



**COUNTY OF HUMBOLDT**  
**PLANNING AND BUILDING DEPARTMENT**  
**CURRENT PLANNING DIVISION**

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

Hearing Date: September 2, 2021

To: Humboldt County Zoning Administrator

From: Alec Barton, Contract Planner

Subject: **Humboldt's Own, LLC Special Permit**  
Application Number PLN-2021-11786  
Assessor's Parcel Number (APN) 105-071-006  
702 Chambers Road, Petrolia, CA 95558

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Please contact Alec Barton, Planner (Harris & Associates) at 435-851-4003 or by email at [alec.barton@weareharris.com](mailto:alec.barton@weareharris.com), if you have any questions about the scheduled public hearing item.

**AGENDA ITEM TRANSMITTAL**

<b>Hearing Date</b> September 2, 2021	<b>Subject</b> Special Permit – Existing Cultivation Special Permit – Relocation of Cultivation Special Permit – New Cultivation	<b>Contact</b> Alec Barton
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**Project Description:** A Special Permit for 24,800 SF of outdoor cannabis cultivation and 9,800 SF of new outdoor cannabis cultivation, and a Special Permit for 30,200 SF of cultivation being transferred from an RRR site to the property. Total permitted cultivation would be 64,800 SF, with appurtenant propagation and drying activities. Propagation occurs is proposed in four (4) 2,496-SF greenhouses, totaling 9,984 SF.

The source of water for irrigation is an onsite permitted well (No. 16/17-0721). Total estimated annual water use is 1,018,450 gallons (15.7 gal/SF). There is no onsite water storage for irrigation purposes.

Drying will occur in a 7,200-SF facility onsite. Further processing occurs offsite at a licensed third-party facility. The project requires a maximum of fifteen (15) employees during peak staffing season, which lasts for approximately six (6) to eight (8) weeks. Electrical power is provided by PG&E.

**Project Location:** The project is located at 702 Chambers Road, approximately 1 mile southeast of the unincorporated community of Petrolia, in southern Humboldt County.

**Present Plan Land Use Designations** Agricultural General (AG); 2017 General Plan; Density: 60-120 acres per unit; Slope Stability: Low Instability (1)

**Present Zoning:** AE-B-5(160), Agriculture Exclusive combined with Special Building area 5(160).

**Record Number:** PLN-2021-11786

**Assessor’s Parcel Number:** 105-071-006

**Applicant**

Matthew Goforth  
 Humboldt’s Own, LLC  
 702 Chambers Road  
 Petrolia, CA 95558

**Owner**

Melissa I Cohen  
 C/O Bobby Cohen  
 PO Box 36  
 Petrolia, CA 95558

**Agents**

Teisha M. Mechetti  
 Universal Enterprise Solutions,  
 LLC  
 512 I 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:** No major issues/concerns were identified for this project.

**Recommended Zoning Administrator 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 Zoning Administrator has considered the Addendum to the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section §15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Humboldt's Own, LLC project as recommended by staff subject to the recommended conditions.*

**Executive Summary** Humboldt's Own, LLC, seeks a Special Permit for 24,800 square feet (SF) of existing outdoor cultivation and 9,800 sf of new outdoor cultivation, and a Special Permit for the relocation of 30,200 SF of cultivation from APN's 107-124-014 and 107-235-009 under the Retirement, Remediation and Relocation (RRR) program. Total cultivation area on-site would be 64,800 SF. Propagation occurs in four (4) 2,496-SF greenhouses, proposed to be a total of 9,984 SF. Recommended condition of approval #26 would require that the plans be revised to no more than 6,480 square feet, which is ten percent of the total cultivation area proposed on the site.

The project area is on a gently-sloping 38-acre parcel near the Mattole River in the Mattole Valley. The present land use designation is Agricultural General (AG), as defined in the Humboldt County 2017 General Plan Update, and the parcel is zoned as Agriculture Exclusive (AE). Drying would occur onsite in a 7,200-SF facility, and further processing would occur at a licensed third-party facility offsite. Additional buildings onsite include a residence with attached garage, cabin, containers for pesticide and chemical storage, and sheds for tool and equipment storage. There would be approximately fifteen (15) employees active in the cultivation process during peak staffing season, which lasts for approximately six (6) to eight (8) weeks.

Electrical power is provided by PG&E. The Commercial Cannabis Land Use Ordinance (CCLUO 2.0) requires the applicant to source electricity exclusively from a renewable source. This can be accomplished in one of three ways: (1) Using grid power supplied from 100% renewable source; (2) Using an onsite renewable energy system with 20% net non-renewable energy use; or (3) Using grid power supplied by partial or wholly non-renewable source with purchase of carbon offset credits. Within six (6) months of project approval, the applicant shall demonstrate compliance with this condition by submitting documentation of energy source to Humboldt County Department of Planning and Building (**Condition 9**).

**Water Resources**

Irrigation water is sourced from an onsite permitted well (No. 16/17-0721) with a yield of 20 gallons per minute. The well draws from 140 feet below the surface. Total estimated annual water use is 1,018,450 gallons (15.7 gal/SF). David Fisch of Fisch Drilling evaluated the well and found it to be hydrologically disconnected from surface waters and shallow aquifers. Because the project utilizes a groundwater well, forbearance during the dry season is not required. There is no onsite water storage for irrigation purposes; however, the project area includes 10,000 gallons of permanent water storage for fire suppression. The applicant plans to increase storage for fire suppression by 40,000 gallons via ten (10) 5,000-gallon tanks at the beginning of next year.

The project area is located within the Mattole River watershed and contains two watercourses: one Class II watercourse (Stream #1) and one Class III watercourse (Stream #2). There is one (1) stream crossing on the property.

A Water Resources Protection Plan (WRPP) was created in order to protect the water resources within the project area through annual site inspection, monitoring, and reporting of Tier 2 discharges to the North Coast Regional Water Quality Control Board (NCRWQCB). The proposed project is enrolled with the NCRWQCB under the water quality identification number (WDID No. 1B16528CHUM). Onsite monitoring shall occur during the following activities: 1) Before and after alteration or upgrade to a stream crossing, road segment or sediment discharge site; 2) Prior to the start of the water season on October 15 and December 15, in order to evaluate site winterization and preparedness for stormwater runoff; and 3) Following any rainfall event with an intensity of 3 inches of precipitation within 24 hours. The applicant is conditioned to meet all the corrective actions and recommendations outlined in the WRPP (**Condition 10**).

A Lake and Streambed Alteration Agreement (LSAA) has been filed with the California Department of Fish and Wildlife (CDFW) to address work to be done within the waterways (No. 1600-2018-0839-R1). Meters and float valves will be installed to stop water overflow into an onstream reservoir. CDFW approval is required prior to filling in the reservoir, and the applicant must submit an invasive species management plan or adopt the Bullfrog Management Plan. At the single stream crossing onsite, the applicant will replace an existing culvert with an appropriately sized culvert (at least 48 inches in width) to convey 100-year storm flow and debris (**Condition 11**).

The LSAA establishes specific corrective actions that the applicant must apply to offset any potential impacts to waterways within the area. The corrective actions are summarized as follows: 1) Document all activities that occur within waterways at the project area; 2) All work (excluding the water diversion) shall be confined to the dry weather period of June 15<sup>th</sup> through October 1<sup>st</sup> of each year; 3) Water diversion structures shall be constructed and maintained to not inhibit the movement of aquatic life; 4) Erosion and runoff protection measures shall be placed and maintained along streambanks prior to any construction activities; and 5) The completed project shall be inspected by a licensed professional to ensure the stream crossing was installed as designed, and a copy of the inspection report shall be submitted to CDFW within 90 days of project completion (**Condition 12**).

### **Biological Resources**

A Biological Resources Report was prepared by Jenell Jackson and Michelle McKenzie of Natural Resources Management Corporation (NRMC) in November 2020. The report addressed potential impacts to biological resources in new cultivation areas. NRMC concluded that the project area has potential to serve as habitat for several sensitive species, including Howell's montia, maple leaved checkerbloom, nodding semaphore grass, Siskiyou checkerbloom, Sierra gooseberry, and Pacific gilia. However, none of these species and no sensitive communities were observed during NRMC's survey of the project area.

The project is unlikely to have impacts on wildlife species occurring within the vicinity of the parcel, but the project area does have potential to serve as habitat for the foothill yellow-legged frog, a state-listed species of special concern. NRMC recommended several measures to reduce potential impacts to sensitive species within the project vicinity, including: comply with requirements of the relocation plan, adhere to all stream setback requirements, refrain from use of rodenticides and plastic support netting, and avoid sediment runoff by not overwatering plants and properly storing materials (**Condition 13**). Additionally, if early season lighting is used in hoop houses, these must be covered with blackout tarps from at least one hour prior to sunset to one hour past sunrise (**Condition B.2**).

In 1974, an adult northern spotted owl (NSO) of unknown sex was detected approximately 1.25 miles southeast of the project area. The sighting established the area as an NSO activity center (HUM0010). In an effort to protect sensitive NSO habitat, all projects within 1.3 miles of an NSO activity center are subject to CDFW requirements identified in the CCLUO environmental impact report (EIR) as follows. Prior to the removal of any trees or any ground-disturbing activities adjacent to or within suitable nesting, roosting, or foraging habitat for NSO, a qualified biologist familiar with the life history of NSO shall conduct preconstruction surveys for nests within a 1.3-mile buffer of HUM0010. Surveys shall take place between March 1 and August 31. Three (3) complete surveys spaced at least seven (7) days apart must be

completed by June 30. Six (6) complete surveys over the course of two (2) years must be completed to determine the presence of NSO. If NSO are determined to be absent from the project area, no further mitigation is required. If NSO are determined to be present within the project area, proposed cultivation activities will not be permitted consistent with the General Requirement and Prohibition 4 of Attachment A of the State Water Board Policy (**Condition 14**).

### **Tribal Cultural Resource Coordination**

A records search for known cultural resources was requested from the Northwest Information Center (NWIC) by Bryan Much (February 2018). The search indicated two previous studies (Brunmeier and Roscoe 1994, Roscoe and Rich 2006) included or may have included portions of the project area. The Brunmeier and Roscoe study (1994) was unclear as to whether researchers surveyed the northwestern portion of the project area. The Roscoe and Rich study (2006) covered the southeastern portion of the project area and identified no cultural resources in this area. Neither study covered, and no records exist for the southwestern portion of the project area. The NWIC recommended contacting local Native American Tribes to ensure project activities will not disturb Tribal Cultural Resources.

The Bear River Band of the Rohnerville Rancheria was contacted and responded that the Inadvertent Discovery Protocol should be implemented in case there is accidental discovery of previously unidentified historical artifacts or human remains (**Condition 15**).

### **Retirement, Relocation, Remediation Program**

The existing cultivation on-site totals 24,800 SF, consistent with the Cultivation Area Verification (CAV) for the site. In addition, the site will receive one (1) 30,200 sf cultivation project from parcels 107-124-014 and 107-235-009, which together make up one separate legal parcel. The transfer of the complete cultivation area from parcels 107-124-014 and 107-235-009 (30,200 SF total) requires a Special Permit due to the fact that it exceeds 20,000 sf of transferred cultivation.

The RRR program is intended to remediate sites which, because of steep slopes or proximity to impacted watersheds, are inappropriate for cannabis cultivation. As this application includes the receiving area (105-071-006) for the donor site at parcels 107-124-014 and 107-235-009, the applicant is responsible for the preparation and implementation of a full environmental remediation report for parcels 107-124-014 and 107-235-009, which combined make up a single legal parcel. DTN Engineering & Consulting prepared a Remediation Report on December 31, 2020. The report recommended a series of corrective actions be implemented. The remediation plan is attached to this staff report. Required work includes removing and restoring all cultivation areas to a more natural condition, improvements on the road including installing waterbars, reconfiguring a stream crossing (SC-2), and fortifying a culvert at another stream crossing (SC-5) with rock armoring. Work at both stream crossings requires an LSAA from CDFW (**Condition 16**). Condition 16 requires that this relocated cannabis is not permitted to be cultivated on the relocation site until the remediation work has been completed or bonded.

### **Access**

The area is located at 702 Chambers Road in the unincorporated community of Petrolia, in southern Humboldt County. DTN Engineering & Consulting reviewed roads within and leading to the project area and determined that Chambers Road, which is the main access road to the project area and is maintained by the county, is developed to the equivalent of a road category 4 standard and thus is adequate for the proposed use.

The driveway onsite is a category 2 equivalent roadway based upon a site visit on March 21, 2018. The grades are flat with sufficient space for vehicles to pass each other. Most of the driveway and some buildings are within the 100-year floodplain of Mill Creek. The intersection of the driveway and Chambers Road does not have a paved approach. This will be constructed per a standard condition required by DPW (**Condition 17**). Other standard conditions pertaining to driveways, fences, and proximity to farms are included herein (**Conditions 18, 19, and 20**).

### **Soils Report**

A Soils Report was prepared by Trinity Valley Consulting Engineers, Inc. (TVCE) in September 2020 to evaluate existing conditions within the project area. The applicant proposes to grade two (2) landings prior to installing twenty-one (21) greenhouses and a processing facility. Grading will cover 3.36 acres and the combined cut and fill quantities for both sites will be 3,792 cubic feet. The areas proposed for grading work are not prone to flooding, and the report concluded that the potential for liquefaction, surface rupture, soil strength loss, or faulting at either location is low. The report includes recommendations related to site preparation, footings, floor slab design, grading, compaction standards, fills, drainwater and landscaping, and erosion control. The applicant shall comply with all recommendations included in the report (**Condition 25**).

### **Setbacks**

CCLUO Section 55.4.6.4.4 ("Setbacks") requires cultivation sites to be located at least 270 feet from any adjacent undeveloped separately-owned parcel and at least 300 feet from any residence on an adjacent separately-owned parcel. Both setbacks may be reduced or waived with the express written consent of owners of adjacent parcels. Portions of the cultivation areas at this project area extend into the 270- and 300-foot setbacks. The applicant has acquired waivers from the owners of four (4) adjacent properties certifying that cultivation may occur within these setbacks. These waivers are included as attachments to the staff report.

**RECOMMENDATION:** Based on a review of Planning and Building Department reference sources and comments from all involved referral agencies, Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approval of the Special Permits.

**ALTERNATIVES:** Several alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and put the decision making in front of the Zoning Administrator. Any decision to place this matter before the Zoning Administrator must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; or 3) The Zoning Administrator could deny approval of the requested permits if you are unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.

**RESOLUTION OF THE ZONING ADMINISTRATOR  
OF THE COUNTY OF HUMBOLDT  
Resolution Number 21-  
Record Number PLN-2021-11786  
Assessor's Parcel Number: 105-071-006**

**Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Humboldt's Own, LLC, Special Permits.**

**WHEREAS, Humboldt's Own, LLC** applied for a Special Permit for 24,800 SF of outdoor cannabis cultivation and 9,800 SF of new outdoor cannabis cultivation, and a Special Permit for 30,200 SF of cultivation being transferred from an RRR site to the property. Total permitted cultivation would be 64,800 SF, with appurtenant propagation and drying activities; and

**WHEREAS,** the County Planning Division, the lead agency, prepared an Addendum to the Final Environmental Impact Report prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) adopted by the Humboldt County Board of Supervisors on May 8, 2018. The proposed project does not present substantial changes that would require major revisions to the Environmental Impact Report. 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 Zoning Administrator held a duly-noticed public hearing on **September 2, 2021**, and reviewed, considered, and discussed the application for the requested Special Permits and reviewed and considered all evidence and testimony presented at the hearing.

**Now, THEREFORE BE IT RESOLVED,** that the Zoning Administrator makes all the following findings:

- 1. FINDING:**                   **Project Description:** The application is a Special Permit for 24,800 SF of outdoor cannabis cultivation and 9,800 SF of new outdoor cannabis cultivation, and a Special Permit for 30,200 SF of cultivation being transferred from an RRR site to the property. Total permitted cultivation would be 64,800 SF, with appurtenant propagation and drying activities. Electrical power is provided by PG&E. Irrigation water is sourced from an onsite permitted well (No. 16/17-0721).

**EVIDENCE:**           a) Project File: PLN-2021-11786

- 2. FINDING:**                   **CEQA.** The requirements of the California Environmental Quality Act have been met. The Humboldt County Zoning Administrator has considered the Addendum to an Environmental Impact Report prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) adopted by the Humboldt County Board of Supervisors on May 8, 2018.

**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 Environmental Impact Report (EIR). 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 Biological Resources Report was prepared by Natural Resources Management Corporation (NRMCM) in November 2020. The report addressed potential impacts to biological resources in new cultivation areas. NRMCM

concluded that the project area has potential to serve as habitat for several sensitive species, including Howell's montia, maple leaved checkerbloom, nodding semaphore grass, Siskiyou checkerbloom, Sierra gooseberry, and Pacific gilia. However, none of these species and no sensitive communities were observed during NRMCC's survey of the project area. The project is unlikely to have impacts on wildlife species occurring within the vicinity of the parcel, but the project area does have potential to serve as habitat for the foothill yellow-legged frog, a state-listed species of special concern. NRMCC recommended several measures to reduce potential impacts to sensitive species within the project vicinity, including: comply with requirements of relocation plan, adhere to all stream setback requirements, refrain from use of rodenticides and plastic support netting, and avoid sediment runoff by not overwatering plants and properly storing materials (**Condition 13**). Additionally, if early season lighting is used in hoop houses, these must be covered with blackout tarps from at least one hour prior to sunset to one hour past sunrise (**Condition B.2**).

In 1974, an adult northern spotted owl (NSO) of unknown sex was detected approximately 1.25 miles southeast of the project area. The sighting established the area as an NSO activity center (HUM0010). In an effort to protect sensitive NSO habitat, all projects within 1.3 miles of an NSO activity center are subject to requirements of the California Department of Fish and Wildlife (CDFW). The CCLUO EIR established surveying requirements for projects within the 1.3-mile NSO buffer as follows. Prior to the removal of any trees or any ground-disturbing activities adjacent to or within suitable nesting, roosting, or foraging habitat for NSO, a qualified biologist familiar with the life history of NSO shall conduct preconstruction surveys for nests within a 1.3-mile buffer of HUM0010. Surveys shall take place between March 1 and August 31. Three (3) complete surveys spaced at least seven (7) days apart must be completed by June 30. Six (6) complete surveys over the course of two (2) years must be completed to determine the presence of NSO. If NSO are determined to be absent from the project area, no further mitigation is required. If NSO are determined to be present within the project area, proposed cultivation activities will not be permitted consistent with the General Requirement and Prohibition 4 of Attachment A of the State Water Board Policy (**Condition 14**).

- d) A records search for known cultural resources was requested from the Northwest Information Center (NWIC) by Bryan Much (February 2018). The search indicated two previous studies (Brunmeier and Roscoe 1994, Roscoe and Rich 2006) included or may have included portions of the project area. The Brunmeier and Roscoe study (1994) was unclear as to whether researchers surveyed the northwestern portion of the project area. The Roscoe and Rich study (2006) covered the southeastern portion of the project area and identified no cultural resources in this area. Neither study covered, and no records exist for the southwestern portion of the project area. The NWIC recommended contacting local Native American Tribes to ensure project activities will not disturb Tribal Cultural Resources. The Bear River Band of the Rohnerville Rancheria was contacted and responded that the Inadvertent Discovery Protocol should be implemented in case there is accidental discovery of previously unidentified historical artifacts or human remains (**Condition 15**).



### FINDINGS FOR SPECIAL USE 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 Agriculture Exclusive (AE) zoning district. The proposed cannabis cultivation, an agricultural product, is within land planned and zoned for agricultural purposes and is 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 complementary to the Open Space Plan and its Open Space Action Program.
- 4. FINDING** The proposed development is consistent with the purposes of the existing Agricultural Exclusive (AE) zone in which the site is located.
- EVIDENCE**
- a) Agriculture Exclusive (AE) is intended to be applied to fertile areas of the County in which agriculture should be the desirable predominant use and in which the protection of this use from encroachment from incompatible uses is essential to the general welfare. All general agricultural uses, including cannabis cultivation, are principally permitted in this zoning district. Special Building Site (B-5(160)) areas are subzones that are intended to be combined with any principal zone, consistent with cultivation activities within the project area.
  - b) Humboldt County Code (HCC) section 314-55.4.6-6.5 allows cultivation of up to 43,560 SF with a Special Permit on a parcel over five (5) acres. The Retirement, Relocation, and Remediation (RRR) Program allows additional cultivation to occur onsite and allows for the complete transfer of cultivation area over 20,000 sf subject to a Special Permit. The application for 64,800 SF of outdoor cannabis cultivation is consistent with Humboldt County Code and the provisions of the RRR Program as 30,200 square feet is being transferred under the RRR program and 24,800 square feet is existing on the property. 9,800 square feet of new cultivation is proposed, consistent with the Section 314-55.4.6 of the Humboldt County Code.
- 5. FINDING** The proposed development is consistent with the requirements of the CCLUO Provisions of the Zoning Ordinance.
- EVIDENCE**
- a) The CCLUO allows cannabis cultivation to be permitted in areas zoned Agriculture Exclusive (AE) and Special Building Sites (B-5(160)), (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 in its current configuration by deed recorded with the County of Humboldt on January 31, 1991.
  - c) The project will obtain water from a permitted groundwater well (No. 16/17-0721), and forbearance is not required. The total estimated water usage is 1,018,450 gallons (15.7 gal/SF) per year.

- d) The slope of the land where cannabis will be cultivated is less than 15%.
- e) The cultivation of cannabis will not result in the net conversion of timberland. The proposed cultivation area(s) are located within a historical cultivation area in an Agriculture Exclusive (AE) zone.
- f) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 feet from any property line, more than 300 feet from any offsite residence, and more than 600 feet from any school, church, public park, or Tribal Cultural Resource.

**6. FINDING**

The cultivation of 64,800 SF of cannabis 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 project area is in a rural part of the County where the typical parcel size is over 20 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.
- b) The location of the proposed cannabis cultivation is more than 300 feet from the nearest off-site residence.
- c) Irrigation water will come from a permitted groundwater well (No. 16/17-0721).
- d) Provisions have been made in the applicant's proposal to protect water quality through yearly site inspection, monitoring, and reporting to the North Coast Regional Water Quality Control Board (NCRWQCB), in accordance with the Water Resources Protection Plan prepared for the project area. The site shall be inspected and monitoring reports prepared for the following activities: 1) before and after any alteration or upgrade to a given stream crossing, road segment, or other controllable sediment discharge site; 2) prior to the start of the water year (October 15) to evaluate site preparedness for storm events and associated storm water runoff; 3) site inspection no later than December 15 of each year; and 4) following any rainfall event with an intensity of 3 inches of precipitation within any 24 hour period. Annual reporting shall be submitted to the NCRWQCB by March 31 of each year. Therefore, runoff to adjacent property and infiltration of water to groundwater resources will not be adversely affected (**Condition 10**).

**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 currently contains a single existing residential unit. The approval of cannabis cultivation on this parcel will not conflict with the operation or use of the existing residential unit on site.

## DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

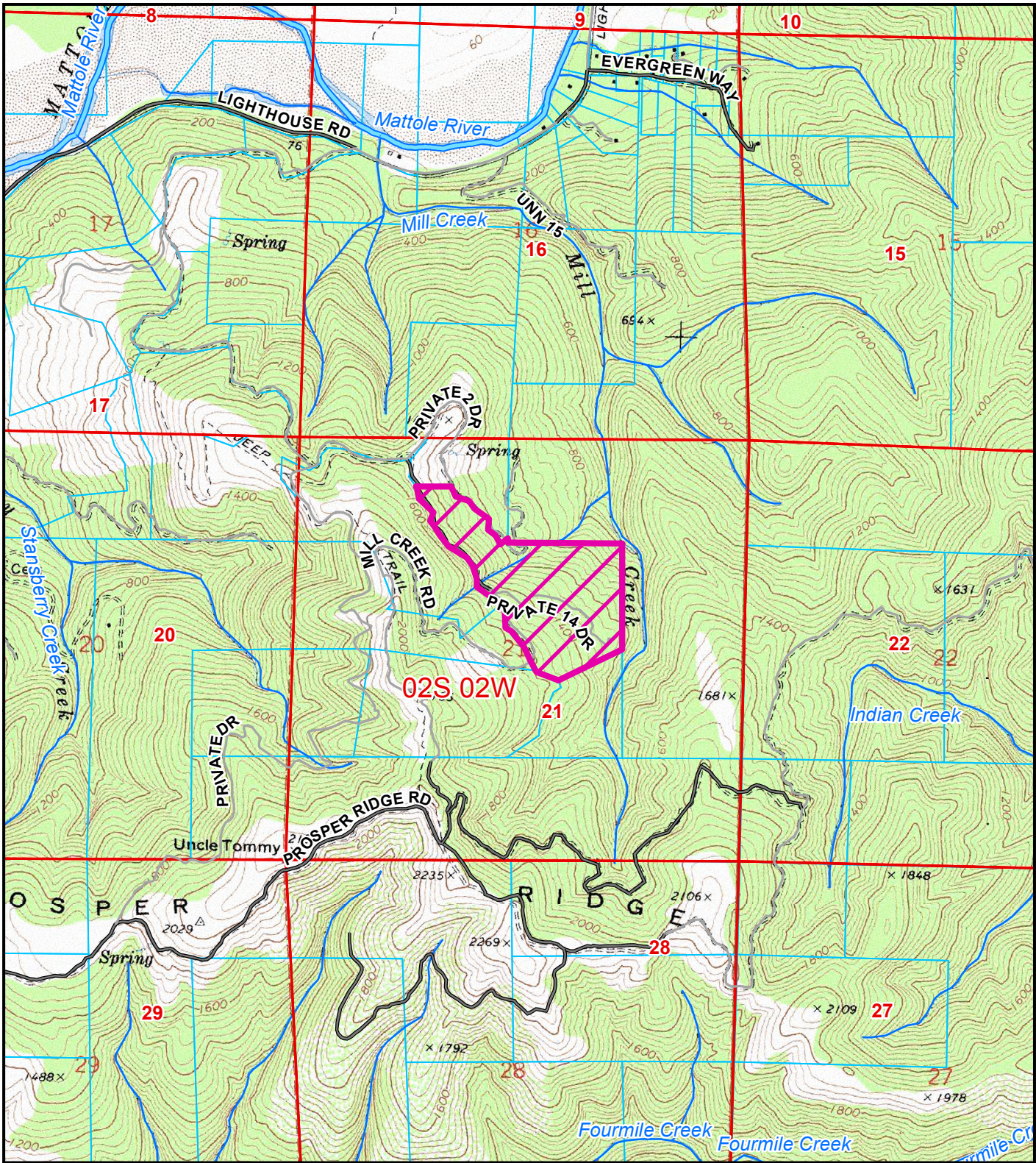
- Adopt the findings set forth in this resolution; and
- Conditionally approve the Special Permits for Humboldt's Own, LLC, based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on September 2, 2021.

I, John Ford, Zoning Administrator 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.

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John Ford, Director,  
Planning and Building Department



**TOPO MAP**  
**PROPOSED HUMBOLDT'S OWN, LLC**  
**PETROLIA AREA**

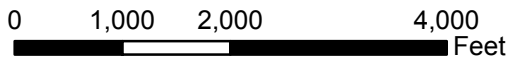
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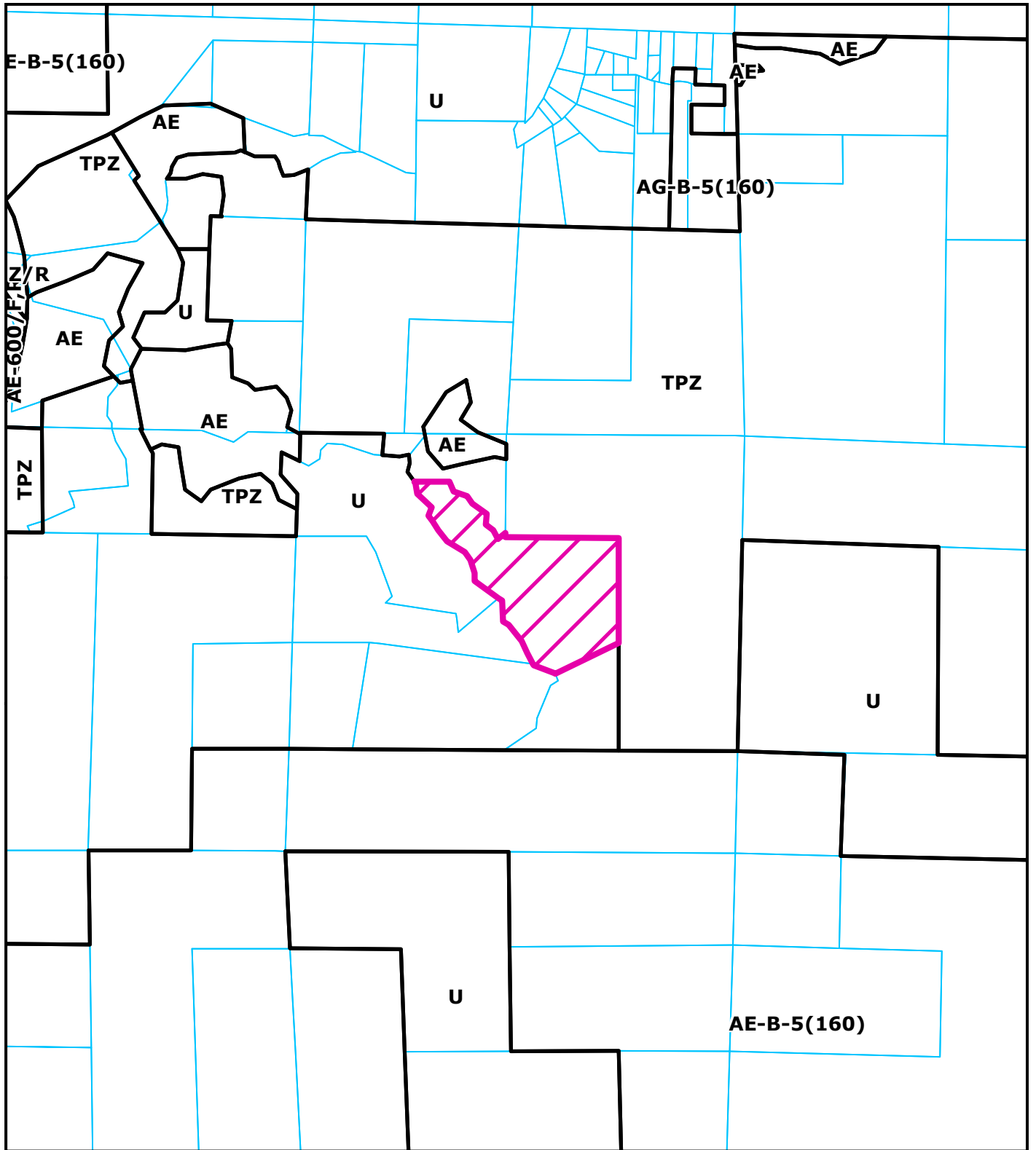
**CUP-16-384; SP-16-309; ZCC-16-251; ZCC-16-252**  
**APN: 104-131-016**

**T02S R02W S21 HB&M (PETROLIA)**




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 HUMBOLDT'S OWN, LLC  
 PETROLIA AREA**

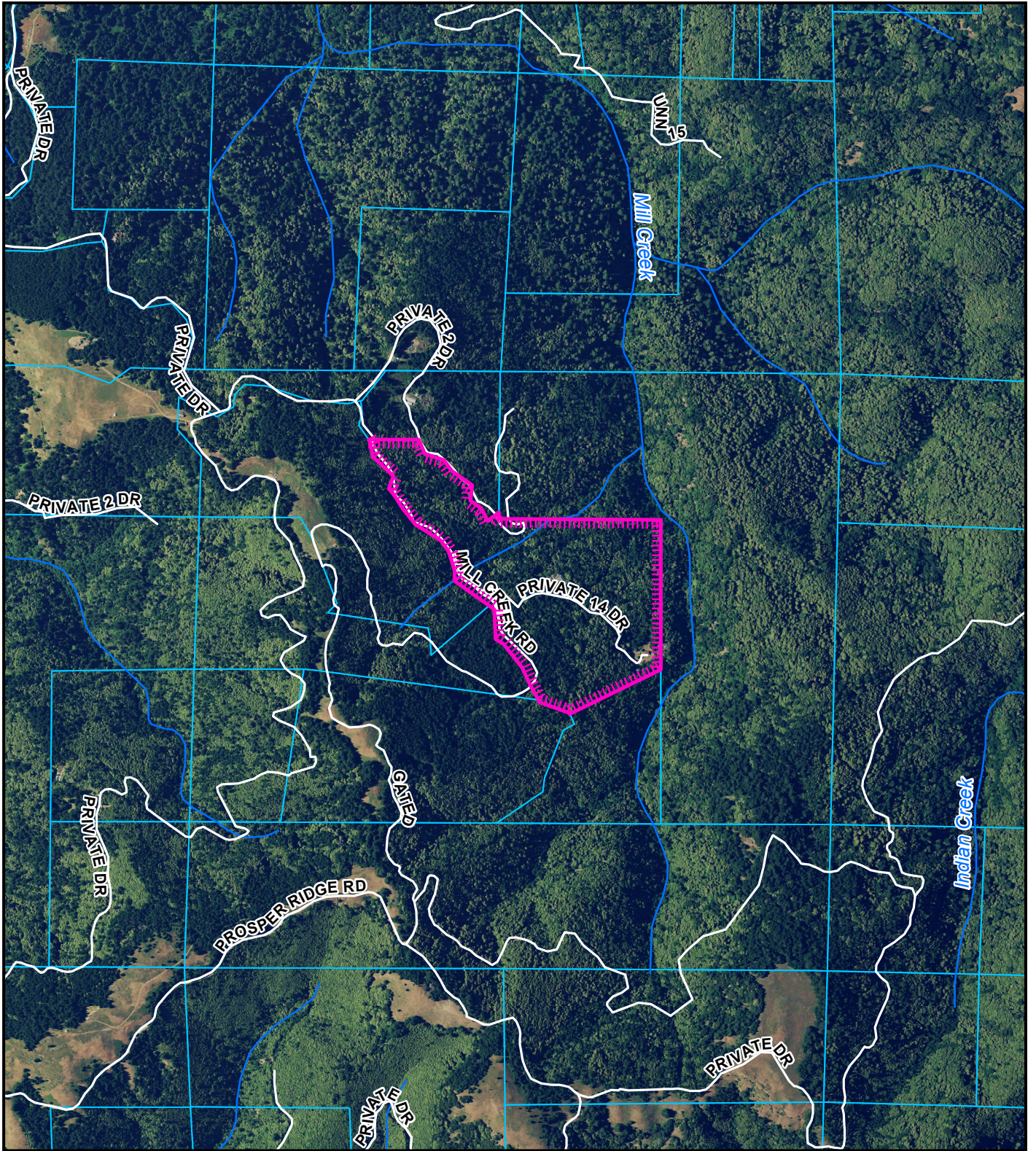
**Project Area =**  **CUP-16-384; SP-16-309; ZCC-16-251; ZCC-16-252  
 APN: 104-131-016**

**T02S R02W S21 HB&M (PETROLIA)**




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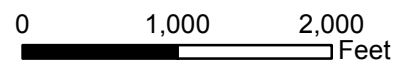




**AERIAL MAP  
 PROPOSED HUMBOLDT'S OWN, LLC  
 PETROLIA AREA**

**Project Area =**  **CUP-16-384; SP-16-309; ZCC-16-251; ZCC-16-252  
 APN: 104-131-016**

**T02S R02W S21 HB&M (PETROLIA)**



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# PROPERTY DIAGRAM & PREMISES DIAGRAM

## APN: 105-071-006

FOR  
**MATT GOFORTH**  
**702 CHAMBERS ROAD**  
**PETROLIA, CA 95558**

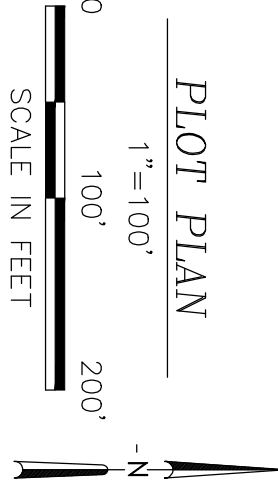
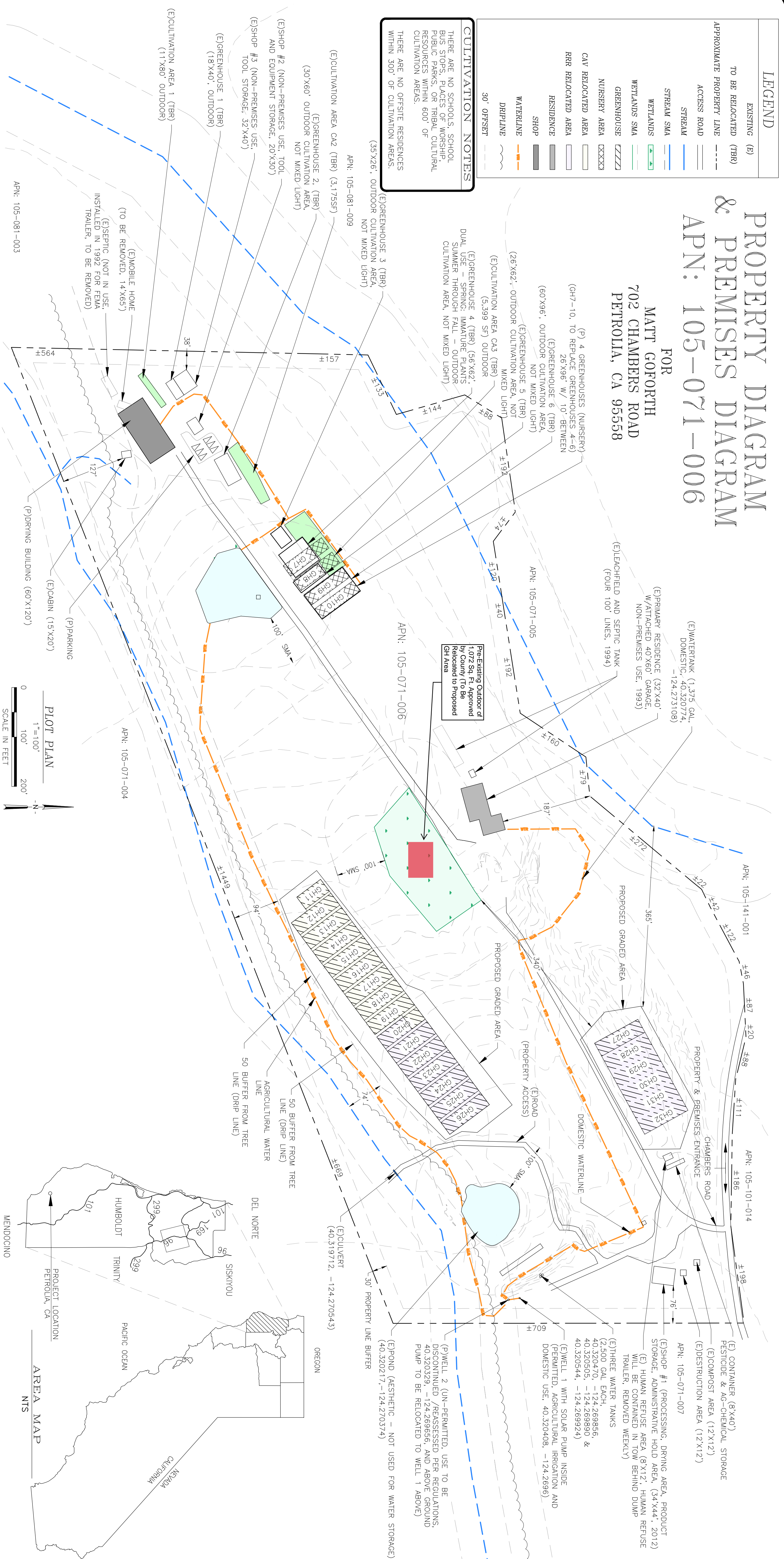
### LEGEND

EXISTING (E)	---
TO BE RELOCATED (TBR)	- - - -
APPROXIMATE PROPERTY LINE	---
ACCESS ROAD	---
STREAM	---
STREAM SMA	---
WETLANDS SMA	---
WETLANDS SMA	---
GREENHOUSE	---
NURSERY AREA	---
CAV RELOCATED AREA	---
RRR RELOCATED AREA	---
RESIDENCE	---
SHOP	---
WATERLINE	---
DRIPLINE	---
30' OFFSET	---

### CULTIVATION NOTES

THERE ARE NO SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS, OR TRIBAL CULTURAL RESOURCES WITHIN 600' OF CULTIVATION AREAS.

THESE ARE NO OFFSITE RESIDENCES WITHIN 300' OF CULTIVATION AREAS.

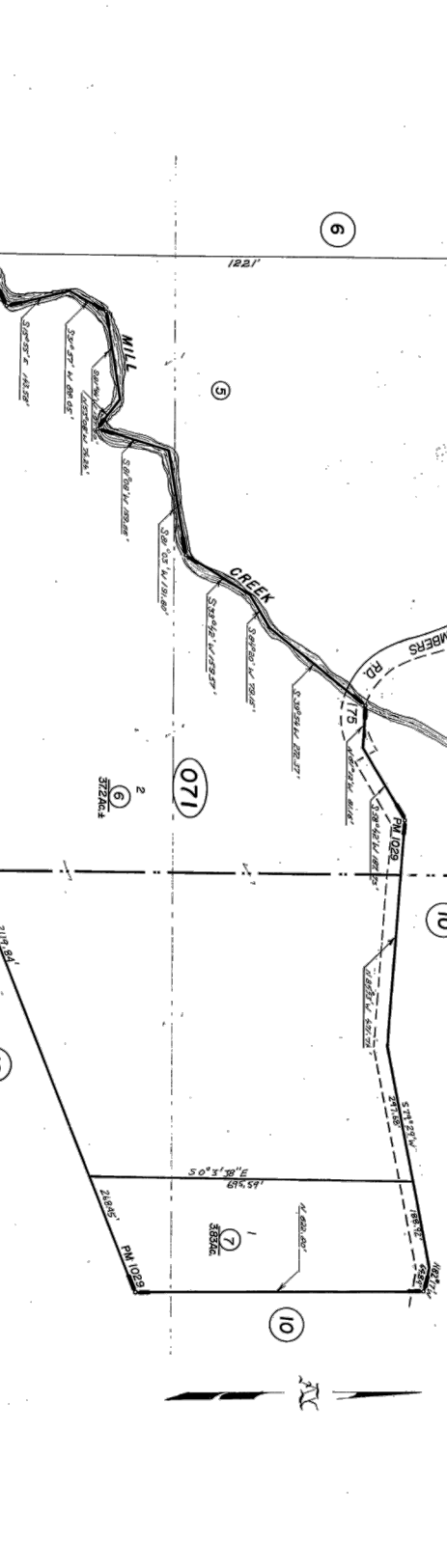


### EXISTING CULTIVATION TOTALS

LABEL	WIDTH (FT)	LENGTH (FT)	AREA (SF)	TYPE
GH1**	18	40	720	OUTDOOR
GH2**	30	60	1,800	OUTDOOR
GH3**	26	35	910	OUTDOOR
GH4**	52	62	3,224	OUTDOOR/NURSERY
GH5**	26	62	1,612	OUTDOOR
GH6**	26	62	1,612	OUTDOOR
GH7**	26	62	1,612	OUTDOOR
GH8**	26	62	1,612	OUTDOOR
GH9**	26	62	1,612	OUTDOOR
GH10**	26	62	1,612	OUTDOOR
GH11**	26	62	1,612	OUTDOOR
GH12**	26	62	1,612	OUTDOOR
GH13**	26	62	1,612	OUTDOOR
GH14**	26	62	1,612	OUTDOOR
GH15**	26	62	1,612	OUTDOOR
GH16**	26	62	1,612	OUTDOOR
GH17**	26	62	1,612	OUTDOOR
GH18**	26	62	1,612	OUTDOOR
GH19**	26	62	1,612	OUTDOOR
GH20**	26	62	1,612	OUTDOOR
GH21**	26	62	1,612	OUTDOOR
GH22**	26	62	1,612	OUTDOOR
GH23**	26	62	1,612	OUTDOOR
GH24**	26	62	1,612	OUTDOOR
GH25**	26	62	1,612	OUTDOOR
GH26**	26	62	1,612	OUTDOOR
GH27**	26	62	1,612	OUTDOOR
GH28**	26	62	1,612	OUTDOOR
<b>EXISTING CULTIVATION AREA TOTAL:</b>			<b>16,831,515 SF</b>	

### PROPOSED CULTIVATION TOTALS

GREENHOUSE #	WIDTH (FT)	LENGTH (FT)	AREA (SF)	TYPE
GH11	30	60	1,800	OUTDOOR
GH12-178	30	100	3,000	OUTDOOR
GH19	30	100	3,000	OUTDOOR
<b>TOTAL CAV AREA:</b>			<b>24,800 SF</b>	
<b>1/2 OF GH19</b>			<b>1,500 SF</b>	OUTDOOR
<b>GH20-GH32</b>			<b>1,300 SF</b>	OUTDOOR
<b>TOTAL RRR AREA:</b>			<b>40,000 SF</b>	
<b>TOTAL PROPOSED AGGREGATE CULTIVATION AREA:</b>			<b>64,800 SF</b>	



### NOTE:

PROPERTY AND PREMISES SHARE BOUNDARY

### GENERAL NOTES

WATER: WELL  
 POWER: PG&E  
 PHONE: FRONTIER  
 SEPTIC: 3 ONSITE WASTEWATER TREATMENT SYSTEMS (NON-PERMITTED) (ONE TO BE DECOMMISSIONED)  
 EXISTING GRADING: SEE GRADING PLAN  
 ZONING: AE-9.5 (160)  
 GENERAL PLAD USE: G (FRM)  
 COASTAL ZONE: INLAND  
 FIRE RATING: HIGH  
 FEMA FLOOD ZONE: PARTIAL, 100 YR ZONE (A)  
 SEISMIC SAFETY: LOW INSTABILITY  
 EARTHQUAKE FAULTS OR HAZARDS: NO  
 SETBACKS: 30 FT  
 SLOPE: CALCULATED USING ELEVATION PROFILE TAB ACCURACY ±5% (PER HUM CO WEB PORTAL)

### SECURITY NOTES

SECURITY CAMERAS WILL BE EQUIP WITH MOTION SENSORS AND PROXIMITY SENSORS FOR VEHICLES. OVER NIGHT SECURITY WILL BE PROVIDED BY A STAFFED WATCHMAN.

### IMPROVEMENT NOTES

REFUSE SHALL BE STORED ON A CONCRETE SLAB AND UNDER ROOF COVER OR IN A PORTABLE/LOCKABLE DUMPSTER. REFUSE MUST BE HAULED TO AN APPROVED WASTE FACILITY WEEKLY. COMPOST SHALL BE STORED AND COMPOSTED ONSITE. CANNABIS WASTE CANNOT EXCEED 50% OF THE GENERATED ORGANIC MATERIAL.

### CONTRACTOR ALERT!

CONTRACTOR MUST CONTACT USA DIG AT 800-227-2800 AT LEAST 72 HOURS BEFORE ANY EARTHWORK OR ACTIVITIES THAT MAY IMPACT EXISTING UNDERGROUND UTILITIES.

### SRA REQUIREMENTS

EXISTING UTILITY ALIGNMENTS BOTH HORIZONTALLY AND VERTICALLY MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES.

### PROVIDE ADEQUATE WATER STORAGE AND DELIVERY AS OUTLINED BY SRA ORDINANCE AND CALIFRE

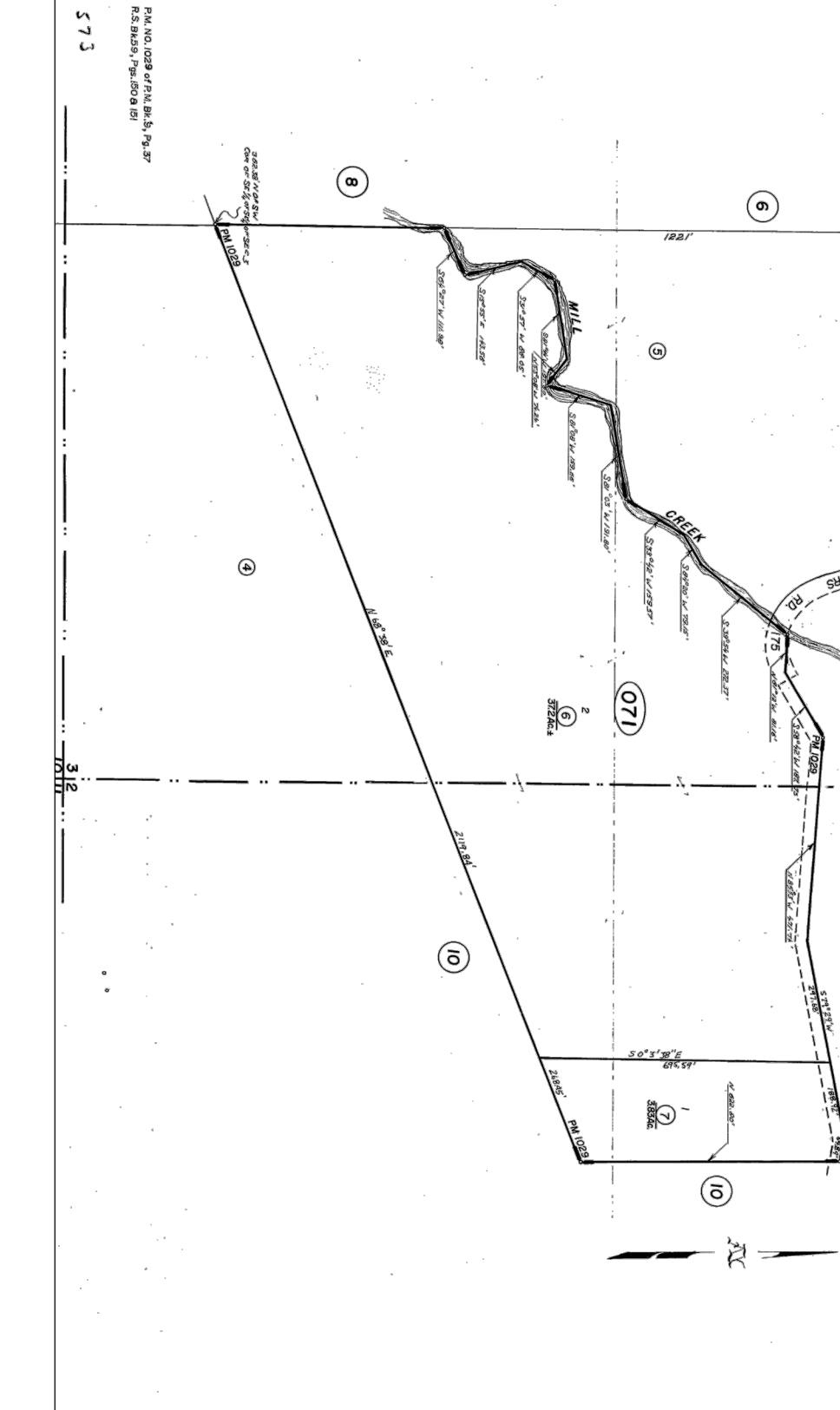
PROVIDE ADEQUATE TURN AROUND AND PULLOUTS AS CALFRE REQUIREMENTS

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MATT GOFORTH  
 APN: 105-071-006  
 702 CHAMBERS ROAD  
 PETROLIA, CA, 95558

## PROPERTY DIAGRAM & PREMISES DIAGRAM

HUMBOLDT COUNTY, CALIFORNIA

DRAWN BY: A. DOMINICK  
 DESIGNED BY: T. LYNN  
 CHECKED BY: J. MCKNIGHT  
 APPROVED BY: JTM

DATE OF ISSUE: JULY 2019  
 SCALE: AS SHOWN  
 PROJECT NO: 1115.01  
 DRAWING NO: C01

**TVCE**  
 67 WALNUT WAY  
 PO BOX 1567  
 WILLOW CREEK, CA 95573  
 PHONE (530) 629-3000  
 FAX (530) 629-3011

REV	DATE	DESCRIPTION	OWN BY	DES BY	CHK BY	APP BY

## ATTACHMENT 1

### RECOMMENDED CONDITIONS OF APPROVAL

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

#### **A. General Conditions:**

1. 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 the staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use, and at the 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 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 #6 through #25. 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.
6. The applicant shall schedule and obtain an onsite Building Division review to ensure that permits for all structures, greenhouses, water tanks or other cannabis and/or residential structures have been obtained. This inspection shall be scheduled within thirty (30) days of permit approval and conducted within three (3) months permit approval. Any structures identified to require permits shall be permitted through the Humboldt County Building Department within two (2) years of the inspection date.
7. Prior to renewal of the permit, the owner/operator/applicant is required to submit to the Department of Environmental Health (DEH), receipts or copy of the permit of the presently unpermitted septic system, and provide written assessment from a qualified septic consultant confirming a Tier 0 status for the addition of an onsite wastewater treatment system serving the dwelling.



8. The applicant shall comply with all policies set forth by the Humboldt County General Plan Policy BR-P6, to ensure that all Streamside Management Areas within the project area are properly managed throughout cultivation related activities.
9. The applicant shall source electricity exclusively from a renewable source. This can be accomplished by either (a) Using grid power supplied from 100% renewable source; (b) Using an onsite renewable energy system with 20% net non-renewable energy use; or (c) Using grid power supplied by partial or wholly non-renewable source with purchase of carbon offset credits. Within six (6) months of project approval, the applicant shall demonstrate compliance with this condition by submitting documentation of energy source to Humboldt Department of Planning and Building.
10. The applicant comply with all corrective actions and recommendations outlined in the Water Resources Protection Plan (WRPP), including:
  - a. Remove or relocate the bunk house beyond the 50-foot riparian setback from Stream #2.
  - b. Install flow meters on well lines to accurately document pumping volumes and rates.
  - c. Measure and record average water usage on a per plant basis based on type and size of plant pot.
  - d. Observe and monitor soil moisture so watering, fertilizer, and chemical applications are made only when necessary and overwatering and excess infiltration is avoided.
  - e. When not being used on the planting beds or in greenhouses, all fertilizers, soil amendments, potting soils, and compost shall be stored within a water-tight building or covered area not exposed to the elements or, if stored outdoors, fully tarped in a stable location with no chance of nutrient leaching or delivery to surface waters.
  - f. Fertilizers and amendments shall be applied at no more than what is stated according to packaging instructions.
  - g. Keep detailed records of any fertilizers and/or other soil amendments used in operations.
  - h. Store all petroleum products, including storage containers and equipment containing fuel, all small fuel cans, generators, diesel tanks, gasoline powered garden equipment, and any other items containing petroleum products in a secondary containment basin.
  - i. Mark the unused 500-gallon fuel tank as "Empty".
  - j. Separate the storage areas for chemicals, fertilizers, and fuels.
  - k. Acquire one or more spill prevention kits and place where they are easily accessible in case of accidental spill (e.g. where fuel is stored or where fueling occurs).
  - l. To prevent nutrient leaching or runoff, either (a) Fully tarp or otherwise cover spent plant stalks, root balls, soil piles, potted or bagged spent soils, and planting beds during the wet season to prevent soil from being transported to surface waters or leaching nutrients into the native soil and groundwater, or (b) Remove all spent soils from these same areas at the end of the growing season and store the materials indoors or under cover during the off-season until they can be recycled.
11. The applicant shall comply with all corrective actions set forth in the Lake and Streambed Alternation Agreement (LSAA) from the California Department of Fish and Wildlife (CDFW) (Notification No. 1600-2018-0839-R1), including:
  - a. Cease diverting water from POD-1 or other sources into the reservoir.
  - b. Obtain CDFW approval prior to filling in the reservoir.
  - c. Submit an invasive species management plan to CDFW or adopt the Bullfrog Management Plan.
  - d. At the single stream crossing on site, install an appropriately sized culvert (at least 48 inches in width) to convey 100-year storm flow and debris.
12. The applicant shall comply with all recommendations and reporting measures set forth in the LSAA (Notification No. 1600-2018-0839-R1), summarized as follows:
  - a. Document all activities that occur within waterways at the project area.
  - b. All work shall be confined to the dry weather period of June 15<sup>th</sup> through October 1<sup>st</sup> of each year.

- c. Water diversion structures shall be constructed and maintained to not inhibit the movement of aquatic life.
  - d. Erosion and runoff protection measures shall be placed and maintained along streambanks prior to any construction activities.
  - e. The proposed work on the stream crossing (described in the condition above) shall be completed by no later than October 15, 2021. Notification of completion shall include photographs of the completed work, erosion control measures, waste containment and disposal, and a summary of any California Natural Diversity Database (CNDDB) submissions and shall be submitted to CDFW within seven (7) days of project completion.
13. The applicant shall comply with the recommendations identified in the Biological Resources Report prepared by Natural Resources Management Corporation in November 2020:
  - a. Comply with requirements of the relocation plan.
  - b. Adhere to all stream setback requirements.
  - c. Refrain from the use of rodenticides and plastic support netting.
  - d. Avoid sediment runoff by not overwatering plants and properly storing materials.
14. Prior to the removal of any trees or any ground-disturbing activities adjacent or within suitable nesting, roosting, or foraging habitat for northern spotted owl (NSO), a qualified biologist familiar with the life history of NSO shall conduct preconstruction surveys for nests within a 1.3-mile buffer of HUM0010. Surveys shall take place between March 1 and August 31. Three (3) complete surveys spaced at least seven (7) days apart must be completed by June 30. Six (6) complete surveys over the course of two (2) years must be completed to determine the presence of NSO. If NSO are determined to be absent from the project area, no further mitigation is required. If NSO are determined to be present within the project area, proposed cultivation activities will not be permitted consistent with the General Requirement and Prohibition 4 of Attachment A of the State Water Board Policy.
15. The applicant shall implement the Inadvertent Discovery Protocol. In the event of the accidental discovery of historical artifacts or human remains, a qualified professional archaeologist shall be contacted immediately, in order to inspect and clear the site for all further activities.
16. Cultivation of the relocated 30,200 square feet is not permitted until the applicant has either completed or bonded for the corrective actions identified in the Remediation Plan prepared by DTN Engineering & Consulting on December 31, 2020:
  - a. At Site 1-A, dismantle a 6,500-SF greenhouse and remove from the site. Remove all cultivation-related structures and equipment, including garbage and irrigation lines, from the site. Cover exposed soils with straw and seed for stabilization. Replant the flat with native vegetation akin to the existing forest composition in the area (Douglas fir, tanoak, Pacific madrone).
  - b. At Site 1-B, dismantle a 7,600-SF greenhouse and remove from the site. Remove two (2) 3,000-gallon water tanks from the site and clean up the area below the flat of existing junk (recreational vehicle, garbage, dilapidated building materials). Remove all cultivation-related structures and equipment, including garbage and irrigation lines, from the site. Cover exposed soils with straw and seed for stabilization. Replant the flat with native vegetation akin to the existing forest composition in the area (Douglas fir, tanoak, Pacific madrone).
  - c. At Site 2-A, dismantle seven (7) greenhouses and remove from the site. Obtain permits for the residence from the Humboldt County Department of Planning and Building and the Department of Health and Human Services. Remove cultivation waste and transport to offsite soil recycling facility. Discontinue unpermitted water diversion.
  - d. At Site 2-B, dismantle a 2,200-SF greenhouse, outdoor cultivation area, sheds, and nurseries and remove from the site. Obtain permits for two (2) residences from the Departments of Planning and Building and Health and Human Services. Discontinue unpermitted water diversion.

- e. At Parcel 1, decommission the access road once remediation work at Sites 1-A and 1-B has been completed. Remove both stream crossings and restore stream channels to their original contours. Perform necessary road work, including ripping and out-sloping of the road surface, installing waterbars and rolling dips, covering the surface with straw and seed to promote revegetation, and blocking the entrance of the road to motor vehicles. Work at both stream crossings requires a Lake and Streambed Alteration Agreement (LSAA) from the California Department of Fish and Wildlife (CDFW).
  - f. At Parcel 2, perform necessary road work, including installing waterbars, reconfiguring a stream crossing (SC-2), and fortifying a culvert at another stream crossing (SC-5) with rock armoring. Work at both stream crossings requires an LSAA from CDFW.
  - g. The applicant shall execute an agreement to complete the work specified in the Remediation Plan within twelve (12) months and shall post a bond in an amount determined by the Director of Planning to allow the County to contract to complete the work specified in the plan in the event that the applicant fails to do so.
17. COUNTY ROAD – 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.
  18. COUNTY ROADS – PROXIMITY OF FARMS: Applicant is advised that County maintained roads may generate dust and other impacts for farm(s). Applicant shall locate their farm(s) in areas not subject to these impacts. Applicant shall be responsible for protecting their farm(s) against these impacts. Applicant shall hold the County harmless from these impacts. Applicant is advised that a paved road may not always remain paved and Applicant shall locate their farms appropriately. Applicant is advised that the amount of traffic on a road will vary over time which may increase or decrease the impacts.
  19. 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.
  20. 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 approve for a business license.
  21. The applicant shall contact the Petrolia Fire Protection District and furnish written documentation from that agency of the available emergency response and fire suppression services and any recommended project mitigation measures. Mitigation measures shall be incorporated into the project, if applicable. If emergency response and fire suppression services are not provided, the applicant shall cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning and Building Department. 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.
  22. 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.

23. 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.
24. The owner/operator/applicant shall complete a jurisdictional survey (delineation) for the property and provide the survey and an illustrated and scaled topographic map or site plan to the US Army Corps of Engineers for verification that the project area is outside of the jurisdiction of the Department of the Army.
25. The applicant shall comply with the recommendations of the Soils Report prepared by TVCE in September 2020, including:
  - a. Site preparation. Notify Underground Service Alert prior to any ground-disturbing activities. Perform all earthwork during dry weather conditions. Strip and remove all topsoil and vegetation from within the project area and at least three (3) feet outside the project area. Remove undocumented fill soils and fine-grained residual soils and debris at locations receiving fills.
  - b. Footings. Ensure foundation for all structures is rigid and designed to provide additional bearing area for application of structure loadings. Embed a minimum of twelve (12) inches into dense, undisturbed native bearing soils. Comply with requirements of California Building Code (CBC) Section 1809.
  - c. Floor slab design. Comply with specifications of the Soils Report and as specified by the project engineer.
  - d. Grading. All cut and fill slopes shall be 2:1 or flatter. Fill material shall be placed in lifts not to exceed nine (9) inches in depth and shall be compacted to a minimum of 90% relative compaction. Finished grading shall provide a minimum slope of 2% away from buildings and foundations for a minimum of ten (10) linear feet.
  - e. Compaction standards. Fills shall be compacted in 8-inch loose lifts with clean native materials at optimum moisture content as determined and approved by the project engineer. Non-structural fills shall be compacted to a firm unyielding surface as approved by the project engineer.
  - f. Fills. Comply with specifications of the Soils Report and as specified by the project engineer.
  - g. Drainage and landscaping. The site shall be graded to provide drainage such that no water is allowed to migrate beneath proposed developments. No rainwater impoundment is permitted onsite or at the base of cuts.
  - h. Erosion control. Comply with specifications of the Soils Report and as specified by the project engineer.
26. Within 60 days of the effective date of project approval, the applicant shall submit a revised site and operations plan to include no more than 6,480 square feet devoted to ancillary propagation. This amount is ten percent of the total cultivation area proposed on the site.

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

1. The combination of background, and greenhouse fan or other operational equipment created noise must not result in the harassment of Foraging Bat species or Northern Spotted Owl, and is required to meet the performance standards for noise set by Department Policy Statement No. 16-005 clarifying CCLUO 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. The applicant is to limit the use of heavy equipment during nesting season February 1st through August 15th.

2. All artificial light utilized in mixed-light greenhouses shall be limited to 6 watts per square foot, with no wattage limit in the ancillary propagation greenhouse. All artificial lighting shall be fully contained within structures such that no light escapes (i.e., through the use of blackout curtains). Per the recommendation of the Biological Resources Report prepared by Natural Resources Management Company (NRMC), structures shall be enclosed between 60 minutes prior to sunset and 60 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program (refer to <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>). Standards include, but are not limited to: Light shall 1) be shielded and downward facing, 2) 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 be 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. The use of synthetic netting for purposes of erosion control is prohibited. To minimize the risk of wildlife entrapment, the applicant 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 at an authorized waste management facility.
6. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and shall be allowed to leave the work site unharmed.
7. The use of anticoagulant rodenticide is prohibited.
8. Invasive plant species shall be eradicated and managed at existing and proposed cultivation areas for the duration of the project lifespan.
9. 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.
10. All components of the project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Any changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan. When offsite processing is chosen to be the preferred method of processing, this permit shall be modified to identify the offsite licensed facility.
11. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CCLUO and MAUCRSA, as applicable to the permit type.
12. 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.

13. The permittee shall have 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.
14. The permittee shall be in 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.
15. The permittee shall ensure 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).
16. The permittee shall maintain enrollment in Tier 1, 2, or 3, certification with North Coast Regional Water Quality Control Board (NCRWQCB) Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
17. The permittee shall comply with the terms of any applicable Lake and Stream Alteration (1600 or 1602) Permit obtained from the California Department of Fish and Wildlife (CDFW).
18. The permittee shall 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.
19. The permittee shall 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).
20. The permittee shall refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
21. The permittee shall pay all applicable fees for application review to ensure conformance with conditions and annual inspection fees.
22. 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.
23. The master log books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
24. The permittee shall 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

25. 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."
26. 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).
27. 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.
28. 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.
29. 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

30. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation SP issued pursuant to the CCLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.
31. 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 re-inspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request re-inspection 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.
32. 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.
33. 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.
34. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CCLUO eligibility requirements and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
  - a. Identifying information for the new owner(s) and management as required in an initial permit application;
  - b. A written acknowledgment by the new owner in accordance as required for the initial permit application;
  - c. The specific date on which the transfer is to occur;
  - d. Acknowledgement of full responsibility for complying with the existing permit; and
  - e. Execution of an Affidavit of Non-diversion of Cannabis.
35. 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 CCLUO, 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 CCLUO.

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 #B.11 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 #B.29 and B.30 of the Ongoing Requirements/Development Restrictions, above.
3. If cultural resources are encountered during construction activities, the contractor onsite 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.

4. The applicant shall be aware that the Federal Government considers the cultivation of cannabis to be an illegal activity. This project is accessed by using roads that pass-through lands owned by the Federal Government. The Federal Government may not allow the applicant to use these roads to transport cannabis. In such case, Humboldt County will not provide relief to the applicant. Approval of this permit does not authorize transportation of cannabis across Federal lands.

**ATTACHMENT 2**

**CEQA ADDENDUM TO THE  
FINAL ENVIRONMENTAL IMPACT REPORT FOR THE COMMERCIAL CANNABIS LAND USE ORDINANCE**

**Commercial Cannabis Land Use Ordinance Final Environmental Impact Report (EIR)  
(State Clearinghouse # 2017042022), January 2018**

**APN 107-124-014, 702 Chambers Road, Petrolia, CA 95558  
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 Cannabis Land Use Ordinance (CCLUO) updated the County's existing Commercial Medical Marijuana Land Use Ordinance (Section 313-55.4 and 314-55.4 of Chapter 3 of Division 1 of Title III of the County Code), as well as repeal of the Medical Cannabis Testing and Research Laboratories provisions and on-site consumption prohibition found in Sections 313-55.3.15, 314-55.3.15, 313-55.3.11.7, and 314-55.3.11.7 of Division 1 of Title III of the County Code, respectively. These regulations establish land use regulations for the commercial cultivation, processing, manufacturing, distribution, testing, and sale of cannabis within Humboldt County. These regulations were developed in concert with the Final Environmental Impact Report (EIR) that was adopted for the ordinance in order to implement the mitigation measures of the EIR. The EIR addressed the broad environmental impacts that could be expected to occur from the adoption and implementation of the ordinance. The EIR specified that the regulations established in the CCLUO would mitigate the impacts of existing cannabis operations by establishing regulations for an existing unregulated land use to help prevent and reduce environmental impacts that are known to result from unpermitted baseline cultivation operations. The EIR prepared for the CCLUO also established local land use regulations to allow for continued commercial cannabis operations in the unincorporated area of the County that ensure the health and safety of residents, employees, County visitors, neighboring property owners and end users of cannabis. The proposed project is consistent with all regulations within the CCLUO and all mitigation measures identified in the EIR. Commercial cannabis cultivation in existence as of December 31, 2015, was included in the environmental baseline for the EIR. The current project was contemplated by the EIR and compliance with the provisions of the CCLUO will fully mitigate all environmental impacts of the project to a less than significant level.

The project is located in Humboldt County, near the community of Petrolia. The project area is located within the Mattole River watershed and contains one Class II watercourse (Stream #1) and one Class III watercourse (Stream #2). There is one stream crossing on the property. A review of WebGIS determined that one (1) northern spotted owl (NSO) activity center is located within 1.3 miles of the project area.

A Special Permit is sought to add 40,000 SF of new outdoor cultivation, for a total of 64,800 SF of cultivation. The project includes four (4) 2,496-SF greenhouses where plants are propagated, totaling 9,984 SF of propagation area. Drying occurs onsite in a 7,200-SF facility, and further processing occurs offsite in a licensed third-party facility. Water for the project will be sourced from an onsite permitted well (No. 16/17-0721). Total estimated annual water use is 1,018,450 gallons (15.7 gal/SF). Electrical power is provided by PG&E. Approximately fifteen (15) employees are required in the cultivation process during peak staffing season, which lasts for approximately six (6) to eight (8) weeks.

The project will comply with provisions of the CCLUO intended to eliminate impacts to sensitive species from light and noise. Compliance with these and other measures of the CCLUO ensure consistency with the EIR.

**Purpose** - Section 15164 of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an addendum to a previously certified Final Environmental Impact Report (EIR) if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for a subsequent EIR or Negative Declaration have occurred. Section 15162 states that when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

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

### **Summary of Significant Project Effects and Required Mitigation**

No changes are proposed for mitigation measures identified in the Final EIR. The proposal to authorize the project and minor improvements necessary to bring the operation into compliance with the CCLUO is fully consistent with the impacts identified and adequately mitigated in the Final EIR. The project, as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the Final EIR.

In reviewing the application for consistency with the adopted EIR, the County considered the following information and studies, among other documents:

- Site Plan prepared by TVCE, dated July 2019.
- Cultivation and Operations Plan prepared by AgDynamix, LLC, dated July 2017 and received 8/10/2017.
- Well Completion Report (Permit No. 16/17-0721), completed 8/16/2017.
- Lake and Streambed Alteration Application for California Department of Fish and Wildlife, (Notification # 1600-2018-0839-R1), dated 9/30/2020.
- Water Resources Protection Plan prepared by Pacific Watershed Associates, dated July 2018.
- Biological Resources Report prepared by Northern Resources Management Corporation, dated 11/4/2020
- Remediation Plan prepared by DTN Engineering and Consulting, dated 12/31/2020.
- Soils Report prepared by TVCE, dated September 2020.
- Northwest Information Center (NWIC) records search conducted by Bryan Much on 2/9/2018.
- Department of Public Works Road Evaluation Report, dated 12/31/2018.
- CAL FIRE application communication with forester Tim Meyers, dated 12/4/2017.

### **Other CEQA Considerations**

Staff suggests no changes for the revised project.

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

See **Purpose** statement above.

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

## **FINDINGS**

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

## **CONCLUSION**

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

There are no new significant environmental effects and no substantial increases in the severity of previously identified effects. For the current proposed project, there has been no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted as complete.

**Attachment 3**  
**Application Report of 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. **(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. (Site Plan prepared by TVCE, dated July 2019, **Map 4**)
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. (Cultivation and Operations Plan prepared by AgDynamix, dated July 2017 and received 8/10/2017 – **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 - **Attached**)
7. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Control Board demonstrating enrollment in Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. **(On file)**
8. If any onsite or offsite 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 on June 22, 2020 (LSAA# 1600-2018-0839-R1). **(On file)**
9. If the source of water is a well, a copy of the County well permit, if available. **(On file)**
10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under Section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with Cal Fire. **(Not applicable)**

11. Consent for onsite inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. **(On file)**
12. Acknowledgment 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)**
13. Acknowledgment 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)**
14. Division of Environmental Health Attachment for Commercial Medical Marijuana (CMM) Clearances/ Permits (DEH Form). **(On file)**



*Operations Manual*  
*for*  
*Humboldt's Own, LLC.*  
*Cultivation Project*  
*8/7/17*

Produced By:



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**Project Name** HUMBOLDT'S OWN

**Project Location** 702 Chambers Road  
Petrolia, CA, 95558

**Project Sponsor** Humboldt's Own, LLC.  
702 Chambers Road  
Petrolia, CA, 95558

**Sponsor Contact** Matt Goforth,  
(707) 498-7425

**Permitting Agency** AgDynamix, LLC  
Teisha Mechetti, 707-798-6199

**APN** 105-071-006

**Existing Zoning Designation** AE-B-5 (160)  
AG (FRWK)

Prepared for Humboldt's Own, LLC by AgDynamix, LLC (July 2017)



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## Industry Analysis

Industry regulations have been enacted at the State, County, local and—in some instances—municipal levels. The proposed Project will adhere to all applicable regulations.

### Summary

A complex framework of regulatory laws influences cannabis cultivation regulations pertaining to the proposed Project, including Proposition 215, the Compassionate Use Act, Senate Bill 420, and the Medical Cannabis Regulation and Safety Act (MCRSA), and Proposition 65 (Prop 64) or the Adult Use Marijuana Act (AUMA), and most recently the Medical Adult Use Cannabis Regulation Safety Act (MAUCRSA).

Local permitting must be obtained before seeking licensure at the State level (which becomes effective January 2018). Some local jurisdictions in California, to date, have established and implemented regulations to per miss, permit, and/or license cannabis business operations.

In November 2016, the AUMA legalized “recreational” cannabis possession, consumption, and personal indoor cultivation, but had no effect on medical marijuana permitting or licensing.

On June 27<sup>th</sup>, Senate Bill 94, otherwise known as, the Medical Adult Use Cannabis Regulation and Safety Act (MAUCRSA) by Governor Jerry Brown in efforts to consolidate the two legislative pieces put in effect to govern commercial medical and recreational cannabis activities, otherwise known as the consolidation of the MCRSA and AUMA. The merge of these two legislative pieces features changes to the licensing scheme that we were working within prior to its effect.

### State Regulatory Framework

With the passage of the Compassionate Use Act (Proposition 215) in 1996 and the Medical Marijuana Program Act (MMPA) in 2003 (Senate Bill 420), California created a system of possession and cultivation limits, a voluntary identification program, and assurance of a non-diversionary system of medical cannabis cultivation and dispensation. The intent of these legislative efforts was to clarify the scope of application, prevent arrest and prosecution, promote uniform application, increase accessibility of product, and address issues within the act to promote fair and orderly implementation.

In September 2015, the California State legislature enacted three bills under the MCRSA, consisting of AB-243, AB-266, and SB-643. Each bill addresses various issues pertaining to licensing and regulatory requirements involving medical cannabis cultivation, manufacturing, transportation, distribution, sales, and testing. These bills became effectual January 1, 2016, with State licensing to open on January 1, 2018.

The MCRSA establishes a multiagency framework to regulate commercial cannabis. The foundation of MCRSA is: “No person shall engage in commercial cannabis activity without possessing both a State license and a local permit, license, or other authorization.” This legislation provides for the licensure of commercial cannabis activity in California, strengthens environmental protections, and creates licensing opportunities for small and specialty cultivators.

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Assembly Bill 243 (AB-243) requires the CDFA, CDFW, and State Water Resources Control Board (SWRCB) to promulgate regulations and standards pertaining to medical cannabis cultivation efforts, mitigate impacts on environments, and coordinate enforcement efforts with State agencies.

Assembly Bill 266 (AB-266) addresses the licensure and regulation of medical marijuana for which the framework is primarily the responsibility of the Bureau of Cannabis Control (BCC) to enforce under the Department of Consumer Affairs' (DCA) and the Bureau of Medical Cannabis Regulation. Collaboratively, the Board of Equalization (BOE) and the CDFA are responsible for tracking and reporting the movement of cannabis goods throughout the State.

Senate Bill 643 (SB-643) addresses the setting of standards on behalf of physicians and surgeons prescribing medical cannabis and requires the Medical Board of California (MBC) to implement investigations of physicians who repeatedly or excessively prescribe medical cannabis to patients without good faith exemption. This bill requires the BMCR to gather fingerprints to conduct criminal history background checks.

This Act also grants the DCA sole authority to implement and govern the system for creation, issuance, renewal, discipline, suspension, or revocation of such licensure under the Bureau of Cannabis Control program. Additionally, the CDFA is responsible for administering provisions of the act related to or associated with cultivation and transportation of medical cannabis. This bill also authorizes counties and municipalities to propose and implement taxation on medical cannabis activity.

In addition to the initial framework developed to support local regulations and State licensing, there has been a broad legislative effort to institute clean-up bills to further clarify the scope and definitions under the MCRSA.

The Adult Use of Marijuana Act (AUMA), which passed in November 2016, has legalized adult use ("recreational") cannabis possession, consumption, and limited personal indoor cultivation. Because the AUMA legislation addresses only recreational cannabis issues, it currently has no effect on medical marijuana permitting or licensing.

On June 27<sup>th</sup>, Senate Bill 94, also known as, the Medical Adult Use Cannabis Regulation and Safety Act (MAUCRSA) signed by, Governor Jerry Brown, in efforts to develop a single regulatory structure that governs commercial medical and recreational cannabis activities, collectively known as MCRSA and AUMA. The merge of these two legislative pieces features changes to the licensing scheme that were in effect prior to the implementation of MAUCRSA.

The creation of MAUCRSA prompted 23 license type activities varying from Cultivation, Processing, Manufacturing, Packaging, Infusion, Testing, Retail, Distribution, and Microbusiness licenses. License types 5-5B will not be available until 2023. Across the license types they will be assigned either an "A" for Adult Use or "M" for Medical operations. The introduction of new license types Type 5-5B Cultivation, Processing, Manufacturer I and II, Packaging, Infusion, and Microbusinesses was an introduction of license types carried from the AUMA. The MAUCRSA also now excludes transportation as a license type. Furthermore, clarification of the fact, points concerning that event licenses are not prohibited under this framework were also clarified. The local authority could issue event permits for "onsite cannabis sales to, and consumption by, persons 21 years of age or older at a County Fair or District Agricultural Association Event".

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According to this legislation, an applicant may now pursue a State license without local approval, however, may not conduct activities until local approval is met, otherwise could prompt a violation that would make the State license applicant ineligible to hold the license.

### Local Regulatory Framework

Under State legislation, MCRSA, municipalities possess the authority to set their own regulations pertaining to land use and commercial cannabis business activities. Local permitting must be obtained before seeking licensure at the State level (which becomes effective January 2018).

#### Humboldt County

In October 2015, Humboldt County began its review process of the Commercial Medical Cannabis Land Use Ordinance (CMCLUO). This legislation governs commercial medical cannabis activities within the authority of the County of Humboldt and establishes zoning regulations, performance standards, and environmental compliance—as well as requiring proof of documentation. The ordinance went into effect February 26, 2016. The deadline for applicants was December 31, 2016.

On September 13, 2016 Humboldt County issued a correcting and clarifying document to address the elements of the CMCLUO that were not clear under the initial Ordinance No. 2544 and the implementation of the program.

An Environmental Impact Report is underway to assess the overall impacts of this program which could significantly affect the Commercial Cannabis Land Use Ordinance, once the results of the study have been considered.

An Environmental Impact Report is underway to assess the overall impacts of this program which could significantly affect the Commercial Cannabis Land Use Ordinance for the better, or worse, once the results of the study have been considered.

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## Executive Summary

Humboldt's Own, LLC is a sole member for profit entity designed to conduct agricultural activities within the State of California.

Sponsor is seeking approval for a Conditional Use Permit for pre-existing activities, a Special Permit to support Wholesale Nursery activities, and two (2) Zoning Clearance Certificates to support two Relocation, Retirement, Remediation (RRR) projects. Sponsor will be pursuing an M-Type 3, four (4) M-Type-2, and a M-Type 4 license(s).

It is anticipated that the Sponsor will create up to 15 local jobs immediately to support the cultivation, processing, and packaging activities. This model would set a healthy precedent for the Petrolia, community by setting a sound agricultural standard for this emerging industry.

The Project Sponsor is proposing 63,000 sq. ft. of cultivation in the form of twenty-one (21) 3,000 sq. ft. greenhouse cultivation areas located on Parcel No. 105-071-006 totaling 37.99 acres, zoned AE.

Currently, the Project site features five (5) existing outdoor cultivation areas and nine (9) onsite existing greenhouse cultivation areas, totaling 23,451 sq. ft., which are to be relocated to the new, proposed cultivation area (See Site Map). The site will receive two (2) 5,000 sq. ft. existing cultivation projects to be increased to 20,000 sq. ft. under the Retirement, Relocation, Remediation (RRR) program from Parcel No.'s 107-124-014 and 104-131-016. Upon the relocation of the 23,451-sq. ft. of onsite cultivation and the two (2) offsite cultivation areas, that are to be expanded to 40,000-sq. ft., the Project site will feature a total of 63,000-sq. ft. of greenhouse cultivation in the newly proposed cultivation area onsite.

The Project site is equipped with an existing 1,400-sq. ft. and a 1,280-sq. ft. building intended to support drying activities. A personal residence also exists onsite that is not extended to employees. Additional proposed onsite structures include twenty-one (21) 3,000 sq. ft. greenhouses, four (4) 2,496 sq. ft. greenhouses intended to support nursery activities, and one (1) 4,000 sq. ft. processing building (See Site Map). PG&E will support commercial and residential power needs.

Cultivation will be supported by three (3) existing 2,500-gallon water tanks that will be supplied by one (1) existing well, and will be supported by one (1) proposed well, and one (1) proposed 1,000,000-gallon rainwater impoundment structure (See Site Map).

The applicant has initiated the Waste Waiver Discharge enrollment to facilitate compliance with the State Water Resources Control Board under the North Coast Regional Water Quality Control Board. An Initial Statement of Water Diversion and Use (ISWDU) has been filed for diversion from the two (2) wells.

## Project Timeline

### Phase 2 (2017)

- Obtain Land Use Approval.
- Submit Grading Plans.

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- Receive Grading Permit.
- Develop Pond for Winter Rainwater Catchment.
- Develop Septic System Design.
- Design Infrastructural Plans for Processing Facility and Commercial Greenhouses.
- Decommission Current Cultivation Sites to be Relocated onsite.
- Remediate Current Cultivation Sites.
- Obtain Building Permits for New Infrastructure.

#### Phase 2 (2018)

- Develop New Greenhouse Infrastructure.
- Relocate Cultivation Site from Parcel No.'s 107-124-014 and 104-131-016.
- Remediate Relocated Cultivation Sites on Parcel No.'s 107-124-014 and 104-131-016.
- Install Septic System for Processing Facility.
- Lay Foundation for Facility.
- Erect Building.
- Finish Work.

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## Project Overview

The Project concerns Parcel No. 105-071-006 in Petrolia, California that is seeking provisional permitting for outdoor medical cannabis cultivation with consideration of the phased approach to development. The Project currently features five (5) existing outdoor cultivation areas and nine (9) onsite existing greenhouse cultivation areas totaling just under 23,451 sq. ft. and two (2) 5,000 sq. ft. RRR projects from Parcel No.'s 107-124-014 and 104-131-016 to increase to 20,000 sq. ft. from each parcel to total an additional 40,000 sq. ft. to bring the total cultivation to 63,000 sq. ft. Project site also proposed to develop four (4) 2,496 sq. ft. nurseries that will support site cultivation. Proposed cultivation and processing activities would occur on the central portion of the Parcel.

## Summary

The Project parcel is zoned AE, which falls within the allowable zoning specified by the local authority. The Sponsor seeks permit approval for 63,000 sq. ft. of outdoor cultivation that is proposed, is supported by evidence, and involves natural light, with exception of supplemental lightning for nursery activities.

## Location Description

The proposed Project would occur on legal Parcel No. 105-071-006 at 702 Chambers Road, Petrolia, CA, in the southeast quarter of the southeast quarter and northwest quarter of the southwest quarter of Section 3, Township 2 South, Range 2 West, Humboldt Meridian.

## Zoning

The property features zoning AE and the following characteristics:

- GIS acres: 37.99.
- Coastal Zone: Outside.
- 100 Year Flood Zone: Inside.
- Alquist-Priolo Fault Hazard Zone: Outside.
- FEMA FIRM Flood Rating & Panel Number: 1575G.
- Slope: <15% in most cultivation areas.
- Relative Slope Stability (Per General Plan Geologic maps): Low Instability.

## Soil Ratings

As per Humboldt County's Ordinance No. 2544, because the project is pre-existing, no prime agricultural soil rating requirement pertains for pre-existing operations, however, due to the proposal to relocate cultivation area from Parcel No.'s 107-124-014 and 104-131-016, the prime soils requirement applies to this project.

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### Project-Specific Factors

The following table details any potential effects to environmental elements related to the Project:

<input type="checkbox"/>	Aesthetics	<input checked="" type="checkbox"/>	Agriculture and Forestry	<input type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input checked="" type="checkbox"/>	Geology/Soils
<input type="checkbox"/>	Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	Hazards and Hazardous Materials	<input checked="" type="checkbox"/>	Hydrology/Water Quality
<input checked="" type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise
<input type="checkbox"/>	Population/Housing	<input checked="" type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Transportation/Traffic	<input checked="" type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance

### Mandatory Compliance Factors

In accordance with the State of California, it is a requirement that agricultural operations obtain the appropriate environmental filings to support land alterations, diversions, and discharges of affluent.

#### Water Sources

Project site activities will be supported by two (2) wells and one (1) rainwater impoundment structure.

#### Initial Statement of Water Diversion & Use (ISWDU)

Two (2) ISWDU's have been submitted to the State Water Resources Control Board to secure the right to divert water from two (2) onsite wells.

#### Small Domestic Use Registration (SDU)

Not Available.

#### Small Irrigation Use (SIU)

Not Available.

#### Lake and Streambed Alteration Agreements (LSAA-1600/1602)

It is unknown whether an LSAA-1600/1602 may/may not be required for this Project because water diversion has not been deemed jurisdictional. Periodic inspections may be conducted by a third-party agent, Pacific Watershed Associates (PWA), on behalf of CDFW.

#### Water Board Order: Waste Water Discharge (WWD)

Initial inspections by PWA regarding water usage and discharges have been conducted. The initial notice of intent and monitoring/reporting forms, under the WWD, have been filed with the SWRCB under the North Coast Regional Water Quality Control Board (NCRWQCB). A reporting/recording system would be developed, monitored, and reported to comply with annual renewal requirements under this order.

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Additional inspections (post enrollment) would be conducted by the PWA, with no current confirmation of when this inspection would occur. The proposed Project falls into Tier 2 due to the pre-existing cultivation site, canopy size, and water uses. The Project does not pose a notable threat to the environment due to several conditions that are documented in the WRPP.

#### Water Resource Protection Plan (WRPP)

A WRPP will be generated by the designated agency, PWA. This document is held by the third-party agent and maintained onsite to satisfy any request by the SWRCB. This ensures protection of nearby habitats via management of spoils, limitations of runoffs, use of DPR-approved inputs, correct use of fertilizer, and proper storage of fungicides, pesticides, and fuel.

#### Department of Pesticide Regulation Requirements (DPR)

The Project would adhere to DPR requirements and limitations regarding pesticide, fungicide, and rodenticide inputs for cannabis cultivation and management of pests and/or disease. Quality and consumer-safe production requires medical cannabis cultivation inputs that are approved as environmentally sound and deemed safe for medical consumption.

#### Archaeological Inspections & Survey

There is no current archaeological inspection on file of which the permitting agent is aware. However, records may be accessible through Sonoma State University's Northwest Information Center (NWIC) and the local THPO.

#### Additional Compliance Factors

##### Bureau of Cannabis Control (BCC)

In 2015, the Legislature passed and the Governor signed into law three bills (Assembly Bills 243 and 266, and Senate Bill 643) that create a licensing and regulatory framework for medical cannabis through the Medical Cannabis Regulation and Safety Act. Later this was updated through the MAUCRSA, Senate Bill 94. This legislation created the Bureau Cannabis Control within the Department of Consumer Affairs. It also divided the responsibility for state licensing between three state entities – the CA Department of Food and Agriculture, the CA Department of Public Health, and the Bureau of Medical Cannabis Regulation, with the Bureau designated as the lead agency in regulating the cannabis industry in California. This agency is responsible for licensing concerning testing, retail, distribution, and microbusinesses.

##### CalCannabis Cultivation Licensing

As directed by the Medical Cannabis Regulation and Safety Act and the Adult Use of Marijuana Act, the California Department of Food and Agriculture (CDFA) has written the proposed regulations to establish **cannabis cultivation and processing licensing** and a **track-and-trace system**, collectively referred to as **CalCannabis Cultivation Licensing**.

##### Office of Manufactured Cannabis Safety

OMCS was established in the Center for Environmental Health of the California Department of Public Health (CDPH) after the Governor signed into law the Medical Cannabis Regulation and Safety Act in 2015.

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The Act established a licensing and regulatory framework for the manufacturing, packaging, and infusion of medical cannabis in California.

The Medical Cannabis Regulation and Safety Act created the Bureau of Medical Cannabis Regulation in the Department of Consumer Affairs, and tasked the following Departments to establish regulations for the medical cannabis industry:

**CA Department of Consumer Affairs (Bureau of Cannabis Control):** to license transporters, distributors, dispensaries, and testing laboratories.

**CA Department of Food and Agriculture (Cal-Cannabis Cultivation Licensing):** to license cultivators and will also be responsible for implementing the Track-and-Trace System for plants from cultivation to sale.

**CA Department of Public Health (Office of Manufactured Cannabis Safety):** to license manufacturers of cannabis.

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## Performance Standards

Performance standards include nuisance mitigation (for noise, odors, light, and other potential hazards of the Project), setback requirements, and a consent to inspect.

### Setback Requirements

The proposed Project area meets all setbacks required by the local authority and adheres to all other setbacks from neighboring parcels and property boundaries. Nearby parcel residences are more than 300' from the proposed cultivation space (applicable only to parcels of five (5) acres or less). There are no known schools, school bus stops, public parks, places of religious worship, or Tribal cultural resources that are known within 600' to 1,320' of the cultivation area. Additionally, a 30' setback from the PG&E pole and 12' of overhead lines and property borders is satisfied.

Setbacks from nearby waterways adhere to the SWRCB and the CDFW's setback requirements. It is deemed that Environmentally Sensitive Habitat areas will not be impacted by the proposed Project.

### Nuisance Mitigation

The Project would mitigate the potential for or existing nuisances, including through odors, lights, sounds, and other nuisances that extend beyond the boundaries of an adjacent property, with adherence to State and local (County and/or municipality) regulations pertinent to this Project.

Best mitigation efforts:

- Odor: Scrubbers.
- Light: Escape shielding.
- Sound: Buffering.

### Generator Use

Site activities will not be supported primarily by generator power. However, in the event of an emergency, the Project site is equipped with a "back up" generator.

### Consent to Inspect

This section hereby grants to the relevant authority an authorization to conduct an annual compliance inspection with a minimum notice of 24 hours. The inspection would be conducted by officials during regular business hours (Monday-Friday, 9:00 am-5:00 pm), excluding holidays.

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## Cultivation Plan

The Cultivation Plan adheres to robust standards promulgated under the DPR and regulated under the CDFA, and in accordance with DCA's consumer standards maintained by the Department of Public Health (DPH).

In preparation for future certification related to organically produced product, the Cultivation Plan also follows National Organic Program (NOP) standards. The input guidelines established by the DPR are in accordance with certification regarding organically produced product requirements and follow a whole-farm BMP plan for management of land, crops, and end products.

### Summary

The Project proposes 63,000 sq. ft. of in the form of one Conditional Use Permit for pre-existing activities and two (2) Zoning Clearance Certificates to support both RRR projects in the form of twenty-one (21) greenhouse cultivation areas on 37.99 acres of AE zoning that would be serviced entirely by natural light. Sponsor will seek approval from the State of one (1) M-Type 3 and four (4) Type 2 licenses of outdoor cultivation

Water for the Project would be sourced from three (3) onsite tanks that are fed by well water and rainwater catchment. A WRPP will be available upon completion for further information regarding site-specific conditions, mitigation measures, and remediation efforts.

### Cultivation Schedule

The following table details the annual cultivation schedule, comprised of two (2) harvests per year, with breakdown by area. Water figures are indicated in gallons.

Area	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
<b>Nursery</b>	Veg	Veg	Veg	Veg	Veg	Veg	Veg	-	-	-	Veg	Veg
<b>GH's</b>	Cover	Cover	Cover	Veg	Blm	Blm	Blm/Veg	Blm/Veg	Blm	Blm	Cover	Cover
<b>Water</b>	1250	1250	1250	144,600	144,600	144,600	144,600	144,600	144,600	144,600	1250	1250

\*Water use as reported in the self-reporting attachment Appendix C or Monitoring & Reporting Form (MRP) of the WWD Enrollment. (Water use figures calculated by multiplying water use for 2016 by 2.5 to reflect the total proposed water use that would support the proposed total cultivation areas.)

### Winterization Plan

During the fallow months, exposed ground would be cropped with green cover and native vegetation seed to protect against erosion and denitrification of the soil. Green manures would be incorporated into the native soils to enhance productivity during the forthcoming planting season.

### Water Resources

Water for the proposed cultivation Project would be sourced from three (3) 2,500-gallon onsite tanks and one (1) proposed 1,000,000-gallon pond. Well water and rainwater catchment support the water storage tanks that will supply the cultivation site.

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To mitigate runoff from cultivation activities, high-retention soil mediums and special irrigation techniques would be employed.

#### Irrigation Plan

For most of the season, crop production would be directly irrigated from three (3) onsite tanks and one (1) proposed 1,000,000-gallon pond. If approved, the Project has plans for water reduction irrigation systems.

#### Irrigation System

Applicant is using a timed soaker hose and drip irrigation system, and occasionally employs direct watering to irrigate.

#### Emergency Water Plan

A WRPP will be generated by PWA. There will be adequate tank storage to support the cultivation activities for forbearance periods from May through October.

In the event of a water emergency, the proposed Project will feature adequate water storage to support the project in the event of emergency from onsite wells and proposed rainwater catchment impoundment. Existing and future storage is noted on the site plan (see *Site Plan/WRPP Map*).

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## Operational Plan

The Operational Plan covers many aspects of the business, including location, organization, and a description of the Project's business sponsor that includes its mission, vision, and values. It also includes a description of what is produced by the Project, including sales and marketing efforts.

### Summary

The Operational Plan details use of the organization's resources in pursuit of the strategic plan. It prescribes specific activities and events to be undertaken to implement strategies. It is a plan for the day-to-day management of the organization (encompassing a one-year period). An operational plan should not be formulated without reference to a strategic plan. Operational plans may evolve from year to year with business growth. The chief executive, lead staff, and third parties of or for the organization often produce the Operational Plan.

The products produced by the Project would have the primary designated use of the treatment of patients with varying ailments. Medical cannabis products would be distributed to qualified medical cannabis consumers via wholesale outlets and retail dispensary locations.

### Business Organization

Humboldt's Own, LLC is a sole member Limited Liability Company (LLC) operating under entity number 201623210402 that features one member-manager. The member-manager is responsible for delegating primary activities pertinent to the organization's daily and future management.

#### Management Team

Matt Goforth, Chief Executive Officer.

### Business Description

The primary goal of Humboldt's Own, LLC. is, within the State of California, to conduct agricultural activities and produce specialty agricultural products.

#### Mission

Humboldt's Own is a for-profit entity with the mission of producing high-grade specialty cannabis agricultural products to support the medical cannabis supply chain for California-based retail dispensary outlets.

#### Vision

Humboldt's Own adheres to a sustainable and homestead-driven, integrative farming model that includes standards related to organically produced crops and onsite agricultural resource sustenance. The company's model integrates sustainable living and production principles with cannabis cultivation.

#### Values

Humboldt's Own values the need for prudent land management strategy, social equity, and the quality production of cannabis to supply medical consumers and the treatment of their conditions. The company is committed to operating within full compliance of local, County, and State regulations.

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## Products

Humboldt's Own, LLC would produce specialty agricultural cannabis and nursery stock to support the onsite cultivation of high-grade organically produced cannabis flower products that are tested and assured for quality. Cultivation byproducts of additional value would be sold to permitted manufacturers (for the processing of extracts, concentrates, and topical products).

The primary designated use of the raw medical cannabis (flower) produced would be the treatment of patients with varying ailments. Premium-grade medical cannabis can be consumed via multiple methods, including inhalation, ingestion, and dermal (topical) applications. Cannabis has proven to deliver positive efficacy for myriad ailments, conditions, and symptoms. Research is underway regarding additional benefits of medical cannabis.

## Sales & Marketing

Humboldt's Own, LLC's product would be distributed to medical cannabis consumers via wholesale outlets and retail dispensary locations and ancillary marketplaces. The quality, testing thresholds, and branding would target consumers who lead a Lifestyle of Health and Sustainability (LOHAS) and who prefer premium organically produced medicine.

## Chain of Custody

Humboldt's Own, LLC adheres to a robust system of chain of custody for recordkeeping and sourcing potential contamination of seed/nursery product, flower product, trim, or value-added byproducts. This system would serve to verify responsibility for and liability of products during cultivation, processing, distribution, and wholesale/retail sales.

## Packaging

After testing and processing, products would be packaged per quality control standards and in tamper-proof packaging that does not appeal to minors. Products packaged in larger volumes would be distributed directly to consumers and retail outlets. Individual consumer labelling may be applied at the distributor or retailer level, after transfer of ownership in the chain of custody. If the business chooses to protect its branding through the Agricultural Commissioner, products would be individually packaged and labelled within the County of origin.

## Distribution

Humboldt's Own will secure trading outlets for its products through existing local distribution networks. These distribution networks service retail dispensary outlets that seek licensure within their respective jurisdictions, as well as the State licensing platform under the CDFA. The established patient base has created a demand and fulfills the need for many medical cannabis products from multiple licensed suppliers within the State of California.

## Track and Trace Standards

As per the Track and Trace provisions as of June 27<sup>th</sup>, 2017 under the Medical Adult Use Cannabis Regulation and Safety Act (MAUCRSA), Senate Bill 94.

## Chapter 6.5. Unique Identifiers and Track and Trace

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26067. (a) The department, in consultation with the bureau, shall establish a track and trace program for reporting the movement of cannabis and cannabis products throughout the distribution chain that utilizes a unique identifier pursuant to Section 26069, secure packaging, and can provide information that captures, at a minimum, all the following:

- (1) The licensee receiving the product.
- (2) The transaction dates.
- (3) The cultivator from which the product originates, including the associated unique identifier pursuant to Section 26069.

(b) (1) The department, in consultation with the State Board of Equalization, shall create an electronic database containing the electronic shipping manifests to facilitate the administration of the track and trace program, which shall include, but not be limited to, the following information:

- (A) The variety and quantity or weight of products shipped.
- (B) The estimated times of departure and arrival.
- (C) The variety and quantity or weight of products received.
- (D) The actual time of departure and arrival.
- (E) A categorization of the product.
- (F) The license number and the unique identifier pursuant to Section 26069 issued by the licensing authority for all licensees involved in the shipping process, including, but not limited to, cultivators, manufacturers, distributors, and dispensaries.

### Transportation

All products would be transported through either the permitted cultivator to processing or distribution and/or via a licensed transporter to trading partners that are authorized to distribute cannabis products to end consumers (when applicable). These transporters would be responsible for adhering to guidelines that involve (but are not limited to) permitting, weights and measures, packaging/packing/labeling, verification of packing and freight volumes, and liability insurance that covers product loss resulting from unintentional diversion or emergency.

Transporters would be responsible for fulfilling contractual deadlines and ensuring delivery of products in a timely fashion to maintain positive standing with trading partners and protect the quality of a product that features a limited shelf life.

SB-643, Chapter 719, § 19302.1 (d): "The DCA shall have the sole authority to create, issue, renew, discipline, suspend, or revoke licenses for the transportation, storage unrelated to manufacturing activities, distribution, and sale of medical marijuana within the State and to collect fees regarding

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activities the BMCR regulates. The bureau may create licenses in addition to those identified in this chapter that the bureau deems necessary to effectuate its duties under this chapter.”

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## Processing Plan

The Processing Plan covers many aspects of the end stage cultivation workflow employed by the business to harvest, dry, trim, cure, package, and assure the quality of medical cannabis products. Quality assurance efforts include sanitation, dust control, and environmental standards necessary for optimal processing.

### Background

As promulgated under various regulatory agencies, including but not limited to the Labor Commissioner (LC) and Wage and Hour Division (WHD), Employment Development Department (EDD), the Agricultural Labor Relations Board (ALRB), United States Department of Agriculture (USDA), the Food and Drug Administration (FDA), California Department of Food and Agriculture (CDFA), and are responsible for varying aspects of government labor laws, quality control, minimum wage and hours laws, administrative responsibilities, and health and safety regulations that govern processing and day labor activities related to Agricultural industries.

### Summary

The applicant proposes to construct a 4,000-sq. ft. facility designed to support product processing activities. Existing onsite structures that aid in product drying and storage include three (3) structures comprised of one (1) 1,280 sq. ft., one (1) 600 sq. ft., and one (1) 1,400 sq. ft. to support drying/storage activities (See Site Map).

Cultivation activities undergo a common process flow that involves cultivation, to harvest, drying, to testing, grading/sorting, curing, to testing, packaging, to testing again (distributor level), and end sales. This is in efforts to ensure robust quality control; the business would employ stringent grading and sorting of medical cannabis product during harvest to eliminate any contaminated product from end supply.

### Administrative

Administrative elements of the Project include payroll, recording and reporting, chain of custody, safety procedures and protocols, product safety materials, labor and subcontractor issues, and quality assurance/control of product.

### Labor Management

The primary organization currently responsible for the recordkeeping of employees (both seasonal and permanent) would be Humboldt's Own, LLC. All records maintained by Humboldt's Own, LLC would be made available upon request.

The organization has considered payroll options for peak times of the season during which employment periods would be up to several months in duration (particularly during the harvesting, processing, and packaging stages of cultivation). An outside entity may be responsible for soliciting, recruiting, and hiring employees.

The designated entity is responsible for ensuring property, business, and workplace compliance under the guidelines of the following departments:

- Bureau of Medical Marijuana Regulation (BMCR).

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- California Department of Food & Agriculture (CDFA).
- County Agriculture Commissioner (CAC).
- County Planning Department (CPD)/Community Planning (CP)/Development Department (DD).
- Department of Industrial Relations (DIR).
- Department of Labor, Wage, and Hour Division (DL-WHD).
- Department of Pesticide Regulation (DPR).
- National & California Agricultural Labor Relations Board (NALRB/CALRB).
- Occupational Safety and Health Administration (OSHA).
- U.S. Department of Labor (US-DOL).

### Recording & Reporting

All employee records for hours worked and reported would be kept onsite or via a payroll recordkeeping center and submitted to the managing payroll department to ensure timely reporting. Requests for review of payroll records would be the sole responsibility of the managing human resources agent (upon request and under certain lawful circumstances).

### Quality Assurance & Control of Product

Quality assurance efforts encompass sanitation, climate control, dust control, and a variety of environmental standards. Quality control measures include monitoring, testing, harvesting, drying, curing, grading, sorting, packaging, secure storage, and distribution procedures.

In 2011, the Food and Drug Administration tasked the U.S. Department of Agriculture (USDA) to co-create with the U.S. Department of Health and Human Services (USDHHS) and the Center for Food Safety and Applied Nutrition (CFSAN) a program to implement Good Agricultural Practices (GAPs) and Good Handling Practices (GHPs). The goal was to mitigate food safety hazards and set standards and management regulations for processing facilities to ensure quality and consumer safety of agricultural products when handled in processing environments.

Found in the April 2011 *Guide to Minimize Microbial Food and Safety Hazards for Fresh Fruit and Vegetables* (authored by the USDA, USDHHS, and CFSAN) is discussion about the fundamental procedures that should be developed and implemented. This document features a list of principles applied to the workplace in efforts to meet these standards and is as follows:

- Accountability for product quality.
- Controls for workplace sanitation.
- Employee hygiene.
- Minimization of microbial exposures.
- Operating procedures.
- Packaging procedures and protocols.

### Chain of Custody

Agricultural businesses must adhere to a rigorous chain of custody system for product management and the identification of contamination in all raw and finished products.

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### Monitoring

Pre/post-harvest workflow would be monitored on a predetermined schedule and involve documentation of the condition of the product during its active stage of monitoring.

### Harvesting

During harvest, a labor crew would be required to assist with light physical labor, including walking, crouching, lifting, and some climbing.

### Testing Procedure

All product testing would be conducted by an approved (certified) third-party laboratory. This would encompass testing for potency and purity, including the presence of pesticides, fungicides, and harmful micro biologics.

### Drying/Curing

Product would be harvested at maturity and dried and cured in a climate-controlled environment. The primary equipment used would include dehumidifiers, fans, and heaters.

### Grading/Sorting

Products would be graded based on testing results, maturity, and specific intended use (flower, manufacturing of extracts, concentrates, topical products, etc.)

### Processing

Product would be harvested, trimmed, dried, and cured in a manner best suited to the specific environmental factors of the crop. This would include both visual inspections by master cultivators and data collection and analysis (via automated sensors).

### Packaging

Packaging would adhere to the guidelines for package type, quantity/weights, warning labels, and stamping procedures.

### Health & Safety

The first response emergency contact phone number is 9-1-1. Hospitals are Redwood Memorial Hospital at (707) 725-3361 (Fortuna) and St. Joseph Hospital at 707-445-8121 (Eureka). The American Association of Poison Control Centers (AAPCC) can be reached at 800-222-1222.

### Job Hazard Analysis

Labor duties would vary throughout the harvesting, drying, processing, and packaging stages of the operation. With each task, an analysis would be conducted to identify potential hazards associated with a task, including weather conditions, the physical aptitude of employees, tools utilized, and potential exposure to chemicals and other substances. Identification of these hazards is intended to mitigate potential job hazards and help ensure employee adherence to safety practices.

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### Injury Illness Prevention Plan

It is required by the DIR that every employer shall establish, implement, and maintain an effective Injury and Illness Prevention Plan (IIPP).

Components of an IIPP include:

- Employee compliance with safe and healthy work practices.
- Investigation of injuries and/or illnesses.
- Procedures for correction of unsafe/unhealthy conditions, work practices, and/or procedures.
- Procedures to identify and evaluate workplace hazards.
- Responsible person(s) and contact information.
- Safety training.
- System for communication with employees.
- Thorough safety program recordkeeping and document retention practices.

### Heat Illness Prevention Plan

Written protocols regarding heat illness prevention would be available to employers, managers, supervisors, and employees regarding how to prevent and handle heat illness incidents.

To prevent heat illness to employees in the field, several factors must be considered:

- Ambient temperature (measured via thermometer or weather report).
- Crew size.
- Excessive clothing.
- Other relevant exposures.
- Presence of personal protective equipment or additional sources of heat.
- Work shift duration.

The following heat illness factors would be considered:

- Accessibility of drinking water.
- Accessibility of shade (via protective structures).
- Periodic rest breaks.
- Reminders to employees to remain hydrated.

### Hazard Communication Policies

Hazard communication is important to ensure the safety of all onsite employees, contractors, and subcontractors. Potential and known hazards would be made clear prior to conducting tasks and activities. Implementing this procedure is important to ensure that employees, contractors, and subcontractors are informed about the relevant risks associated with certain onsite tasks and the reduction of liabilities against the employer for improper use of equipment, machinery, and tools.

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### Emergency Procedures

Emergency procedures include the availability of eye washing stations and detailed procedures for dealing with chemical spills. In the event of an emergency, certain protocols would be developed and followed regarding fire evacuation plans, earthquake safety, and other emergency scenarios.

### Chemical Handling

Any input products used onsite would be accompanied by MSDS and Chemical Inventory Lists that would be available to inspectors and employees and maintained onsite.

In the event of emergency spills, Call 9-1-1 and then report to the Office of Environmental Safety (OES) and California State Warning Center (CSWC) at 800-852-7550 or 916-845-8911 and identify proper steps to isolate the incident and cleanup.

### Eye Washing Station

Often, chemicals used onsite provide MSDS sheets that indicate the need for applicators to utilize an eye washing station after exposure. The eye washing station must be positioned within 200' of the cultivation area and any areas where chemicals, fertilizers, or pesticides would be used or administered for various applications.

### Employee Accident Policies

An investigation would be conducted to determine next steps.

The company adheres to protocols for employee accident reporting. The manager is responsible for documenting any onsite incidents using *Form 5020*, including:

- Address of accident/event site.
- Description of accident/event and if the accident scene/instrumentation has been altered.
- Employer's name, address, and telephone number.
- Law enforcement agencies present at the accident/event site.
- Location of medical treatment.
- Name and address of injured employee(s).
- Name and job title of reporting party.
- Name of contact person at accident/event site.
- Nature of injuries.
- Time and date of accident/event.

Accidents need to be reported immediately to Cal/OSHA in Redding at 530-224-4743.

Contact the business' medical provider, the employee's designated medical provider, or 9-1-1, depending on the severity of the incident. Follow up with contact to the California Division of Workers' Compensation (CDWC).

### Personal Protective Equipment Policies

Application of pesticides and fungicides requires personal protective equipment, including respirators, Tyvek suits, and gloves. It is the applicator's responsibility to ensure safety in the field. The farm manager

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is responsible for furnishing, applying, and informing of the appropriate uses associated with such products.

Applicators are required to acquire an Operator ID through the Agriculture Commissioner via the Pesticide Handling Training Program (PHTP). This would involve training applicators about labels, cautions, and recommended Personal Protective Equipment (PPE). Pesticide PPE would be stored onsite and separately from fertilizers, pesticides, and fungicides. Restricted Entry Intervals (REI) would be imposed and posted after application of chemicals to prevent exposures.

Additional PPE provided onsite for any processing labor would include access to gloves and dust masks by employees during drying, processing, and packaging.

It is the responsibility of managers/supervisors to ensure that PPE policies are followed during appropriate working conditions. In the event of product application by an employee, the applicator must be designated an operator ID and is required to employ the proper PPE during application, as well as abide by label warnings in the event of exposure, poisoning, or a spill.

Processors may be required by State law to employ PPE equipment for the duration of their shifts to ensure no exposure to and/or contamination from a product.

All laborers must be made aware of REI and tangible notification of the recommended REI after the application of pesticides, fungicides, and other chemical applications.

### Occupancy & Structural Guidelines

The general environments in which laborers would work include the field and within the proposed processing building. The environments in which any agricultural activity would occur would follow all guidelines (per agricultural and labor oversight agencies). The facility would need to meet commercial building standards in accordance with California Building Codes and would be made compliant with the American with Disabilities Act (ADA) and Architectural Barriers Act (ABA).

Any housings, buildings, and structures would be subject to California Building Code (CBC), including possible permitting requirements, inspections, and certificate(s) of occupancy. Additionally, specific exemptions exist that pertain to agricultural standards under the Occupational Safety and Health Administration (OSHA) and in conformance with the Occupational Safety and Health Guidelines (OSHG) (unless the Project meets certain exemptions, such as being a family-owned and operated business, does not offer temporary labor housing, or employs fewer than 10 employees at any given time). In other such cases, the site would need to comply with OSHA Guidelines pertaining to agricultural employment.

### Project Processing Environment

The Project includes one (1) proposed 4,000 sq. ft. processing building and one (1) 1,280 sq. ft., one (1) 600 sq. ft., and one (1) 1,400 sq. ft. to support drying/storage activities.

The Plot Plan includes a personal residence that is not extended to employees. It is expected that structures for this project would support a maximum of fifteen (15) people during peak processing activities. Applicant may propose additional structural development to accommodate enhanced operational needs.

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### Housing

A primary personal residence exists onsite. Housing will not be extended to employees.

Any housing provided to employees for this Project will be subject to CCR regulations found in the *Source Guide for Federal & State Requirement for Employees and Migrant Housing*.

### Notification of Occupancy & Terms

As per the DIR and the US-DOL, all notices and labor postings would be provided and visible to all onsite employees. Any notification of occupancy status and terms of employee occupancy would be posted in compliance with all local, State, and Federal laws governing agricultural employers under the following regulatory bodies and regulations:

- California Agricultural Labor Relations Act (CALRA).
- California Occupational Safety & Health Administration (Cal/OSHA).
- Department of Industrial Relations (DIR).
- State and National Agricultural Labor Relations Board (CLRB & NLRB).
- U.S. Department of Labor (US-DOL).

### Maintenance of Sanitary Facility

To help ensure the quality of finished product, a clean working environment would be maintained during the drying, curing, processing, and packaging stages of cultivation. Among other benefits, this would prevent potential contamination between crop batches. All product would be batch tested prior to processing. In the event of a recall, it would be assured that each batch or variety has not become contaminated during these stages within the processing facility.

### Dust Control Measures

In the event of high dust levels, all processing environments would maintain clean working areas to prevent potential dust exposure to employees.

To ensure product quality and to prevent potential contamination of processing environments, certain dust control measures would be implemented. These measures would include maintenance of sanitary working environments and possible implementation of air filtration systems.

### Water Access & Facilities

The Project site would provide employees with access to the following facilities/resources within reasonable proximity to work areas:

- Handwashing facilities (processing area).
- Onsite potable water (work areas).
- Restroom facilities (processing area).

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## Contingency Plan

In accordance with specifications provided by the DEH and the California Unified Program Act (CUPA)—to meet the business plan criteria required to ensure compliance with regulations that are intended to protect public health and the environment—this section addresses water production (including well construction) and the handling of onsite wastewater, solid waste, and hazardous materials.

### Summary

The Contingency Plan addresses onsite wastewater and hazardous wastes, solid waste removal and recycling, water production and well construction, hazardous materials handling, agricultural product storage, and chemical spill procedures and handling guidelines.

Material Safety Data Sheets (MSDS) for all fertilizers, soil amendments, and pesticides would be made available onsite. If requested, all equipment maintenance performed onsite would be listed/described. Per California Department of Food and Agriculture (CDFA) regulations, chemicals would be stored separately from fuels, oils, and similar products. Fertilizers and pesticides, specifically, would be stored in locked containment within an outdoor structure.

Chemical spills would be handled and reported per directions in the Project's Chemical Spill Procedure.

Common waste products that would be used or generated onsite include:

- Fertilizers.
- Fuels.
- Household chemicals.
- Human refuse.
- Human waste.
- Pesticides/herbicides/fungicides.

To ensure mitigation of potential pollution of grounds, nearby waterways, and ecological habitats, the proper treatment, storage, removal, and overall security of potentially polluting products would be ensured via use of dedicated areas and containers that are covered and watertight.

### Project Waste Management

The sections below address the Project-specific details, impacts, and procedures for handling waste products.

#### Project Specific Details

A primary residence and one (1) 1,280 sq. ft., one (1) 600 sq. ft., and one (1) 1,400 sq. ft. to support drying/storage activities. Project sponsor proposed one (1) proposed 4,000 sq. ft. commercial processing building. The project site will be supported by PG&E power. The applicant has proposed to also construct one (1) 16 sq. ft. propane generator.

#### Onsite Wastewater/Hazardous Wastes

The proposed Project location is equipped with a septic system that is plumbed to the main residential structure and a primary septic system is proposed to support the processing building. Employees would

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utilize the primary septic system, plumbed to the processing building, for regular uses. Now, no record of permit or data exists regarding age or specifications of the system. Further inspections may be required to identify the septic system's ability to support increased use during peak seasonal work times and whether it requires an upgrade to meet commercial standards.

The Sponsor has identified that the operation requires, at a maximum, fifteen (15) employees during peak staffing to perform seasonal work activities. It is estimated that peak staffing would occur for a duration of approximately six (6) to eight (8) (cumulative) throughout the active working parts of the season.

#### Waste Management Standards

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.

If the primary septic system is not within this accessibility threshold, a portable facility or pit privy may be provided in lieu of septic to support waste activities. The standards for portable waste facilities are as follow:

- **Toilet facilities:** Shall be always 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:** Shall 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.
- **Chemical tanks:** 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 approved by the local health department, or any other method approved by the local health department.
- **Privies:** Shall be moved to a new site or taken out of service when the pit is filled within two (2) feet of the adjacent ground surface. When the privy is moved, the pit contents will be covered with at least two (2) feet of well-compacted dirt.

#### Solid Waste Removal/Recycling

All garbage will be contained within a holding structure and is to be removed no less than once per week. All waste and/or recycling materials will be processed by a permitted solid waste/recycling facility. The facility designated to receive waste products for this project is Eel River Resource Recovery.

#### Water Production/Well Construction

The Project is supported by three (3) onsite water storage tanks that draw from onsite well water and a rainwater catchment impoundment (See Site Map for location). The three (3) water tanks currently support cultivation uses.

Approximated water use for activities are denoted within the *Cultivation Schedule* under the Cultivation Plan below. Monthly monitoring and annual reporting must be implemented to identify actual total uses for domestic and cultivation activities.

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### Hazardous Materials Handling

PG&E utilities support the Project site. Applicant has proposed one (1) onsite propane fueled back-up generator that would require fuels to supply the domestic energy needs of the structures or cultivation activities. Other fuels may be used for small equipment and machinery and may include gasoline, oils, and diesel. All fuels used for equipment would be stored per the (CUPA) fuel and chemical storage guidelines.

To meet environmental health standards, applicants must maintain a list of and describe all compressed gases, cleaners, and sanitizers (including, but not limited to, household chemicals, bleach, and alcohol) and document quantities stored onsite. Fuels, pesticides, and other agricultural/household chemicals are required to be stored in locked containment, separate from other input products. Any substance in use shall be accompanied by a posted notification that clearly identifies its nature. To prevent spills onto ground surfaces, any motors, fuel containers, etc. would be stored in drop pans and within an enclosed area.

### Hazardous Material Standards

Quantities that trigger disclosure are based on the maximum amount onsite at any one time, as follows:

- 55 gallons, 500 pounds, or 200 cubic feet (for 30 days or more at any time during a year).
- Any amount of hazardous waste.
- Category I or II pesticides.
- Explosives.
- Extremely hazardous substances (above the planning threshold).

MSDS for all fertilizers, soil amendments, and pesticides (including organically produced examples) would be furnished and made available onsite. Compressed gases, cleaners, and sanitizers are stored on the premises in the quantities outlined in the *Gases and Cleaners* inventory list that is maintained onsite.

Applicants are required under CUPA guidelines to list/describe all equipment maintenance performed onsite (including changing oil, antifreeze, etc.). Upon request, applicant will furnish information regarding ongoing maintenance of small machinery and equipment that is necessary to support cultivation activities.

### Project Equipment Inventory

- Case 580 Backhoe
- Roto-Tiller
- John Deer tractor (Attachments: mow deck, auger, roto-tiller)
- Five (5) Assorted, Off-Brand Generators ( <7 kW each)
- Two (2) Push Lawn Mowers
- Husqvarna Weed Eater
- Gas Powered Water Pump (5 HSP)
- Two (2) Honda Quads

### Maintenance

### Offsite

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## Project Product Inventory

### *Household Chemicals (Processing Facility)*

- Bleach (<2-gallons)
- Windex
- Ammonia
- 5-Gallon Rubbing Alcohol

### *Fuels/Oils (Storage Shed)*

- 10-gallon Diesel
- 20-gallon Gasoline
- 20-gallon Liquid Propane

### *Fertilizers/Pesticides/Fungicides/Rodenticides (Storage Shed)*

- Four (4) 50 lb. Max Sea Granular Fertilizer
- Four (4) 50 lb. Max Sea Granular Fertilizer
- Two (2) 50 lb. Grow More Fertilizer
- Safergro
- Organocide
- Serenade
- One (1) Pallet Sea Bird Guano
- One (1) Pallet EB Stone Chicken Manure
- One (1) Pallet Stuzman Chicken Manure
- One (1) Pallet Ironite Pellets

## Agricultural Product Storage

As per the DPR (enforced by CDFA or the local Agriculture Commissioner), Projects that utilize pesticides and fertilizers must meet guidelines pursuant to CCR, § 6670, Title 3, Division 6, *Pesticide, and Pesticide Control Operations*. General guidelines dictate that chemicals are to be stored separately from fuels, oils, and similar products. Fertilizers and pesticides would be stored in locked containment within an enclosed outdoor structure.

## Chemical Spill Procedure/Handling

In the event of emergency spills, the incident would be reported to the Cal OES State Warning Center at 800-852-7550 or 916-845-8911. The California Highway Patrol must be notified via 9-1-1 of spills occurring on highways in the State. The *Chemical Spill Procedure* would be followed and emergency services also contacted via 9-1-1. The procedure would follow the California Office of Emergency Services (Cal OES) *California Hazardous Materials Spill/Release Notification Guidance* (February 2014) and the (EPA) (Pacific Southwest, Region 9) *Chemical Spills Prevention and Preparedness* webpage.

In the State of California, many statutes require emergency notification of a hazardous chemical release, including:

- California Labor Code § 6409.1 (b).
- Government Code § 51018, 8670.25.5 (a).

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- Health and Safety Code § 25270.8, § 25510.
- Public Utilities Code § 7673 (General Orders #22-B, 161).
- Title 42, U.S. Code § 9603, 11004.
- Vehicle Code § 23112.5.
- Water Code § 13271, § 13272.

In addition to statutes, several agencies have notification or reporting regulations:

- Title 8, CCR, § 342.
- Title 13, CCR, § 1166.
- Title 14, CCR, § 1722 (h).
- Title 17, CCR, § 30295.
- Title 19, CCR, § 2703, 2705.
- Title 22, CCR, § 66265.56 (j), § 66265.196 (e).
- Title 23, CCR, § 2230, 2250, 2251, 2260.
- Title 40, CFR, § 263 esp. § 263.30.
- Title 49, CFR, § 171.16.

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## Security Plan

The Project's *Security Plan* includes product security, inventory management, and diversion prevention. Pertinent regulatory language includes the following:

Assembly Bill 604 (AB-604), Article 3, Mandatory Commercial Registration, § 26040 (5): "Security requirements, including, but not limited to, procedures for limiting access to facilities and for the screening of employees. The department shall require all registrants to maintain an accurate roster of any employee's name, date of birth, and relevant identifying information, which shall be available for inspection by the department or State or local law enforcement upon demand."

AB-604, Article 3, Mandatory Commercial Registration, § 26046 (a)(3): "Operating and inventory control procedures to ensure security and prevent diversion."

AB-604, Article 3, Mandatory Commercial Registration, § 26046 (a)(4): "Detailed operating procedures for the proposed facility, which shall include, but not be limited to, provisions for facility and operational security, prevention of diversion, employee screening, storage of medical cannabis, personnel policies, and recordkeeping procedures."

### Summary

The Security Plan details efforts to prevent loss and diversion of medical cannabis product at all stages of its cultivation and processing, including drying, trimming, curing, processing, and packaging. Robust recordkeeping would be implemented and maintained for quality assurance, inventory management, and prevention of diversion.

### Measures of Security

Several security measures would be involved in the comprehensive protection of medical cannabis product during the cultivation and processing lifecycles. These include exterior lighting, alarms, cameras and video capture, and the hardening of doors, windows, and fencing.

Security measures for this project would encompass, at a minimum:

- Locked containment for product processing and storage (to be developed).
- Locked entry into property (*see site plan*).
- Surveillance and monitoring systems (to be developed as per the State's requirements).

### Points of Security

- Locked gates.
- Locked containment.
- 24-hour surveillance of Cultivation, Processing, and Nursery areas.

### Inventory Management

A rigorous system of recordkeeping and reporting would be facilitated to adhere to the State's Track and Trace requirements of all cannabis products. This would include (but not be limited to) flower, trim, and stem to ensure zero diversion of product throughout processing.

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To prevent loss and diversion, all cannabis products would be stored under locked containment during the drying, curing, and packaging phases of processing. Products would also be subject to conformance with a checks and balances system to ensure the prevention of unintentional diversion.

#### Prevention of Diversion

The most vulnerable stage of product security is transit to retail outlets. The best way to ensure product safety and prevention of diversion and loss is to maintain adequate chain of custody records via the Agricultural Commissioner.

This would occur under the oversight of the CDFA, in congruence with SICPA's Track and Trace Program. Additionally, retail outlets would be informed of expected delivery quantities. This would include packing slips, tamper-evident seals, verification of credibility, liability coverage, and manifests provided by licensed transporters.

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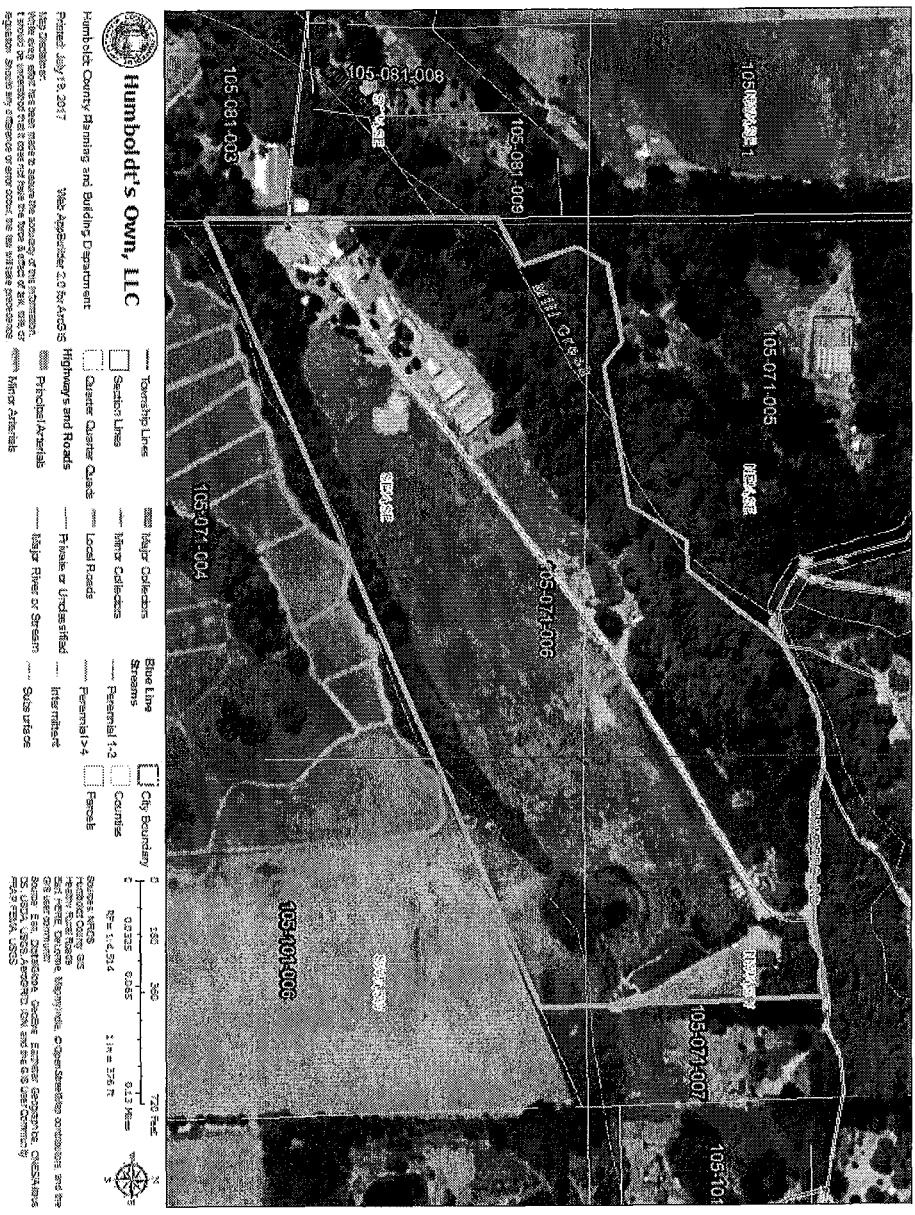


Maps  
Overview Map

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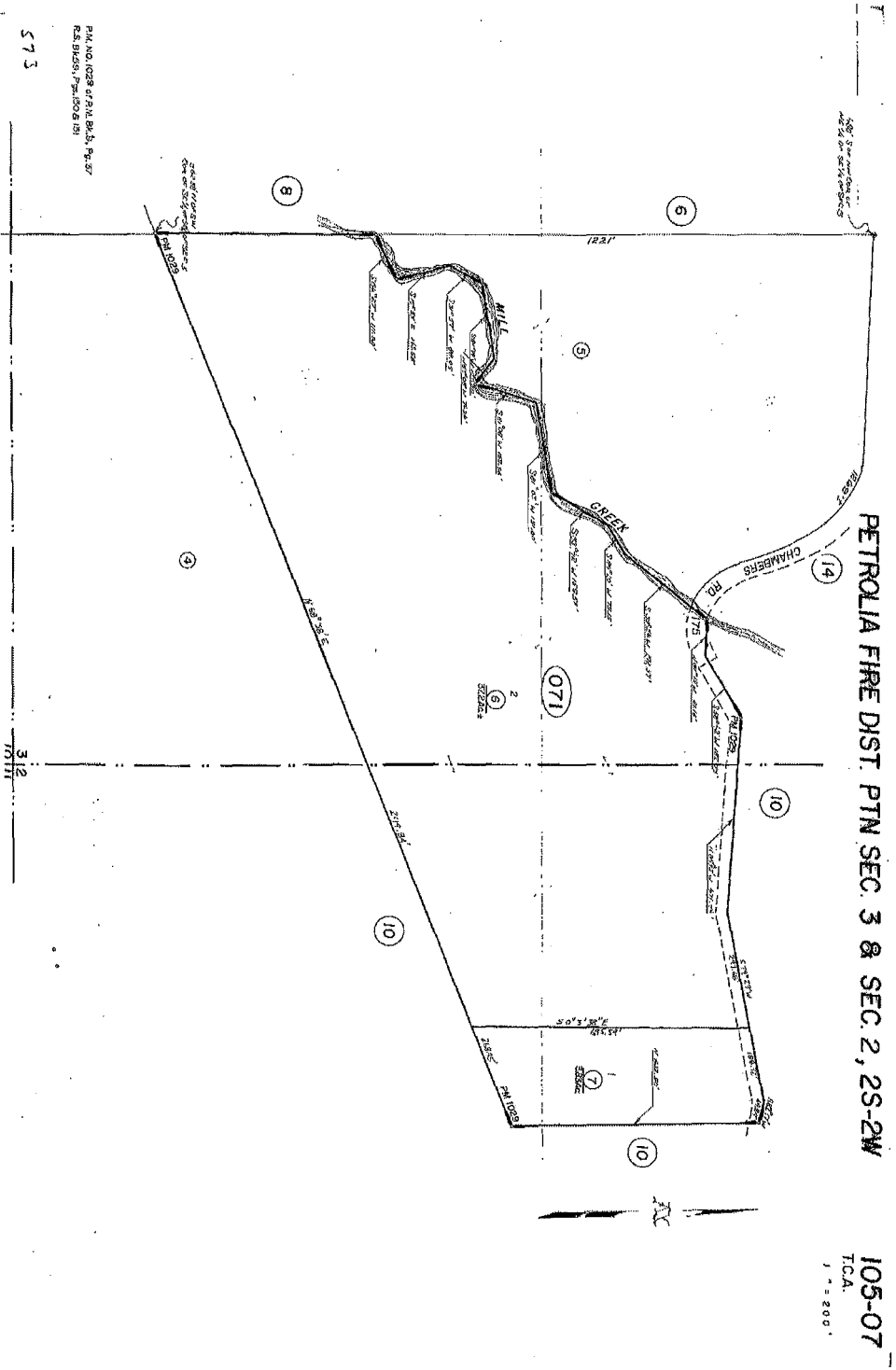
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Materials from  
ops plan  
9-12-17  
LACO JWH

Not needed  
for referral



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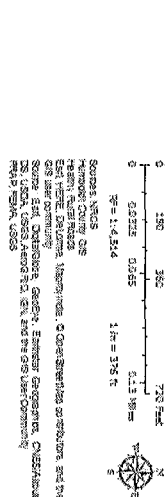
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**Highways and Roads**  
 Interstate  
 Principal Arterial  
 Major Arterial  
 Major Collector  
 Minor Collector  
 Local Roads

**Streams**  
 River or Stream  
 Subsurface  
 Blue Line  
 Potential 1-3  
 Potential 3+



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**Highways and Roads**  
 - Dashed Line: State or Unimproved  
 - Solid Line: Interstate  
 - Dotted Line: Major Arterial  
 - Dotted Line: Minor Arterial  
 - Dotted Line: Major Collector  
 - Dotted Line: Minor Collector  
 - Dotted Line: Street  
 - Dotted Line: Rural Lane  
 - Dotted Line: Regional 1-3  
 - Dotted Line: Regional 1-4  
 - Dotted Line: Local Road  
 - Dotted Line: Intersect

**Water**  
 - Solid Blue Line: River or Stream  
 - Dotted Blue Line: Stream  
 - Dotted Blue Line: Canal

**White**  
 - Solid Line: Subarea  
 - Dotted Line: City Boundary (City/ Fire District)  
 - Dotted Line: SR  
 - Dotted Line: LPA  
 - Dotted Line: FPA

**Communi...**  
 - Dotted Line: Service District  
 - Dotted Line: District

**Scale**  
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 0 0.0005 0.0005 0.1 0.19  
 1" = 375 Feet  
 Spheroid: NAD 83  
 Projection: UTM  
 Datum: NAD 83  
 Zone: 12 N  
 Units: Feet

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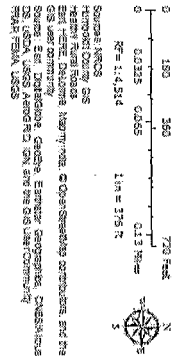




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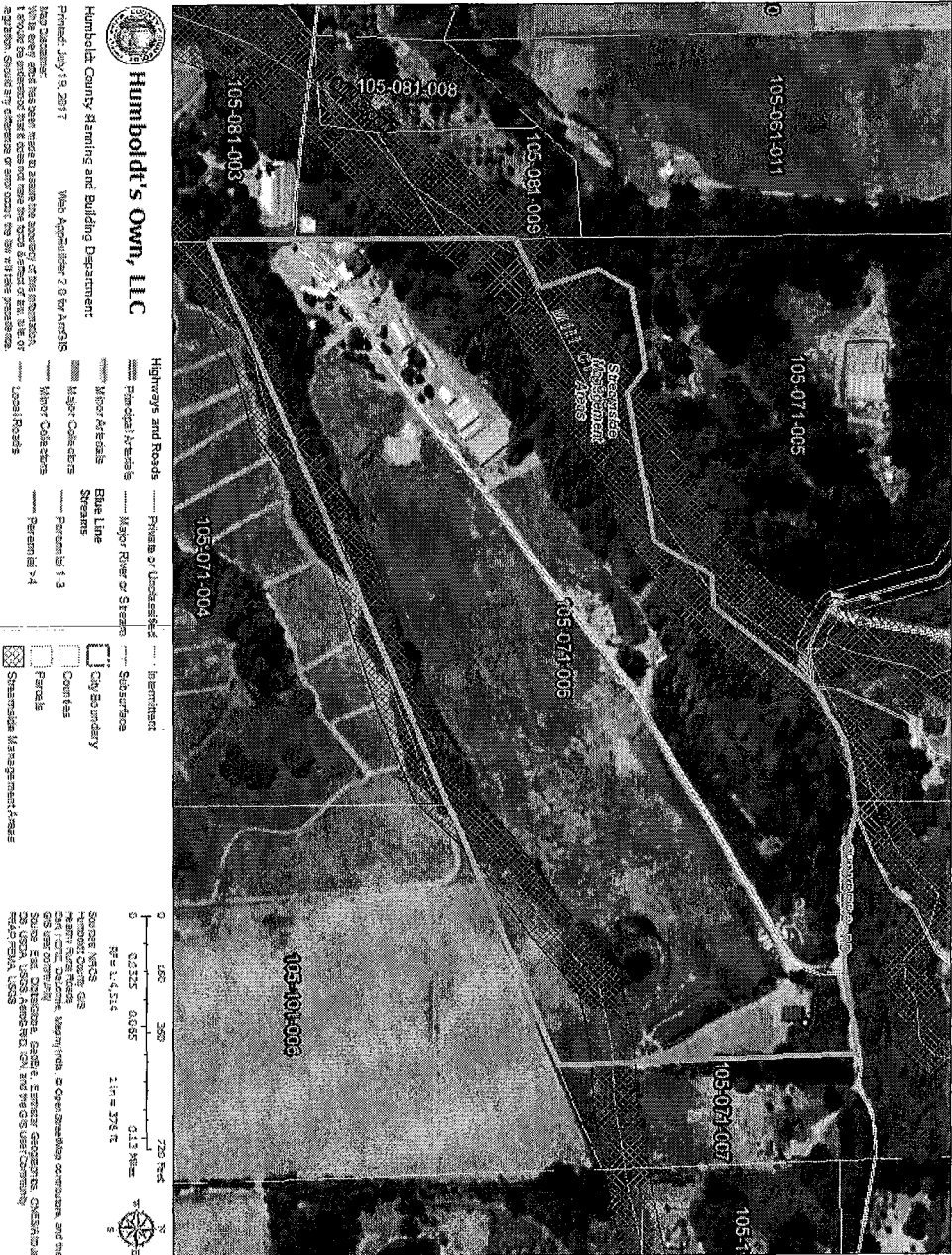
- Miscellaneous Critical Facilities
-  CDF HEADQUARTERS
  -  RANGER STATION
  -  CAMPGROUND
  -  OTHER CRITICAL FACILITIES
- USGS Geographic



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Streamside Management Areas Map

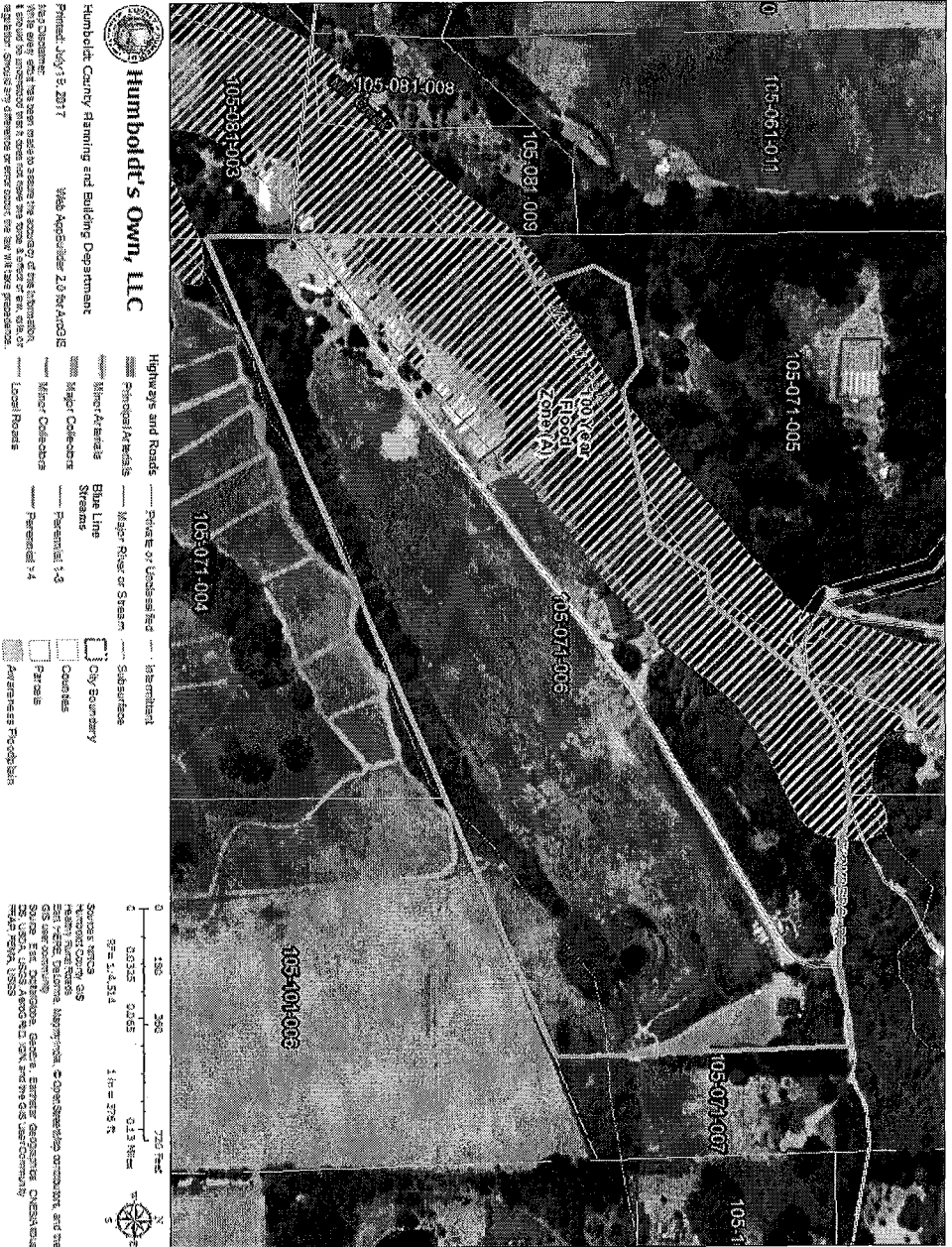


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# Flood Zones Map

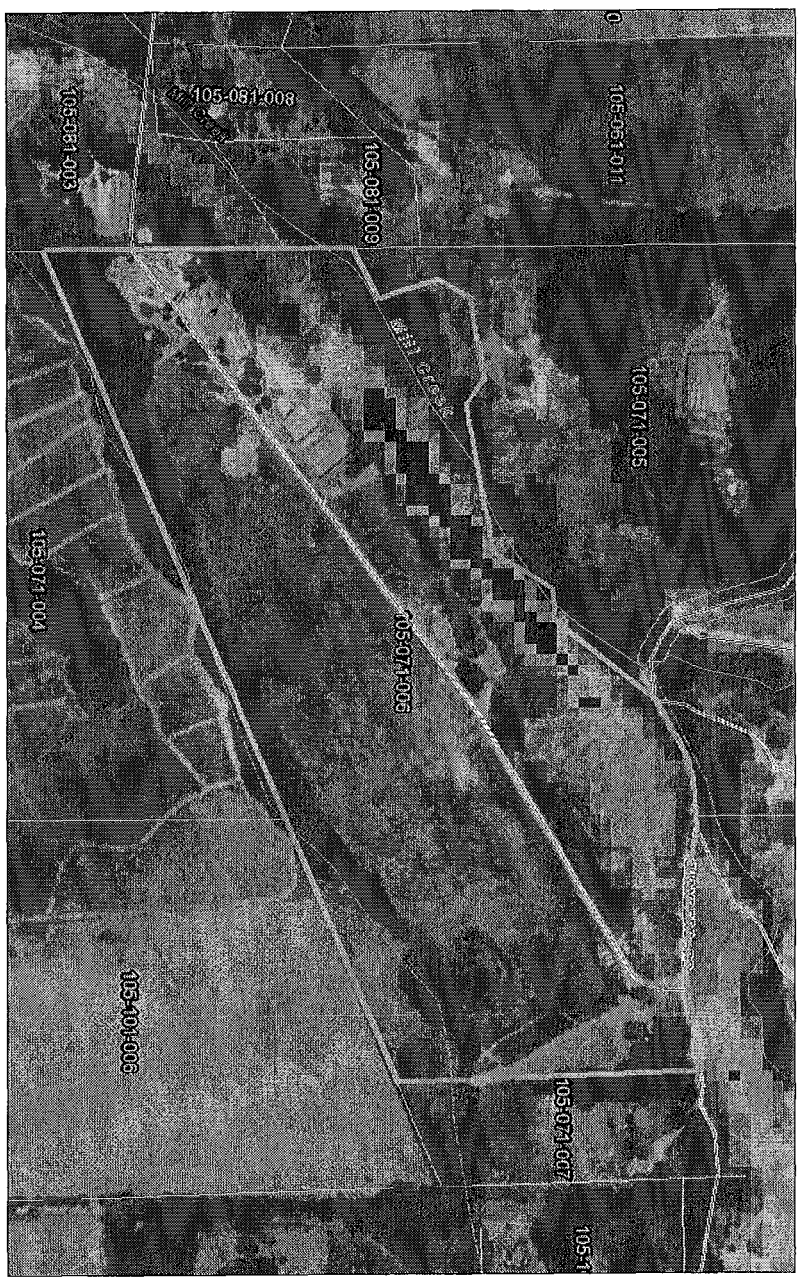
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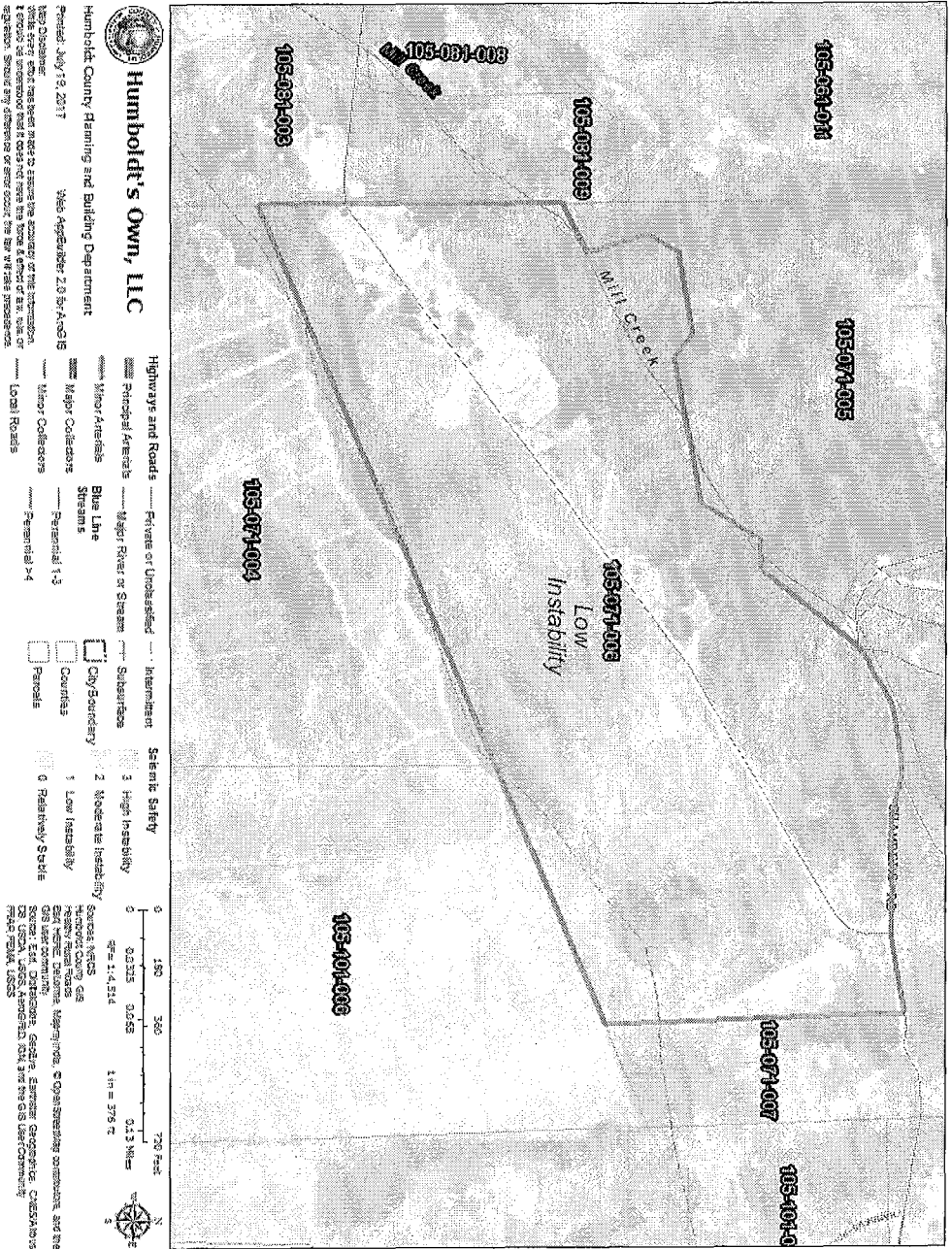
**Humboldt's Own, LLC**  
 Humboldt County Planning and Building Department  
 Printed: July 15, 2017  
 Via: AutoCAD 2.0 for ArcGIS  
 Map Scale: 1" = 378.5'  
 Map Projection: NAD 83 UTM Zone 18N  
 Data Source: Humboldt County GIS  
 Date: 07/15/2017  
 Author: Humboldt County GIS  
 Project: Humboldt's Own, LLC  
 File Path: \\gis\GIS\Projects\2017\Humboldts Own\Map\_Series\COMPLIANCE\Map\_Series.aprx  
 Project Path: \\gis\GIS\Projects\2017\Humboldts Own\Map\_Series\COMPLIANCE

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Stability Map

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Prime Soils Map



**Humboldt's Own - Prime Soils Map**

Humboldt County Planning and Building Department  
 Projected August 7, 2017 Web AppBuilder 2.0 for ArcGIS

**Legend**

Highway and Roads: Private or Underserved, Interstate  
 Major River or Stream  
 Major Arterials  
 Major Collectors  
 Minor Collectors  
 Local Roads

Site Line  
 Stream  
 Parent 1-3  
 Parent 1-4

City Boundary  
 County  
 Parcel (Owner)

Scale: 0 50 100 Feet  
 0 0.0125 0.025 0.05 0.1 Miles  
 1 inch = 375 feet

SOURCE: NRCIS, HERRICK ENGINEERING AND CONSULTING GROUP, LLC, HERRICK ENGINEERING AND CONSULTING GROUP, LLC, HERRICK ENGINEERING AND CONSULTING GROUP, LLC, HERRICK ENGINEERING AND CONSULTING GROUP, LLC, HERRICK ENGINEERING AND CONSULTING GROUP, LLC. PREPARED BY: HERRICK ENGINEERING AND CONSULTING GROUP, LLC. DATE: 10/15/2013. ALL RIGHTS RESERVED. GIS DATA COURTESY OF HERRICK ENGINEERING AND CONSULTING GROUP, LLC.

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## Environmental Impacts & Standards

Environmental impacts and standards include a comprehensive summary of all environmental elements related to the proposed Project. Impacts could include land use, development, pollutants, nuisances, and related environmental concerns. Federal and State standards have been set—with oversight from the United States Environmental Protection Agency (EPA) and the U.S. Department of Agriculture (USDA)—regarding potential environmental impacts caused by general industry applications.

Mitigation measures that can be employed for cultivation activities to prevent environmental detriment often feature the implementation of Best Management Practices (BMPs) suggested by the State Water Resources Control Board (SWRCB) under the Water Board Order and enrollment/compliance with the Waste Water Discharge (WWD) program. This can include the potential requirement for a Water Resource Protection Plan (WRPP). Additional conformance may be required with the California Department of Fish & Wildlife (CDFW) (formerly Fish & Game) under a Lake and Streambed Alteration Agreement (LSA-1600/1602).

All projects must also adhere to standards and maintain compliance with regulations set forth by the Division of Environmental Health (DEH) through a Contingency Plan (see *Contingency Plan* below) regarding all wastes (known as a Waste Management Plan). Applicants must also abide by regulations set forth by the Department of Pesticide Regulations (DPR) and the Tribal Historical Preservation Office (THPO) for archaeological preservation.

Often it is found, during the review of the Project, that there may be additional requirements and/or specific needs to support a sound environmental action or mitigative plan to adhere to the standards set under additional agency authority.

### Summary

Potential Project impacts could include biological resources, land use/planning, transportation/traffic, agriculture and forestry, hazards and hazardous materials, public services, utilities/service systems, geology/soils, and hydrology/water quality.

Development impacts could include those regarding landscapes, infrastructure, roadways, and other environmental ramifications resulting from the Project.

Nuisance mitigation would include prevention of environmental impacts such as through odors, lights, and sounds that could potentially adversely affect neighboring properties or habitats. The proposed Project area would be required to meet all setback standards required by all agencies within the State of California and the local authority.

### Background

On January 1, 1970, President Nixon signed the National Environmental Policy Act (NEPA). California Governor Reagan followed suit by signing the California Environmental Quality Act (CEQA) into law on September 18 of the same year. These laws required the incorporation of environmental values into governmental decision making. These statutes require Federal, State, and local agencies to analyze and disclose the potential environmental impacts of their decisions, and—in the case of CEQA—to minimize significant adverse effects to the extent feasible.

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NEPA was codified under Title 42 of United States Code § 4331 et seq. (42 U.S.C. 4331 et seq.). Under NEPA, Congress established the White House Council on Environmental Quality (CEQ) to ensure that Federal agencies meet their obligations under the Act. CEQ's Regulations for Implementing the Procedural Provisions of NEPA are found in Title 40 of the Code of Federal Regulations, § 1500 et seq. (40 CFR 1500 et seq.). In California, CEQA was codified under Division 13 of California's Public Resources Code (CPRC), section 21000 et. seq. (Cal. Pub. Res. Code § 21000 et seq.). The Guidelines for Implementation of the CEQA regulations are in Title 14 of the California's Code of Regulations (CCR), § 15000 et seq. (14 CCR § 1500 et seq.).

NEPA and CEQA are similar, both in intent and in their respective review processes (analysis, public engagement, and document preparation) that they dictate. Importantly, both statutes encourage a joint Federal and State review for projects that require both Federal and State approvals. In such cases, a joint review process can avoid redundancy, improve efficiency and interagency cooperation, and be easier for applicants and citizens to navigate. Despite the similarities between NEPA and CEQA, there are several differences that require careful coordination between the Federal and State agencies responsible for complying with the statutes. Conflict arising from those differences can create unnecessary delay, confusion, and legal vulnerability.

Federal, State, and local agencies have cooperated in the environmental review of projects ranging from infrastructural development to renewable energy permitting. As State and Federal governments continue to pursue shared goals, there will be a continued need for an efficient and transparent environmental review processes that meets the requirements of both statutes.

Recognizing the importance of implementing NEPA and CEQA efficiently and effectively, the CEQ and the California Governor's Office of Planning and Research (OPR) developed a handbook regarding conducting joint NEPA and CEQA review processes. The CEQ oversees Federal agency implementation of NEPA, which includes writing the CEQ NEPA regulations and preparing guidance and handbooks for Federal agencies.

OPR plays several roles in the administration of CEQA, including development of CEQA Guidelines in coordination with the California Natural Resources Agency, providing technical assistance to State and local agencies, and coordinating State-level review of CEQA documents. Agencies conducting an environmental review must also consider any additional requirements or deadlines established in the individual agency's administrative regulations or procedures that implement NEPA and CEQA. These requirements could prescribe additional or more stringent requirements than the CEQ regulations and CEQA guidelines.

The NEPA and CEQA handbook provides practitioners with an overview of the NEPA and CEQA processes and practical suggestions for developing a single environmental review process that can meet the requirements of both statutes. The handbook contains three main elements. First is a "Question and Answer" section that addresses the key similarities and differences between NEPA and CEQA. This section compares each law's requirements or common practices and identifies possible strategies for meeting the requirements of both laws. These strategies are not meant to prescribe methods that agencies must use; rather, the handbook provides suggestions that help agencies identify and analyze potential issues.

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## Appendices

The following regulatory information sources contributed to the development of this narrative.

Source Guide for Federal & State Requirements for Employee & Migrant Housing

Housing Standards/Requirements for Employee/Migrant Housing Caretakers

### *Health & Safety*

- First Aid.
- Communicable Diseases.
- Hand Washing, Bathing, and Laundry.
- Cooking, Kitchen, and Mess Halls.
- Garbage and Refuse.
- Insects and Rodents.

### *Occupancy & Structural Guidelines*

- Housing Site.
- Housing Structure.
- Postings of Required Information.
- Permit to Operate Housing.
- Mobile Homes, Recreational Vehicles, and Commercial Modular.
- Tents.
- Construction and Repair.
- Fire Safety.
- Electrical.
- Lighting.
- Heating.
- Liquid Propane (LP) Gas.

### *Waste Management*

- Toilets.
- Water Supply.
- Screens.
- Sewage.

### *Enforcement*

- Enforcement and Penalties.
- Remediation and Mitigation.

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### Sources of Additional California Regulatory Information

SOURCES OF ADDITIONAL INFORMATION			<u>Sacramento</u>	<u>San Benito</u>	<u>San Joaquin</u>						
<p>More specific information can be obtained by:</p> <p><b>1. Review of the following reference documents at law and public libraries:</b></p> <ul style="list-style-type: none"> <li>California Health and Safety Code, Division 13, Part 1, beginning with Section 17000.</li> <li>California Code of Regulations, Title 25, Chapter 1, beginning with Section 600.</li> <li>California Code of Regulations, Title 24, California State Building Code.</li> <li>Federal Migrant and Seasonal Agricultural Worker Protection Act</li> <li>Code of Federal Regulations, Title 29, Parts 500 through 500.270.</li> <li>Code of Federal Regulations, Title 29, Part 1910.142 (OSHA Reg.)</li> </ul> <p><b>2. Obtaining or purchasing copies of documents as follows:</b></p> <ul style="list-style-type: none"> <li><u>CALIFORNIA HEALTH AND SAFETY CODE, DIVISION 13, PART 1</u> (Employee Housing Act ) can be purchased from: West Publishing Company, PO Box 64526, St. Paul, MN; telephone 800-328-4880.</li> <li><u>CALIFORNIA CODE OF REGULATIONS, TITLE 25, CHAPTER 1, and the CALIFORNIA CODE OF REGULATIONS, TITLE 24.</u> Can be purchased from: Bareclays Law Publishers, Attention: CCRAgency Services Representative 400 Oyster Point Blvd., PO Box 3006, South San Francisco, CA. 94083 800-888-3600 or on the internet at <a href="http://www.leginfo.ca.gov/calaw.html">http://www.leginfo.ca.gov/calaw.html</a></li> <li><u>MIGRANT AND SEASONAL AGRICULTURAL WORKERS PROTECTION ACT and OSHA REGULATION 1910.142.</u> Can be obtained by contacting the Wage and Hour Division of the U.S. Department of Labor offices as shown on this page or on the internet at, <a href="http://www.dol.gov/esa/vhd/fmspa/index.htm">http://www.dol.gov/esa/vhd/fmspa/index.htm</a></li> </ul> <p><b>3. Contacting the appropriate government offices listed below:</b></p> <p><u>If the housing is located in one of the following counties contact the county office listed below:</u></p> <table border="0"> <tr> <td><u>Fresno</u> Environmental Health Systems 1221 Fulton Mall, 3<sup>rd</sup> Floor Fresno, CA 93775-1867 (559) 445-3391</td> <td><u>Kern</u> Environmental Health 2700 M. Street, Suite 300 Bakersfield, CA 93301 (661) 862-8700</td> <td><u>Merced</u> Environmental Health 777 W. 22<sup>nd</sup> St. Merced, CA 95340 (209) 381-1100</td> </tr> <tr> <td><u>Monterey</u> Environmental Health 1270 Natividad Road Salinas, CA 93906 (831) 755-4500</td> <td><u>Napa</u> Environmental Health 1195 Third Street, 101 Napa, CA 94559 (707) 253-4471</td> <td><u>Orange</u> Environmental Health Div. 2009 E. Edinger Avenue Santa Ana, CA 92705 (714) 667-3600</td> </tr> </table>			<u>Fresno</u> Environmental Health Systems 1221 Fulton Mall, 3 <sup>rd</sup> Floor Fresno, CA 93775-1867 (559) 445-3391	<u>Kern</u> Environmental Health 2700 M. Street, Suite 300 Bakersfield, CA 93301 (661) 862-8700	<u>Merced</u> Environmental Health 777 W. 22 <sup>nd</sup> St. Merced, CA 95340 (209) 381-1100	<u>Monterey</u> Environmental Health 1270 Natividad Road Salinas, CA 93906 (831) 755-4500	<u>Napa</u> Environmental Health 1195 Third Street, 101 Napa, CA 94559 (707) 253-4471	<u>Orange</u> Environmental Health Div. 2009 E. Edinger Avenue Santa Ana, CA 92705 (714) 667-3600	<p>Environmental Health 8475 Jackson Road, 240 Sacramento, CA. 95826 (916) 875-8484</p> <p><u>San Mateo</u> Health Services Agency 455 County Center, 4<sup>th</sup> Fl. Redwood City, CA. 94063 (650) 363-4305</p> <p><u>Stanislaus</u> Environmental Res. 3800 Cornucopia Way, Ste. C Modesto, CA 95358-9492 (209) 525-6700</p>	<p>Building and Safety 3224 Southside Road Hollister, CA 95023 (831) 637-5313</p> <p><u>Santa Cruz</u> Health Services Agency 701 Ocean Street, Rm 312 Santa Cruz, CA 95060 (831) 454-2022</p> <p><u>Tulare</u> Resource Management Agency 5961 S. Mooney Blvd Visalia, CA 93277-939 1-800-228-6133</p>	<p>Public Health Services 304 E. Weber Ave. Stockton, CA 95202 (209) 468-3426</p>
<u>Fresno</u> Environmental Health Systems 1221 Fulton Mall, 3 <sup>rd</sup> Floor Fresno, CA 93775-1867 (559) 445-3391	<u>Kern</u> Environmental Health 2700 M. Street, Suite 300 Bakersfield, CA 93301 (661) 862-8700	<u>Merced</u> Environmental Health 777 W. 22 <sup>nd</sup> St. Merced, CA 95340 (209) 381-1100									
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<p>STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF CODES AND STANDARDS</p>			<p><u>NORTHERN CALIFORNIA:</u> (North of Fresno County) 9342 Tech Center Dr #550 Sacramento, Ca. 95826 (916) 255-2501</p>	<p><u>SOUTHERN CALIFORNIA</u> (South of Madera County) 3737 Main Street, Ste 400 Riverside, CA 92501 (951) 782-4420</p>							
<p>U.S. DEPARTMENT OF LABOR WAGE &amp; HOUR DIVISION</p>			<p><u>LOS ANGELES</u> 300 South Glendale Ave., 400 Glendale, CA. 91205-1752 (818) 240-5274/75</p>	<p><u>SAN FRANCISCO</u> 455 Market St., 800 San Francisco, CA. 94105 (415) 744-5590</p>							
			<p><u>WEST COVINA</u> 100 North Barranca St., 850 West Covina, CA. 91791 (626) 966-0478</p>	<p><u>SACRAMENTO</u> 2800 Cottage Way, Rm. W-1836 Sacramento, CA. 95825-1886 (916) 978-6123</p>							
			<p><u>SAN DIEGO</u> 5675 Ruffin Rd, 320 San Diego, CA. 92123-1362 (619) 557-5606</p>								

### Federal Governing Bodies & Regulatory Framework

- U.S. Department of Agriculture.
- U.S. Environmental Protection Agency.
- Farm Labor Standards Act.
- Farm Bill 2014.
- Clean Water Act (CWA)/Safe Drinking Water Act (SDWA).
- Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA).
- Resource Conservation & Recovery Act (RCRA).
- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA/Superfund).
- Clean Air Act (CAA).
- Emergency Planning & Community Right to Know Act (EPCRA).

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## Summary of Employment Requirements for California Agricultural Employers

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### Summary of Employment Requirements for California Agricultural Employers Transportation of Interstate Commerce Act (ICA) Regulations

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- Evictions; Housing Agreements.
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#### Definitions

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- Concerted Activities.
- Unfair Labor Practice.
- Union Elections and Collective Bargaining.
- Mandatory Mediation Order.
- Union Access.
- Unfair Labor Practices.
- Strikes, Picketing and Economic Boycotts.
- Remedies for Unfair Labor Practices.
- ALRB Remedies.
- Discrimination.
- Discrimination - General Background.
- Federal.
- California.
- Other Laws.
- Protected Categories and Definitions.
- Summary of Employment Requirements for California Agricultural Employers.
- Ancestry, Race, Color, and National Origin.
- Sex Discrimination.
- Supervisor Harassment Training.
- Sexual Orientation.
- Gender Identity Discrimination and Harassment.
- Pregnancy, Childbirth, and Related Medical Conditions.
- Marital Status.
- Age Discrimination.
- Disabilities.
- Reasonable Accommodation.
- Pre-Job-Offer Inquiries.
- Post-Job-Offer, Pre-Employment Medical Examinations.
- Employee Examinations.
- Alcohol and Other Drugs.
- Religious Discrimination.
- Discrimination - Other Laws.
- Privacy in Employment.

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- Employee's Off-Work Activities.
- Garnishments.
- Return to Work Due to Medical Absence.
- Employers with one or more employees.
- Employers regularly employing five or more employees.
- Pregnancy Disability.
- Reporting Requirements - EEO-1.
- Applicant Identification Records.
- Harassment.
- Types of Sexual Harassment.
- Quid Pro Quo.
- Hostile or Offensive Work Environment.
- Duty to Prevent Sexual Harassment by Non-Employees.
- Notices, Posters, Disclosures and Records.
- Notices and Disclosures.

#### U.S Department of Labor

- Wages and Hours - Federal.
- Children's Health Insurance Program Reauthorization Act of 2009 (CHIPRA).
- Patient Protection and Affordable Care Act.
- Wage and Hour Regulation - State IWC Orders.
- Industrial Welfare Commission (IWC).
- Payday Notice.
- Statement of Wages.
- Compensation Notice.
- Farm Labor Contractor Rate of Compensation.
- Commissioned Employee - Written Contract Requirement.
- Migrant and Seasonal Agricultural Worker Protection Act (MSPA).
- General MSPA Poster.
- Worker Information.
- Housing Terms and Conditions.
- National Labor Relations Act (NLRA) Employee Rights.
- Employment of Minors.
- Employment Development Department (EDD).
- Equal Employment Opportunity is the Law.
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- Age Discrimination is Against the Law.
- Family and Medical Leave Act (FMLA).
- California Fair Employment and Housing Commission (FEHC).
- Pregnancy-Disability Leave.
- California Family Rights Act (CFRA).
- Discrimination in Employment is Prohibited by Law.

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- Summary of Employment Requirements for California Agricultural Employers.
- Time Off to Vote.
- Housing and Meals.
- Operators of Labor Camps.
- Amounts Charged for Meals and Lodging.
- Fair Housing is the Law.
- Cal/OSHA.
- Safety and Health Protection on the Job.
- Cal/OSHA Form 300A.
- Field Sanitation Facilities.
- Access to Medical and Exposure Records.
- Agricultural - Industrial Tractors.
- Operating Rules for Industrial Trucks.
- Handwashing Water.
- California Safe Drinking Water and Toxic Enforcement Act.
- Pesticide Postings.
- Posting of Pesticide Storage Areas.
- Emergency Medical Care.
- Emergency Medical Services.
- Field Postings.
- Irrigation.
- Fumigants.
- Application-Specific Information for Field Workers.
- Pesticide Safety Information Series A-8.
- Pesticide Safety Information Series A-9.
- Workers' Compensation.
- Notice of Compensation Carrier.
- Medical Provider Network Information.
- Off-Duty Recreation.
- Written Notice to New Employees.
- Employee Polygraph Protection Act.
- Whistleblower Hotline.
- Uniformed Services Employment and Reemployment Rights Act (USERRA).
- Mass Layoff/Plant Closure (WARN).
- Human Trafficking/Slavery Notice.
- Recordkeeping and Reports.
- Cal/OSHA.
- Field Sanitation Report.
- Recordkeeping.
- GISO § 3203.
- Department of Pesticide Regulation.
- Employment Development Department.

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- Wages and Payroll.
- Statement of Wages.
- Recording Hours Worked.
- Payroll and Related Records.
- Workday and Workweek.
- Personnel Records.
- Job Applications; Personnel Records.
- Records That Must be Kept.
- Immigration.
- CIS Form I-9.
- Farm Labor Contractor (FLC).
- FLC License.
- FLC Payroll Records.
- Leave of Absence.
- Family and Medical Leave Act.
- California Family Rights Act.
- Discrimination.

#### Summary of Employment Requirements for California Agricultural Employers

- Applicant Identification Records.
- EEOC EEO-1 Report.
- Recordkeeping and Inspection Requirements.
- Inspection and Copying of Personnel Files.
- Inspection and Copying of Payroll Records.
- Workers' Compensation.
- Employee Claim Form.
- Form to Indicate Physician or Chiropractor.
- Child Labor.
- Permit to Employ and Work Permit.
- Date of Birth.
- Checklist of Forms and Reports.

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## Glossary of Abbreviations & Definitions

**AAPCC:** American Association of Poison Control Centers

**AB:** Assembly Bill

**ABA:** Architectural Barriers Act

**ADA:** Americans with Disabilities Act

**ALRA:** Agricultural Labor Relations Act

**ALRB:** Agricultural Labor Relations Board

**APN:** Assessor's Parcel Number

**AUMA:** Adult Use Marijuana Act (Prop 64)

**BMCR:** Bureau of Medical Cannabis Regulation

**BMC:** Bureau of Marijuana Control

**BMP:** Best Management Practices

**BOE:** Board of Equalization

**CAC:** County Agricultural Commissioner

**Cal OES:** California Office of Emergency Services (*See also OES*)

**CALRA:** California Agricultural Labor Relations Act

**CALRB:** California Agricultural Labor Relations Board

**CBC:** California Building Code

**CBO:** Cannabis Board Order

**CCR:** California Code of Regulations (also Cal. Code Regs.)

**CDFA:** California Department of Food and Agriculture

**CDFFP:** California Department of Forestry and Fire Protection (CAL FIRE)

**CDF:** California Department of Fire

**CDFW:** California Department of Fish and Wildlife

**CDIR:** *Also see DIR:* California Department of Industrial Relations

**CD:** Community Development

**CDPH:** California Department of Public Health

**CDWC:** California Division of Worker's Compensation

**CEH:** Center for Environmental Health

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**CEQ:** Council on Environmental Quality  
**CEQA:** California Environmental Quality Act  
**CFR:** Code of Federal Regulations  
**CFSAN:** Center for Food Safety and Applied Nutrition  
**CLRB:** California Labor Relations Board  
**CSLB:** California State Licensing Board  
**CMCLUO:** Commercial Medical Cannabis Land Use Ordinance  
**CP:** Community Planning  
**CPD:** County Planning Department  
**CPRC:** California Public Resources Code  
**CSWC:** California State Warning Center  
**CUPA:** California Unified Program Act  
**DCA:** Department of Consumer Affairs  
**DD:** Development Department  
**DEH:** Division of Environmental Health  
**DFEH:** Department of Fair Employment and Housing  
**DHHS:** Department of Health and Human Services  
**DIR:** Department of Industrial Relations  
**DLSE:** Department of Labor Standards Enforcement  
**DL-WHD:** Department of Labor, Wage and Hour Division  
**DOL:** Department of Labor  
**DPH:** Department of Public Health  
**DPR:** Department of Pesticide Regulation  
**DWC:** Division of Workers' Compensation  
**DWR:** Division of Water Rights  
**EEOC:** Equal Employment Opportunity Commission  
**EIR:** Environmental Impact Report  
**EPA:** Environmental Protection Agency  
**FLC:** Farm Labor Contractor  
**FLSA:** Fair Labor Standards Act  
**GAP:** Good Agricultural Practices

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**GHP:** Good Handling Practices  
**GP:** General Plan  
**HIPP:** Heat Injury Prevention Plan  
**HSC:** Health and Safety Code  
**HUC:** Hydrologic Unit Code  
**IIPP:** Injury and Illness Prevention Program  
**IPM:** Integrated Pest Management  
**ISWDU:** Initial Statement of Diversion and Use  
**LLC:** Limited Liability Company  
**LRDP:** Long Range Development Plan  
**LSA:** Lake and Streambed Alteration  
**LSAA-1600/1602:** Lake and Streambed Alteration Agreement  
**LC:** Labor Commissioner  
**MBC:** Medical Board of California  
**MCRSA:** Medical Cannabis Regulation and Safety Act  
**MND:** Mitigated Negative Declaration  
**MOU:** Memorandum of Understanding  
**MRP:** Monitoring and Reporting Program  
**MSDS:** Material Safety Data Sheet  
**MSPA:** Migrant Seasonal Protection Act  
**NCRWQCB:** North Coast Regional Water Quality Control Board  
**ND:** Negative Declaration  
**NEPA:** National Environmental Policy Act  
**NLRB:** National Labor Relations Board  
**NMBC:** Non-Profit Mutual Benefit Corporation  
**NOE:** Notice of Enrollment  
**NOI:** Notice of Intent  
**NOP:** National Organic Program  
**NRCS:** Natural Resources Conservation Service  
**NWIC:** Northwest Information Center  
**OES:** Office of Emergency Services

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**OMCS:** Office of Manufactured Cannabis Safety  
**OMRI:** Organic Materials Review Institute  
**OPR:** Office of Planning and Research  
**OSHA:** Occupational Safety and Health Administration  
**OSHG:** Occupational Health and Safety Guidelines  
**OSHT:** Occupational Safety and Health Technician  
**PG&E:** Pacific Gas and Electric  
**PHTP:** Pesticide Handling Training Program  
**PPE:** Personal Protective Equipment  
**REI:** Restricted Entry Interval  
**SB:** Senate Bill  
**SDS:** Safety Data Sheets (*See also MSDS*)  
**SDU:** Small Domestic Use  
**SIU:** Small Irrigation Use  
**SOP:** Standard Operating Procedures  
**SWRCB:** State Water Resources Control Board  
**THPO:** Tribal Historical Preservation Office  
**USC:** United States Code  
**USCB:** United State Census Bureau  
**USDA:** United States Department of Agriculture  
**US-DOL:** United States Department of Labor  
**USDHHS:** United States Department of Health and Human Services  
**WBO:** Water Board Order  
**WDID:** Waste Discharge Identification  
**WHD:** Wage and Hour Division  
**WRPP:** Water Resource Protection Plan  
**WWD:** Waste Water Discharge Program

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- CalCannabis, <http://bit.ly/2qHl43T>
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## 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.

<b>Referral Agency</b>	<b>Response</b>	<b>Recommendation</b>	<b>Location</b>
Humboldt County Division of Environmental Health	✓	Conditional approval	On file
Humboldt County Building Inspection Division	✓	Comments	On file
Humboldt County Public Works, Land Use Division	✓	Conditional approval	On file
CAL FIRE	✓	Comments	On file
Northwest Information Center (NWIC)	✓	Comments	On file and confidential
Bear River Band of the Rohnerville Rancheria	✓	Comments	On file and confidential
California Department of Fish and Wildlife (CDFW)		No response	
US Army Corps of Engineers	✓	Comments	On file
Petrolia Fire Protection District	✓	Comments	On file
Humboldt County Agricultural Commissioner		No response	
Humboldt County District Attorney		No response	
Humboldt County Sheriff		No response	
RRR Planner		No response	
North Coast Regional Water Quality Control Board		No response	
Mattole Union School District		No response	
California Division of Water Rights		No response	
Intertribal Sinkyone Wilderness Council		No response	