, the applicant shall submit a revised Site Plan to Humboldt County Planning for the review and approval of the Planning Director. The revised Site Plan shall show the proposed location of the 1) water tanks; 2) leach field; and 3) the location of two (2) independently accessible on-site parking spaces to serve the cultivation and ancillary processing activities. The revised Site Plan shall meet the minimum requirements of Humboldt County Building's Plot Plan Checklist.
8. Prior to removal of cannabis associated improvements, a qualified biologist shall survey the area of disturbance and adjacent habitat within a 150 foot buffer in order to identify and establish buffers for any sensitive natural communities, such as wetlands, springs, seeps, and riparian areas, or plants with a State Rare Plant Rank of 1 or 2. The applicant shall submit a

restoration report prepared by a qualified biologist prior to the removal of cannabis associated improvements, e.g., the 20,000 gallon water bladder, within the 100-foot Streamside Management Area (SMA) of the unnamed stream. This report shall meet the requirements of Humboldt County Code Section 314-61.1.18 et seq. The applicant shall implement the report's recommendations within 10 days of the conclusion of removal of cannabis associated improvements. The restoration activity shall apply to all disturbed areas within the SMA and shall include success criteria for revegetation. The applicant shall submit monitoring reports prepared by a qualified biologist annually for the review and approval of the Planning Director for a period of three years.

9. The applicant shall submit at least three (3) copies of a Development Plan to the Planning Division for review and approval. The map shall be drawn to scale and give detailed specifications as to the development and improvement of the site and the following site development details:

A. Mapping

- (1) The location of all existing structures and labeled as to size and use of the structure.
- (2) The location of cultivation areas including the square footage, and type of cultivation, e.g., mix-light, or outdoor.
- (3) Setbacks from the two closest property lines for items (1) and (2) above.
- (4) Location of all ancillary cannabis improvements labeled as to use and size.
- (5) Location of the all streams, intermittent and perennial, and other wet areas present on the property, and the associated Streamside Management Areas and buffers for these features: 100-feet for all perennial streams, 50-feet for all intermittent streams, and 100-feet buffer for all other wet areas. The Streamside Management Areas and buffers labeled "non-buildable".
- (6) Leachfield area(s).

B. Notes to be placed on the Development Plan:

- (1) "The project site is not located within an area where known cultural resources have been located. However, as there exists the possibility that undiscovered cultural resources may be encountered during construction activities, the following mitigation measures are required under state and federal law:

- If archaeological 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.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916-653-4082. 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.

The applicant and successors are ultimately responsible for ensuring compliance with this condition."

- (2) "Development within Streamside Management Areas shall be limited to the following uses:
 - a. Development permitted within stream channels pursuant to Section 3432.6 of the General Plan (Volume I, Framework).
 - b. Timber management and harvests not otherwise excluded by Applicability Section as well as noncommercial cutting of firewood and clearing for pasturage, provided that cottonwoods are retained and remaining willows and alders, as well as other unmerchantable hardwoods or shrubs should be protected from unreasonable damage.
 - c. Road and bridge replacement or construction, when it can be demonstrated that it would not degrade fish and wildlife resources or water quality, and that vegetative clearing is kept to a minimum.
 - d. Removal of vegetation for disease control or public safety purposes.

Note: A Special Permit is required for all new development in Streamside Management Areas not exempt per Section 314-61.1(d)(1-7) of the Humboldt County Zoning Regulations."

- (3) "The Conditional Use Permit shall only authorize outdoor cultivation, no mix-light. A change of cultivation methodology from outdoor cultivation to mix-light shall require that the applicant submit a northern spotted owl survey prepared by a qualified biologist for the review and approval of the California Department of Fish and Wildlife, and shall require that the applicant secure approval of a modification to this permit prior to commencing the change in cultivation practices. A permit modification shall be accompanied by the applicable fees as adopted by the Board of Supervisors, and all other application materials in accordance with Humboldt County Code."
- (4) "Please note that the information and requirements described and/or depicted on this Development Plan are current at the time of preparation but may be superceded or modified by changes to the laws and regulations governing development activities. Before commencing a development project, please contact the Planning Division to verify if any standards or requirements have changed."

10. The applicant shall cause to be recorded a "Notice of Development Plan" on the form provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$111.00 plus applicable recordation fees) will be required.
11. 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.

12. The applicant shall provide the California Department of Fish and Wildlife with all requested reporting information for Streambed Alteration Agreement 1600-2016-0170-R1.
13. Prior to permit renewal, the applicant shall provide the Department of Environmental Health either (1) receipts or copy of a contract confirming sufficient use of portable toilets to serve cultivation staff for the duration of the first year, or (2) written assessment from a qualified septic consultant confirming a Tier 0 status for the existing on-site septic serving the dwelling.
14. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection in order to keep the permit valid.
15. Prior to initiating commercial medical cannabis cultivation or associated activities the applicant shall obtain a Business License from the Humboldt County Tax Collector.
16. A review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$125.00) shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate.
17. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

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

1. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.
2. If offsite processing is chosen to be the preferred method of processing, this permit shall be modified to identify the offsite licensed facility.
3. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MMRSA, as applicable to the permit type.
4. 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.

5. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MMRSA, and regulations promulgated thereunder, as soon as such licenses become available.
6. 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.
7. 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, Public Park, or Tribal Cultural Resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11 (d).
8. Maintain enrollment in Tier 1, 2 or 3, certification with the North Coast Regional Water Quality Control Board (NCRWQCB) Order No. 2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
9. For cultivation area(s) for which no enrollment pursuant to NCRWQB Order No. 2015-0023 is required by that Order, comply with the standard conditions applicable to all Tier 1 dischargers.
10. Comply with the terms of any applicable Streambed Alteration (1600) Permit obtained from the California Department of Fish & Wildlife.
11. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (CAL-FIRE), if applicable.
12. 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).
13. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
14. Pay all applicable application and annual inspection fees.
15. Where surface water diversion provides any part of the water supply for irrigation of cannabis cultivation, permittee shall either: 1) forebear from any such diversion during the period from May 15th to October 31st of each year and establish on-site water storage for retention of wet season flows sufficient to provide adequate irrigation water for the size of the area to be cultivated, or 2) comply with the approved water management plan prepared by a qualified person such as a licensed engineer, hydrologist, or similar qualified professional, that establishes minimum water storage and forbearance period, if required, based upon local site conditions, or 3) adhere to the RWQCB approved Water Resources Protection Plan or other clearance issued by the agency. If the method of compliance changes during the term of the Conditional Use Permits, permittee shall notify the Planning and Building Department and furnish appropriate documentation of compliance with this standard.
16. At least one water meter shall be installed on the water line providing irrigation flow to the cultivation site. The water meter shall have the capacity to measure at least 100,000 gallons of flow before resetting. The water meter shall be used to measure the amount of water provided to the cultivation area during the forbearance period. The meter shall be installed at a point on the water line that provides an accurate measurement of the water used for

irrigation. Household water use at the caretaker's residence shall be separately metered if required.

17. The noise produced by a generator used for cannabis drying, curing, and processing shall not be audible by humans at 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.
18. Storage of Fuel - Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's CUPA program, and in such a way that no spillage occurs.
19. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).
20. 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

21. Pursuant to the MMRSA, 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."
22. 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).
23. 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.
24. 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:
 - 1) Emergency action response planning as necessary;
 - 2) Employee accident reporting and investigation policies;
 - 3) Fire prevention;

- 4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - 5) Materials handling policies;
 - 6) Job hazard analyses; and
 - 7) Personal protective equipment policies, including respiratory protection.
- ii. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
 - 8) Operation manager contacts;
 - 9) Emergency responder contacts;
 - 10) 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.
25. 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.
26. Permit Duration. Any Commercial Cannabis Cultivation CUP issued pursuant to this section shall expire after 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, lessees, and the permitted site have been found to comply with all conditions of approval.

If the inspector or other County official determines that the permittees, lessees, or site do not comply with the conditions of approval, the inspector shall serve the CUP 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 Use 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.

27. Permit Renewals to comply with Updated Laws and Regulations. Permit renewal per Ongoing Condition of Approval #26 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.

28. 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.
29. 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:
- (1) Identifying information for the new Owner(s) and management as required in an initial permit application;
 - (2) A written acknowledgment by the new Owner in accordance as required for the initial Permit application;
 - (3) The specific date on which the transfer is to occur; and
 - (4) Acknowledgement of full responsibility for complying with the existing Permit; and
 - (5) Execution of an Affidavit of Non-diversion of Medical Cannabis.
30. 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. If cultural resources are encountered during ground disturbing 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.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916-653-4082. 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

The applicant is ultimately responsible for ensuring compliance with this condition.

2. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
3. This 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 construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. Once initiated, the use is subject to the Permit Duration and Renewal provisions set forth in Condition of Approval # 26 and 27 of the On-Going Requirements /Development Restrictions, above. The period within which construction or use must be initially commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code.



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

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

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

AVIATION 839-5401

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

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

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Rodney Yandell, Planner, Planning & Building Department
FROM: Kenneth M. Freed, Assistant Engineer II
DATE: 06/01/2017
RE: S.A.F.E., LLC, APN 101-152-003, CUP16-202, APPS # 112560

Handwritten signature in blue ink.
Red circular stamp: POSTED
Green circular stamp: RECEIVED JUN - 1 2017
Handwritten number: 11260

The Department of Public Works reviews projects for issues relating to the adequacy of the roadway network to accommodate the proposed use; issues relating to encroachments (such as driveways and private roads) onto County maintained roads; ensuring that any outstanding violations relating to County Encroachment Permit Ordinance and Visibility Ordinance have been addressed; identifying any necessary frontage improvements that are required along County maintained roads; impacts of projects on nearby airports; ensuring that deferred subdivision improvements, if any, are completed; and identifying impacts of the proposed project to adjacent County owned properties or facilities.

The Department's review of this project is limited to what is shown on the submitted plot plan and accompanying materials.

ROADS: The subject property takes access from a non-county maintained road(s) which intersects a publicly maintained road that is maintained by the County. The County roadway serving the subject property is adequate to accommodate the proposed use. The subject property is located within the State Responsibility Area.

The Department has not conducted a field investigation of the roadway(s) serving the subject property. The roadway(s) serving the subject property may or may not meet road category 4 standards. The road(s) may or may not have capacity to accommodate the proposed use. The applicant shall submit a *Road Evaluation Report* pursuant to County Code Section 313-55.4.11(u)(viii) "description of increased road use resulting from processing and a plan to minimize that impact". The Department has developed the attached *Road Evaluation Report* forms that are to be used.

See the attached diagram of the road(s) that need to be evaluated. The Department has used its best judgement to determine the offsite road(s) that would most likely be used for the project. If this is not the correct route that would be used, please contact the Department for clarification before preparing the *Road Evaluation Report*.

In general, road(s) must meet Category 4 road standards in being at least 20 feet in width when 2-way traffic is expected. In addition, a 4 foot wide shoulder is necessary when pedestrians are expected. However, 2-way traffic on a single lane road (Category 2 road) may be appropriate when a road serves only the cannabis operation and when no other parcels of land use the road for access. Access roads not meeting the above standards must be improved to those standards, unless otherwise approved by the Department.

In lieu of constructing road improvements to meet a category 4 road standard, the Department may approve a *Neighborhood Traffic Management Plan*. The Department's criteria for approving a *Neighborhood Traffic Management Plan* is based upon site specific conditions; sound engineering judgment; the proposed ADT and DHV of the roads; the need to accommodate other road users (pedestrians, bicycles, equestrians, etc); and the frequency and quantity of traffic associated with the proposed use. The applicant's Civil Engineer can address this in Part B of the *Road Evaluation Report*.

The Department recommends that the Road Evaluation Report be submitted to the County prior to the project being presented to the Planning Commission for approval.

The intersection of the existing access road and the County road, Mattole Road, does not meet County standards. The access road encroachment shall be improved to meet the County visibility ordinance and encroachment permit ordinance standards. This requires that the access road encroachment be paved for a minimum width of 20 feet and a length of 50 feet. [References: County Code Sections 341-1, 411-51]

DRIVEWAYS: The driveway within the subject property has not been reviewed by the Department for conformance with Fire Safe Regulations (County Code Section 3112-12). This is an on-site issue that is to be reviewed by the Building Division or the Planning and Building Department.

AIRPORT: The subject property is not located near a public airport.

DEFERRED SUBDIVISION IMPROVEMENTS: The subject property does not have any deferred subdivision improvements that have not been fulfilled.

ADJACENT COUNTY OWNED PROPERTY OR FACILITIES: The proposed project does not have any impact on any adjacent county owned property or facilities.

PUBLIC WORKS RECOMMENDED CONDITIONS:

1. Applicant must apply for and obtain an encroachment permit to retrofit the existing road intersection on Mattole Road. The permit will require the applicant to surface an existing access road entrance with asphalt concrete or as approved by the Department. [reference: County Code section 411-11 (a)(b)]
2. The access road encroachment shall be improved to meet the County visibility ordinance and encroachment permit ordinance standards. This requires that the unnamed access road encroachment be paved for a minimum width of 20 feet and a length of 50 feet. [References: County Code Sections 341-1, 411-51]

3. The applicant shall submit a *Road Evaluation Report* pursuant to County Code Section 313-55.4.11(u)(viii) “*description of increased road use resulting from processing and a plan to minimize that impact*”.

Informational Notes:

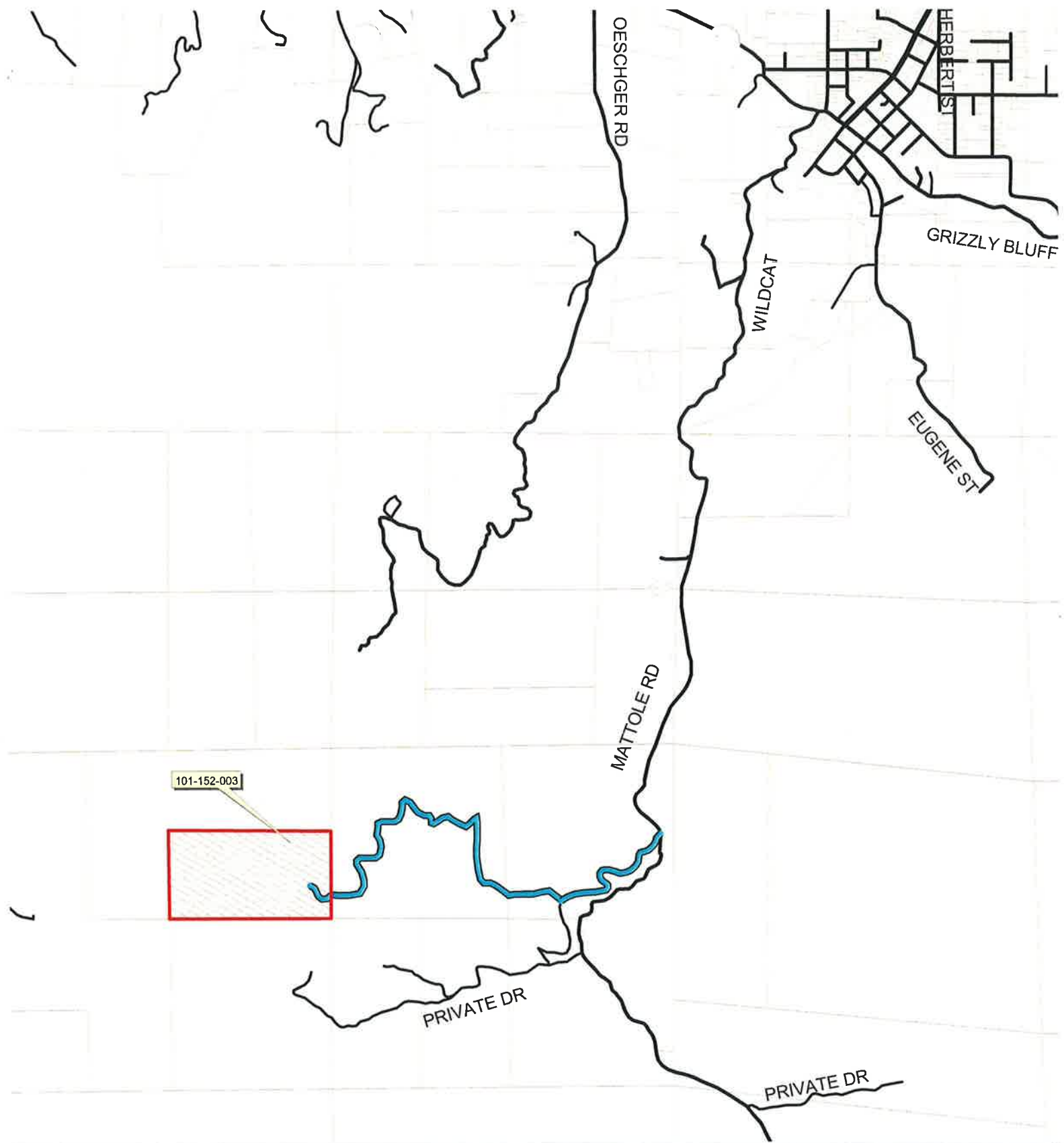
1. **FENCES/GATES:** Pursuant to County Code Section 411-11 (j) and California Streets & Highways Code Sections 1481 & 1482, fences are not allowed within the public right of way of County maintained roads. Prior to constructing any fences along (or near) the right of way line, the applicant is advised to consult with the Department of Public Works Encroachment Permit Office at 707.445.7205.

It is important to note that fences constructed outside of the public right of way are still subject to the County's visibility Ordinance (County Code Section 341-1). Fences and gates on private property may need to be setback further to comply with the County Visibility Ordinance.

Gates must be set back sufficiently from the road so that a vehicle can completely pull off the road while opening or closing the gate. In addition, for properties in the State Responsibility Area, conformance with Fire Safe Regulations (County Code Section 3112-13) is also required.

Fences and gates taller than 6 feet may require a building permit. The applicant is advised to consult with the Planning and Building Department – Building Division at 707.445.7245 prior to constructing any fences or gates.

// END //



Humboldt County Department of Public Works - Land Use Division
 Diagram of road(s) that need to be evaluated

Planning & Building Department File/Case No.: CUP16-202



RF -- 1:24000

- Indicates the project area
- Indicates the access road(s) that need to be evaluated

Map Disclaimer:
 While every effort has been made to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.
 CUP 16-202 S.A.F.E. LLC 11260

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, Section 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a 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 mid-point of the density range specified in the plan designation).
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 State CEQA Guidelines have been made.

1. General Plan Consistency. The following table identifies the evidence which supports finding that the proposed action is in conformance with all applicable policies and standards in the Framework General Plan.

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use: Timber Production §2721 (FRWK)	<p>Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. Compatible uses include grazing and other agricultural uses.</p> <p>Density Range: One (1) dwelling unit per 160 acres to one (1) dwelling unit/ per 20 acres</p>	<p>Compatible uses for Timber Production include grazing and agricultural uses. The MMRSA, Health and Safety Code section 11362.777(a) provides that medical cannabis is an agricultural product, subject to extensive state and local regulation.</p> <p>The subject parcel is zoned TPZ. The proposed action would permit an existing agricultural use. The subject parcel is 80 acres and contains 1 existing dwelling unit.</p>
§2400 Housing (FRWK)	Housing shall be developed in conformity with the goals and policies of the Humboldt County Housing Element.	No housing is proposed. No subdivision is proposed.
§2500 Rural Land Use: Agriculture/Grazing (FRWK)	§2723 Primary and Compatible Uses for Agriculture/Grazing lands include production of food, fiber, plants, and timber.	The subject parcel is designated Agriculture/Grazing in the Framework General Plan. The proposed action would permit an existing commercial plant cultivation operation.
§2600 Urban Land Use (FRWK)	Urban land use planning should occur in areas of the County characterized by dense patterns of development.	The subject parcel is not in any Community Planning Area.
§3200 Hazards (FRWK)	New development shall minimize risk to life and property in areas of high geologic, flood and fire hazards.	The subject parcel is in an area shown as high slope instability and high fire danger; however, the proposed action would permit an existing activity that does not propose any substantial new development.

<p>§3420 Biological Resources (FRWK)</p>	<p>§3431 Biological Resource Maps shall be incorporated into the project review process in order to identify sensitive habitat concerns.</p> <p>§3432 Where necessary, the width of the Streamside Management Area (SMA) may be expanded to include areas of significant riparian vegetation up to 200 feet. Development allowed instream channels includes agricultural diversions and wells.</p>	<p>The Biological Resource maps of the Framework Plan do not identify any sensitive or critical habitat areas on the subject parcel.</p> <p>The proposed action would permit an existing surface water diversion within an SMA. All other existing cultivations and related facilities on the subject parcel are more than 200 feet from a stream.</p>
<p>§3500 Cultural Resource Protection(FRWK)</p>	<p>New development shall protect cultural, archeological and paleontological resources.</p>	<p>The project was referred to the Northwest Information Center (NWIC), the Wiyot Tribe and the Bear River Band of the Rohnerville Rancheria. The NWIC recommended a cultural resource survey. However, due to the lack of ground disturbance, the local Tribal Historical Preservation Officers (THPOs) of the Wiyot Tribe and the Bear River Band of the Rohnerville Rancheria did not recommend further study and recommended the standard inadvertent discovery condition be included. This requirement has been added to the conditions of approval to this permit.</p>

2. The proposed development is consistent with the purposes of the existing zone in which the site is located; and 3. The proposed development conforms with all applicable standards and requirements of these regulations. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence
<p>§314-7.4 Timberland Production (TPZ) §314-55.4.8.2 §314-55.4.8.2.2</p>	<p>Grazing and other agricultural uses are principal compatible uses. In all zones consisting of timberland, cultivation shall be permitted in a 3-acre conversion exemption area or in non-timberland open area. Permits for existing outdoor cultivation in zoning districts including TPZ may be issued only when possible to bring them into compliance with all applicable standards. The total cultivation area shall not exceed 1 acre for</p>	<p>The subject parcel is zoned TPZ. The proposed action would permit a commercial cannabis cultivation in existence prior to January 1, 2016. The existing cultivation area totals 28,401 sf (0.65 acre).</p>

Zoning Section	Summary of Applicable Requirement	Evidence
	outdoor cultivation.	
Minimum Lot Area:	160 acres; or 40 acres if provisions of §51119.5 are met	The subject parcel is approximately 80 acres, as a result of a prior approved subdivision.
Max. Lot Coverage:	None specified	N/A
Min. Yard Setbacks	Front: 20 feet Rear: 30 feet Side: 30 feet	Minimum setbacks for all cultivation areas is 30 feet as indicated on the applicant-provided plot plan.
Max. Building Height:	None specified	N/A
§314-109.1.3.3: Off-Street Parking:	None specified	According to the applicant's information there will be no more than two people working the site. Attachment 1 includes a condition that the applicant submit a revised Site Plan show the location of two on-site parking spaces and they be developed as part of the building permit(s).
§314-61.1 Streamside Management Area Ordinance (SMAO)	Purpose: to provide minimum standards pertaining to the use and development of land located within Streamside Management Areas (SMAs) and other wet areas (OWA) such as natural ponds, springs, vernal pools, marshes, and wet meadows (exhibiting standing water year-long or riparian vegetation) to implement the County's Open Space Element of the General Plan.	The project proposes to remove an existing water bladder located within the SMA buffer and fully restore the area to pre-development conditions. This work is to be performed under the direction of a qualified biologist and subject to the requirements of the SMAO (see COA #8). This corrective work will be part of a Compliance Agreement and must be completed within two years of permit issuance. Small Habitat Restoration Projects are categorically exempt from environmental review per Section 15333 of the State CEQA Guidelines.

314-55.4 Commercial Cultivation, Processing, Manufacturing and Distribution of Cannabis for Medical Use Inland Land Use Regulation (CMMLUO)

<p>§314-55.4.8.2.2 Existing Outdoor Cultivation Areas</p>	<p>A Zoning Clearance Certificate, Special Permit or Use Permit may be issued for outdoor or mixed-light commercial cannabis cultivation for some or all of the cultivation area in existence prior to January 1, 2016, in [...] TPZ districts (on parcels of one acre or larger) only when possible to bring them into compliance with all applicable standards set forth in this section and to eliminate existing violations as specified in this ordinance. No expansion of the existing cultivation area shall be permitted. The total cultivation area allowed on a single parcel shall not exceed one acre for outdoor cultivation.</p>	<p>The proposed action will permit an existing outdoor cannabis cultivation of 0.65 acre on a parcel zoned TPZ. No expansion of the cultivation area is proposed. New greenhouses would be constructed in existing cultivation areas.</p>
<p>§314-55.4.8.10 Permit Limit</p>	<p>No more than four commercial cannabis activity permits may be issued to a single person.</p>	<p>According to records maintained by the Department, the applicant holds no other cannabis activity permits, and is entitled to four.</p>

314-55.4.9.4 Pre-Application Registration	All operators of existing cultivation sites seeking recognition of cultivation activities that occurred on or before January 1, 2016, for purposes of obtaining a Zoning Clearance Certificate or discretionary permit for ongoing commercial cannabis cultivation for medical use pursuant to the CMMLUO shall register with the County of Humboldt Department of Planning & Building within 180 days of the effective date of this ordinance.	The applicant submitted the required registration form.
§314-55.4.10 Application Requirements	Identifies the Information Required for All Applications	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.
§314-55.4.17 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 County acknowledges that the applicant met the appropriate deadline requirements.

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 Requirement	Evidence that Supports the Required Finding
§312-17.1.4 Permit Findings	The proposed development will not be detrimental to the public health, safety and welfare, and will not be materially injurious to properties or improvements in the vicinity.	The proposed action would permit an existing cannabis cultivation operation on a parcel with no immediate neighbors. Permitting the operation would not result in any change to existing conditions that would be detrimental to the public health, safety, and welfare.

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
312-17.1.5 Housing Element Densities	The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The proposed project involves an existing commercial cannabis cultivation and does not propose any new residences on the subject parcel. The site is agriculturally designated and zoned and was not included in the Housing Inventory.

6. Environmental Impact:

Consistent with the California Environmental Quality Act (CEQA), the project was evaluated for any potential adverse effects on the environment. Based on a site inspection, information in the application, a review of relevant references in the Department, and comments from affected agencies, staff has determined that there is no evidence before the Department that the project could have any adverse effect, either individually or cumulatively, on the environment.

The project has been determined to be exempt from CEQA pursuant to Section 15301 - Existing Facilities, Section 15303, New Construction or Conversion of Small Structures, and Section 15333, Small habitat Restoration Projects of the Guidelines for the Implementation of CEQA. Section 15301 exempts from environmental review the permitting of existing facilities involving negligible or no expansion of an existing use. The proposed action would permit an existing commercial medicinal cannabis cultivation and on-site processing operation with no expansion of the existing use. Section 15303 exempts from environmental review the construction of a limited number of new, small structures and the conversion of existing small structures where only minor modification are made to the exterior of the structure. The only proposed changes to existing facilities are the installation of natural-light greenhouses in existing outdoor cultivation areas, and the installation of 12 10,000-gallon water storage tanks that will be supplied by an existing permitted diversion. Section 15333 exempts from environmental review projects not to exceed five acres in size to assure the maintenance, restoration, enhancement or protection of habitat for fish, plants, or wildlife. The project proposes the relocation of a water bladder from within the streamside management area of an unnamed stream with full restoration of the buffer area.

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 $\frac{1}{4}$ mile (1,320 ft.) of a school, school bus stop, church or other place of religious worship, public park, or Tribal Cultural Resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (Attached)
4. A cultivation and operations plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; and proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel, and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season. (Attachment 3)
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. (On-file)
6. Description of water source, storage, irrigation plan, and projected water usage. (Attachment 3)
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. (Attachment 3)
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. (On file)

9. If the source of water is a well, a copy of the County well permit, if available. (Not applicable)
10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (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. (Made a Condition of approval)
11. Consent for onsite inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On-file)
12. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in section 55.4.8.2.3, and plan for compliance with applicable Building Codes. (Not applicable)
13. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed will not support diversions for irrigation. (On-file)
14. Acknowledge that the county reserves the right to engage with local Tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the Tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize or mitigate impacts to Tribal Cultural Resources, as defined herein. Examples include, but are not limited to: conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The county shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On-file)
15. CDF 1602 Streambed Alteration Agreement (on-file)
16. Access road evaluation (Attachment 3).
17. Information regarding 3,000 watt generator and noise attenuation.



Cultivation and Operations

Plan For S.A.F.E.

Site: 101-152-003

1. Water Source-

Located approx. 350+/- feet west from the southeast corner of parcel 101-152-003, a surface stream flows from the south and heads north. North from the property line approx. 200 +/- feet, a concrete cistern collects water from the stream to divert into catchment bladders and tanks.

Water Storage

From the collection cistern, a 3/4" poly water line heads south approx. 200+/- feet to a 20,000 gallon water bladder. This bladder is then filled every winter to capacity and capped for use in the summer and fall months, particularly from 5/1-11/1 of every year. There is a 2500-gallon poly tank that is located 150 +/- feet west from the aforementioned water bladder. This is also filled to capacity every winter and is used to collect water during the summer (200 gallon per day limit, per fish and game, in summer). Water from the poly tank is then pumped (by means of a solar pump) uphill to another 2500gallon poly tank. There is a 3000-gallon water bladder filled next to this tank used only in the event of a fire. The poly tank gravity feeds the water from this tank to three locations. The first is a 1500-gallon concrete tank used for irrigation of crops. The second is a 500-gallon poly tank used for nutrient mixing and dispersing. Third, the tank facilitates the home and animals on the property.

Irrigation plan

Watering in all grow sites will be controlled with automated irrigation. Scheduled watering coincided with the ability to adjust to Growing and flowering cycle. Runoff will not occur. In the case of an accidental spill, there are liners for every grow area.

Water usage

It is fair to say that every growing season and time of year dictates monthly water usage. Average yearly usage over the last three years rose thru the drought years of 2014 and 2015, and fell in 2016. Average yearly usage during drought years was 100,000 gallons and fell to 80,000 in 2016. Believed usage will range from 100,000 to 150,000 gallons.

2.Erosion Control

Site Drainage And Erosion

All Grow Sites are naturally are on occurring flats on APN 101-152-003. Every site drains naturally to the closest natural water causeway. All greenhouses (to be built and permitted) will not change the drainage of any site. Sites have been chosen due to the natural ability to drain quickly, never flood, even during heavy periods of rain saturation. Runoff from plant watering in outside plants will be through natural ground seepage. Using watering control, and proper soil monitoring, should reduce the need for over watering. In green houses, large beds with drains built into the side walls will drain out to concrete spill ways, and to a collection box for recycle use on other plants not being used for human or animal consumption on the farm (Flowers, trees, etc.)

3.Habitat and Watershed Protection

Tank

All grow sites are located over 200 feet from and surface water which keeps all runoff from entering into the watershed. Water collection for farming is at a peak during the winter rain season during cooler water temperatures and higher flow rates. This allows minimal impact on fish in streams down river. Form March 15, To Oct !5, water collection will decrease to 200 gallons per day as per Fish and Game Agreement # 1600-2016-0170-R1. All watering implements and systems will be checked weekly for any deficiencies or leaks.

Habitat

Only OMRI listed fertilizers are used on site, which are all animal safe. All sites will be encompassed by a 6 ft.' tall fence with barbwire on the top. Only mousetraps or rat traps (with peanut butter), will be used for rodent control, if needed. No poison of any kind will be used. This allows for no inconvenience to come wildlife, no change in their habits and movements. All fertilizers will be contained in a locked cabinet next to the mixing tanks, while not in use for fertilizing.

4.Fertilizer storage and Use

Storage

All fertilizers will be stored next to nutrient mixing tank one and two (see map), in wooden 4'x4'x8' storage lockers. All fertilizers will be OMRI listed and organic. No pesticides will be used for pest control, natural methods are only used.

Use

Fertilizer measurements will occur on a concrete pad next to each mixing tank. Fertilizers will be mixed in each tank and used for dedicated grow sites. Grower will wear gloves and eyewear to protect from any spilling. Fertilizers will only be removed from storage for use, and returned immediately after use.

5.Cultivation Activities

Greenhouse

All 8 green houses are designed and setup to flower in a light controlled setting. Light deprivation tarps will be used to control the amount of light form April until September. Growing in greenhouses will occur year round starting in March 2017. Using planting rotation techniques, harvesting and planting, growing and flowering will be occurring simultaneously year round in each greenhouse. Each Greenhouse will be ran by a solar powered energy system that controls, fans, dehumidifiers and tarp retraction and cover. Watering will be set up on a timer system to control g.p.m. and soil moisture per weather. There will be one greenhouse next to the house dedicated

to vegetative transition. This green house will have lights from solar power, for the vegetative stage. Mobile propane heaters will be used for temperature control in the winter, and fans to push air around in the summer warmer months from solar power.

Outdoor

There are areas incorporated in the grow area that will have outdoor plants in 3'x3'x2' wooden boxes or 100 gallon pots. These boxes or pots will be planted every year on June 1st. Harvest for outdoor plants will occur from Sept. 15 to Nov. 15, depending on weather and strain. Each plant will be watered on a timer system combined with actual hand watering. This is in order to control soil temperature and moisture.

6.Processing Plan

Drying

In building number 1 (see map), there will be two wires hung from wall to wall. Fresh cut plants will be first brought in this area and hung for fan leaf removal. Once fan leaves are removed, plants are brought to building number 2 in food grade storage bins. In building number 2 (see map), metal galvanized cables have been stretched from wall to wall every six inches at a height of 8 feet. Plants are hung and dried at a temperature of 75 degrees. Four wall fans move air continuously. A commercial de-humidifier is also employed to keep humidity at a constant level. Once proper drying has occurred, plants are placed in plastic food grade bins and covered for storage in building number 2. Once trimming is ready to occur, trimmers remove one bin to the trim area for processing.

Trimming

All power provided from a solar power unit that is running building 2 and junior barn 1. Junior Barn number 1 has been designated for the sole purpose of trimming. Since an automated trimmer is employed, there is only the need for two trimmers on site ever. Trimmers are to wear clean tech coat, plastic gloves, and hair net to work in trim or dry area. Flowers are removed with alcohol

soaked scissors. Flowers are removed from the stem of the plant and placed into the plastic food grade bins they were being stored in. Once one bin is complete, flower is then run thru trim machine until necessary leaf is removed to complete trimming process. Once trimming is complete, and all leaves are sufficiently removed, flower is placed into 1-pound Mylar bags, and vacuum-sealed. Once sealed, bags are labeled with date and stored in building number 2 safe until ready for transport to distributor. Trim from trim machine will also be placed into 2 pound Mylar bags, sealed and stored in a different safe in building 2, until ready for transport to distributor.

No Mixed Light Cultivation

Extended Light and solar power

The vegetative green houses next to house will use solar power, as will the other 8 green houses. (See solar power details included), For all lighting need to extend vegetative light cycles, it will be used only in junior barns and in the green house next to the house. The other 8 green houses will use solar power for fans and dehumidifiers only. There will be three different solar power sites to run all grow sites. Each solar power station will have a Honda 3000 EU back-up generator resting on a concrete pad with a spill container. In the event sun is unavailable for extended periods of time, generators, charge the batteries used in the solar power system. Cultivation cycles in green houses will occur year round and simultaneously. Planting, flowering, and harvesting will occur every week, or bi-monthly. This allows for fresher product and steady stream of flower and trim, rather than bulk amounts.

Growing Activities

Vegetative Stage

In Junior Barn 2 and 3, mother plants are grown under fluorescent lights. Clones are cut from these plants in these areas and brought to building 1 to root under lighting. Once rooted, plants are transferred in same room to 1-gallon soil pots. They are grown to a

height of one foot in this area. At one foot tall, plants are transferred to 3-gallon soil pots, and placed in the vegetative greenhouse next to house. Plants are grown to a 2 ft. height and then transferred to whichever green house has just had an area harvested. Outdoor plants will be grown to a 3-foot height in the vegetative greenhouse, and planted on June 1st of every year in the outdoor flower boxes.

Flowering Stage

Starting in 2017, each greenhouse will be planted to start flowering every two weeks. Greenhouses will be used to harvest throughout the year. Each greenhouse should produce three to four complete crops per year with light deprivation techniques. Full sun plants will be placed outside in 3'x3'x2' boxes or 100-gallon pots and harvested sometime from Sept.15th to Nov. 15th. After 8 to 9 weeks, each half greenhouse will be harvested for processing. One day after harvesting, soil is tilled, or removed and replaced (after 4 cycles, recycling soil for future use is planned), and greenhouse is replanted. Flowering for outdoor plants naturally begins around Aug. 8th.

Month By Month

Every month, once a week, there will be clones cut for rooting and to start the grow process. Every month will include 4 harvests, 1 greenhouse per week will be harvested, tilled and replanted (except for full sun harvest in fall). Drying and processing will occur continuously as needed throughout the duration of the month. Every month will require soil removal, replacement, and replanting 4 times, one greenhouse a month, and full sun soil also in November. Every month will have two periods of structural integrity checks (i.e. tarps, solar systems, water systems, heating systems, lighting, and nutrient containment check. Trim machine will be cleaned after every use, and dry room and processing room will have to be kept clean. Rotation of crops allows for less damage to environment, and cleaner product. Once a year starting in 2019, greenhouses will be shut down for overhaul and cleaning for two weeks in successive rotation. There will not be down time, as growing will occur year round.

Generator Use

There are three solar power centers for all grow sites. Three Honda 3000 EU will accompany these sites as backup power. Generators will only be in use during times sun will not be available for charging. Total anticipated usage a year is less than 100 hours. A log will be kept to present to show total monthly hour generator use and maintenance schedule. The house is powered by a separate solar system that is also powered by a Honda 7000EU when sun is incapable of charging batteries for a long period of time.

Security Plan

Grow Area and Site

A six-foot tall wooden fence is being erected around each proposed grow area. There will also be a six-foot tall wire mesh metal fence where a solid-wood, wind fence is not necessary. At the top of this fence will have barbwire to deter thieves, and to keep deer from jumping over (see map for detail). The final height with barbwire will be no more than 8' tall. One locked double 8' gate will be the only entry into each area. Motion censored lights are to be put in place on extended fence posts to monitor movement in areas during night. Solar power will allow for each area to have security cameras for recording. The grow site has one road to the site, and there is only one neighbor, besides S.A.F.E., that maintains residence on this private road. There are two gates that are kept locked on the private drive, to deter thieves. Workers on the property will be kept to a minimum, and extensive background checks will be done to ensure safety and integrity of both employer and employee. All grow sites have no trees within 50' of the site (excepting one old growth cedar on northeast side of grow area #2. All sites have water systems ready to fight fire. Vegetation around sites will be mowed every week, 25' wide from fence out. Solar systems will be contained in fireproof rooms built away from structures to avoid any chance of fire. Trim room and dry and process room have fire extinguishers installed and regularly maintained. Camera systems in these areas also will allow for accountability. Several hidden game cameras will be installed along easement to site to document travel of all visitors to site. A landline will be on site for emergency contact in any emergency situation. No

guns allowed on site, period. All finished product will be stored in a locked building 2, inside of a safe. Trim will be kept in the same building in a different safe. It will be a climate-controlled room as to ensure integrity of the product. Product will remain sealed and stored until picked up at the property by a licensed transporter. Grow areas and processing areas will be kept locked at all times. Processing may be sub-contracted to licensed processing companies, and if so will be picked up by a transporter.

Items and Explanatons for
S.A.F.E. at APN #101-152-003

County Well Permit-

There is no well on APN 101-152-003 that has been drilled or is in use.

TPZ-

There were no trees removed in or around the grow sites being permitted ever. CALFIRE was contacted and can be contacted if further assistance is needed

Extra Notes for Processing Plan:

There will only be one or two people working always on site, which will be the owners. There will be no extra road usage due to the cultivation. There are two sinks and one toilet located inside the main residence that will be used to wash hand, use the restroom, and drink water. The house is connected to an eight hundred gallon septic tank.

Yandell, Rodney

From: JOEnJENNY STEUBING <jsteubing3@gmail.com>
Sent: Monday, July 17, 2017 3:51 PM
To: Yandell, Rodney
Subject: Clarification on S.A.F.E. application

Hey Rodney,

As per you requested here are the answers

- The 20,000 gallon water bladder is currently approximately 80 feet from the diversion stream. When the bladder is removed at the end of 2017, all new storage tanks will be over 100' feet from the diversion stream
- There is a 500 gallon propane tank on a concrete pad installed by sequoia gas located within 25' of diversion stream. This tank only facilitates the home on the properties heating and appliances. It has nothing to do with cannabis production.
- The diversion point of the stream has historically been there since before the 1960's. The house was built in 1922 and this is and always has been a perennial stream located close. Water has been deeded to the property (see grant deed). We removed wooden built boxes used for water collection and installed the concrete cistern.

Any other questions or necessary thing I can do to help you expedite this, let us know. 😊

--

Couture designer consignment

Jenny Steubing Owner
235 F St.
Eureka Ca, 95501
(707)798-6285

Cultivation Plan Additions
Water Storage
S.A.F.E.
APN 101-152-003

At the close of the 2016 growing season, there will be alterations to the existing water storage structures to accommodate more storage during the forbearance period. In total, with allocated monthly totals [from May 15 to October 15], allowing 200 gallons a day during this period, and new storage structures will allow for a total of 163,000 gallons of water per year. Structures will be in place by December 31, 2017.

- The current 20,000-gallon water bladder will be completely removed from the site.
- In place will be 12, 10,000-gallon water poly plastic hard tanks. 10 tanks will be placed where the existing 20,000-gallon bladder is located currently (see map).
- The remaining 2 will be placed next to the most southerly tank, which has a 2500-gallon poly tank and a 3000-gallon water bladder.
- This bladder will be removed, and the 2500-gallon tank will become the fire-water backup, and the 2 10,000-gallon tanks will take place of the 2500-gallon tank current duties.



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Commercial Warranty	3 Years



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JUL 10 2017

HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT

HUMBOLDT CO. PUBLIC WORKS
LAND USE DIVISION

PART A: Part A may be completed by the applicant

Applicant Name: Jennifer Steubing APN: 101-152-003

Planning & Building Department Case/File No.: 112560

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

From Road (Cross street): Mattole Road

To Road (Cross street): Private Road

Length of road segment: 1.6 miles Date Inspected: 5/2017

Road is maintained by: County Other Road Maintenance Agreement / Able Forestry
(State, Forest Service, National Park, State Park, BLM, Private, Tribal, etc)

Check one of the following:

- Box 1 The entire road segment is developed to Category 4 road standards (20 feet wide) or better. If checked, then the road is adequate for the proposed use without further review by the applicant.
- Box 2 The entire road segment is developed to the equivalent of a road category 4 standard. If checked, then the road is adequate for the proposed use without further review by the applicant.

SEE ATTACHED

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

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

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

Signature Jennifer Steubing

Date 07/7/17

Name Printed Jennifer Steubing

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

Box 2 Description and Notes For S.A.F.E. (Jennifer Steubing)

There exist a road maintenance agreement between the one neighbor I share the road with. Dan Cahoon, R.P.F., from Able Forestry, oversees and inspects the road yearly after rains subsides and gives recommendations on repair and maintenance issues that need to be addressed every year. Repairs are made generally between August-October, when the road is at it the driest point. There are two pinch points that currently are near the 1.2 mile mark and 1.4 mile mark on the private road that will be repaired before the end of October 2017. The two pinch points, and general touch up will be done at the same time. My neighbor incurs a annual 40% cost for maintenance and repairs for the first $\frac{3}{4}$ of a mile, and 10% for the remainder. I am financially responsible for the remaining portion. Large rainfall has contributed to pinch points, and poorly built culverts have caused road loss. All problems have been or will be completely addressed and remedied by October 2017. There is no extra road usage for this road due to commercial cultivation. There are only two-three trips into and out of the road daily, as has been for years. There is only one employee and the owner who will be the main parties who use the road. Road usage is limited during and subsequently immediately after heavy rainfall to limit any damage.

ATTACHMNET 4

Referral Agency Comments and Recommendation

Referral Agency	Response	Recommendation	On File
County Building Inspection Division	✓	Approval	✓
County Public Works, Land Use Division	✓	Conditional approval	✓
County Division of Environmental Health	✓	Conditional approval	✓
NWIC	✓	Archaeology study	✓
Department of Fish and Wildlife	✓	Conditional Approval	✓
Regional Water Quality Control Board		None received	
Division of Water Resources		None received	
CALFIRE	✓	Standard input letter	✓
Bear River Band of the Rohnerville Rancheria	✓	Approval, condition with inadvertent discovery protocols	✓
Wiyot Tribe	✓	Approval, condition with inadvertent discovery protocols	✓
Ferndale Unified School District		None received	
Agriculture Commissioner		None received	