



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 19, 2021

To: Humboldt County Planning Commission

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

Subject: **Walker Ridge Family Farm, LLC, Conditional Use Permit and Special Permit**
Record Number: PLN-13029-CUP
Assessor's Parcel Number (APN): 216-073-006
2705 Bell Springs Road, Harris area

Table of Contents	Page
Agenda Item Transmittal	2
Recommended Action and Executive Summary	3
Draft Resolution	6
Maps	
Topo Map	11
Zoning Map	12
Aerial Map	13
Site Plan	14
Attachments	
Attachment 1: Recommended Conditions of Approval	16
Attachment 2: CEQA Addendum	24
Attachment 3: Applicant's Evidence in Support of the Required Findings	28
A: Water Rights Protection Plan	Separate
Attachment 4: Referral Agency Comments and Recommendations	67

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

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
August 19, 2021	Conditional Use Permit and Special Permit	Megan Marruffo

Project Description: A Conditional Use Permit for an existing 12,896 square foot (SF) cannabis cultivation of which 10,396 SF is outdoor and 2,500 SF is mixed-light. Ancillary propagation occurs onsite within an existing 960 SF greenhouse (640 SF outdoor and 320 SF mixed-light) and an additional 350 SF mixed-light area, for a total of 1,310 SF. Irrigation water is sourced from two groundwater wells on the subject parcel. Existing available water storage is 122,300 gallons in a series of poly tanks, one (1) 10,000-gallon cement tank, and two (2) water bladders totaling 60,000 gallons, which will be replaced by additional hard plastic tanks. Estimated annual water usage is 248,000 gallons. Drying occurs onsite, while all other processing occurs offsite at a licensed facility. Power is provided by Pacific Gas and Electric Company (PG&E). The proposed project also includes a Special Permit for development within the Streamside Management Area (SMA) for culvert replacement and crossing upgrades, as recommended by the Site Management Plan, and for relocation of existing cultivation and a greenhouse from within the SMA.

Project Location: The project is located in the Alderpoint area, on the west side of Bell Springs Road, approximately 0.5 miles west from the intersection of Bell Springs Road and Bellus Road, on the property known as 2705 Bell Springs Road, Harris.

Present Plan Land Use Designations: Residential Agriculture (RA40) Density: forty acres per dwelling unit, Slope Stability: High instability (3).

Present Zoning: Unclassified (U)

Record Number: PLN-13029-CUP

Assessor's Parcel Number: 216-073-006

Applicant

Walker Ridge Family Farm, LLC
Wesley Stoff
P.O. Box 368
Redway, CA 95560

Owner

Wesley Stoff and Susan Alban
P.O. Box 368
Redway, CA 95560

Agents

Margro Advisors
Kelly Flores
2306 Albee Street
Eureka, CA 95501

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

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

Major Issues: None.

Walker Ridge Family Farm, LLC
Record Number: PLN-13029-CUP
Assessor's Parcel Number: 216-073-006

Recommended Commission Action:

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

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

Executive Summary: Walker Ridge Family Farm, LLC, seeks a Conditional Use Permit to allow the continued cultivation of 12,896 square feet (SF) of cannabis of which 10,396 SF is outdoor and 2,500 SF is mixed-light in accordance with Humboldt County Code Section 314-55.4 of Chapter 4 of Division I of Title III, Commercial Medical Marijuana Land Use Ordinance (CMMLUO). The site is designated as Residential Agriculture (RA40) in the Humboldt County 2017 General Plan Update and zoned Unclassified (U). Cultivation takes place in three (3) separate areas: Cultivation Area 1 (eastern area) contains 1,962 SF of outdoor cultivation grown in smart pots; Cultivation Area 2 (southern area) contains 4,738 SF of outdoor cultivation grown in beds and smart pots; and Cultivation Area 3 (central area) contains 3,302 SF of outdoor cultivation grown in beds, smart pots, and a greenhouse, and 2,472 SF of mixed-light cultivation grown in beds. Ancillary propagation occurs in the central portion of the parcel within an existing 960 SF greenhouse (640 SF outdoor and 320 SF mixed light), and an additional 350 SF mixed-light area, for a total of 1,310 SF. A condition of approval would require this area to be revised to 1,290 SF, which is 10% of the cultivation area. Two harvests are anticipated annually for a growing season that extends from April through October.

Drying occurs onsite utilizing two (2) existing shed structures totaling 1,400 SF (800 SF and 600 SF). All other processing occurs offsite at a licensed facility. No additional employees are required for the operation, and harvesting is done with the support of family members. Power is provided by Pacific Gas and Electric Company (PG&E). The operation is secured behind a gated access and fenced cultivation areas.

The proposed project also includes a Special Permit for development within the Streamside Management Area (SMA) for culvert replacement and crossing upgrades, as recommended by the Site Management Plan, and for relocation of existing cultivation and a greenhouse from within the SMA.

Nursery Space

As noted above, ancillary propagation associated with the operation occurs in the central portion of the parcel within an existing 960 SF greenhouse (640 SF outdoor and 320 SF mixed light), and an additional 350 SF mixed-light area, for a total of 1,310 SF. This equates to approximately 10.2% of the total cultivation area. However, a nursery space of 10% of the cultivation area is what planning division staff and the Planning Commission have found allowable in the past, which would be equivalent to a nursery space of 1,290 SF.

As the current nursery space (1,310 SF) is slightly larger than what is typically considered ancillary to an operation and allowed on cannabis cultivation sites in Humboldt County, a recommended condition of approval has been included to require the applicant to reduce the amount of nursery space onsite and revise both the Site Plan and Operations Plan to reflect a maximum of 10% of nursery space, or 1,290 SF.

Water Resources

Estimated annual water usage is 248,000 gallons (9.6 gal/SF/cycle). Water for irrigation is provided by two (2) onsite wells [20/21-0080 (southern well, established in 2020; Well #1) and a historic well (northern well, notated as established in 1957 on the site plan; Well #2)]. Well #1 is also registered with the California Department of Water Resources (WCR2020-06145). Well #1 is located between the three cultivation areas, approximately 50 feet west of the nearest Streamside Management Area and 10 feet lower in elevation. According to the Well Completion Report for Well #1 (see Attachment 3), the well is 200 feet deep and drilled through topsoil, clay, and solid blue rock with quartz. A blank is installed for the entire depth of the well indicating that the well is drawing from 200 feet below the surface. Based on the use of a blank for casing of the entire well, the well is likely to be hydrologically disconnected from surface waters and does not require additional water rights from the State Water Resources Control Board and is not subject to forbearance or water storage requirements. No information was provided on Well #2. Conditions of approval require the applicant to provide the well log for the existing on-site well (Well #2). If the well log shows the existing well is hydrologically connected to surface waters, additional water storage equal to the amount of water utilized during the forbearance period of May 15 – October 31 (approximately 63,000 gallons) will be required to meet forbearance requirements. In addition, per comments received from the Department of Environmental Health in November 2018, conditions of approval require the applicant to provide evidence of permit for Well #2, destroy the well, legalize the well through installation of a new sanitary surface seal, or provide compelling evidence the well was established prior to February 1973. Furthermore, conditions of approval require the applicant to monitor water use from the wells annually to demonstrate there is sufficient water available to meet operational needs.

Existing available water storage is 122,300 gallons in a series of poly tanks, one (1) 10,000-gallon cement tank, and two (2) water bladders (50,000 and 10,000 gallons). Decommissioning and replacement of the existing water storage bladders with hard tanks equal to 60,000 gallons of water storage has been incorporated as a condition of approval.

Per the Cultivation and Operations Plan (Attachment 3), raised bed are utilized to prevent runoff and promote soil moisture retention. Additionally, plastic tarps cover bed at the end of the season to prevent runoff.

The applicant also seeks a Special Permit for development within the Streamside Management Area for culvert replacement and crossing upgrades, as recommended by the Site Management Plan, and for relocation of existing cultivation and a greenhouse from within the SMA. Per the site plan, there are four (4) ephemeral unnamed streams that runs north to south in the central portion of the subject parcel, with associated 50-foot Streamside Management Area (SMA) buffers depicted; however, Humboldt County Web GIS only depicts two streams.

Per the Site Management Plan (SMP), prepared by Margro Advisors in April 2019 (revised April 2021; Attachment 3), there are a total of nine (9) road crossings of Class III streams on the property; eight (8) culverts and one (1) rolling dip crossing. Seven (7) of the existing road crossings were identified to need upgrades. Existing 12- and 18-inch culverts on Class III watercourses will be replaced with a minimum 24-inch diameter culvert able to pass a 100-year flood event. In addition, the SMP identifies the best practicable treatment or control (BPTC) measures being implemented onsite to prevent or limit erosion and discharges of waste, as well as additional site features requiring improvements. The project is conditioned to implement all corrective and BPTC measures identified in the SMP and obtain or provide evidence of a Streambed Alteration Agreement (SAA) from the California Department of Fish and Wildlife (CDFW) for all work to be completed within the Streamside Management Area. By adhering to the terms and conditions of the SMP and SAA, impacts to water resources will be minimized.

Biological Resources

Per review of the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB) in May 2021, there are no mapped sensitive species onsite. The nearest NSO sighting is located approximately 0.77 miles from the nearest cultivation area, while the nearest NSO activity

center is located approximately 1.99 miles from the nearest cultivation area. Power at the site is provided by Pacific Gas and Electric Company (PG&E), and, per the Cultivation and Operations Plan (Attachment 3), no generators will be utilized for the operation. The conditions of approval require the applicant to refrain from using synthetic netting, ensure refuse is contained in wildlife proof storage, refrain from using anticoagulant rodenticides to further protect wildlife, and ensure lighting meets International Dark-Sky Association standards and is fully contained. As proposed and conditioned, the project is consistent with CMMLUO performance standards and CDFW guidance and will not negatively impact NSO or other sensitive species.

Access

Access to the site is via a driveway off Bellus Road via Bell Springs Road to Alderpoint Road. Alderpoint Road is a Category 4 County-maintained roadway. A Road Evaluation Report for a 4.8-mile segment of Bell Springs Road and 1-mile segment of Bellus Road were prepared by the applicant (not dated; Attachment 3), which indicate the roadways meet a Category 4 road equivalent standard and are adequate for the proposed use. The submitted road evaluation included sufficient photographic evidence to verify the roadway condition as described, including roadway width and line of sight. In response to comments received from the Department of Public Works, Land Use Division in October 2018, the project is conditioned to improve the access road (Bellus Road) to current standards for a commercial driveway. Conditions of approval require the applicant to join a Road Maintenance Association (RMA) in order to share costs for road maintenance and improvements to bring privately maintained roads into Category 4 or equivalent standards.

Additionally, due to the number of cultivation projects along Bellus Road, both approved and pending, conditions of approval require the applicant to take steps to form a Road Maintenance Association for the maintenance of Bellus Road. The necessary steps include sending notices to all road users of the requirement to form a Road Maintenance Association and conducting a meeting with the users of the road, especially those engaged in commercial cannabis activities to discuss formation of the Road Maintenance Association. The applicant shall provide evidence, including notice, meeting minutes, and the decision as to whether a Road Maintenance Association is being formed to show this effort. In the event the applicant is unable to coordinate formation a Road Maintenance Association, the applicant shall pay fair-share cost for maintenance of the road to any road user engaged in maintaining the road.

Environmental review for this project was conducted and based on the results of that analysis, staff finds that all aspects of the project have been considered in a previously adopted Mitigated Negative Declaration that was adopted for the Commercial Medical Marijuana Land Use Ordinance and has prepared an addendum to this document for consideration by the Planning Commission (See Attachment 2 for more information).

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

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

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

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 21 -
Record Number: PLN-13029-CUP
Assessor's Parcel Number: 216-073-006**

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approves the Walker Ridge Family Farm, LLC, Conditional Use Permit and Special Permit request.

WHEREAS, Walker Ridge Family Farm, LLC, submitted an application and evidence in support of approving a Conditional Use Permit for the continued operation of an existing 12,896 square foot (SF) cannabis cultivation of which 10,396 SF is outdoor and 2,500 SF is mixed-light with appurtenant propagation and drying activities. Annual water use is 248,000 gallons and there will be a total of 122,300 gallons of water storage on-site. A Special Permit is also being requested for development within the Streamside Management Area (SMA) for culvert replacement and crossing upgrades, as recommended by the Site Management Plan, and for relocation of existing cultivation and a greenhouse from within the SMA; and

WHEREAS, the County Planning Division, the lead agency, prepared an Addendum to the Final Mitigated Negative Declaration (MND) prepared for the Commercial Medical Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016. The proposed project does not present substantial changes that would require major revisions to the previous Mitigated Negative Declaration. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on August 5, 2021, and reviewed, considered, and discussed the application for a Conditional Use Permit and Special Permit, and reviewed and considered all evidence and testimony presented at the hearing.

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

1. FINDING: **Project Description:** The application is a Conditional Use Permit to allow an existing 12,896 square foot (SF) cannabis cultivation of which 10,396 SF is outdoor and 2,500 SF is mixed-light with appurtenant propagation and drying activities. Power is provided by Pacific Gas and Electric Company (PG&E). Water for irrigation is provided by two onsite groundwater wells. Annual water use is 248,000 gallons and there will be 122,300 gallons of water storage on-site. A Special Permit is also being requested for development within the Streamside Management Area (SMA) for culvert replacement and crossing upgrades, as recommended by the Site Management Plan, and for relocation of existing cultivation and a greenhouse from within the SMA.

EVIDENCE: a) Project File: PLN-13029-CUP

2. FINDING: **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Planning Commission has considered the Addendum to and the Mitigated Negative Declaration (MND) prepared for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016.

EVIDENCE: a) Addendum prepared for the proposed project.

- b) The proposed project does not present substantial changes that would require major revisions to the previous MND. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.
- c) A Site Management Plan and Notice of Applicability was prepared by the applicant to show compliance with the State Water Board Cannabis General Order for Waste Discharge.
- d) California Department of Fish and Wildlife Resource Maps indicate no Special Status species are known to occur within the project area. A review of the California Natural Diversity Database (CNDDDB) Spotted Owl Observation Database in May 2021 showed that Northern Spotted Owl habitat exists in the vicinity and the nearest positive sighting is 0.77 miles from the project area; however, the nearest activity center is 1.99 miles from the nearest cultivation area. Conditions of approval will require noise to be at below 50 decibels at 100 feet which is below the guidance established by the California Department of Fish and Wildlife for protection of the species.
- e) No timber conversion occurred in relation to the project. Per review of historical aerial imagery dating back to 2004, the existing cultivation occurs within existing cleared areas onsite and no conversion of timberland after the environmental baseline date of December 31, 2015, was observed.
- f) A Cultural Resources Investigation was prepared in January 2019 by Nick Angeloff, MA, and Brianna King, BA, of Archaeological Research and Supply Company, Rio Dell, CA, and covered three properties, including the subject parcel. Per the Report, there are no previously recorded resources on the subject properties and no historic sites were identified on the properties during the survey; however, one (1) prehistoric flake was found and recorded onsite. Although an isolate was located on the subject property, the archaeologists mitigated "any potential effects to ensure the property owner will not affect it." No further archaeological work is recommended for the projects. As there is always the potential for inadvertent discovery of buried archaeological resources during ground disturbing activities associated with project implementation, the Report recommends inclusion of the Inadvertent Discoveries Protocol in the event of inadvertent discovery, which has been included as a condition of approval.
- g) A Road Evaluation Report for a 4.8-mile segment of Bell Springs Road and 1-mile segment of Bellus Road were prepared by the applicant (not dated), which indicate the roadways meet a Category 4 road equivalent standard and are suitable for safe access to and from the project site. Sufficient photographic evidence to verify the roadway condition as described, including roadway width and line of sight. In response to comments received from the Department of Public Works, Land Use Division in October 2018, the project is conditioned to improve the access road (Bellus Road) to current standards for a commercial driveway.

FINDINGS FOR CONDITIONAL USE PERMIT AND SPECIAL PERMIT

3. FINDING

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

EVIDENCE a) General agriculture is a use type permitted in the Residential Agriculture (RA) land use designation. The proposed cannabis cultivation, an agricultural product, is within land planned and zoned for agricultural purposes, consistent with the use of Open Space land for managed production of resources. The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.

4. FINDING The proposed development is consistent with the purposes of the existing U zone in which the site is located.

EVIDENCE a) The Unclassified or U Zone is intended to be applied to areas of the County in which general agriculture residential uses are the desirable predominant uses.

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

c) Humboldt County Code section 314-55.4.8.2.2 allows cultivation of up to 43,560 square feet of existing outdoor cannabis and up to 22,000 square feet of existing mixed-light cannabis on a parcel over 1 acre subject to approval of a Conditional Use Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application for 12,896 square feet of cultivation on an 82.65-acre parcel is consistent with this and with the cultivation area verification prepared by the County.

d) Conditions of approval require the applicant to provide evidence of an existing SAA or obtain from CDFW and adhere to and implement the projects and recommendations contained in the SAA and provide evidence to the Planning Department that the projects included in the SAA are completed to the satisfaction of CDFW. By implementing permit conditions from CDFW, impacts to the SMA are minimized.

5. FINDING The proposed development is consistent with the requirements of the CMMLUO Provisions of the Zoning Ordinance.

EVIDENCE a) The CMMLUO allows existing cannabis cultivation to be permitted in areas zoned U (HCC 314-55.4.8.2.2).

b) The parcel was created in compliance with all applicable state and local subdivision regulations, as it was created by an approved and recorded Parcel Map Subdivision (Parcel 1 of Parcel Map No. 1593 of Parcel Map Book 14, Pages 6 and 7).

c) Water for irrigation is provided by two (2) onsite wells [20/21-0080 (southern well, established in 2020; Well #1) and a historic well (northern well, established in 1957; Well #2)]. Well #1 is also registered with the California Department of Water Resources (WCR2020-06145). Well #1 is located between the three cultivation areas, approximately 50 feet west of the nearest Streamside Management Area and 10 feet lower in elevation. According to the Well Completion Report for Well #1 (see Attachment 3), the well is 200 feet deep and drilled through topsoil, clay, and solid blue rock with quartz. A blank is installed for the entire depth of the well. Based on the use of a blank for casing of the entire well, Planning staff determined the well is likely to be hydrologically disconnected from surface waters and does not require additional water rights from the State Water Resources Control Board and is not subject to forbearance or water storage requirements. No information was provided on Well #2. Conditions of

approval require the applicant to provide the well log for the existing on-site well (Well #2). If the well log shows the existing well is hydrologically connected to surface waters, additional water storage equal to the amount of water utilized during the forbearance period of May 15 – October 31 (approximately 63,000 gallons) will be required to meet forbearance requirements. In addition, conditions of approval require the applicant to monitor water use from the wells annually to demonstrate there is sufficient water available to meet operational needs.

- d) A Road Evaluation Report for a 4.8-mile segment of Bell Springs Road and 1-mile segment of Bellus Road were prepared by the applicant (not dated), which indicate the roadways meet a Category 4 road equivalent standard and are functionally appropriate for the expected traffic. Sufficient photographic evidence to verify the roadway condition as described, including roadway width and line of sight. The project is conditioned to improve the access road (Bellus Road) to current standards for a commercial driveway in response to Department of Public Works comments, dated October 2018.
- e) The slope of the land where cannabis will be cultivated is less than 50%.
- f) The cultivation of cannabis will not result in the net conversion of timberland, as no timber conversion occurred in relation to the project. Per review of historical aerial imagery dating back to 2004, the existing cultivation occurs within existing cleared areas onsite and no conversion of timberland after the environmental baseline date of December 31, 2015, was observed.
- g) The location of the cultivation complies with most setbacks required in Section 314-55.4.11.d. It is more than 30 from property lines (except for the eastern and southern property boundaries), more than 300 feet from any off-site residence, more than 600 feet from any school, church, public park or Tribal Cultural Resource.

6. FINDING

The cultivation of 12,896 square feet of cannabis cultivation and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE

- a) The site is located on road that has been certified to safely accommodate the amount of traffic generated by the proposed cannabis cultivation.
- b) The site is in a rural part of the County where the typical parcel size is over 40 acres and many of the land holdings are very large. The proposed cannabis will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park or other use which may be sensitive to cannabis cultivation. Approving cultivation on this site and the other sites which have been approved or are in the application process will not change the character of the area due to the large parcel sized in the area.
- c) The location of the proposed cannabis cultivation is more than 300 feet from the nearest off-site residence.
- d) Irrigation water will come from two groundwater wells that have been permitted by the Environmental Health Department.
- e) Provisions have been made in the applicant's proposal to protect water quality and thus runoff to adjacent property and infiltration of water to

groundwater resources will not be affected.

7. FINDING

The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE

- a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element but is currently developed with three housing units. The approval of cannabis cultivation on this parcel will not conflict with the ability for the existing residences to be utilized on this parcel.

DECISION

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

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

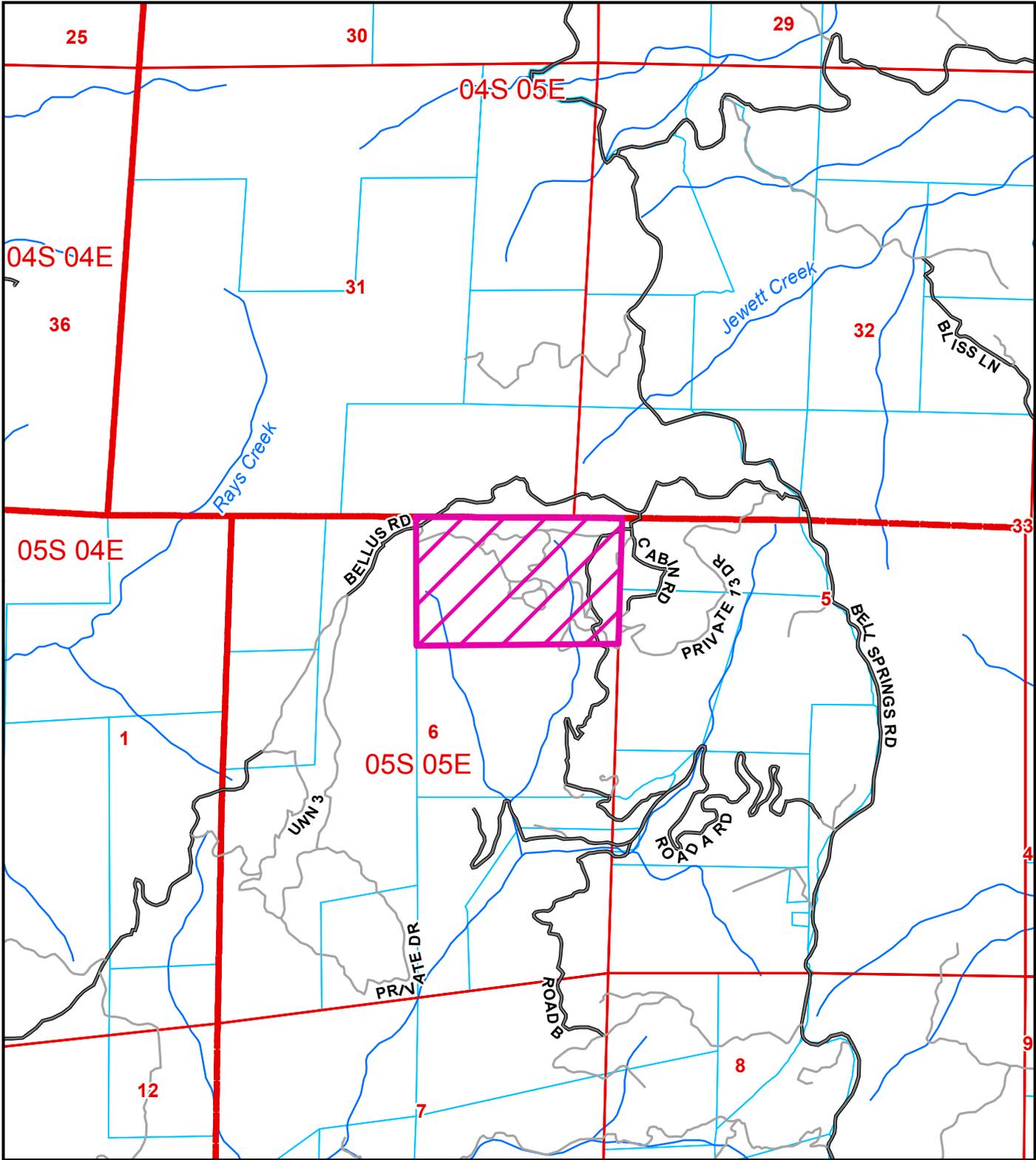
Adopted after review and consideration of all the evidence on August 5, 2021.

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

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

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

 John Ford, Director
 Planning and Building Department



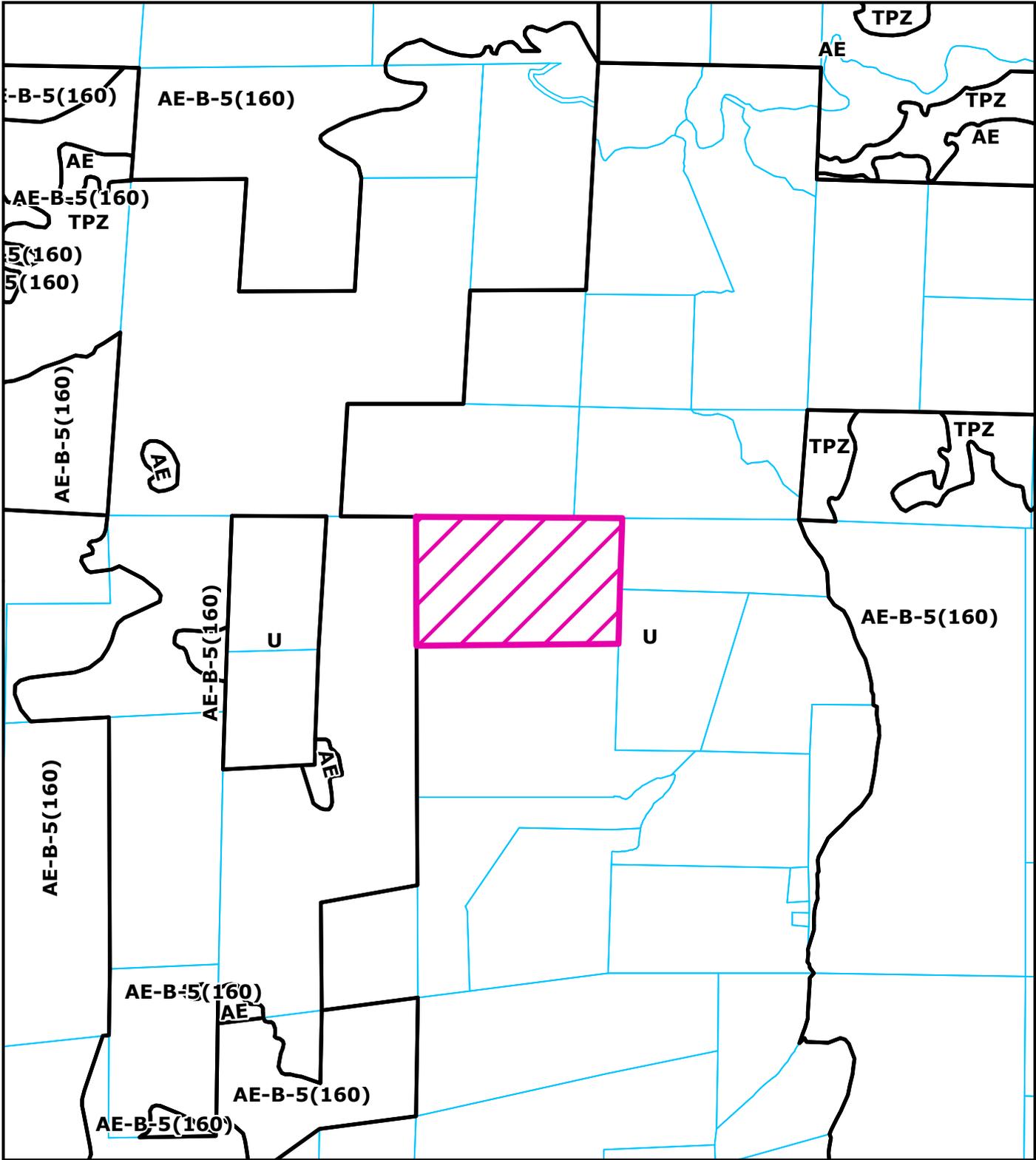
TOPO MAP
PROPOSED GREEN GROVE FAMILY FARM
ALDERPOINT AREA
CUP-16-690
APN: 216-073-006
T05S R05E S6 HB&M (HARRIS)

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.



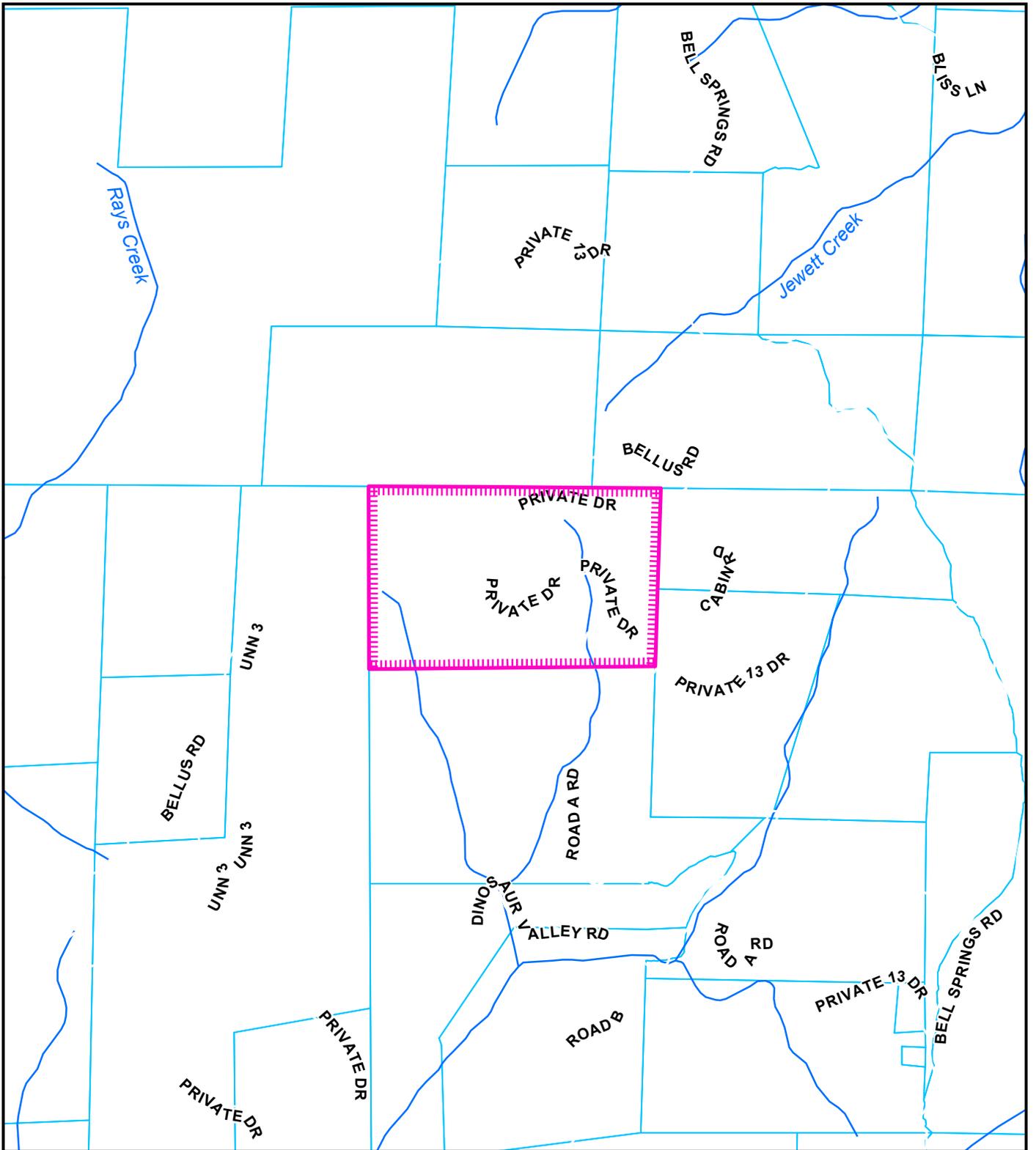


**ZONING MAP
 PROPOSED GREEN GROVE FAMILY FARM
 ALDERPOINT AREA
 CUP-16-690
 APN: 216-073-006
 T05S R05E S6 HB&M (HARRIS)**

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.

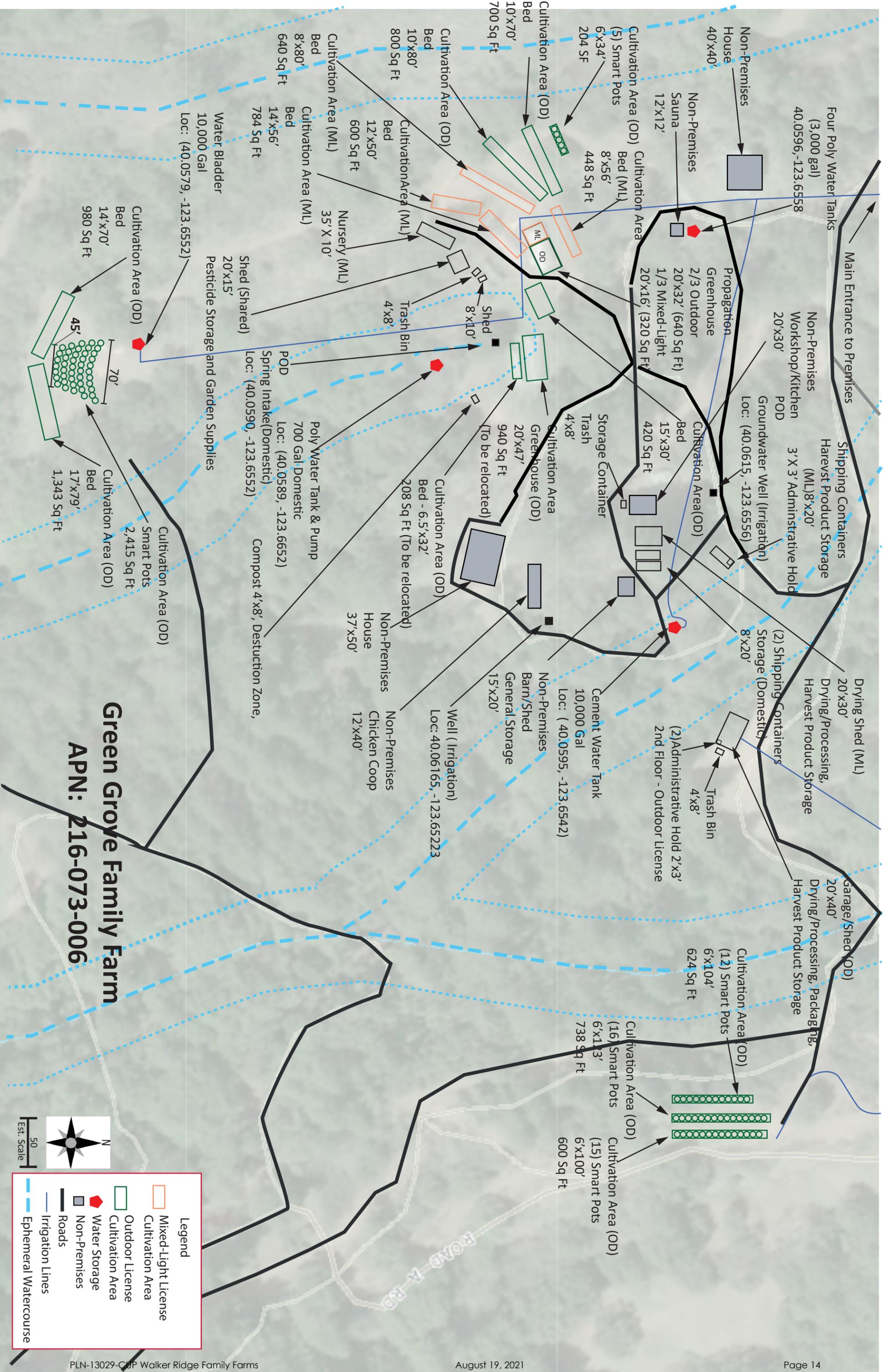


AERIAL MAP
PROPOSED GREEN GROVE FAMILY FARM
ALDERPOINT AREA
CUP-16-690
APN: 216-073-006
T05S R05E S6 HB&M (HARRIS)

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.



Green Grove Family Farm

APN: 216-073-006

Legend

- Mixed-Light License
- Outdoor License
- Cultivation Area
- Water Storage
- Non-Premises
- Roads
- Irrigation Lines
- Ephemeral Watercourse

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

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

A. General Conditions

1. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.
2. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. Any and all outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
3. The applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. **Within three days of the effective date of permit approval**, it is requested that the applicant submit a check or money order for the required filing fee in the amount of \$50 payable to the Humboldt County Clerk/Recorder. If this payment is not received within this time period, the Department will file the NOD and will charge this cost to the project.
5. Within 60 days of the effective date, the applicant shall submit a revised plot plan showing the following, in addition to what is shown,
 - a. Exact use and dimensions of each structure onsite.
 - b. Perimeter dimensions of each outdoor cultivation area.
 - c. Setback distances from each cultivation area to each property boundary.
 - d. Water bladders to be decommissioned and location and size of hard tanks to replace the existing water bladders, equitable to the volume of the existing water bladders (60,000 gallons).
 - e. Revise the square footage of the ancillary propagation areas to be a maximum of 1,290 square feet total, which equates to 10% of the cultivation area.
6. Within 60 days of the effective date, the applicant shall submit a revised cultivation and operations plan detailing the following, in addition to what is currently described:
 - a. Estimated average monthly water usage.
 - b. Revise the square footage of the ancillary propagation areas to be a maximum of 1,290 square feet total, which equates to 10% of the cultivation area.
7. Within 60 days of the effective date of permit approval, the applicant shall execute a Compliance Agreement with the Humboldt County Planning and Building Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval #9 through #16.

The agreement shall provide a timeline for completing all outstanding items. All activities detailed under the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.

8. The applicant shall secure building permits for all structures and grading related to the cannabis cultivation and other commercial cannabis activity, including but not limited to, existing and proposed greenhouses, water tanks over 5,000 gallons existing and proposed structures associated with drying and storage or any activity with a nexus to cannabis, graded flats and any noise containment structures as necessary. The plans submitted for building permit approval shall be consistent with the project description and the approved project site plan. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.
9. Any existing or proposed non-county-maintained access roads that will serve as access for the proposed project that connect to a County maintained road shall be improved to current standards for a commercial driveway. The applicant shall improve the access road (Bellus Road) to the subject parcel where it intersects the County Road (Bell Springs Road), and shall pave the access road for a minimum width of 20 feet and a length of 50 feet where it intersects the County road. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way. This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign off for a building permit, or Public Works approval for a business license. A letter or similar communication from the Department of Public Works will satisfy this condition.
10. Within 1 year from the effective date, the applicant shall take steps to form a Road Maintenance Association for the maintenance of Bellus Road. The necessary steps include sending notices to all road users of the requirement to form a Road Maintenance Association and conducting a meeting with the users of the road, especially those engaged in commercial cannabis activities to discuss formation of the Road Maintenance Association. The applicant shall provide evidence, including notice, meeting minutes, and the decision as to whether a Road Maintenance Association is being formed to show this effort. In the event the applicant is unable to coordinate formation a Road Maintenance Association, the applicant shall pay fair-share cost for maintenance of the road to any road user engaged in maintaining the road. A sign-off from the Planning Department will satisfy this condition.
11. The applicant shall secure a Final Streambed Alteration Agreement (Final SAA) from the California Department of Fish and Wildlife (CDFW), provide evidence of an issued Final SAA, and implement all terms and conditions of the Final SAA for all work required within the SMA, as necessary, including the prescribed administrative, avoidance and minimization, and reporting measures. The applicant shall submit a copy of the Final Streambed Alteration Agreement to the Planning Department. The applicant shall provide evidence of compliance by submitting the Final Streambed Alteration Agreement and annual reports or a letter or similar communication from CDFW stating a Lake or Streambed Alteration Agreement is not required. A sign-off from the Planning Department will satisfy this condition.
12. The applicant shall implement all remaining corrective actions detailed in the Site Management Plan (SMP; WDID 1_12CC417921) developed for the parcel by Margro Advisors, dated April 8, 2019, and revised April 30, 2021, prepared pursuant to the State Water Resources Control Board (SWRCB) Order 2017-0023-DWQ. Such improvements include the following at the specific locations as detailed in the SMP:
 - a. Install permanent road drainage structures which shape the road surface, where feasible, to hydrologically disconnect road segments from surface erosion.
 - b. Clean and unplug ditch relief culvert (DRC) #1 annually.
 - c. Upgrade stream crossings (SC) #1, 2, 3, and 8 to a 24-inch culvert, upgrade SC #6 to a 30-inch culvert, and upgrade SC #7 to a 42-inch culvert.

- d. All cultivation areas and associated facilities shall be removed from watercourse buffer areas.
 - e. Setback the planted boxes and greenhouse at least 50 feet from point of diversion (POD) #1.
 - f. Remove the existing outhouse and water tank.
 - g. Implement a water monitoring plan to document timing and volume of the water diversion, storage, and use.
 - h. Water diversion and water storage requires valid water rights documentation. Water rights renewal shall be maintained annually.
 - i. File a Lake or Streambed Alteration Agreement with CDFW for the two spring diversions.
 - j. Permit and register the existing well and submit annual water use.
 - k. Unused soil shall be covered properly to prevent nutrient leaching or delivery of surface waters every season.
 - l. Chemicals shall be stored within enclosed buildings in such a way they cannot enter or be released into surface groundwater.
 - m. Place all fuel cans, generators, diesel tanks, gasoline powered gardening equipment, and any other items in adequate secondary containment basins.
 - n. Maintain spill prevention clean-up kits onsite and ensure they are easily accessible at all times to help clean up small spills when needed.
 - o. During the wet season, cover all stockpiles of any material to prevent nutrient runoff or leaching groundwater.
 - p. Close outhouses and decommission them unless they are approved by the County. Bring in one or more portable toilets that are regularly serviced. Keep records for inspections.
 - q. Obtain two or more retroactive permitted OWTS (septic system).
 - r. Ensure refuse and garbage are both secured properly and periodically hauled off-site to be disposed of at a waste disposal facility so it does not accumulate.
13. The applicant shall provide the well log for the existing historic on-site well (notated as established in 1957 on the site plan). If the well log shows the existing well is hydrologically connected to surface waters, additional water storage equal to the amount of water utilized during the forbearance period of May 15 – October 31 will be required to meet forbearance requirements. This amount is 63,000 gallons. A sign-off from the Planning Department will satisfy this condition.
14. The applicant shall provide the Department of Environmental Health (DEH) evidence of permit for the existing historic on-site well (notated as established in 1957 on the site plan), destroy the well, legalize the well through installation of a new sanitary surface seal, or provide compelling evidence the well was installed prior to February 1973. A letter or similar communication from DEH will satisfy this condition.
15. The use of portable toilets may be utilized on-site to support the existing cultivation operation. The applicant shall furnish receipts or other documentation to the Department of Environmental Health (DEH) for the continual use of portable toilets for employees until a permanent septic system is installed to their satisfaction. Any existing outhouses located on-site shall be destroyed. A letter or similar communication from DEH verifying that all their requirements have been met will satisfy this condition.
16. The applicant to submit copies of all documents filed with the State Water Resources Control Board. The applicant is required to adhere to and implement the requirements contained in the SWRCB's Cannabis Cultivation Policy, the General Order, the Site Management Plan, and the Notice of Applicability. A copy of the most recent reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted to the Planning and Building Department concurrent with the submittal to the SWRCB.
17. The applicant shall install and utilize a water meter to demonstrate that there is sufficient water supply to meet the demands of the project. The water use for cultivation is limited to the use of the two on-site wells and amount of water available in storage tanks and shall be provided annually prior to or during the annual inspection.

18. The applicant shall not use any erosion control measures that contain synthetic (e.g. plastic or nylon) monofilament netting, including photo- or biodegradable plastic netting, on a regular and on-going basis. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without weaves.
19. All refuse shall be contained in wildlife proof containers, at all times, and relocated to an authorized waste management facility, in compliance with State and local laws, on a regular and on-going basis.
20. The applicant shall cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required.
21. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection in order to keep the permit valid.
22. The applicant shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning Division.

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

1. The combination of background, generator and greenhouse fan or other operational equipment created noise must not result in the harassment of Northern Spotted Owl species as required to meet the performance standards for noise set by Department Policy Statement No. 16-005 clarifying CMMLUO Section 55.4.11 (o) requirements. The combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.
2. All artificial lighting shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be enclosed between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the and Fixture Seal of Approval Program; see: <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>. Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of Low Pressure Sodium (LPS) light or low spectrum Light Emitting Diodes (LED) with a color temperature of 3000 kelvins or less and 3) only placed where needed.
3. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above in items B.1. and B.2., within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
4. Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any erosion control materials that contain synthetic (e.g., plastic or nylon) netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.

5. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
6. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
7. The use of anticoagulant rodenticide is prohibited.
8. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.
9. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan. If offsite processing is chosen to be the preferred method of processing, this permit shall be modified to identify the offsite licensed facility.
10. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MAUCRSA, as applicable to the permit type.
11. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning and Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort toward compliance can be shown within the two years following the issuance of the provisional clearance or permit, the Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow additional time to meet the outstanding requirements.
12. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
13. 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.
14. Confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11 (d).
15. Maintain enrollment in Tier 1, 2, or 3, certification with North Coast Regional Water Quality Control Board (RWQCB) Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
16. Comply with the terms of the Final Lake and Streambed Alteration Agreement (EPIMS-HUM-09230-R1), as well as any subsequent amendments, obtained from the California Department of Fish and Wildlife (CDFW).

17. 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.
18. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).
19. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
20. Pay all applicable application, review for conformance with conditions and annual inspection fees.
21. Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's Certified Unified Program Agency (CUPA) program, and in such a way that no spillage occurs.
22. The master log books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
23. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

Performance Standards for Cultivation and Processing Operations

24. Pursuant to the MCRSA, Health and Safety Code Section 19322(a)(9), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
25. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include federal and state wage and hour laws, Cal/OSHA, OSHA, the California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
26. Cultivators engaged in processing shall comply with the following Processing Practices:
 - a. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
 - b. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
 - c. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
 - d. Employees must wash hands sufficiently when handling cannabis or use gloves.
27. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
 - a. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
 - (1) Emergency action response planning as necessary;
 - (2) Employee accident reporting and investigation policies;
 - (3) Fire prevention;
 - (4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);

- (5) Materials handling policies;
 - (6) Job hazard analyses; and
 - (7) Personal protective equipment policies, including respiratory protection.
- b. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
 - (1) Operation manager contacts;
 - (2) Emergency responder contacts; and
 - (3) Poison control contacts.
 - c. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
 - d. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
28. All cultivators shall comply with the approved processing plan as to the following:
- a. Processing practices
 - b. Location where processing will occur
 - c. Number of employees, if any
 - d. Employee Safety Practices
 - e. Toilet and handwashing facilities
 - f. Plumbing and/or septic system and whether or not the system is capable of handling increased usage
 - g. Drinking water for employees
 - h. Plan to minimize impact from increased road use resulting from processing
 - i. On-site housing, if any
29. Term of Commercial Cannabis Activity Conditional Use Permit. Any Commercial Cannabis Cultivation CUP issued pursuant to the CMMLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.
30. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the Special Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Section 55.4.13.
31. Permit Renewals to Comply with Updated Laws and Regulations. Permit renewal is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.
32. 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.

33. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
 - a. Identifying information for the new owner(s) and management as required in an initial permit application;
 - b. A written acknowledgment by the new owner in accordance as required for the initial permit application;
 - c. The specific date on which the transfer is to occur;
 - d. Acknowledgement of full responsibility for complying with the existing permit; and
 - e. Execution of an Affidavit of Non-diversion of Medical Cannabis.
34. Inspections. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

Informational Notes:

1. Pursuant to Section 314-55.4.11(a) of the CMMLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state or county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity but in no event more than two (2) years after the date of issuance of the provisional clearance or permit. Plans for curing the violations shall be submitted to the Planning and Building Department by the permittee within one (1) year of the issuance of the provisional certificate or permit. The terms of the compliance agreement may be appealed pursuant to Section 314-55.4.13 of the CMMLUO.
2. This provisional permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"), except where the Compliance Agreement per Condition of Approval #6 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in Conditions of Approval #26 and 27 of the Ongoing Requirements/Development Restrictions, above.
3. If cultural resources are encountered during construction activities, the contractor on-site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

ATTACHMENT 2

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

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

**APN 216-073-006; 2705 Bell Springs Road, Harris
County of Humboldt**

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

July 2021

Background

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

The modified project involves a Conditional Use Permit for an existing 12,896 square foot (SF) cannabis cultivation of which 10,396 SF is outdoor and 2,500 SF is mixed-light. Ancillary propagation occurs onsite within an existing 960 SF greenhouse (640 SF outdoor and 320 SF mixed-light) and an additional 350 SF mixed-light area, for a total of 1,310 SF. Irrigation water is sourced from two groundwater wells on the subject parcel. Existing available water storage is 122,300 gallons in a series of poly tanks, one (1) 10,000-gallon cement tank, and two (2) water bladders totaling 60,000 gallons, which will be replaced by additional hard plastic tanks. Estimated annual water usage is 248,000 gallons. Drying occurs onsite, while all other processing occurs offsite at a licensed facility. The operation requires no employees. Power is provided by Pacific Gas and Electric Company (PG&E). The proposed project also includes a Special Permit for development within the Streamside Management Area (SMA) for culvert replacement and crossing upgrades, as recommended by the Site Management Plan, and for relocation of existing cultivation and a greenhouse from within the SMA.

Per the site plan, the project site contains riparian habitat associated with four (4) ephemeral unnamed streams that runs north to south in the central portion of the subject parcel, which are tributaries to Tom Long Creek, which is a tributary to the Eel River. The project includes relocation of existing cultivation and a greenhouse from within the Streamside Management Area (SMA), in addition to culvert replacement and crossing upgrades, as recommended by the Site Management Plan. All approved cannabis cultivation activities would occur outside of the required stream setbacks and on slopes less than 50%. The Nearest Northern Spotted Owl (NSO) activity center is approximately 2 miles from the nearest cultivation areas, with the nearest NSO sighting located approximately 0.77 miles away. Artificial lighting is used to support the on-site propagation and mixed-light areas. However, no generators are utilized for the operation. The applicant has enrolled with the State Water Resources Control Board Cannabis Cultivation Policy. A condition of project approval is inadvertent discovery protocols for cultural resources consistent with the recommendation of the Bear River Band of the Rohnerville Rancheria.

The modified project is consistent with the adopted MND for the CMMLUO because it complies with all standards of the CMMLUO which were intended to mitigate impacts of existing cultivation. These include ensuring supplemental lighting and security lighting adheres to Dark Sky Association standards and ensuring project related noise does not harass nearby wildlife which will limit impacts to biological resources as a result of light and noise.

Purpose - Section 15164 of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an addendum to a previously certified Mitigated Negative Declaration (MND) if some changes or additions are necessary but none of the conditions described in Section 15162 calling for a subsequent EIR or Negative Declaration have occurred. Section 15162 states that when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency

determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified as complete, shows any of the following: A) the project will have one or more significant effects not discussed in the previous MND; B) significant effect previously examined will be substantially more severe than shown in the previous MND; C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or D) mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Summary of Significant Project Effects and Mitigation Recommended

No changes are proposed for the original MND recommended mitigations. The proposal to authorize the continued operation of an existing cannabis cultivation site consisting of 12,896 square feet of cultivation with ancillary propagation and drying activities is fully consistent with the impacts identified and adequately mitigated in the original MND. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the MND. Compliance with the CMMLUO ensures consistency with the adopted MND and provides for mitigation of all project related impacts to a less than significant level.

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

- Plot Plans prepared by Pacific Watershed Associates, received 5/4/21.
- Cultivation and Operations Plan prepared by XXXX, received 5/4/21.
- Site Management Plan (WDID 1_12CC417921) prepared by Margro Advisors, dated 4/8/19 and revised 4/30/21 for the State Water Resource Control Board (State Water Board) Cannabis Cultivation Policy (Cannabis Policy) and Order WQ 2017-0023-DWQ General Waste Discharge Requirements for Dischargers of Waste Associated with Cannabis Cultivation Activities (General Order).
- Road Evaluation Reports for Alderpoint Road, Bell Springs Road, and Bellus Road prepared by the applicant, received 5/4/21.
- A Cultural Resources Investigation of the Harris Austin and Stoff Properties Final Report, Harris, Humboldt County, California, Assessor's Parcel Numbers: 216-073-009, 216-083-003, and 216-073-006, Application Number: 13289, 11885, and 13029, prepared by Nick Angeloff, MA, and Brianna King, BA, Archaeological Research and Supply Company, Rio Dell, CA, dated January 2019.

Other CEQA Considerations

Staff suggests no changes for the revised project.

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

See **Purpose** statement above.

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

FINDINGS

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

CONCLUSION

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

ATTACHMENT 3

Applicant's Evidence in Support of the Required Findings

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

1. The name, contact address, and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (On file)
3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within one-quarter mile (1,320 feet) of a school, school bus stop, church or other place of religious worship, public park, or tribal cultural resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. **(Attached)**
4. A cultivation and operations plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel; and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season. **(Attached)**
5. Copy of the statement of water diversion, or other permit, license or registration filed with the State Water Resources Control Board, Division of Water Rights, if applicable. (Not applicable)
6. Description of water source, storage, irrigation plan, and projected water usage. (Included in Cultivation Operations Plan (item 4. above) and Site Management Plan prepared for State Water Board Cannabis General Order (item 7. below)
7. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Control Board demonstrating enrollment in Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. **(Attached Site Management Plan (WDID 1_12CC417921) prepared by Margro Advisors, dated 4/8/19 and revised 4/30/21, and Notice of Applicability: Waste Discharge Requirements Water Quality Order WQ 2019-0001-DWQ, dated 11/15/19; Condition of approval – ongoing enrollment in program)**
8. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing, impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the California Department of Fish and Wildlife. (Condition of Approval)
9. If the source of water is a well, a copy of the County well permit, if available. **(Attached – Well Completion Report dated September 22, 2020).**
10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under Section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or

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

11. Consent for on-site inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
12. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in Section 55.4.8.2.3, and plan for compliance with applicable building codes. (Not applicable)
13. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed, will not support diversions for irrigation. (On file)
14. Acknowledge that the County reserves the right to engage with local tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize, or mitigate impacts to tribal cultural resources, as defined herein. Examples include, but are not limited to, conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The County shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On file)
15. Division of Environmental Health Attachment for Commercial Medical Marijuana (CMM) Clearances/ Permits (DEH Form). (On file)
16. Road Evaluation Reports for Alderpoint Road, Bell Springs Road, and Bellus Road prepared by the applicant, received 5/4/21. (**Attached**)
17. A Cultural Resources Investigation of the Harris Austin and Stoff Properties Final Report, Harris, Humboldt County, California, Assessor's Parcel Numbers: 216-073-009, 216-083-003, and 216-073-006, Application Number: 13289, 11885, and 13029, prepared by Nick Angeloff, MA, and Brianna King, BA, Archaeological Research and Supply Company, Rio Dell, CA, dated January 2019. (On file and confidential)

Cultivation, Operations, and Security Plan

OPERATIONS PLAN

1. Description of water source, storage, irrigation plan, and Projected water usage.

WATER SOURCE AND STORAGE:

We presently have two wells.

We have 116,000 gallon water storage capacity where water is stored prior to irrigation not domestic. 50,000 gallons and 10,000 gallons located in the lower garden is in two bladders which will be replaced by additional hard plastic tanks.]

IRRIGATION PLAN:

Irrigation water is used at rates to minimize overwatering cannabis plants so there is no irrigation runoff. We anticipate watering cannabis plants every other day or less during the growing season. Irrigation is applied by a traditional drip irrigation and by hand watering. We waters in the morning/early evening hours to reduce the evaporative loss. Ground cover and weed and mulch is used to minimize weed growth, which reduces water loss during watering. We use raised beds and natural soil amendments to aid in soil moisture retention as part of irrigation plan.

PROJECTED WATER USAGE:

We will be cultivating approximately 2,500 square feet of mixed light and 10,000 square feet of outdoor of cannabis. Based on our estimates for cannabis irrigation needs, we will be irrigating every 2 or 3 days. We anticipate using a 248,000 gallons of water during the year for cultivation.

2. Description of site drainage, including runoff and erosion control measures.

SITE DRAINAGE

There are a total of nine road crossings of class III streams on the property; 7 culverts and two rolling dip crossings. An existing 18 inch culvert on a class III water course will be replaced with a minimum 36 inch diameter culvert able to pass a 100 year flood event. Rip rap will be installed along the outflow of both culverts as part of the project. The two dirt ford crossings will be upgraded to rock fords with small rocks being installed in a 6 feet *strip* across the road and larger rocks at the outflows to prevent erosion from the crossing. These measures are intended to promote drainage and to minimize erosion and sediment. We will consult with an implement recommendations from PWA or Omsberg and Preston Engineering to improve site drainage on an as needed basis.

EROSION CONTROL MEASURES

Majority of erosion control on the property is focused on the stream crossings and roads. Stream crossings will be upgraded with culverts and large enough to pass 100 year storm drainage to minimize erosion. Rip rap and rock along outflows will be installed to reinforce stream crossings and further minimize runoff.

PESTICIDES

Pesticides are stored in the garden shed equipped with a painted floor to prevent leaching of pesticides into groundwater or surface water. Pesticides will be kept in original containers.

We will maintain and keep personal protective equipment required by the pesticide label in good working order. Coveralls will be washed after all use when required.

All required warning signs will be posted. Emergency contact information in the event of pesticide poisoning shall also be posted at the worksite including the name, address and telephone number of emergency medical care facilities.

FERTILIZERS

Fertilizers will be stored in the garden shed which is equipped with a painted floor to prevent leaching to surface water. We will store and use fertilizers according to the protocols for pesticide storage and use. We will use all fertilizers according to the label and use personal protective equipment as required by the label.

SOIL AMENMENTS

We store minimal soil amendments on site. Instead, amendments are purchased bulk, off site and immediately mixed into the soil. Garden shed can store bags under permanent roof.

PETROLEUM PRODUCTS AND STORAGE

There is a small quantity of gas and oil stored in non-permeable plastic totes in the garden shed which has a solid roof. Fuels are handled in compliance with local laws in a way that no spillage occurs. These are used for rota-tiller, chipper, weed whip, etc.

CULTIVATION ACTMTES

Pacific Watershed Association advised us to move 2 beds and one greenhouse away from the spring area. We plan to relocate those beds and greenhouse to the upper portion near the beginning of our land. We would like to relocate because there is no water issue there. The land is more gentle and is in an environmentally stable area. The cultivation in the greenhouse will be moved for the same reasons. The square footage of the greenhouse and beds would equal the new relocated beds square footage.

Seeds and clones are started early and transplanted to larger containers, slowly planted outside as weather improves or is covered with plastic to protect it.

There will be no generator used in the cultivation activities. We are growing in raised beds to prevent runoff and to promote soil moisture retention. Plastic tarps will cover beds at end of year to prevent runoff.

August

Irrigate second run of plants every other day 15 minutes on the drip

Feed nutrients

Leaf

September

Irrigate second round of plants every other day drip irrigation

Feed nutrients

October

Harvest second cycle of plants

November, December

Cover crops established clean up and winterize cultivation site

PROCESSING PLAN AND ACTIVITIES

Drying will take place with clean conditions on work surfaces and equipment. We have double checks on labeling and inventories. Product is kept in a locked shipping container. We use metric to keep track of varieties and weights and mark and double check everything. The building has good air flow with fans and dehumidifiers in place. We will provide access to face masks and gloves as needed.

Phone numbers of law-enforcement and neighbors are posted and evacuation plans are in place

Plants will be taken off site for processing.

SECURITY FEATURES

We have security measures to safeguard the product and prevent nuisances from occurring. This piece of land is quite rural and some distance from any paved road. There're several private pieces of land between us and the county road, with only two private roads in. One road is over 4 miles from the county road and has numerous locked gates. The other is used only by a few neighbors. We maintain a locked gate at the beginning of our land with a combination lock and is impossible to drive around even with the motorcycle due to steep land on either side. We have security measures to safeguard the product and prevent nuisances from occurring on the property. Perimeter fencing around the cultivation areas will be established. A security gate is installed on the main road. We have a fire prevention protocol.

To ensure the non diversion of product, we will enroll in metric program upon the implementation of those programs at the state and local level. We are cultivation member of Redwood Roots, HTC, Humboldt Brand, and Rosette Wellness.

International Dark Sky Standards

Any greenhouse or propagation area with supplemental lighting will be properly maintained to avoid being visible from any neighboring property between sunset and sunrise. The site will comply with International Dark Sky Association standards for Lighting Zone 0, and prevent light spillage which may impact local wildlife. Any and all complaints received in writing regarding light spillage will be corrected within 10 business days from the date of

**Site Management Plan for:
WDID: 1_12CC417921
APN: 216-073-006**

Prepared for:
State Water Resources Control Board (SWRCB)
North Coast Regional Water Quality Control Board (NCRWQCB)

Prepared by:
Margro Advisors
230 4th St, Eureka CA, 95501

Date of Completion:
04/08/2019
Revised: 4/30/2021

Introduction

This Site Management Plan (SMP) is for a Cannabis Cultivation Project by Green Grove Family Farm located in the Harris area, street address 2705 Bell Springs Road, in Humboldt County. This SMP was prepared for Wesley Stoff, parcel number 216-073-006; as required by the SWRCB Order WQ 2017-0023-DWQ¹. The purpose of this order is to provide a regulatory structure for cannabis cultivation that reduces contributions to existing water quality issues and prevents additional adverse impacts to water resources throughout California. The purpose of the SMP is to identify conditions present on a parcel that may pose a threat to water quality and resources and establish a plan to meet or surpass requirements set forth in the order, as well as to describe how the cultivator is implementing the best practical treatment or control (BPTC) measures listed in Attachment A of the Cannabis General Order. Refer to Attachment D of the General Order for further technical report guidance.

Margro Advisors has made an initial assessment of this parcel through field work as well as through a variety of county, state, and private websites (e.g. USDA web soil survey, Google Earth, and Humboldt County Web GIS). The parcel boundaries are approximate and obtained from Humboldt County.

Site Characteristics

This project is associated with Humboldt County Application #13029, and has been granted a provisional license by the state for up to 10,000 ft² of outdoor cultivation and up to 5,000 sq ft of mixed-light cultivation, CDFR License # CCL18-0002985 and CCL18-0002986.

¹Order entitled "STATE WATER RESOURCES CONTROL BOARD ORDER WQ 2017-0023-DWQ GENERAL WASTE DISCHARGE REQUIREMENTS AND WAIVER OF WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF WASTE ASSOCIATED WITH CANNABIS CULTIVATION ACTIVITIES"

Drying will take place with clean conditions on work surfaces and equipment. The property owner has double checks on labeling and inventories. Product is kept in a locked shipping container. The property owner uses spreadsheets to keep track of varieties and weights and marks and double checks everything. The building has good airflow with fans and dehumidifiers in place. The property owner will provide access to face masks and gloves as needed. Phone numbers of law enforcement and neighbors are posted and evacuation plans are in place. Plants will be taken off site for processing.

Elevation within this parcel ranges from 2,400 to 2,800 feet. Mean annual precipitation is 50 to 70 inches. Mean annual air temperature is 48 to 52 degrees Fahrenheit. The frost free period is 150 to 250 days. Average slope is approximately 20°.

Attached is a site map as well as directions. The site map includes features such as: access roads, vehicle parking areas, streams, stream crossings, cultivation site(s), buildings, and other relevant site features.

Soil Description

Attached is a soil map of the parcel. The soils within the area are primarily Tannin-Wohly-Rockyglen complex, 30 to 50 percent slopes (Map Unit 405, 40.2% of parcel), Tannin-Wohly-Rockyglen complex, 50 to 75 percent slopes (Map Unit 402, 24.8% of parcel), Coolyork-Yorknorth complex (Map Unit 673, 20.0% of parcel), and Tannin-Wohly complex (Map Unit 407, 15.1% of parcel).

Tannin

The parent rock of the Tannin is colluvium derived from mudstone and/or colluvium derived from sandstone. The unit ranges from 30 to 50 percent slope. The natural drainage class is well drained. The capacity of the most limiting layer to transmit water (Ksat) is moderately high to high (0.20 to 2.00 in/hr). The depth to the water table is more than 80 inches. The maximum salinity in profile is non-saline to very slightly saline (0.0 to 2.0 mmhos/cm). The frequency of flooding is none. The frequency of ponding is none. The available water storage in profile is high (about 9.7 inches). The hydrologic soil group is B.

Wohly

The parent rock of the Wohly is residuum weathered from sandstone and shale. The unit ranges from 9 to 30 percent slope. The natural drainage class is well drained. The capacity of the most limiting layer to transmit water (Ksat) is moderately high to high (0.20 to 2.00 in/hr). The depth to the water table is more than 80 inches. The maximum salinity in profile is non-saline to very slightly saline (0.0 to 2.0 mmhos/cm). The frequency of flooding is none. The frequency of ponding is none. The available water storage in profile is high (about 10.9 inches). The hydrologic soil group is B.

Rockyglen

The parent rock of the Rockyglen is colluvium derived from mudstone and/or residuum weathered from sandstone. The unit ranges from 50 to 75 percent slope. The natural drainage class is well drained. The capacity of the most limiting layer to transmit water (Ksat) is moderately high to high (0.60 to 2.00 in/hr). The depth to a restrictive feature is more than 80 inches. The depth to the water table is more than 80 inches. The maximum salinity in profile is non-saline to very slightly saline (0.0 to 2.0 mmhos/cm). The frequency of flooding is none. The frequency of ponding is none. The available water storage in profile is moderate (about 6.1 inches). The hydrologic soil group is B.

Coolyork

The parent rock of the Coolyork is colluvium derived from mudstone and/or colluvium derived from sandstone and/or residuum weathered from schist. The unit ranges from 30 to 50 percent slopes. The natural drainage class is moderately well drained. The capacity of the most limiting layer to transmit water (Ksat) is moderately low to moderately high (0.06 to 0.20 in/hr). The depth to the water table is about 20 to 39 inches. The maximum salinity in profile is non-saline to very slightly saline (0.0 to 2.0 mmhos/cm). The frequency of flooding is none. The frequency of ponding is none. The available water storage in profile is high (9.6 inches). The hydrologic soil group is D.

Yorknorth

The parent rock of the Yorknorth is colluvium derived from sandstone and/or earthflow deposits derived from schist. The unit ranges from 15 to 30 percent slopes. The natural drainage class is moderately well drained. The capacity of the most limiting layer to transmit water (Ksat) is moderately low to moderately high (0.06 to 0.20 in/hr). The depth to the water table is about 20 to 39 inches. The maximum salinity in profile is non-saline to very slightly saline (0.0 to 2.0 mmhos/cm). The frequency of flooding is none. The frequency of ponding is none. The available water storage in profile is high (about 9.1 inches). The hydrologic soil group is D.

Water Storage, Use, and Irrigation Runoff

Water source is two groundwater wells. Water storage is comprised of 115,700 gallons, 60,000 gallons of which is stored in two bladders which are in the process of being replaced by hard plastic tanks. A summary of water storage is shown below in Table 1.

Water Storage Type	Size (Gallons)	Number	Total (Gallons)
Bladder	50,000	1	50,000
Bladder	10,000	1	10,000
Tank	700	1	700
Tank	3,000	15	45,000
Cement Water Tank	10,000	1	10,000

	Total	115,700
--	--------------	----------------

Table 1: Summary of water storage on the parcel.

Irrigation water is used at rates to minimize overwatering cannabis plants so there is no irrigation runoff. Cannabis plants will be watered at agronomic rates every other day or less during the growing season. Irrigation is applied by a traditional drip irrigation and by hand-watering. Watering is done in the morning/early evening to reduce evaporative loss. Ground cover and weed mulch is used to minimize weed growth, which reduces water loss during watering. Raised beds and natural soil amendments are used to aid in soil moisture retention as part of the irrigation plan. A summary of water use (in gallons) by month is shown below in Table 2.

Jan	Feb	Mar	Apr	May	June
0	0	0	3,500	8,360	20,640

July	Aug	Sept	Oct	Nov	Dec
29,560	33,572	31,708	12,578	0	0

Table 2: Summary of water use (in gallons) by month.

Water flow is metered and will be regularly recorded and reported with the end of the year monitoring report. Tanks, lines, and connections will be checked periodically for wear, damage, and leaks. Repairs are done immediately or mitigated until replacement parts are obtained.

Sediment Discharge

Access Roads

The access roads are in good condition and do not show evidence of erosion (e.g. surface rutting or gullyng). There is very little vehicle traffic (about 5 cars per day), there are paved asphalt/rocked/bare ground/concrete surfaces, and there are currently no road maintenance activities. Storm water is drained from the access road via use of road crowns/out-sloping/armored ditches/culverts/rolling dips. Access road stormwater drainage structures do not discharge onto unstable slopes, earthen fills, or directly to a waterbody. All required permits and approvals are obtained prior to the construction of any access roads.

Stream Crossings

There are a total of nine road crossings of Class III streams on the property; 8 culverts and one rolling dip crossing. Existing 12 and 18-inch culverts on a Class III watercourses will be replaced with a minimum 24-inch diameter culvert able to pass a 100-year flood event. Rip rap will be installed along the outflow of both culverts as part of the project. The 24 inch will be upgraded to 30 inches, and the 36 inch will be upgraded to 42 inches. The dirt ford crossings will be

upgraded to a 24 inch culvert as well. These measures are intended to promote drainage and to minimize erosion and sediment. An overview of stream crossings is shown below in Table 3.

Label	Size (inches)	Type	Watercourse Class	Condition
STX1	18	Culvert	Class III	Needs Upgrade
STX2	12	Culvert	Class III	Needs Upgrade
STX3	18	Culvert	Class III	Needs Upgrade
STX4	36	Culvert	Class III	Good Condition
STX5	24	Culvert	Class III	Needs Upgrade
STX6	-	Informal crossing	Class III	Good Condition
STX7	-	Informal crossing	Class III	Needs Upgrade
STX8	12	Culvert	Class III	Needs Upgrade
STX9	36	Culvert	Class III	Needs Upgrade

Table 3: Overview of stream crossings on the property.

All stream crossings upgrades will be designed by a qualified professional to be capable of accommodating an estimated 100-year flood flow, including debris and sediment loads. All watercourse crossings will allow migration of aquatic life during all life stages supported or potentially supported by that stream reach. All stream crossings will be maintained and inspected for blockage with regular monitoring detailed in the Monitoring section of this plan. All culverts upgrades will be installed parallel to the watercourse alignment to the extent possible, of sufficient length to extend beyond stabilized fill/sidecast material, and embedded at the same level and gradient of the streambed in which they have been placed to prevent erosion.

Erosion Prevention

BPTC measures being implemented to prevent or limit erosion include topping soil with straw mulch, grass seed, or cover crop. When exposed surfaces or bare slopes appear, topsoil is covered with straw for temporary erosion control to minimize sediment, and stabilize the surface in the event of heavy rainfall. In addition, nobody is driving or operating vehicles or equipment within the riparian setbacks or within waters of the state unless authorized. Minimal grading work has been done in and around the cultivation sites and the majority of erosion control on the property is focused on the stream crossings and roads. Rip rap and rock along outflows will be installed to reinforce stream crossings and further minimize runoff.

Sediment Control

Placement of gravel, straw wattles, and silt screens are examples of additional mitigation measures which will also be taken to ensure erosion control.

Monitoring

The access road, stream crossing, erosion prevention, and sediment control BPTC measures listed above will be monitored and maintained to confirm effectiveness and protect water quality by conducting an inspection:

- Quarterly.
- Before and after any significant alteration or upgrade to a given stream crossing, road segment, or other controllable sediment discharge site.
- Prior to October 15th and December 15th to evaluate site preparedness for storm events and stormwater runoff.
- During and after each storm event.

Captured sediment will be stabilized in place/excavated and stabilized on-site/removed from the site.

Fertilizer, Pesticide, Herbicide, Fungicide, and Rodenticide

An overview of annual chemical product use is shown below in Table 4.

Product Name	Chemical Type	N-P-K or Active Ingredient
Stutzman's Chicken Manure	Fertilizer	4-3-3
C-PAL	Fertilizer	6-3-3
C-PAL	Fertilizer	2-10-10
EB Stone Worm Worm Castings	Fertilizer	Worm Castings
Buckaroo Worm Castings	Fertilizer	Worm Castings
Dr. Earth	Fertilizer	4-4-4
Dr. Earth	Fertilizer	4-10-7
Trace Minerals	Fertilizer	0-0-0.2
Insect Frass	Fertilizer	2-2-2
Gypsum	Fertilizer	Calcium Sulfate
Oyster Shells	Fertilizer	Calcium Carbonate

Bone Meal	Fertilizer	3-15-0
Organocide	Pesticide	Propylene Glycol
Grandevo	Pesticide	Chromobacterium Subtsugae Strain PRAA4-1
Venerate	Pesticide	Heat Killed Burkholderia sp. Strain A396
Plant Therapy	Pesticide	Soybean Oil, Isopropyl Alcohol, Citric Acid, Peppermint Oil
Neem Oil	Pesticide	Azadirachtin

Table 4: Overview of annual chemical product usage.

Products which are not consumed during the growing season are kept to prevent discharge over the Winter season.

Bulk fertilizers and chemical concentrates are stored, mixed, and applied per packaging instructions and/or at proper agronomic rates. Empty containers are disposed of in secure trash storage. Application rates will be tracked and reported with the end of the year monitoring.

Petroleum Products

An overview of annual petroleum usage is shown below in Table 5.

Product	Chemical Type	Annual Use (lb or gal)
Gasoline	Petroleum	Small Quantity
Oil	Petroleum	Small Quantity

Table 5: Overview of annual petroleum usage.

There is a small quantity of gas and oil stored in non-permeable plastic totes in the garden shed which has a solid roof to prevent discharge, including over the Winter season. Fuels are handled in compliance with local laws in a way that no spillage occurs. These are used for a roto-tiller, chipper, weed whip, etc.

Vehicles or equipment are only refueled outside of riparian setbacks.

Petroleum, petroleum products, and similar fluids are stored in a manner that provides chemical compatibility, provides secondary containment, and protection from accidental ignition, the sun,

wind, and rain. Fuels, lubricants, and other petroleum products are stored, mixed, and applied per packaging instructions. Empty containers are disposed of in secure trash storage.

Spill cleanup and containment kits will be kept on site.

Trash/Refuse and Domestic Wastewater

Human waste, domestic wastewater, packaging, organic materials, plastic, paper, glass, clay, and spent growth media will be generated at this site. Any used soil kept for reuse will be stored in greenhouses and soil beds or will be properly stored off-ground on a tarp or in secure containers with proper covering. During the off-season reusable cultivation materials are collected and stored where they will not enter a waterway or create a nuisance. All packaging from tools, amendments, soils, and fertilizers will be kept in secure trash storage and properly discarded. Garbage will be transported to the Redway Transfer Station on a weekly basis. Recycling will be transported to Redway Transfer Station on a monthly basis or more frequently as needed.

On an average day, there are about two workers, visitors, and/or residents at the site.

The premises has an onsite septic system connected to a bathroom and kitchen. Wastewater is disposed of with a proper leach field and septic tank. Secondary containment includes chemical toilets for field sanitation.

As per the CCR, Title 8, § 3457, which addresses field sanitation standards, the cultivation site is required to provide access to waste facilities within one-quarter (1/4) mile or a five (5) minute walk, whichever is shorter.

Where the septic system is not within this accessibility threshold, a portable facility will be provided in lieu of septic to support waste activities. The standards for portable waste facilities will be followed for toilets, wastewater, and chemical tanks.

Toilet facilities will always be operational, maintained in a clean and sanitary condition, and kept in good repair. Records of service and maintenance shall be retained for two years.

Chemical toilet wastewater tank will always be constructed of durable, easily cleanable material and have a minimum tank capacity of forty (40) gallons. Construction shall prevent splashing on the occupant, field, or road.

When chemical tanks are used, contents shall be disposed of by draining or pumping into a sanitary sewer, an approved septic tank of sufficient capacity, a suitably sized and constructed holding tank, or any other method approved by the local health department.

Winterization

BPTC measures will be performed to winterize the site and prevent discharges of waste. The property owners do not operate heavy equipment of any kind at the cannabis cultivation site

during the winter period unless authorized for emergency repairs contained in an enforcement order issued by the State Water Board, Regional Water Board, or other agency having jurisdiction. In addition, if there is construction, all construction entrances and exits are stabilized to control erosion and sediment discharges from land disturbance. All loose stockpiled construction materials (e.g. soil, spoils, aggregate, etc.) that are not scheduled for use within 48 hours are covered and bermed. Erosion repair and control measures to the bare ground (e.g. cultivation area, access paths, etc.) are applied to prevent discharge of sediment to waters of the state.

Drainage culverts/drainage trenches/settling ponds are maintained throughout winter to prevent debris and soil blockages from drainage and sediment capture features and ensure adequate capacity exists.

Native vegetation will be planted on all bare, exposed soil prior to the beginning of the precipitation season.

If any BPTC measure cannot be completed before the onset of the winter period, the property owner will contact the Regional Water Board to establish a compliance schedule.

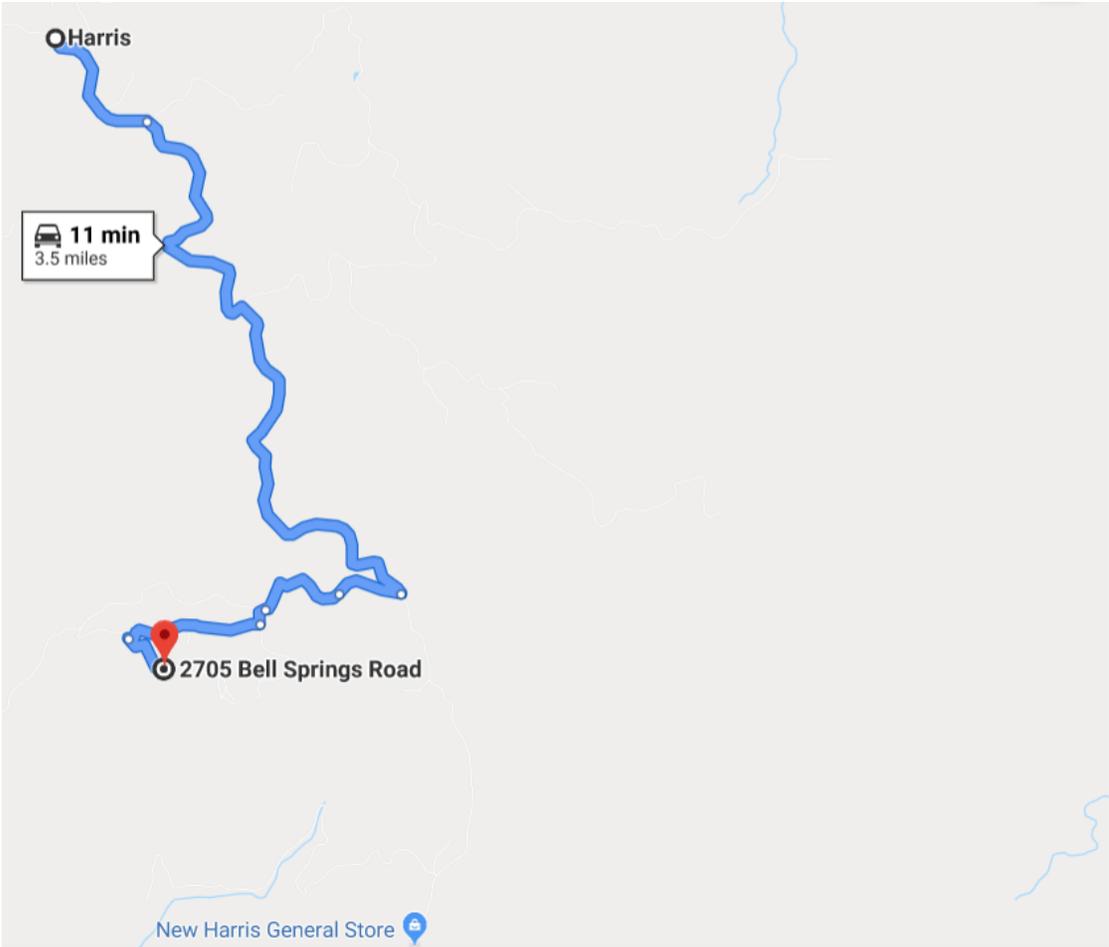
Improvement Plan/ Remediation

The following items have been identified for required improvements, including repairs related to the site’s Lake and Stream Alteration Agreement with CDFW (1600-2019-0576-R1).

Scheduled Date	Standard Condition Type	Corrective Actions	Planned Completion/ Status
Oct 31,2019	Erosion control and Maintenance	>Installment of permanent road drainage structures which shape the road surface where feasible to hydrologically disconnect road segments from the surface erosion. > Clean and unplug DRC #1	Completed Done Annually
Oct 31,2020	Culvert Repairs	>Upgrade SC#1,SC#2,SC#3, SC#8 to a 24 inch culvert Upgrade SC#6, SC#7, to 30 and 42 inch culverts	August 2022
Facilities moved	Removal and	> All cultivation areas and	Awaiting approval to

by May 1,2019 Revegetate by Oct 31,2019	Remediation	associated facilities must be removed from water course buffer areas. > Set back the planted boxes and the greenhouse at least 50 ft from POD #1 > Remove outhouse and water tank.	relocate.
March 1,2019	Water storage and use	Implement a water monitoring plan to document timing and volume of the water diversion, storage, and use.	Completed
March 1, 2019	Water use	Water diversion and water storage requires valid water rights documentation.Need to maintain water rights renewal. File a Lake and Streambed Alteration Agreement with CDFW for the two spring diversions. Permit and register existing well Submit annual water diversions	Maintained annually
December 15,2018	Fertilizer and Amendment use	Unused soil should be covered properly to prevent nutrient leaching or delivery of surface waters.	Completed every season
Dec 15, 2018	Pesticides and herbicides	The chemicals should be stored within enclosed buildings in such a way they cannot enter or be released into surface or groundwater.	Completed and stored in garden shed on property
Dec 15,2018	Petroleum products and other chemicals	Place all fuel cans, generators, diesel tanks gasoline powered gardening equipment and any other items in a adequate secondary containment basins Obtain a spill prevention cleanup kits onsite and easily	Completed in 2019

		accessible at all times to help clean up small spills when needed.	
Dec 15,2018	Cultivation related wastes	During the wet season cover all stockpiles of any material to prevent nutrient runoff or leaching groundwater. Provide photos to confirm that during the winter time all piles are properly maintained.	Completed annually During the wet season.
Jan 1, 2019	Refuse and Human Waste	<p>Close outhouses and decommission them unless they are approved by the county. Bring in one or more portable toilets that are regularly serviced. Keep records for inspections.</p> <p>Obtain two or more retroactive permitted OWTS (septic system)</p> <p>Make sure refuse and garbage is both secured properly and periodically hauled off site to be disposed of at a waste disposal facility so it does not accumulate.</p>	Will complete by July 2021



Map data ©2019 Google 2000 ft

Harris
California 95542

- ↑ 1. Head southeast on Bell Springs Rd toward Harris Rd
0.4 mi
 - 2. Turn right to stay on Bell Springs Rd
2.1 mi
 - 3. Turn right
0.2 mi
 - ↑ 4. Continue straight
0.3 mi
 - ↶ 5. Keep left
282 ft
 - 6. Turn right
0.4 mi
 - ↶ 7. Sharp left
0.2 mi
- Destination will be on the left*

2705 Bell Springs Rd
Garberville, CA 95542

Wesley Stoft (216-073-006) Soil Map



MAP LEGEND

- Area of Interest (AOI)**
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Humboldt County, South Part, California
 Survey Area Data: Version 7, Sep 13, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 30, 2014—Nov 6, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
402	Tannin-Wohly-Rockyglen complex, 50 to 75 percent slopes	23.0	24.8%
405	Tannin-Wohly-Rockyglen complex, 30 to 50 percent slopes	37.2	40.2%
407	Tannin-Wohly complex, 9 to 30 percent slopes	14.0	15.1%
673	Coolyork-Yorknorth complex, 30 to 50 percent slopes	18.5	20.0%
Totals for Area of Interest		92.6	100.0%

Green Grove Family Farm

APN: 216-073-006

Legend:

- Stream crossing
- ⊕ Ditch relief culvert
- Point of diversion
- ▲ Well
- Water tank
- ▲ Cannabis destruction zone
- ⬠ Storage container
- ✳ Onsite wastewater treatment system
- 🏠 House
- 🏠 Garage/Shed/Barn
- 📍 Other location
- 🚗 Parking
- 🟩 Cultivation area
- 🟩 600ft buffer around cultivation area
- 🟩 Streamside Management Area (SMA)
- Irrigation Line
- Stream
- Road
- ↔ Setback

Abbreviations:
 SC - Stream crossing
 DRC - Ditch relief culvert
 CA - Cultivation area
 POD - Point of diversion
 OWTS - Onsite wastewater treatment system

Scale: 1:2,400 1 inch = 200 feet
 Contour interval: 10-m derived from N USGS 10-m DEM
 Parcel boundary data: 2015 Humboldt County GIS

Prepared September 2017 by:
 Pacific Watershed Associates
 www.pacificwatershed.com

Existing outdoor cultivation with total operations of 10,396 sq ft

- CA#1 - 1,962 sq ft
- CA#2 - 4,738 sq ft
- CA#3 - 3,302 sq ft

Existing mixed-light cultivation with total operations of 2,500 sq ft

- CA#3 - 2,472 sq ft

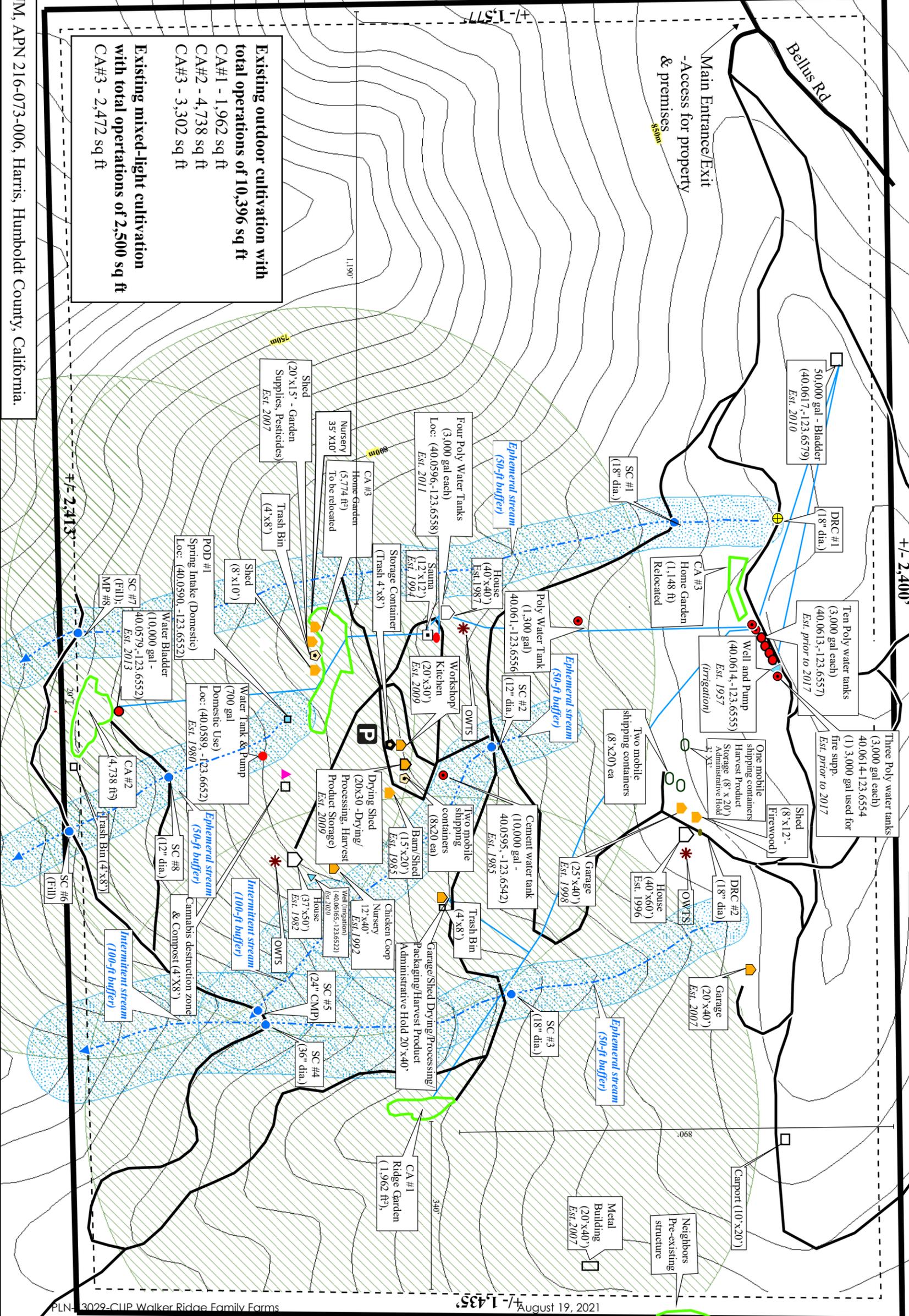


Figure 2. Site map for WDDID #1B161240CHUM, APN 216-073-006, Harris, Humboldt County, California.

P:\GIS\5314



North Coast Regional Water Quality Control Board

November 15, 2019

WDID:1_12CC417921

GREEN GROVE FAMILY FARM
ATTN: WESLEY STOFT
PO BOX 368
REDWAY, CA 95560

Subject: Notice of Applicability - Waste Discharge Requirements Water Quality Order WQ 2019-0001-DWQ

The attached Notice of Applicability provides notice that the requirements of the State Water Board Cannabis Cultivation Policy- Principles and Guidelines for Cannabis Cultivation (Policy), and the General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities, Order WQ 2019-0001-DWQ (General Order – previously WQ 2017-0023-DWQ, with updates and revisions effective April 16, 2019) are applicable to the site as described below. Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the State Water Board Policy and General Order.

Please direct all submittals, discharge notifications, and questions regarding compliance and enforcement to the North Coast Regional Water Quality Control Board Cannabis Program at (707) 576-2676 or northcoast.cannabis@waterboards.ca.gov.

Sincerely,

2019.11.15 15:18:53 PST
Kason Grady
On Behalf Of
Water Boards

Matthias St. John
Executive Officer
North Coast Regional Water Quality Control Board

191115_1L_1_12CC417921_1B161240CHUM_Green_Grove_Family_Farm_NOA_TW

VALERIE L. QUINTO, CHAIR | MATTHIAS ST. JOHN, EXECUTIVE OFFICER

5550 Skylane Blvd., Suite A, Santa Rosa, CA 95403 | www.waterboards.ca.gov/northcoast



NOTICE OF APPLICABILITY – WASTE DISCHARGE REQUIREMENTS, WATER QUALITY ORDER WQ 2019-0001-DWQ, GREEN GROVE FAMILY FARM, HUMBOLDT COUNTY APN(s) 216-073-006

Green Grove Family Farm (hereafter “Discharger”) submitted information through the State Water Resources Control Board’s (State Water Board’s) online portal on June 24, 2019, for discharges of waste associated with cannabis cultivation related activities. Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the Policy and General Order. This letter provides notice that the Policy and General Order are applicable to the site as described below. You are hereby assigned waste discharge identification (WDID) number **1_12CC417921**. The original WDID assigned by the North Coast Regional Water Quality Control Board was 1B161240CHUM.

The Discharger is responsible for all the applicable requirements in the Policy, General Order, and this Notice of Applicability (NOA). This includes making any necessary changes to the enrollment, and the Discharger is the sole person or entity with legal authority to make those changes. The Discharger will be held liable for any noncompliance with the Policy, General Order, and the NOA.

1. FACILITY AND DISCHARGE DESCRIPTION

All dischargers enrolled under the North Coast Regional Water Board’s Order (R1-2015-0023) or the Central Valley Regional Water Board’s Order (R5-2015-0113) as of October 17, 2017, (the adoption date of the General Order) may retain the reduced setbacks applicable under the appropriate Regional Water Board order unless the Executive Officer for the appropriate Regional Board determines that the reduced setbacks applicable under their regional order are not protective of water quality. However, sites that expand their cannabis cultivation area or other cannabis related activities must comply with the riparian setbacks in the General Order.

The information submitted by the Discharger states the disturbed area is equal to or greater than 2,000 square feet and less than 1 acre (43,560 square feet) no portion of the disturbed area is within the setback requirements, no portion of the disturbed area is located on a slope greater than 30 percent, and the cannabis cultivation area is less than or equal to 1 acre.

Based on the information submitted by the Discharger, the cannabis cultivation activities are classified as Tier 1 Low Risk.

2. SITE-SPECIFIC REQUIREMENTS

The Policy and General Order are available on the Internet at:

https://www.waterboards.ca.gov/water_issues/programs/cannabis/cannabis_water_quality.html

The Discharger shall ensure that all site operating personnel know, understand, and comply with the requirements contained in the Policy, General Order, this NOA, and the Monitoring and Reporting Program (MRP, Attachment B of the General Order). Note that the General Order contains standard provisions, general requirements, and prohibitions that apply to all cannabis cultivation activities.

The application requires the Discharger to self-certify that all applicable Best Practicable Treatment or Control (BPTC) measures are being implemented, or will be implemented by the onset of the winter period (November 15 - April 1), following the enrollment date. Landowners of the cultivation site in the North Coast Region are required to submit and implement Site Management Plans that describes how BPTC measures are implemented property-wide, including BPTC measures implemented to address discharges from legacy activities (e.g. former timber harvest, road building, mining, etc.) at the site per Provision C.1.a. of the General Order. Dischargers that cannot implement all applicable BPTC measures by the onset of the winter period, following their enrollment date, shall submit to the appropriate Regional Water Board a *Site Management Plan* that includes a time schedule and scope of work for use by the Regional Water Board in developing a compliance schedule as described in Attachment A of the General Order.

The Policy and General Order require that, prior to conducting any work in streams or wetlands, the Discharger obtain water quality certification from the Water Boards and other required permits from other agencies (e.g. a Clean Water Act section 404 permit from the United States Army Corps of Engineers, a Lake and Streambed Alteration Agreement from the California Department of Fish and Wildlife, and other local permits). Enrollment in the General Order requires that the Discharger obtain water quality certification for any such work, but this NOA does not provide the necessary certification. If the Discharger proposes or requires work in streams or wetlands, they must apply for water quality certification separately by filling out and submitting a separate application for that work. The application is available for download at the following Regional Water Board website:

https://www.waterboards.ca.gov/northcoast/water_issues/programs/cannabis/

Currently, the direct link to that application is as follows:

https://www.waterboards.ca.gov/northcoast/water_issues/programs/cannabis/pdf/190403/180731_031616_401_WQ2017-0023-Application.pdf

Note: Water Quality Certifications require separate application and monitoring fees. A fee calculator and additional information are available at:

https://www.waterboards.ca.gov/northcoast/water_issues/programs/water_quality_certification/#401_calc

During reasonable hours, the Discharger shall allow the State Water Board or Regional Water Board (collectively Water Boards), California Department of Fish and Wildlife, CAL FIRE, and any other authorized representatives of the Water Boards upon presentation of a badge, employee identification card, or similar credentials, to:

- i. enter premises and facilities where cannabis is cultivated; where water is diverted, stored, or used; where wastes are treated, stored, or disposed; or in which any records are kept;
- i. access and copy, any records required to be kept under the terms and conditions of the Policy and General Order;
- ii. inspect, photograph, and record audio and video, any cannabis cultivation sites, and associated premises, facilities, monitoring equipment or device, practices, or operations regulated or required by the Policy and General Order; and
- iii. sample, monitor, photograph, and record audio and video of site conditions, any discharge, waste material substances, or water quality parameters at any location for the purpose of assuring compliance with the Policy and General Order.

3. TECHNICAL REPORT REQUIREMENTS

The following technical report(s) shall be submitted by the Discharger as described below:

A Site Management Plan, by September 21, 2019, consistent with the requirements of General Order Provision C.1.a., and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of the Site Management Plan.

A *Site Closure Report* must be submitted 90 days prior to permanently ending cannabis cultivation activities and seeking to rescind coverage under the General Order. The *Site Closure Report* must be consistent with the requirements of General Order Provision C.1.e., and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of the *Site Closure Report*.

4. MONITORING AND REPORTING PROGRAM

The Discharger shall comply with all provisions of the Monitoring and Reporting Program (MRP), which appears as Attachment B to the General Order. The Discharger shall also comply with all provisions of the *North Coast Regional Supplement to Annual Monitoring and Reporting Requirements for Statewide Cannabis General Order WQ 2017-0023-DWQ* (Regional Supplement), which independently appears as Investigative Order No. R1-2019-0023, issued by the Regional Water Board Executive Officer on March 22, 2019. Annual reports for both sets of requirements shall be submitted to the Regional Water Board in a combined report by March 1 following the year being monitored through the online portal (<https://public2.waterboards.ca.gov/cgo>). The Discharger shall not implement any changes to the MRP or to the Regional Supplement unless and until a revised MRP or Regional Supplement is issued by the Regional Water Board Executive Officer or the State Water Board Division of Water Quality Deputy Director, or the State Water Board Chief Deputy Director.

A copy of Attachment B to the General Order can be obtained online at the following location, or by contacting staff at the phone number and email address listed below. https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2019/wqo2019_0001_dwq.pdf#page=32.

A copy of the Regional Supplement can be obtained online at the following location, or by contacting staff at the phone number and email address listed below.

https://www.waterboards.ca.gov/northcoast/board_decisions/adopted_orders/pdf/2019/19_0023_Regional%20Supplement%2013267%20Order.pdf.

5. ANNUAL FEE

According to the information submitted, the discharge is classified as Tier 1 Low Risk. The 2018-2019 annual fee for that tier and risk level was set at \$600, but please note that the Fee Schedule is updated annually and future fees may be invoiced at different rates. Invoices are sent by the State Water Board at the beginning of each calendar year (generally in February). Do not submit payments without receiving an invoice. If you have questions or concerns about your fees please contact the Fee Branch at FeeBranch@waterboards.ca.gov or (916) 341-5247. The fee is due and payable on an annual basis until coverage under this General Order is formally rescinded. To rescind coverage, the Discharger must submit a Request for Termination in writing through the online portal (available at: <https://public2.waterboards.ca.gov/cgo>), including a Site Closure Report at least 90 days prior to termination of activities and include a final MRP report.

6. TERMINATION OF COVERAGE UNDER THE GENERAL ORDER & REGIONAL WATER BOARD CONTACT INFORMATION

Enrollees that propose to terminate coverage under the General Order must submit a Request for Termination in writing through the online portal (<https://public2.waterboards.ca.gov/cgo>). The Request for Termination consists of a formal statement regarding the reason for requesting termination (i.e. cultivation is no longer occurring, the property is being sold, etc.), documentation that the site is in compliance with the General Order, including dated photographs and a written discussion. If the site is not meeting the requirements of the General Order, then the enrollment cannot be terminated. Regional Water Board staff will review the Request for Termination for completeness before determining if a property inspection, enrollment termination, or a request for additional information is appropriate.

If the Discharger cannot comply with the General Order, or will be unable to implement an applicable BPTC measure contained in Attachment A by the onset of the winter period each year, the Discharger shall notify the North Coast Regional Cannabis Unit staff at (707) 576-2676 or northcoast.cannabis@waterboards.ca.gov so that a site-specific compliance schedule can be developed.

Cc: Kevin Porzio, State Water Resources Control Board,
dwq.cannabis@waterboards.ca.gov
Cheri Sanville, California Department of Fish and Wildlife,
cheri.sanville@wildlife.ca.gov
Cliff Johnson, Humboldt County Planning and Building,
cjohnson@co.humboldt.ca.us

State of California
Well Completion Report
 Form DWR 188 Submitted 11/18/2020
 WCR2020-016145

Owner's Well Number 1 Date Work Began 09/22/2020 Date Work Ended 09/22/2020
 Local Permit Agency Humboldt County Department of Health & Human Services - Land Use Program
 Secondary Permit Agency _____ Permit Number 20/21-0080 Permit Date 07/20/2020

Well Owner (must remain confidential pursuant to Water Code 13752)	Planned Use and Activity
Name <u>Morgan Stoft</u>	Activity <u>New Well</u>
Mailing Address <u>p.o 190</u>	Planned Use <u>Water Supply Irrigation - Agriculture</u>
City <u>garberville</u> State <u>ca</u> Zip <u>95542</u>	

Well Location	
Address _____	APN <u>216-083-003</u>
City _____ Zip _____ County <u>Humboldt</u>	Township _____
Latitude <u>40</u> <u>3</u> <u>55.5479</u> N Longitude <u>-123</u> <u>39</u> <u>22.3559</u> W	Range _____
Deg. Min. Sec.	Section _____
Dec. Lat. <u>40.06543</u> Dec. Long. <u>-123.65621</u>	Baseline Meridian _____
Vertical Datum _____ Horizontal Datum <u>WGS84</u>	Ground Surface Elevation _____
Location Accuracy _____ Location Determination Method _____	Elevation Accuracy _____
	Elevation Determination Method _____

Borehole Information	
Orientation <u>Vertical</u> Specify _____	
Drilling Method <u>Direct Rotary</u> Drilling Fluid <u>Air</u>	
Total Depth of Boring <u>200</u> Feet	
Total Depth of Completed Well <u>200</u> Feet	

Water Level and Yield of Completed Well	
Depth to first water <u>130</u> (Feet below surface)	
Depth to Static _____	
Water Level <u>120</u> (Feet) Date Measured <u>09/22/2020</u>	
Estimated Yield* <u>40</u> (GPM) Test Type <u>Air Lift</u>	
Test Length <u>3</u> (Hours) Total Drawdown <u>20</u> (feet)	
*May not be representative of a well's long term yield.	

Geologic Log - Free Form		
Depth from Surface Feet to Feet	Description	Description
0	20	top soil
20	40	clay
40	200	solid blue rock with quartz

Casings										
Casing #	Depth from Surface Feet to Feet		Casing Type	Material	Casings Specifications	Wall Thickness (inches)	Outside Diameter (inches)	Screen Type	Slot Size if any (inches)	Description
1	0	200	Blank	PVC	OD: 5.563 in. I Thickness: 0.375 in.	0.375	5.563	Milled Slots	0.032	0-180 blank 5 inch pvc 180-200 perforated slots .032

Annular Material					
Depth from Surface Feet to Feet	Fill	Fill Type Details		Filter Pack Size	Description
0	20	Bentonite	Non Hydrated Bentonite	3/8s	
20	200	Filter Pack	Other Gravel Pack	3/8s pea gravel	

Other Observations:

Borehole Specifications

Depth from Surface Feet to Feet		Borehole Diameter (Inches)
0	200	9

Certification Statement

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief

Name BUSHNELL WELL DRILLING
 Person, Firm or Corporation

P O BOX 530 MIRANDA CA
 Address City State Zip

Signed electronic signature received 11/18/2020 1061820
 C-57 Licensed Water Well Contractor Date Signed C-57 License Number

DWR Use Only

CSG #	State Well Number	Site Code	Local Well Number

N	W
---	---

Latitude Deg/Min/Sec **Longitude Deg/Min/Sec**

TRS: _____
 APN: _____

13029



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	NATURAL RESOURCES	445-7741	LAND USE	445-7205
		BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540		
		ENGINEERING	445-7377	PARKS	445-7651		
		FACILITY MAINTENANCE	445-7493	ROADS & EQUIPMENT MAINTENANCE	445-7421		

ROAD EVALUATION REPORT INSTRUCTIONS

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

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

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

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

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

(continued on next page)



HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT

PART A: Part A may be completed by the applicant

Applicant Name: Wesley Stoff APN: 216-073-006

Planning & Building Department Case/File No.: _____

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

From Road (Cross street): Redwood Drive (exit 6396) From 101 S Garberville

To Road (Cross street): Bell Springs road

Length of road segment: 8.6 miles Date Inspected: _____

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

Check one of the following:

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

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

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

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

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

Signature _____

Date _____

Name Printed _____

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

HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT

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

Applicant Name:

Worby Stoft

APN:

216-073-006

Planning & Building Department Case/File No.:

Road Name: Bell springs RD (complete a separate form for each road)

From Road (Cross street): Alderpoint Road

To Road (Cross street): Bellus RD

Length of road segment: 4.8 miles Date Inspected: _____

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

Check one of the following:

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

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

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

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

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

Signature _____

Date _____

Name Printed _____

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

HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT

PART A: Part A may be completed by the applicant

Applicant Name: Wesley Stoft APN: 216-073-006

Planning & Building Department Case/File No.: _____

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

From Road (Cross street): Bell springs RD

To Road (Cross street): Drive way

Length of road segment: 1 miles Date Inspected: _____

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

Check one of the following:

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

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

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

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

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

Signature _____

Date _____

Name Printed _____

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

PART B: Only complete Part B if Box 3 is checked in Part A. Part B is to be completed by a Civil Engineer licensed by the State of California. Complete a separate form for each road.

Road Name: _____ Date Inspected: _____ APN: _____
 From Road: _____ (Post Mile _____) Planning & Building
 To Road: _____ (Post Mile _____) Department Case/File No.: _____

1. What is the Average Daily Traffic (ADT) of the road (including other known cannabis projects)?

Number of other known cannabis projects included in ADT calculations:
 (Contact the Planning & Building Department for information on other nearby projects.) _____

ADT: _____ Date(s) measured: _____

Method used to measure ADT: Counters Estimated using ITE Trip Generation Book

Is the ADT of the road less than 400? Yes No

If YES, then the road is considered very low volume and shall comply with the design standards outlined in the American Association of State Highway and Transportation Officials (AASHTO) *Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT ≤400)*. Complete sections 2 and 3 below.

If NO, then the road shall be reviewed per the applicable policies for the design of local roads and streets presented in AASHTO *A Policy on Geometric Design of Highways and Streets*, commonly known as the "Green Book". Complete section 3 below.

2. Identify site specific safety problems with the road that include, but are not limited to: (Refer to Chapter 3 in AASHTO *Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT ≤400)* for guidance.)

A. Pattern of curve related crashes.

Check one: No. Yes, see attached sheet for Post Mile (PM) locations.

B. Physical evidence of curve problems such as skid marks, scarred trees, or scarred utility poles

Check one: No. Yes, see attached sheet for PM locations.

C. Substantial edge rutting or encroachment.

Check one: No. Yes, see attached sheet for PM locations.

D. History of complaints from residents or law enforcement.

Check one: No. Yes (check if written documentation is attached)

E. Measured or known speed substantially higher than the design speed of the road (20+ MPH higher)

Check one: No. Yes.

F. Need for turn-outs.

Check one: No. Yes, see attached sheet for PM locations.

3. Conclusions/Recommendations per AASHTO. Check one:

The roadway can accommodate the cumulative increased traffic from this project and all known cannabis projects identified above.

The roadway can accommodate the cumulative increased traffic from this project and all known cannabis projects identified above, if the recommendations on the attached report are done. (check if a *Neighborhood Traffic Management Plan* is also required and is attached.)

The roadway cannot accommodate increased traffic from the proposed use. It is not possible to address increased traffic.

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

Signature of Civil Engineer _____

Date _____

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.

REFERENCES:

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

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

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

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

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

// END //

Green Grove Road Evaluation for Green Grove Family Farm APN: 216-073-006

Picture Key:



#1 Entering Bellus road coming off of Bellus road



#2 Driving up the hill along Bellus Road Picture



#3 Going along the road from picture #2



#4 Further up Bellus Road



#5 Going along the curve further up Bellus Road



#6 Continuing going along Bellus Road



#7 Driving along bellus road



#8 Corner along Belus road before the driveway



#9 Drive way to the property



ATTACHMENT 4

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

Referral Agency	Response	Recommendation	Location
Building Inspection Division	✓	Comments	Attached
Division Environmental Health	✓	Conditional Approval	Attached
Public Works, Land Use Division	✓	Conditional Approval	Attached
CAL FIRE		No Response	
California Department of Fish & Wildlife		No Response	Attached – Planning staff request for comments
Northwest Information Center	✓	Further Study	On file and confidential
Intertribal Sinkyone Wilderness Council		No Response	
Southern Humboldt Joint Unified School District		No Response	
Humboldt County Sheriff	✓	Comments	On file
Humboldt County Agricultural Commissioner		No Response	
Humboldt County District Attorney		No Response	
North Coast Regional Water Quality Control Board		No Response	
State Water Resources Control Board – Division of Water Rights		No Response	
North Coast Unified Air Quality Management District		No Response	



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

11/13

7/6/2018

PROJECT REFERRAL TO: Building Inspection Division

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, Intertribal Sinkyone Wilderness Council, Humboldt County Sheriff, SWRCB- Division of Water Rights, Southern Humboldt Joint Unified School District

Applicant Name Wesley Stoft **Key Parcel Number** 216-073-006-000

Application (APPS#) 13029 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** CUP16-960

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

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

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

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

Return Response No Later Than 7/21/2018

Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501

E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

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

- Recommend Approval. The Department has no comment at this time.
- Recommend Conditional Approval. Suggested Conditions Attached.
- Applicant needs to submit additional information. List of items attached.
- Recommend Denial. Attach reasons for recommended denial.
- Other Comments:

*Use presite
in Acceta*

** See attached presite form for referral response*

DATE: _____

PRINT NAME: _____

216-073-006

PRE-SITE

Project Started

Yes No

AOB Inspection

Yes No

Soil Required Due to

Project is in flood zone A

Yes No

2nd Flood Certificate Required

Yes No

SRA requirements apply

Yes No

SRA water storage requirements apply

Yes No

Grading permit required

Yes No

Erosion and sediment control measures required

Lot created prior to 1992

Yes No

Incomplete Submittal Construction Plan

Yes No

Plans Stamped by Licensed Prof Required

Yes No

Soil Report Required

Yes No

FIRM panel number

(Text)

Flood elevation certificate required

Yes No

Project appears to be within wet area

Appr.SRA req. need to be shown on plot plan

Yes No

Driveway slope appears to be

Submit engineered foundation for

Applicant must locate property lines

Yes No

Plot plan incomplete, must be revised

Yes No

Other concerns exist

Yes No

Standard Comment

RM
11-13-18

- This cannabis project is still in referrals. There is 1 decommissioned water bladder (grading may be involved), 5+ ag-exempt buildings, 3 decommissioned cultivation areas, 2 relocation areas, and 2 S1 or S2 commercial buildings.
- Parcel is in the SRA area and most buildings were constructed after 2003
- Soils report will be required do to the steep slope (over 15%) throughout the entire parcel
- The applicant needs to locate property lines. Their relocation areas may be within a 30ft setback.
- Most grading is over 5 years old and therefore will not require grading plans per Chad
- Revise plot plan to show property line setbacks, water bladder as to be decommissioned, relocated cultivation area as receiving location with dimensions of cultivation area, no rainwater catchment area, both general storage sheds as drying and storage sheds, all outdoor/ mixed-light/ propagation greenhouses labeled as such, and label all areas to be relocated as to be relocated.



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

PROJECT REFERRAL TO: Health and Human Services Environmental
Health Division

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, Intertribal Sinkyone Wilderness Council, Humboldt County Sheriff, SWRCB- Division of Water Rights, Southern Humboldt Joint Unified School District

Applicant Name Wesley Stoft Key Parcel Number 216-073-006-000

Application (APPS#) 13029 Assigned Planner Meghan Ryan (707) 441-2622 Case Number(s) CUP16-960

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

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

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

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

Return Response No Later Than Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
E-mail: planning@clerk.co.humboldt.ca.us Fax: (707) 268-3792

We have reviewed the above application and recommend the following:

Conditional Approval

Comments:

D[redacted] has no record of the well proposed as the source of water. [redacted] wner shall either provide evidence of permit, destroy the well, legal[redacted] the well through installation of a new sanitary surface seal, or provide compelling evidence that the well was installed prior to [redacted]ebruary, 1[redacted][redacted].

All outhouses must be destroyed and remediated. [redacted]ortable toilets are acceptable.

Response Date: 11/30/2018 Recommendation By: Benjamin Dolf



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

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

ARCATA-EUREKA AIRPORT TERMINAL
MCKINLEYVILLE
FAX 839-3596

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

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

AVIATION 839-5401

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

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

DATE: 10-02-2018

RE:

Applicant Name	WESLEY STOFF
APN	216-073-006
APPS#	13029
CASE#	CUP16-960

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

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

*Note: Exhibits are attached as necessary.

Additional comments/notes:

// END //

Public Works Recommended Conditions of Approval

(All checked boxes apply)

APPS # 13029

COUNTY ROADS- FENCES & ENCROACHMENTS:

All fences and gates shall be relocated out of the County right of way. All gates shall be setback sufficiently from the County road so that vehicles will not block traffic when staging to open/close the gate. In addition, no materials shall be stored or placed in the County right of way.

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

COUNTY ROADS- DRIVEWAY (PART 1):

The submitted site plan is unclear and/or shows improvements that are inconsistent with County Code and/or Department of Public Works policies. The applicant is advised that these discrepancies will be addressed at the time that the applicant applies to the Department of Public Works for an Encroachment Permit. If the applicant wishes to resolve these issues prior to approval of the Planning & Building permit for this project, the applicant should contact the Department to discuss how to modify the site plan for conformance with County Code and or Department of Public Works policies. Notes:

COUNTY ROADS- DRIVEWAY (PART 2):

Any existing or proposed driveways that will serve as access for the proposed project that connect to a county maintained road shall be improved to current standards for a commercial driveway. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way. This also includes installing or replacing driveway culverts; minimum size is typically 18 inches.

- If the County road has a paved surface at the location of the driveway, the driveway apron shall be paved for a minimum width of 18 feet and a length of 50 feet.
If the County road has a gravel surface at the location of the driveway, the driveway apron shall be rocked for a minimum width of 18 feet and a length of 50 feet.
If the County road is an urban road, frontage improvements (curb, gutter, and sidewalk) shall also be constructed to the satisfaction of the Department. Any existing curb, gutter or sidewalk that is damaged shall be replaced.

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

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

COUNTY ROADS- DRIVEWAY (PART 3):

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

COUNTY ROADS-PARKING LOT- STORM WATER RUNOFF:

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

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

COUNTY ROADS- DRIVEWAY & PRIVATE ROAD INTERSECTION VISIBILITY:

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

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

COUNTY ROADS- PRIVATE ROAD INTERSECTION: AT BELLSPRINGS RD

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

- If the County road has a paved surface at the location of the access road, the access road shall be paved for a minimum width of 20 feet and a length of 50 feet where it intersects the County road.
If the County road has a gravel surface at the location of the access road, the access road shall be rocked for a minimum width of 20 feet and a length of 50 feet where it intersects the County road.

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

COUNTY ROADS- ROAD EVALUATION REPORT(S):

All recommendations in the Road Evaluation Report(s) for County maintained road(s) shall be constructed/implemented to the satisfaction of the Public Works Department prior to commencing operations, final sign-off for a building permit, or approval for a business license. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way.

// END //

From: [Meghan Ryan](#)
To: "[O'connell, Gregory@Wildlife](#)"; "[michael.vanhatter@wildlife.ca.gov](#)"
Cc: [Megan Marruffo](#)
Subject: APPS #13029 - Walker Ridge Family Farms, LLC - APN: 216-073-006: PROJECTED HAEARING DATE: AUGUST 5, 2021
Date: Tuesday, July 13, 2021 6:54:00 AM

Good morning, Greg and Michael – I hope you are both doing well. I am reviewing the Walker Ridge Family Farms, LLC, project and I did not see any comments from CDFW on file. The project was referred on July 6, 2018. There is a copy of a Notification of Lake or Streambed Alteration in the file. The project description is the following:

A Conditional Use Permit for an existing 12,896 square foot (SF) cannabis cultivation of which 10,396 SF is outdoor and 2,500 SF is mixed-light. Ancillary propagation occurs onsite within an existing 960 SF greenhouse (640 SF outdoor and 320 SF mixed-light) and an additional 350 SF mixed-light area, for a total of 1,310 SF. Irrigation water is sourced from two groundwater wells on the subject parcel. Existing available water storage is 122,300 gallons in a series of poly tanks, one (1) 10,000-gallon cement tank, and two (2) water bladders totaling 60,000 gallons, which will be replaced by additional hard plastic tanks. Estimated annual water usage is 248,000 gallons. Drying occurs onsite, while all other processing occurs offsite at a licensed facility. The operation requires no employees. Power is provided by Pacific Gas and Electric Company (PG&E). The proposed project also includes a Special Permit for development within the Streamside Management Area (SMA) for culvert replacement and crossing upgrades, as recommended by the Site Management Plan, and for relocation of existing cultivation and a greenhouse from within the SMA.

Please let me know if CDFW has any questions or comments regarding this project.

Best,
Meghan



Meghan Ryan
Planning Director
LACO Associates
Eureka | Ukiah | Santa Rosa | Chico
Advancing the quality of life for generations to come
707 443-5054
<http://www.lacoassociates.com>

This e-mail and its attachments are confidential. E-mail transmission cannot be assured to be secure or without error. LACO Associates therefore does not accept liability for any errors or omissions in the contents of this message. The recipient bears the responsibility for checking its accuracy against corresponding originally signed documents. If you are not the named addressee you should not disseminate, distribute, or copy this e-mail. Please notify the sender or postmaster@lacoassociates.us by e-mail if you have received this e-mail by mistake, and delete this e-mail from your system.