



**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: February 3, 2022

To: Humboldt County Zoning Administrator

From: Cliff Johnson, Supervising Planner

Subject: **Tree House Culture, LLC Special Permit**  
Record Number PLN-11967-SP  
Assessor's Parcel Number 210-051-060  
32195 State Highway 36, Bridgeville, California

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Please contact Jordan Mayor, Biologist and Planner, at 707-683-4711 or by email at [jordan.mayor@icf.com](mailto:jordan.mayor@icf.com), if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
February 3, 2022	Special Permit	Jordan Mayor

**Project Description:** Tree House Culture, LLC. seeks a Special Permit for an existing 8,700-square-foot (SF) cannabis cultivation operation of which 5,200 SF is mixed-light and 3,500 SF is outdoor. Applicant relocated approximately 5,200 SF of mixed-light and 1,050 SF of outdoor cultivation adjacent to the existing non-permitted residence, which is proposed to be converted into materials storage and Americans with Disabilities Act-compliant restrooms. Approximately 14,868 SF of existing outdoor cultivation in multiple areas was retired and will no longer be used. A remediation inspection plan was prepared documenting revegetation from onsite retirement, remediation, and relocation of three historic cultivation areas. Irrigation water is sourced from a registered point of diversion and a rainwater catchment system that captures water from all greenhouse roof surfaces and is stored in 20 hard tanks totaling 79,200 gallons. An additional 270,000-gallon rain catchment storage tank is proposed. Estimated annual water usage for cultivation is approximately 97,000 gallons. Drying occurs onsite and all additional processing will occur offsite. Power for the operation is currently provided by two generators that will be retired and replaced with renewable (Pacific Gas and Electric Company, solar, or wind) power within 3 to 5 years of permit approval.

**Project Location:** The project is in Humboldt County, in the Bridgeville area, on the north side of State Highway 36, approximately 1.0 mile west from the intersection of Larabee Valley Road and State Highway 36, then east on a private road for approximately 0.4 mile, on the property known as 32195 State Highway 36.

**Present Plan Land Use Designations:** Residential Agriculture (RA) Density: 40 acres per unit, Slope Stability: High instability (3)

**Present Zoning:** Forestry Recreation (FR) B-5 (40)

**Record Number:** PLN-11967-SP

**Assessor's Parcel Number:** 210-051-060

**Applicant**

Tree House Culture, LLC  
Cassidy Goodrich  
32195 Highway 36  
Bridgeville, CA 95526

**Owner**

Farm Friends, LLC  
32195 Highway 36  
Bridgeville, CA 95526

**Agents**

Rain & Zepp, Inc.  
Beorn Zepp  
517 3rd Street, Suite 30  
Eureka, CA 95501

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

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

**Major Issues:** None

**Tree House Culture, LLC**  
Record Number: PLN-11967-SP  
Assessor's Parcel Number: 210-051-060

**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 adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines, make all of the required findings for approval of the Special Permit, and adopt the Resolution approving the Tree House Culture, LLC Special Permit as recommended by staff subject to the recommended conditions.*

**Executive Summary** Tree House Culture, LLC. seeks a Special Permit for an existing 8,700-square-foot (SF) cannabis cultivation operation of which 5,200 SF is mixed-light and 3,500 SF is outdoor cultivation on the 40-acre parcel. Up to five cultivation cycles from the mixed-light greenhouses are anticipated. According to the Addendum to the Operations Plan dated December 2020 (**Attachment 3a**), an 1,800-SF commercial processing barn is proposed to allow onsite processing, depending on market conditions. Offsite processing at a licensed facility will be performed until an approved space is permitted and developed. All existing and proposed buildings and grading will be permitted as a condition of approval (**COA #A6 – 8**). A 3,000-SF propagation greenhouse will be limited to 10% of the cultivation area (870 SF) as a condition of approval (**COA #A9**). The project is owner-operated, and two temporary full-time employees are used intermittently during the year. An application for a septic permit has been filed with the Division of Environmental Health. Security is provided by a privacy fence surrounding the cultivation areas and an electronic security system is planned. Power for the operation is provided by two generators (Honda EU 3000 and Honda EU 7000) housed within noise containment sheds that will be retired with renewable power within 3 to 5 years of permit approval (**COA #A10**).

The project site is located in the Van Duzen Planning Watershed, which under Resolution 18-43 is limited to 425 permits and 146 acres of cultivation. With the approval of this project, the total number of approved permits in this Planning Watershed would be 108, and the total approved acres of cultivation would be 37.2.

**Remediation of Retired Sites**

A memorandum was prepared by a biologist with Hohman & Associates in December 2017 to justify the immediate relocation of three cannabis cultivation sites to environmentally superior locations on existing graded flats already used for cannabis cultivation that are located next to Upper Larabee Valley Road and for the retirement of water bladder storage bags. In total, approximately 14,868 SF of existing outdoor cultivation was retired due to location on steep slopes or areas adjacent to wetlands or Streamside Management Areas (SMA). The cultivation was subsequently relocated and is currently arrayed as shown on the 2019 Site Plan. Timberland Resource Consultants (TRC) prepared a Relocation of Cannabis Remediation Report after visiting the property on 12/2/21 (**Attachment 3b**) to assess the remediation of retired cultivation areas based on the recommendation in the Watershed Resources Protection Plan (WRPP) prepared by Compliant Farms in 2018 (**Attachment 3c**). TRC observed no cultivation-related infrastructure at the three sites. All sites were vegetated with native grasses and no indications of erosion were observed. The existing vegetation at the three sites is the same species composition as adjacent areas unaffected by historic cultivation operations. These areas have restored naturally. In addition to the assessment of the three historic cultivation areas, the site visit included an assessment of the secondary seasonal road that leaves the cultivation area and borders the southwestern property boundary. The landowner has drained the road with a series of straw waddles that meet the specifications outlined the Forest Practices Rules (14 California Code of Regulations 914.6).

## Water Resources

Water for irrigation is provided by a registered point of diversion (POD) (Registration H506120, Certificate H100479) from an unnamed, spring-fed tributary to Butte Creek, and by rainwater catchment from rooftop gutters. Water is diverted during April (15,000 gallons) and May (49,000 gallons) to supplement rainwater capture. Existing available water storage detailed in the 2020 Operations Plan Addendum is 79,700 gallons in 20 vinyl tanks ranging in size from 500 to 5,000 gallons. Rainwater catchment from established roof lines supplies the remaining storage capacity and rain catchment interception estimates provided in the WRPP indicate 3,800 SF of building and greenhouse surface area could capture and transmit 115,000 gallons to storage in an average year. All water use will be monitored as a condition of approval to verify that more than 70% of annual irrigation requirements are derived from rainwater (**COA #A11**). The applicant reports that Whitechurch Engineering is procuring permits for a 270,000-gallon rain catchment storage tank. According to the applicant, additional storage will be added once permits for all existing and proposed structures and grading are issued. Estimated annual water usage for cultivation is approximately 97,000 gallons (11.0 gallons/SF/year) with peak demand occurring June through September at approximately 10,000 gallons per month.

The majority of the recommendations in the WRPP have already been met and are documented by evidence provided; ongoing maintenance of the recommendations are made a condition of approval in accordance with the owner's stated intent (**COA #A12**). These recommendations include improving erosion control measures for access roads and discharge points, improving storage and handling of potentially hazardous materials, improving stream crossings to accommodate high flows and control erosion, establishment and restoration of riparian vegetation, increasing water storage capacity, improvements to water use, implementation of an Integrated Pest Management program, and establishment of a soil management plan. Preparation of a Site Management Plan will be required to abide by State Water Resources Control Board 2019 Cannabis Policy, and this has been made a condition of approval (**COA #A13**).

A Notification of a Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife (CDFW). CDFW responded on 5/2/18 that the project may be completed as described for the installation, maintenance, and operation of water diversion works in Butte Creek without a final agreement (**Attachment 3d**). Adherence to the CDFW Notification and delivery to the County has been made a condition of approval (**COA #B16**). The applicant is registered under the North Coast Regional Water Quality Control Board 2019 Cannabis Order (WDID: 1B161379CHUM).

Humboldt County's WebGIS shows a mapped stream going through the central portion of the parcel, generally from north to south and eventually flowing into Butte Creek. A wetland delineation report was prepared by J. Regan and Associates in September 2018 (**Attachment 3e**) that detailed the presence of one wetland and several small watercourses during the investigation; these included one spring-fed perennial watercourse, two larger perennial watercourses, several seasonal streams, dry swales, and one small seasonal palustrine emergent wetland area (175 SF) located on the prism of an old road between two perennial creeks.

## Biological Resources

A Botanical Survey Report was prepared by J. Regan Consulting in September 2018 (**Attachment 3f**) that detailed the results of a late-season botanical survey on September 1, 2018. Because this single, late-season survey did not meet the CDFW guidelines for protocol-level botanical survey, the botanist highly recommended conducting additional survey in spring of 2019 for those species with bloom times prior to August with habitat in the subject parcel including: *Montia howellii* (Howell's montia) along roads and skid trails, *Erythronium revolutum* and *E. oregonem* (fawn lilies) within riparian areas and stream channels, *Lupinus constancei* (The Lassies lupine), *Sabulina decumbens* (the Lassies sandwort), and *Thermopsis robusta* (robust false lupine) in upland areas on stand edges and on rocky soil types. The botanist recommends two additional surveys take place in April/May and June/July in order to adequately cover all potential habitats within the appropriate timeframe. However, the survey report also said these future survey events may be restricted to areas with planned future development and do not necessarily need to take place in areas without planned development or planned activity that has the potential to affect



sensitive plants or their associated habitats. The applicant's agent has stated, in a letter received 12/13/21, that all proposed development is or has already occurred within locations of previous disturbance/development and given there are no planned nor contemplated developments proposed at this time in undisturbed areas, no additional botanical surveys are warranted.

Northern spotted owl (NSO) habitat exists in the vicinity, but the nearest activity center is approximately 0.78 mile from the cultivation site and was last observed in 1999. As a result, updated NSO surveys were completed by Hohman & Associates in 2017 and then again in April, May, June, and August of 2019; no owls were observed during these nesting seasons. Conditions of approval will require noise to be at or below 50 decibels at 100 feet, which is below the guidance established by CDFW for protection of the species, as well as other wildlife protection measures including the prohibition of anticoagulant rodenticides (**COA #B1-7**). The proposed project is existing and unlikely to significantly affect the species with habitat present onsite. The extent of noise from generator or fan use is currently low due to noise containment sheds and a full transition from generator power to renewables is planned within 5 years of project approval as a condition of approval. Furthermore, the project is conditioned to adhere to Dark Sky Association standards for greenhouse lighting and security lighting, refrain from using synthetic netting, ensure refuse is contained in wildlife-proof storage and refrain from using anticoagulant rodenticides to further protect wildlife. As proposed and conditioned, the project is consistent with CMMLUO performance standards and CDFW guidance and will not negatively affect NSO or other sensitive species.

### **Tribal Cultural Resource Coordination**

The project was referred to the Northwest Information Center and the Bear River Band of the Rohnerville Rancheria, in May 2019. A Cultural Resources Investigation was not prepared by William Rich and Associates for the project December of 2018 that concludes that no significant archaeological or historic-period cultural resources that, for the purposes of CEQA (15064.5 (a)), would be considered an historical resource, exist in the limits of the project area. Additionally, tribal cultural resources do not appear to be present. The Bear River Band Tribal Historic Preservation Officer responded in an email dated 5/7/19 that noted that because previously recorded sites had been relocated, no ground-disturbing activity is allowed within the boundaries of the relocated (retired) cultivation sites (**COA #B17**). Ongoing conditions of approval are incorporated regarding the Inadvertent Discoveries Protocol to protect cultural resources and tribal cultural resources.

### **Access**

The property is approximately 5 miles east of Bridgeville and accessed via Upper Larabee Valley Road from Highway 36. A self-assessed Road Evaluation Report concludes that that the entire road segment is developed to the equivalent of a road category 4 standard (**Attachment 3g**).

Environmental review for this project was conducted and based on the results of that analysis, staff finds that all aspects of the project have been considered in a previously adopted MND that was adopted for the CMMLUO and has prepared an addendum to this document for consideration by the Zoning Administrator (See Attachment 2 for more information).

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

**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 Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; 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 22-**

**Record Number PLN-11967-SP**

**Assessor's Parcel Number: 210-051-060**

**Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act (CEQA) and conditionally approves the Tree House Culture, LLC Special Permit.**

**WHEREAS**, Tree House Culture, LLC, submitted an application and evidence in support of approving a Special Permit for the continued operation of a 3,500-square-foot (SF) outdoor and 5,200-SF mixed-light (8,700 SF total) cannabis cultivation operation with processing activities occurring offsite at a licensed facility;

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

**WHEREAS**, the Humboldt County Zoning Administrator held a duly noticed public hearing on February 3, 2022, and reviewed, considered, and discussed the application for a Special Permit 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 to allow the continued operation of a 3,500-SF outdoor and 5,200-SF mixed-light (8,700 SF total) cannabis cultivation operation with processing activities occurring offsite at a licensed facility. Power is provided by two generators. Water for irrigation is provided by rainwater catchment and a registered point of diversion from an unnamed stream.

**EVIDENCE:**    a) Project File: PLN-11967-SP

- 2. FINDING:**                    **CEQA.** The requirements of CEQA have been complied with. The Humboldt County Zoning Administrator has considered the Addendum to and the MND prepared for the CMMLUO adopted by the Humboldt County Board of Supervisors on January 26, 2016.

**EVIDENCE:**    a) Addendum prepared for the proposed project.  
                     b) The proposed project does not present substantial changes that would require major revisions to the previous MND. No new information of

substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.

- c) A Water Resource Protection Plan (WRPP) was prepared by Compliant Farms in 2018 to show compliance with the North Coast Regional Water Quality Control Board Order No. 2015-0023. Preparation of a Site Management Plan will be required to abide by State Water Resources Control Board 2019 Cannabis Policy, and this has been made a condition of approval.
- d) A preliminary Biological Survey report was carried out by J. Regan Consulting in September 2018. The botanist recommends two additional surveys take place in April/May and June/July in order to adequately cover all potential habitats within the appropriate timeframe. However, the survey report also said these future survey events may be restricted to areas with planned future development and do not necessarily need to take place in areas without planned development or planned activity that has the potential to affect sensitive plants or their associated habitats. The applicant's agent has stated, in a letter received 12/13/21, that all proposed development is or has already occurred within locations of previous disturbance/development and given there are no planned nor contemplated developments proposed at this time in undisturbed areas, no additional botanical surveys are warranted. Northern spotted owl habitat exists in the vicinity, but the nearest activity center is approximately 0.78 mile from the cultivation site and was last observed in 1999. As a result, updated northern spotted owl surveys were completed by Hohman & Associates in 2017 and then again in April, May, June, and August of 2019; no owls were observed during these nesting seasons. Conditions of approval will require noise to be at or below 50 decibels at 100 feet, which is below the guidance established by the California Department of Fish and Wildlife (CDFW) for protection of the species and the prohibition of anticoagulant rodenticides. Transition from generator power to renewables is planned within a 3–5-year window as a condition of approval.
- e) Timberland Resource Consultants (TRC) visited the property on 12/2/21 to assess the remediation of three poorly located cultivation areas based on the recommendation in the WRPP. In total, approximately 14,868 SF of existing outdoor cultivation was retired due to location on steep slopes or areas adjacent to wetlands or Streamside Management Areas. TRC observed no cultivation-related infrastructure at the three retired sites. All sites were vegetated with native grasses and no indications of erosion were observed, as detailed in the Relocation of Cannabis Remediation Report. The existing vegetation at the three sites is the same species composition as adjacent areas unaffected by historic cultivation operations. These areas have restored naturally. In addition to the assessment of the three historic cultivation areas, the site visit included an assessment of the secondary seasonal road which leaves the cultivation area and borders the southwestern property boundary. The landowner has drained the road with a series of straw waddles that meets the specifications outlined the Forest Practices Rules at 14 California Code of Regulations 914.6.

- f) A Notification of a Lake or Streambed Alteration was submitted to CDFW. CDFW responded on 5/2/18 that the project may be completed as described for the installation, maintenance, and operation of water diversion works in Butte Creek without a final agreement. Adherence to the CDFW Notification and delivery to the County has been made a condition of approval.
- g) A self-assessed Road Evaluation Report concludes that that the entire road segment is developed to the equivalent of a road category 4 standard.
- h) A Cultural Resources Investigation was not prepared by William Rich and Associates for the project December of 2018 that concludes that no significant archaeological or historic-period cultural resources that, for the purposes of CEQA (15064.5 (a)), would be considered an historical resource, exist in the limits of the project area. Additionally, tribal cultural resources do not appear to be present. The Bear River Band Tribal Historic Preservation Officer responded in an email dated 5/7/19 that noted that because previously recorded sites had been relocated, no ground-disturbing activity is allowed within the boundaries of the relocated (retired) cultivation sites. Ongoing conditions of approval are incorporated regarding the Inadvertent Discoveries Protocol to protect cultural resources and tribal cultural resources.

## **FINDINGS FOR SPECIAL PERMIT**

### **3. FINDING**

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

#### **EVIDENCE**

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

### **4. FINDING**

The proposed development is consistent with the purposes of the existing Forestry Recreation (FR) and Special Building Site (B) Zoning with Combining Zones in which the site is located.

#### **EVIDENCE**

- a) The FR-B-5(4) zones are applied to areas of the County in which timber production and recreation are the desirable predominant uses.
- b) All general agricultural nurseries, and greenhouses, are principally permitted in the FR-B-Zoning with Combining Zones.
- c) Humboldt County Code Section 314-55.4.8.2.2 allows cultivation of up to 10,000 square feet of existing cannabis cultivation on a parcel over one acre

subject to approval of a Special Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application for 8,700 SF of outdoor cultivation on a 40-acre parcel is consistent with this and with the cultivation area verification prepared by the County.

**5. FINDING**

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

**EVIDENCE**

- a) The CMMLUO allows existing cannabis cultivation to be permitted in areas zoned FR (Humboldt County Code Section 314-55.4.8.2.2).
- b) The parcel was created in compliance with all applicable state and local subdivision regulations per Deerfield Ranch Unit 3 1967 subdivision map exemption filed with State. Unit 3 parcels are defined on Feb 1967 RS, 23RS118.
- c) The project will obtain water from both a diversionary source (a registered point of diversion from Butte Creek) and a non-diversionary water source, rain catchment from buildings diverted to storage tanks.
- d) A Road Evaluation Report was completed by the applicant in March 2018. The Evaluation addressed Upper Larabee Valley Road. All road segments evaluated were found to be functionally appropriate for the expected traffic.
- e) The cultivation of cannabis will not result in the net conversion of timberland.
- 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 and more than 600 feet from any school, church, public park, or tribal cultural resource.

**6. FINDING**

The cultivation of 8,700 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 site is located on a road that has been determined by the applicant to safely accommodate the amount of traffic generated by the proposed cannabis cultivation.
- b) The site is in a rural part of the county where the typical parcel size is over 20 acres. 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 sizes in the area.
- c) The project will obtain water from both a diversionary source (a registered point of diversion from Butte Creek) and a non-diversionary water source, rain catchment from buildings diverted to storage tanks.
- d) Provisions have been made in the applicant's proposal to protect water quality and thus runoff to adjacent property and infiltration of water to groundwater resources will not be affected.

- 7. FINDING** The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.
- EVIDENCE** The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element but does have the potential to support one housing unit. The approval of cannabis cultivation on this parcel will not conflict with the ability for a residence to be constructed on this parcel.
- 8. FINDING** Approval of this project is consistent with Humboldt County Board of Supervisors Resolution No. 18-43, which established a limit on the number of permits and acres that may be approved in each of the County's Planning Watersheds.
- EVIDENCE** The project site is located in the Van Duzen Planning Watershed, which under Resolution 18-43 is limited to 425 permits and 146 acres of cultivation. With the approval of this project, the total approved permits in this Planning Watershed would be 108 permits, and the total approved acres would be 37.2 acres of cultivation.

#### **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 approves the Special Permit for Tree House Culture, 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

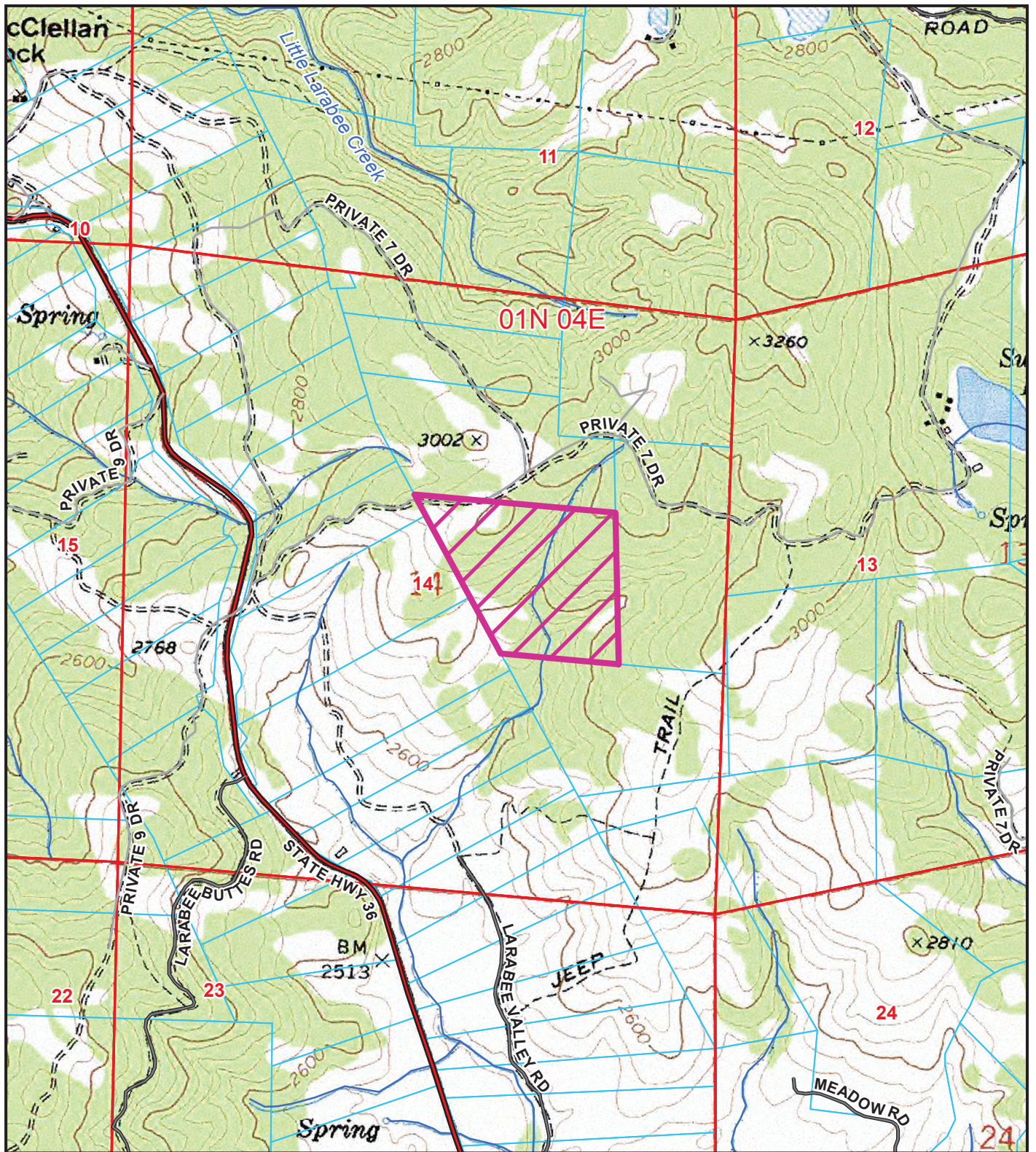
Adopted after review and consideration of all the evidence on February 3, 2022.

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 Zoning Administrator at a meeting held on the date noted above.

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John H. Ford, Zoning Administrator  
Planning and Building Department

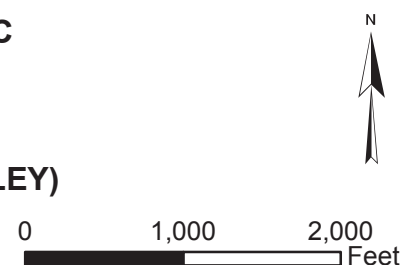




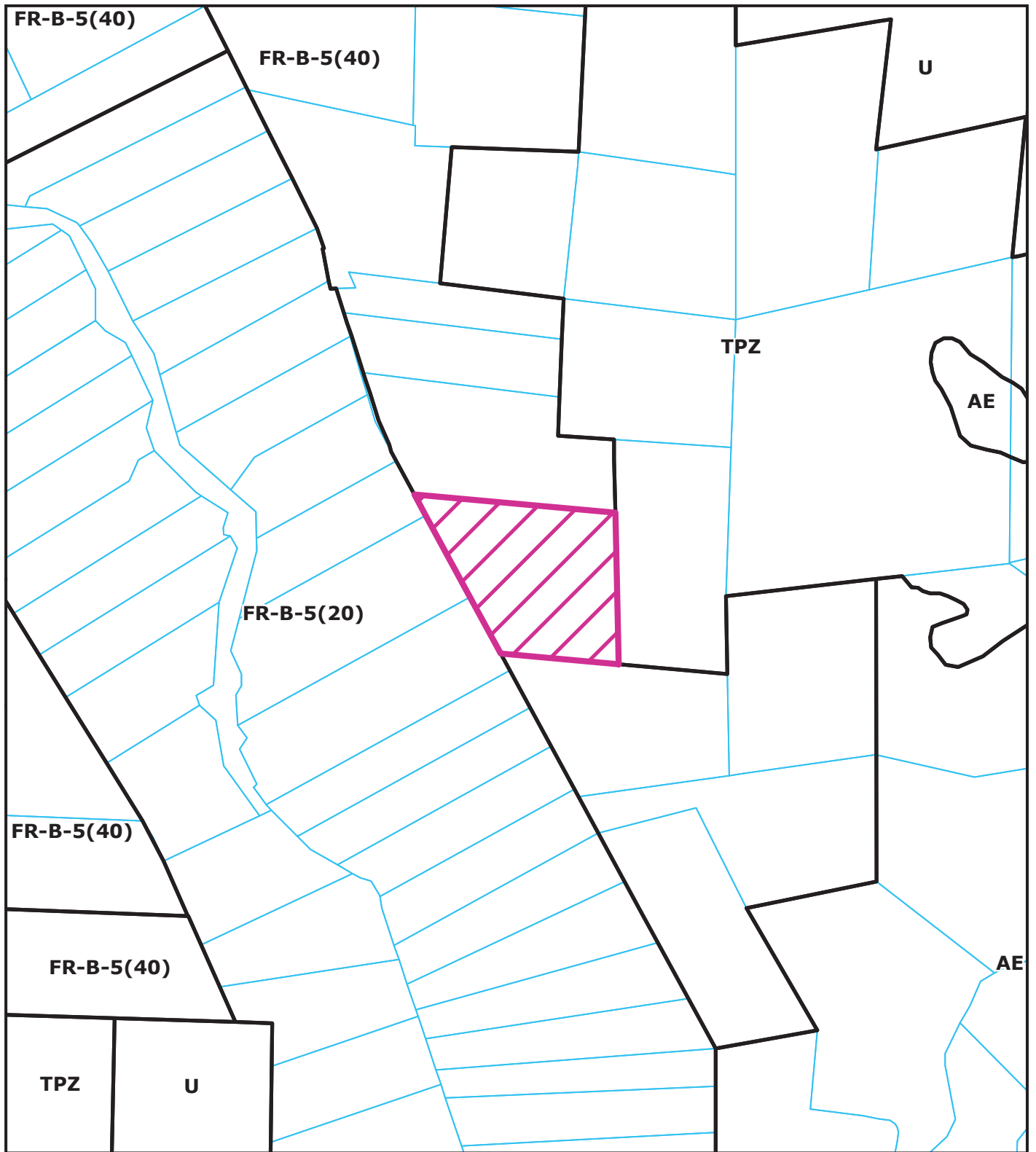
Project Area = 

**TOPO MAP**  
**PROPOSED TREE HOUSE CAMP, INC**  
**BRIDGEVILLE AREA**  
**SP-18-006**  
**APN: 210-051-060-000**  
**T01N R04E S14 HB&M (LARABEE VALLEY)**

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







**Project Area =**

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

**ZONING MAP**  
**PROPOSED TREE HOUSE CAMP, INC**  
**BRIDGEVILLE AREA**  
**SP-18-006**  
**APN: 210-051-060-000**  
**T01N R04E S14 HB&M (LARABEE VALLEY)**

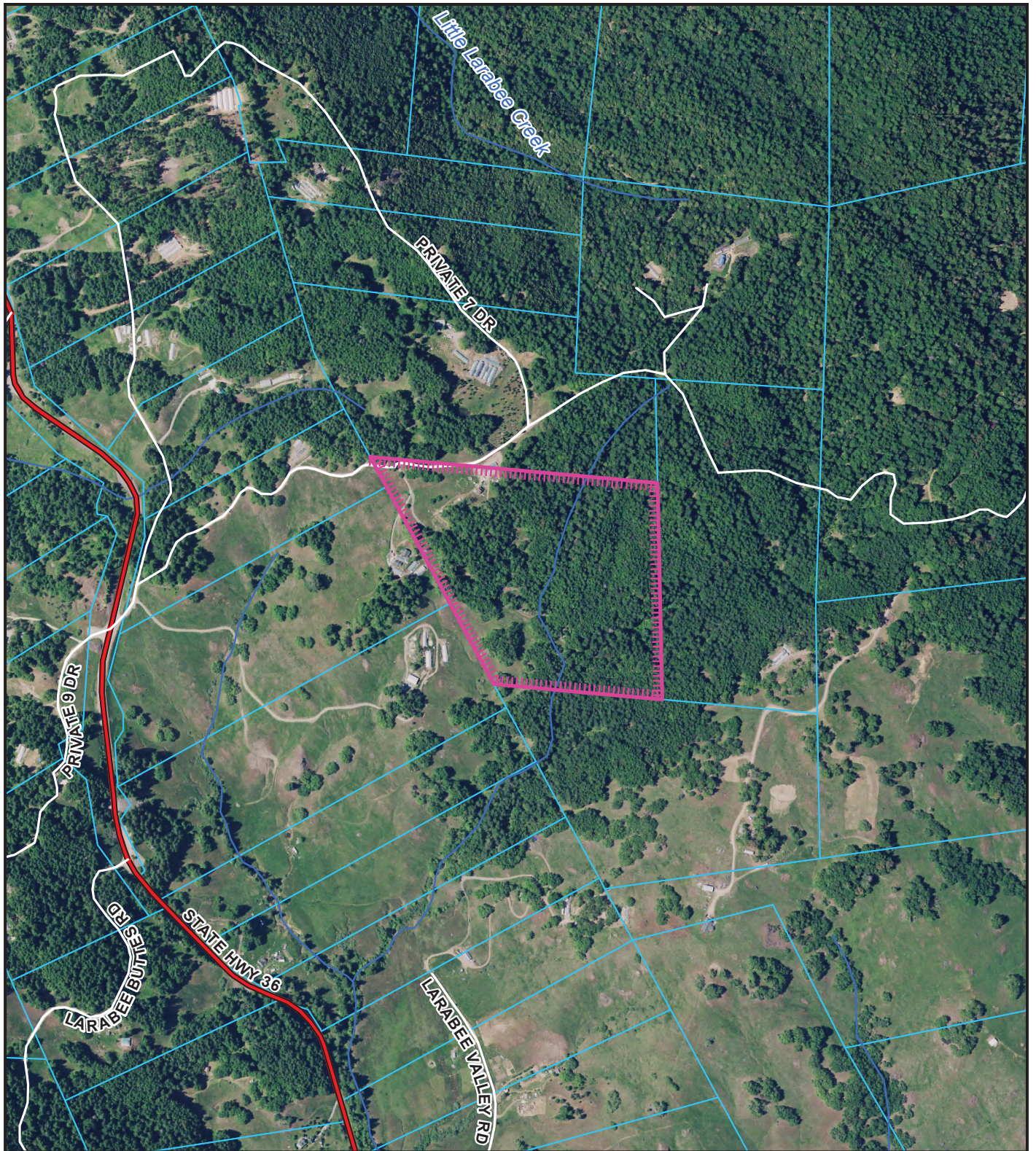
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1,000

2,000

Feet

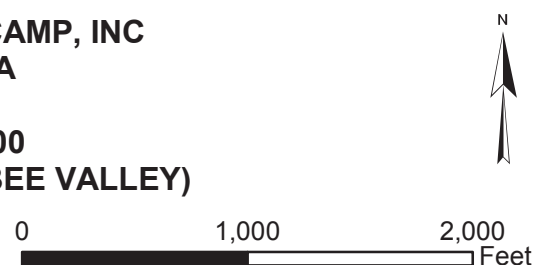




Project Area = 

**AERIAL MAP**  
**PROPOSED TREE HOUSE CAMP, INC**  
**BRIDGEVILLE AREA**  
**SP-18-006**  
**APN: 210-051-060-000**  
**T01N R04E S14 HB&M (LARABEE VALLEY)**

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.





## PLOT PLAN

**DIRECTIONS TO SITE:**

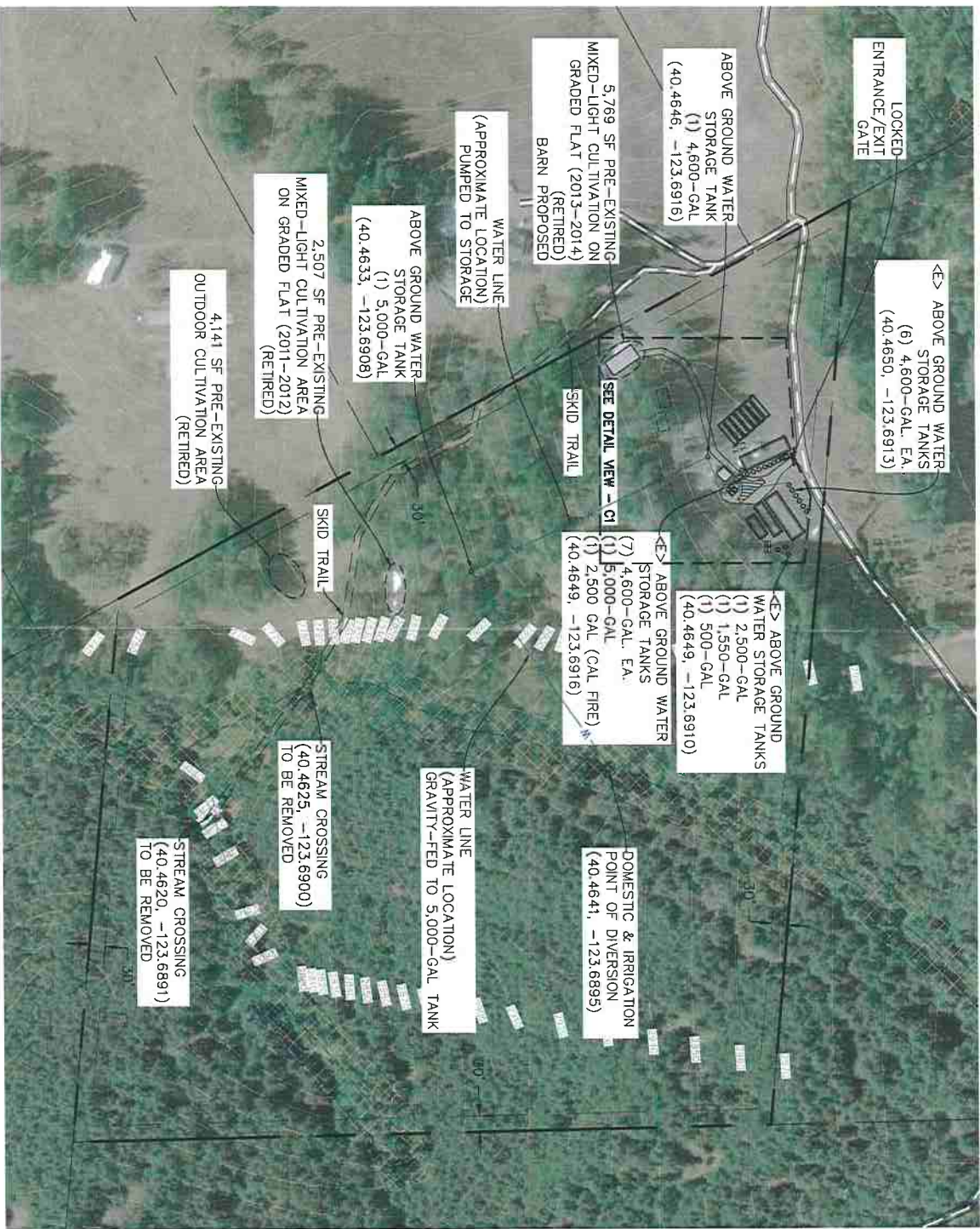
FROM EUREKA, CA  
-SOUTHBOUND ON US-101  
(APPROX. 19.9 MILES)  
-TAKE EXIT 685 FOR CA-36 E  
-TURN LEFT ONTO CA-36 E  
(APPROX. 31.9 MILES)  
-TURN LEFT TOWARD UPPER LARABEE VALLEY RD.  
(APPROX. 0.1 MILES)  
-TURN RIGHT ONTO UPPER LARABEE VALLEY RD.  
(APPROX. 0.3 MILES)  
-PROJECT SITE ON RIGHT

NOT TO SCALE



TREE HOUSE CAMP, LLC IS PROPOSING TO PERMIT COMMERCIAL CANNABIS CULTIVATION ACTIVITIES IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT COMMERCIAL MEDICAL MARIJUANA LAND USE ORDINANCE (CMALDO, ORDINANCE NO. 255). THE EXISTING OPERATION CONSISTS OF 3,500 SQUARE FEET OF EXISTING OUTDOOR CULTIVATION AND 5,200 SQUARE FEET OF EXISTING MIXED-LIGHT CULTIVATION FOR A TOTAL OF 8,700 SQUARE FEET. THE PROJECT PROPOSAL INCLUDES THE DEVELOPMENT OF FACILITIES APPROPRIATE TO THE CULTIVATION, INCLUDING GREENHOUSES, FACILITIES FOR DRYING AND CURING OF CANNABIS, WATER DIVERSION WORKS AND APPROPRIATE STORAGE.

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM HUMBOLDT COUNTY 2015 GIS DATA. NORTHPOINT CONSULTING GROUP, INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
3. THERE ARE NO NEARBY SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL RESOURCES WITHIN 600 FEET OF THE EXISTING CULTIVATION AREA.
4. THERE ARE NO RESIDENCES ON ADJOINING PARCELS WITHIN 300 FEET OF THE PROPOSED CULTIVATION AREAS.
5. ALL AREAS OUTSIDE OF THE CANNABIS ACTIVITIES ARE USED IN ACCORDANCE TO THE HUMBOLDT COUNTY LAND USE DESIGNATION.



22x34 SHEET: 1"=150  
11x17 SHEET: 1"=300



CO - PLOT PLAN  
C1 - DETAIL VIEW

**PROJECT INFORMATION:**

**APPLICANT:**  
TREE HOUSE CAMP, INC.  
33087 UPPER LARABEE VALLEY RD.  
BRIDGEVILLE, CA 95526

**PROPERTY OWNER:**  
CASSIDY GOODRICH  
33087 UPPER LARABEE VALLEY RD.  
BRIDGEVILLE, CA 95526

**APPLICANTS AGENT:**  
RAIN AND ZEPH  
317 3RD STREET, SUITE 30  
EUREKA, CA 95501  
(707) 445-5925

**SITE ADDRESS:**  
210--051-060  
33087 UPPER LARABEE VALLEY RD.  
BRIDGEVILLE, CA 95526

**PROPERTY SIZE**      =    441.89 ACRES

= ±41.89 ACRES

[illegible]

 **NORTHPOINT**  
CONSULTING GROUP, INC.  
317 3rd Street, Ste. 15 Eureka, CA 95501

**TREE HOUSE CAMP**

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**33087 UPPER LARABEE VALLEY RD. BRIGDEVILLE, CA 95526**

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**PLOT PLAN**

PHOTO NO.: LN  
DRAWN BY: CC  
DATE: 04/03/19  
SCALE: AS SHOWN

APR - 4 2019

Humboldt County  
Cannabis Svcs.



**FROM EUREKA, CA**  
 -SOUTHBOUND ON US-101  
 (APPROX. 19.9 MILES)  
 -TAKE EXIT 685 FOR CA-36 E  
 -TURN LEFT ONTO CA-36 E  
 (APPROX. 31.9 MILES)  
 -TURN LEFT TOWARD UPPER LARABEE VALLEY RD.  
 (APPROX. 0.1 MILES)  
 -TURN RIGHT ONTO UPPER LARABEE VALLEY RD.  
 (APPROX. 0.3 MILES)  
 -PROJECT SITE ON RIGHT

APN: 210-051-060

**APPLICANT:**  
TREE HOUSE CAMP, INC  
33087 UPPER LARABEE VALLEY RD.  
BRIDGEVILLE, CA 95526

33087 UPPER LARABEE VALLEY RD  
BRIDGEVILLE, CA 95526

RAIN AND LEFT  
317 3RD STREET, SUITE 300  
EUREKA, CA 95501  
(707) 445-5925

210-331-000  
33087 UPPER LARABEE VALLEY RD  
BRIDGEVILLE, CA 95526

= ±41.89 ACRES

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

TREE HOUSE CAMP, LLC IS PROPOSING TO PERMIT COMMERCIAL CANNABIS CULTIVATION ACTIVITIES IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT COMMERCIAL MEDICAL MARIJUANA LAND USE ORDINANCE (CAMLMO), ORDINANCE NO. 2554. THE EXISTING OPERATION CONSISTS OF 3,500 SQUARE FEET OF EXISTING OUTDOOR CULTIVATION AND 5,200 SQUARE FEET OF EXISTING MIXED-LIGHT CULTIVATION FOR A TOTAL OF 8,700 SQUARE FEET. THE PROJECT PROPOSAL INCLUDES THE DEVELOPMENT OF FACILITIES APPROPRIATE TO THE CULTIVATION, INCLUDING GREENHOUSES, FACILITIES FOR DRYING AND CURING OF CANNABIS, WATER DIVERSION WORKS, AND APPROPRIATE STORAGE.

Architectural floor plan of the second floor of the building. The plan shows a large rectangular area divided into three main sections. On the left is a large rectangular area labeled "±242 SF PESTICIDE & AGRICULTURAL CHEMICAL STORAGE AREA". To its right is a smaller rectangular area labeled "±195 SF PROCESSING AREA". On the far right is a large rectangular area labeled "±255 SF PROCESSING AREA". This area contains a staircase and a smaller rectangular area labeled "±50 SF HARVEST STORAGE AREA". Dimensions are provided for the overall building and individual sections. The overall width is 30'-6", and the overall depth is 23'-2". The left section is 11'-9" wide and 19'-0" deep. The middle section is 19'-0" wide and 7'-0" deep. The right section is 19'-0" wide and 13'-0" deep. The harvest storage area is 7'-0" wide and 4'-0" deep. The processing area is 7'-0" wide and 4'-1" deep. The staircase is 6'-0" wide and 4'-0" deep.

22x34 SHEET: 1"=50  
11x17 SHEET: 1"=100

CO - PLOT PLAN  
C1 - DETAIL VIEW

AREA 1	(7) 50'X10' HOOP HOUSES	3,500 SF OUTDOOR
AREA 2	(1) 30'X85' GREENHOUSE	2,850 SF MIXED—LIGHT
AREA 3	(1) 20'X70' GREENHOUSE	1,400 SF MIXED—LIGHT
AREA 4	(1) 20'X47.5' GREENHOUSE	950 SF MIXED—LIGHT
TOTALS		3,500 SF OUTDOOR 5,200 SF MIXED—LIGHT

**NORTHPOINT**  
CONSULTING GROUP, INC.  
317 3rd Street, Ste. 15 Eureka, CA 95501

## 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 this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) shall be paid within 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 California Environmental Quality Act (CEQA) Guidelines. Within three days of the effective date of permit approval, the Department will file the Notice of Determination 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 #14. 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 secure permits for all structures related to the cannabis cultivation and other commercial cannabis activity, including but not limited to, existing and proposed greenhouses, water tanks over 5,000 gallons, existing and proposed structures associated with drying and storage or any activity with a nexus to cannabis, and any noise containment structures as necessary. The plans submitted for building permit approval shall be consistent with the project description and the approved project site plan. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.
7. The approved building plans shall meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary for the project by the Building Inspection Division. Sign-off on the Occupancy Permit by the Building Division shall satisfy this requirement.
8. The applicant shall submit a grading, erosion and sediment control plan shall be prepared by a qualified engineer. The plan shall identify the cubic yards of all grading that has been completed,

and any proposed. A letter or similar communication from the Building Division verifying that all grading related to the cannabis cultivation operation are permitted, or not needed, will satisfy this condition.

9. Nursery propagation in the 3,000-SF propagation greenhouse will be limited to 10% of the cultivation area (870 SF).
10. The applicant shall continue pursuing access to renewable energy via the green energy program with Pacific Gas & Electric Company or the installation of solar and/or wind power so that generator use can be discontinued within 5 years of permit approval. A power generation plan will be provided to County Planning demonstrating that a minimum of 80% of the power requirements of the project are being met with renewable energy.
11. The applicant shall install water monitoring device on each source—surface diversion if/when utilized and all existing and proposed storage tanks as applicable—to monitor water used for cannabis irrigation separate from domestic use. Water use records shall indicate that a minimum of 70% of annual water use (estimated at 97,000 gallons), are met by rainwater catchment diversion to storage.
12. The applicant shall maintain any outstanding corrective actions detailed in the revised Water Resource Protection Plan (WRPP) prepared for the site in 2018 by Compliant Farms, which included the following which have already been confirmed as having occurred at the following locations shown on the WRPP maps:
  - a. Forest Restoration (FR). Status: revegetated according to a Timberland Resource Consultants (TRC) prepared a *Relocation of Cannabis Remediation Report* after visiting the property on 12/2/21.
  - b. Hedge Row (HR). Status: revegetated according to *Relocation of Cannabis Remediation Report* after visiting the property on 12/2/21.
  - c. Permitted Crossing (PR). Status: permitted according to California Department of Fish and Wildlife Notification of Lake or Streambed Alteration No. 1600-2017-0757-R1.
  - d. Riparian Buffer Zone (RBZ). Status: revegetated according to *Relocation of Cannabis Remediation Report* after visiting the property on 12/2/21.
  - e. Rainwater Catchment System (RWCS): Status: completed according to the *Addendum to the Operations Plan* dated December 2020.
  - f. Road Decommission (RD): Status: hydrologically disconnected according to *Relocation of Cannabis Remediation Report* after visiting the property on 12/2/21.
  - g. Surface Water Delineation (SWD): Status: completed in wetland delineation report prepared by J. Regan and Associates in September 2018.
13. Preparation of a Site Management Plan to be developed for the parcel, pursuant to Tier 1 enrollment under the State Water Resources Control Board (SWRCB) Cannabis Cultivation Policy, in compliance with Order WQ 2019-0023-DWQ General Waste Discharge Requirements for Dischargers of Waste Associated with Cannabis Cultivation Activities. A letter or similar communication from the SWRCB verifying that all their requirements have been met will satisfy this condition.
14. If emergency response and fire suppression services are not provided, the applicant shall cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required.
15. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency requirements regarding hazardous materials. A written verification of compliance shall be required

before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection in order to keep the permit valid.

16. The applicant 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 Humboldt County Code and available at the Planning Division.

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

1. All artificial lighting shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be enclosed between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program; see: <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>. Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of Low-Pressure Sodium (LPS) light or low spectrum Light Emitting Diodes (LED) with a color temperature of 3000 kelvins or less and 3) only placed where needed.
2. The combination of background, generator and greenhouse fan or other operational equipment created noise must not result in the harassment of Northern Spotted Owl species as required to meet the performance standards for noise set by Department Policy Statement No. 16-005 clarifying Commercial Medical Marijuana Land Use Ordinance (CMMLUO) Section 55.4.11(o) requirements. The combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United States Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.
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 10 working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected, as necessary.
4. Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any erosion control materials that contain synthetic (e.g., plastic or nylon) netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.
5. All refuse shall be contained in wildlife-proof storage containers, at all times, and disposed of at an authorized waste management facility.
6. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
7. The use of anticoagulant rodenticide is prohibited.
8. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.
9. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of

approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan. If offsite processing is chosen to be the preferred method of processing, this permit shall be modified to identify the offsite licensed facility.

10. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), as applicable to the permit type.
11. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than 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 1 year of issuance of the provisional clearance or permit. If good faith effort toward compliance can be shown within the 2 years following the issuance of the provisional clearance or permit, the Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow additional time to meet the outstanding requirements.
12. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
13. Compliance with all statutes, regulations, and requirements of the SWRCB and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
14. Confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11 (d).
15. Maintain enrollment in Tier 1 or 2 certification with North Coast Regional Water Quality Control Board Order No. R1-2019-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
16. Comply with the terms of any applicable Lake and Streambed Alteration (1600 or 1602) Permit obtained from the California Department of Fish and Wildlife and furnish the Final Notification to the County Planning and Building Department.
17. No ground-disturbing activity is allowed within the boundaries of the relocated (retired) cultivation sites.
18. 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, if applicable.
19. Consent to an annual onsite 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. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
21. Pay all applicable application, review for 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 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. 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 Business and Professions Code section 26051.5(a)(8), 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;
    - (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. Onsite 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. Onsite housing, if any
30. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation Special Permit issued pursuant to the CMMLUO shall expire 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 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 3 days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the Special Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Section 55.4.13.
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 CMMLUO eligibility requirements and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
- a. Identifying information for the new owner(s) and management as required in an initial permit application;
  - b. A written acknowledgment by the new owner in accordance as required for the initial permit application;
  - c. The specific date on which the transfer is to occur;
  - d. Acknowledgement of full responsibility for complying with the existing permit; and
  - e. Execution of an Affidavit of Non-diversion of Medical Cannabis.

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 CMMLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state or county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity but in no event more than 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 1 year of the issuance of the provisional certificate or permit. The terms of the compliance agreement may be appealed pursuant to Section 314-55.4.13 of the CMMLUO.
2. This provisional permit approval shall expire and become null and void at the expiration of 1 year after all appeal periods have lapsed (see "Effective Date"), except where the Compliance Agreement per Condition of Approval #6 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in 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 Section 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

**ATTACHMENT 2**

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

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

**APN 210-051-060; Bridgeville area  
County of Humboldt**

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

**January 2022**

## Background

### **Modified Project Description and Project History –**

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

The modified project involves a Special Permit for an existing 8,700-square-foot (SF) cannabis cultivation operation of which 5,200 SF is mixed-light cultivation and 3,500 SF is outdoor cultivation. Applicant relocated approximately 5,200 SF of mixed-light and 1,050 SF of outdoor cultivation adjacent to the existing non-permitted residence, which is proposed to be converted into materials storage and Americans with Disabilities Act-compliant restrooms. Approximately 14,868 SF of existing outdoor cultivation in multiple areas was retired and will no longer be used. A remediation inspection plan was prepared for onsite retirement, remediation, and relocation of three historic cultivation areas. Irrigation water is sourced from a registered point of diversion and a rainwater catchment system that captures water from all greenhouse roof surfaces and is stored in 20 hard tanks, totaling 79,200 gallons. Drying occurs onsite and all additional processing will occur offsite. Power for the operation is currently provided by two generators that will be replaced with renewable power is available to the parcel within 3 to 5 years of permit approval.

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

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

1. Substantial changes are proposed in the project which require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified as complete, shows any of the following: A) the project will have one or more significant effects not discussed in the previous MND; B) significant effect previously examined will be substantially more severe than shown in the previous MND; C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or D) mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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

No changes are proposed for the original MND-recommended mitigations. The proposal to authorize the continued operation of an existing cannabis cultivation site consisting of 8,700 SF of cultivation is fully consistent with the impacts identified and adequately mitigated in the original MND. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the MND. Compliance with the CMMLUO ensures consistency with the adopted MND and provides for mitigation of all project related impacts to a less-than-significant level.

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

- Plot Plans prepared by NorthPoint Consulting received 4/4/19.
- Cultivation and Operations Plan prepared by Rain & Zepp on 3/11/19 and the Addendum received 12/14/20.
- Water Resource Protection Plan prepared by Compliant Farms for the North Coast Regional Water Quality Control Board Order No. 2015-0023, received 5/9/18.
- Road Evaluation Report for private driveway prepared by applicant, dated 3/21/18.
- Justification for Relocation of Cannabis Report prepared by Hohman & Associates dated 12/19/17.
- Relocation of Cannabis Remediation Report prepared by Timberland Resource Consultants dated 12/8/21.
- Notification of Lake or Streambed Alteration from California Department of Fish and Wildlife dated 5/2/18.
- Wetland and Watercourse Delineation Report prepared by James Regan, dated 9/20/18.
- Botanical Survey Report prepared by James Regan, dated 9/20/18.
- Cultural Resource Investigation Report prepared by William Rich and Associates dated December 2018.
- Notice of Applicability 12/10/1.– Waste Discharge Requirements, Water Quality Order WQ 2019-0001-DWQ, Treehouse Culture, LLC, Humboldt County APN 210-051-060 dated 9/24/19.
- Right to Divert and Use Water from the State Water Resources Control Board, Division of Water Rights, Registration H506120, for the applicant, dated 10/19/17.
- Northern Spotted Owl Survey Sheets prepared by Hohman & Associates for the area, dated 2017 and 2019.
- Boundary Survey memorandum prepared by A. M. Baird Engineering & Surveying, Inc., dated 11/25/20.

### **Other CEQA Considerations**

Staff suggests no changes for the revised project.

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

See **Purpose** statement above.

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

## **FINDINGS**

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

## **CONCLUSION**

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

### **ATTACHMENT 3**

#### **Applicant's Evidence in Support of the Required Findings**

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

1. The name, contact address, and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (Not applicable)
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. (NorthPoint Consulting received 4/4/19 – Attached with project Maps)
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 Rain & Zepp on 3/11/19 and the Addendum received 12/14/20 – Attached)
5. Copy of the statement of water diversion, or other permit, license or registration filed with the State Water Resources Control Board (SWRCB), Division of Water Rights, if applicable. (Right to Divert and Use Water from the SWRCB, Division of Water Rights, Registration H506120, for the applicant, dated 10/19/17 – On file.)
6. Description of water source, storage, irrigation plan, and projected water usage. (Included in Cultivation Operations Plan (item 4. above) and WRPP prepared for the Regional Water Quality Control Board (RWQCB) Order (item 7. below)
7. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast RWQCB demonstrating enrollment in Tier 1, 2 or 3, North Coast RWQCB Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (Water Resource Protection Plan prepared by Compliant Farms for the North Coast RWQCB Order No. 2015-0023, received 5/9/18 – Attached)
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. (Notification of Lake or Streambed Alteration from California Department of Fish and Wildlife dated 5/2/18 – Attached)
9. If the source of water is a well, a copy of the County well permit, if available. (Not applicable)

10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under Section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered a negotiated settlement with Cal Fire. (Parcel does not involve the conversion of timberland)
11. Consent for onsite inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
12. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in Section 55.4.8.2.3, and plan for compliance with applicable building codes. (Not applicable)
13. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed, will not support diversions for irrigation. (On file)
14. Acknowledge that the County reserves the right to engage with local tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize, or mitigate impacts to tribal cultural resources, as defined herein. Examples include, but are not limited to, conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The County shall request that a records search be performed through the California Historical Resources Information System. (On file)
15. Road Evaluation Report for private driveway prepared by applicant, dated 3/21/18. (Attached)
16. Justification for Relocation of Cannabis Report prepared by Hohman & Associates dated 12/19/17. (On file)
17. Relocation of Cannabis Remediation Report prepared by Timberland Resource Consultants dated 12/8/21. (Attached)
18. Wetland and Watercourse Delineation Report prepared by James Regan, dated 9/20/18.  
Botanical Survey Report prepared by James Regan, dated 9/20/18.
19. Cultural Resource Investigation Report prepared by William Rich and Associates dated Notice of Applicability 12/10/1.- Waste Discharge Requirements, Water Quality Order WQ 2019-0001-DWQ, Treehouse Culture, LLC, Humboldt County APN 210-051-060 dated 9/24/19. (On file and Confidential)
20. Northern Spotted Owl Survey Sheets prepared by Hohman & Associates for the area, dated 2017 and 2019. (On file and Confidential)



21. Boundary Survey memorandum prepared by A. M. Baird Engineering & Surveying, Inc., dated 11/25/20 (On file).



517 Third Street, Ste 30 · Eureka, CA 95501 · Tel: (707) 442- 3034 · Fax: (707) 445-5925  
Email: tracyrain@rainzepplaw.com · beornzepp@rainzepplaw.com

Tree House Camp, Inc.  
APN 210-051-060  
Application Number 11967  
Conformed 10/14/2019



## **Addendum to Operations Plan**

### Ancillary Propagation Space

The project utilizes a 3,000 square foot greenhouse to propagate immature plants for delivery to the cultivation areas. The cultivation areas produce 5 cycles per year. To provide adequately sized plants every 2.4 months this amount of propagation area is needed.

The propagation space contains mother plants, clones and planted immature plants.

### Noise Sources

The project includes the following potential noise sources:

- Honda EU7000 generator contained in shed for noise control.
- Honda EU3000 generator contained in shed for noise control.
- Ventilation fans – used only when greenhouses are enclosed, and the fans are then muffled by the structure.
- Dehumidifiers: used only in the enclosed drying shed. No noise escaping form structure.

### Staffing needs

The project is operated by the owner, Cassidy Goodrich.

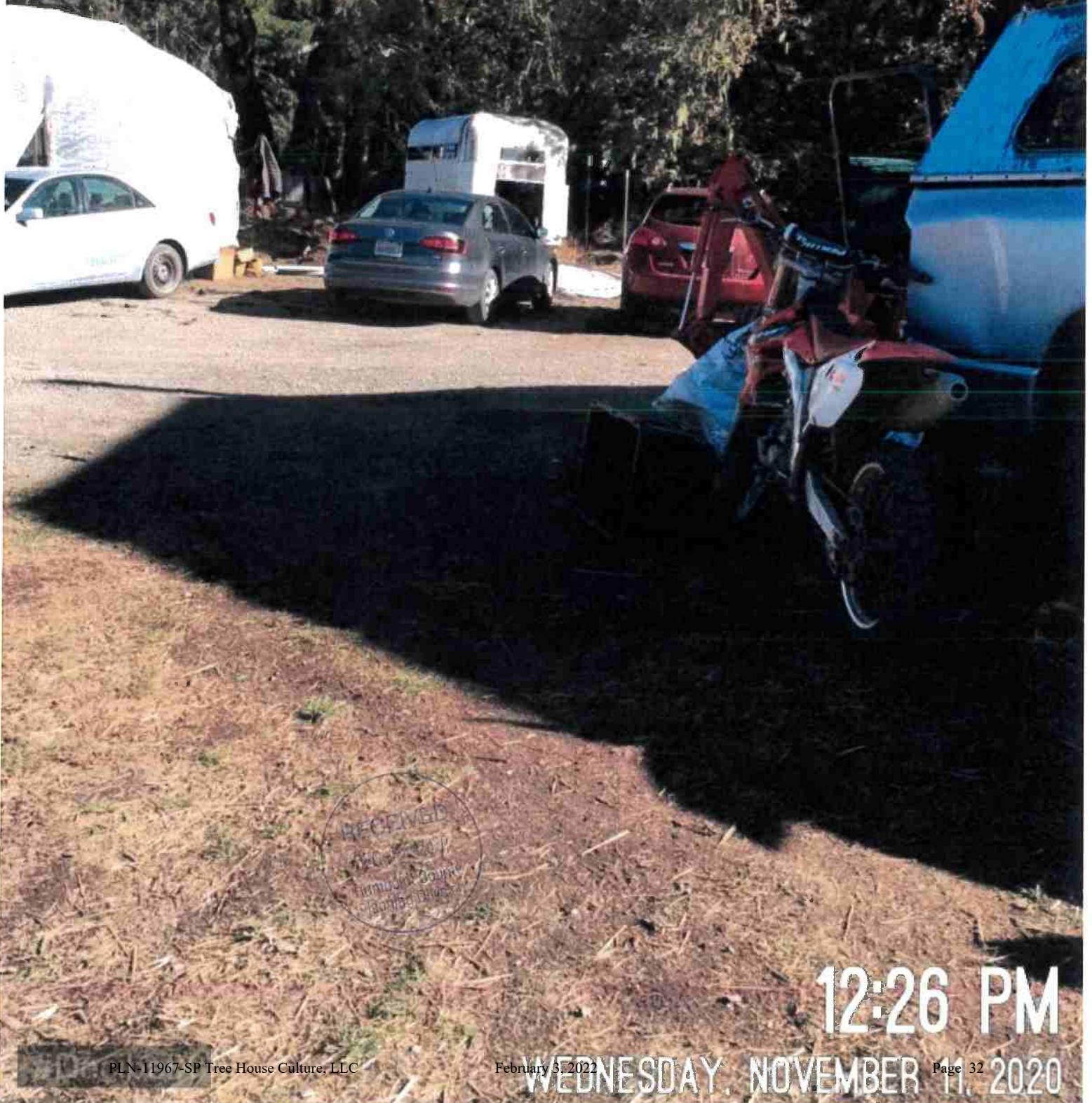
2 temporary full-time workers are used intermittently during the year.

### Trimming

Upon approval of the cannabis permit a commercial space will be developed for onsite trimming as indicated on the site map. Until that time off site trimming will be performed. Tree House Camp is moving toward an all fresh frozen market. At this time very little if any trimming is occurring and it will all be performed off site until an approved space is developed.

# 44.6 DBA

DURATION: 4M:1S



## 12:26 PM





# Cultivation and Operations Plan

Tree House Camp, Inc.

APN 210-051-060

APPS # 11967

**Updated Cultivation and Operations Plan 3/11/2019**

**RAIN & ZEPP**  
A PROFESSIONAL LAW CORPORATION

517 3rd St. Ste 30 Eureka, CA 95501 Tel: (707) 442- 3034 Fax: (707) 445-5925  
Email: [tracyrain@rainzepplaw.com](mailto:tracyrain@rainzepplaw.com) [beornzepp@rainzepplaw.com](mailto:beornzepp@rainzepplaw.com)

**Description of Water Source, Storage, Irrigation Plan, and Project Water Usage**

Water source is a registered point of diversion (POD) WDID: 1B161379CHUM. Rain water catchment from established roof lines are also used to full storage during rain events. Rainwater is used to supplement diversion and accounts for filling the remainder of storage to capacity. Additionally Whitchurch Engineering is working on procuring permits for a 270,000 storage tank which will be filled with rainwater catchment. Once permits are issued additional storage will be implemented. At this time water is stored in vinyl tanks totaling 75,900 gallons, including fourteen 4,600-gallon tanks; one 5,000-gallon tank, two 2,500-gallon tanks, one 1,000 gallon tank, and one 500 gallon tank.

**Table of Annual Water Collection Schedule (Measurements taken with meter at Point of Diversion)**

<u>Month</u>	<u>Monthly Total in Gallons</u>
February	0
March	0
April	15,000
May	49,000
June	0
July	0
August	0
September	0
October	0
November	0
December	0

**Table of Annual Water Use (Meters used to measure use at point of delivery)**

<u>Month</u>	<u>Monthly Total in Gallons</u>
February	0
March	0
April	0
May	9,000
June	15,000

July	15,000
August	15,000
September	9,000
October	3,000
November	0
December	0

Total water usage for commercial cultivation in 2019 will be approximately 66,000 gallons. Currently full forbearance is practiced. Water is collected and stored April and May. Water is used from that storage June through October.

For additional information, please see Environmental Compliance Report previously submitted.

Irrigation is performed by a combination of drip and hand watering. Drip irrigation is set on timers to ensure accurate water application rate. Water meters are used at both the POD to measure diversion volume as well as at the point of use to track and maximize water efficiency. Hand watering is performed both when feeding the plants, as well as, any time signs of water deficiency are observed.

#### **Description of Site Drainage**

Cultivation will be in raised beds or growbag pots. Owner uses straw bales around the cultivation sites to ensure filtration of any discharge. Site drains naturally to the West, away from the nearest surface waters and into the natural, native vegetation buffer.

#### **Detail of Measures taken to Ensure Protection of the Watershed and Nearby Habitat**

Owner is currently working with Compliant Farms to ensure that the parcel is compliant with all requirements to protect the environment, and in fact to go beyond the requirements and manage his property in the best manner possible for the environment and for the business. Compliant Farms has come up with a water resources protection plan which owner intends to follow (please see Environmental Compliance Report previously submitted).

Owner's primary cultivation site is at least 600 ft from the nearest creek and is not hydrologically connected. Owner proposes to move all cultivation up to the flat area in the Northwest corner of the property, and plans to remediate and restore the three cultivation sites that are to the South.

Used soil is reclaimed. Any spoils piles are surrounded by straw bales and covered with either green compost and mulch or tarps. Any vegetative waste is composted.

Watering is carefully monitored to ensure minimal water waste and discharge to the environment.

Northern Spotted Owl (NSO) surveys have been performed for the past two years and a Bio report is anticipated this year.

#### **Protocols for Proper Storage and Use of Fertilizers, Pesticides, and Other Regulated Products**

All chemicals and soil amendments are kept in plastic totes in the marked shed. The list of all chemicals and amendments has been previously submitted along with hazardous materials data sheets.

### **Description of Cultivation Activities**

The project consists of 5,200 square feet mixed light cultivation and 3,500 square feet outdoor cultivation. Tree House Camp, Inc. has retired and remediated 14,868 square feet of existing outdoor cultivation. The current cultivation is contained in three greenhouses and two areas of outdoor cultivation. See site plan for details. The retired cultivation areas will no longer be used and will be remediated in accordance with the remediation plan (see attached remediation plan). Said remediation had begun and will be completed as soon as possible.

When lights are run to maintain plants vegetative growth pattern, greenhouse covers will be used such that little to no light escapes. Light from greenhouses will not be visible from neighboring properties between sunset and sunrise.

Generators will not be audible from nearby residences, and noise level will not exceed 60 decibels at the property line. Low noise Honda 7000 watt generator is used to ensure quiet running and efficient power generation. Under load the generator is rated at 53-60 dBA.

All cultivation will be performed by Tree House Camp, Inc. owners. No employees shall be utilized at this time.

Greenhouse floors are native soil. Weed barrier cloth is laid down and raised beds are placed on top. No impervious material is used in greenhouse floor construction.

At the end of the growing season in the fall, used soil is cultivated and a cover crop is planted. Mulch is laid on top the cover crop at time of planting and the beds are left to overwinter. In spring the cover crop is turned in along with amendments (see list of products) for next year's planting.

### **Processing Plan**

There will be no processing on site. To dry, the cut plants will be hung in the barn. The product is then bucked into totes. All parts of the plants are delivered to purchasers in the totes. No further processing is necessary.

### **Sanitary Facilities**

The existing septic is not permitted. It is considered likely inadequate to serve the long term needs of the farm. An engineered proposed septic is depicted on the site plan. An application for a septic permit in accord with that engineered plan has been filed with the county. Upon issuance of the permit and favorable seasonal on the ground conditions the proposed septic will be installed.

Currently an ADA portable toilet is on site. Hand washing facilities are provided in the adjacent structure.

### **Number of Mixed Light Cultivation Cycles Proposed**

The operation contemplates no more than 5 cycles of Mixed Light Cultivation per growing season.

### **Schedule of Activities During the Season**

Cultivation will be in greenhouses in growbag pots or in beds. Beds are 6' wide by 8" deep by 35' to 90' long depending on the particular bed.

For each mixed light cycle, plants are kept in vegetative growth for 3 – 20 days. The lighting is set at 20 hours on, 4 hours of dark.

For 8 – 12 weeks, plants convert to flower. Lighting is switched to 12 hours on, 12 hours dark.

Once the plants are ready for harvest, they are cut down, dried and cured in the barn on site for up to 3 months. The used soil is reclaimed and reused per above description.

Jan: Tend to the light assisted greenhouses that have the mother plants (genetic stock). Make clones as needed.

Feb: Tend to the light assisted greenhouses that have the mother plants (genetic stock). Make clones as needed. Start seed stock. Tend clones and seed stock. A 2000 sq. ft. light assist greenhouse is used to vegetate young plants.

Mar: Tend to the light assisted greenhouses that have the mother plants (genetic stock). Make clones as needed. Begin flowering phase in the light assisted greenhouses with the exception of the genetic stock mother greenhouse and the vegetation greenhouse.

Apr: Tend to the light assisted greenhouses that have the mother plants (genetic stock). Make clones as needed. Begin vegetating the next round of plants (3-4weeks). Finish flower phase (8 week process). Harvest and begin drying finished plants.

May: Tend to the light assisted greenhouses that have the mother plants (genetic stock). Make clones as needed. Plants ready to begin flowering are moved from veg. greenhouse to flowering greenhouses.

Jun: Tend to the light assisted greenhouses that have the mother plants (genetic stock). Make clones as needed. Begin vegetating the next round of plants. Move any outdoor plants to their summer beds. Harvest and begin drying finished product.

Jul: Tend to the light assisted greenhouses that have the mother plants (genetic stock). Make clones as needed. Plants ready to begin flowering are moved to flowering greenhouses.

Aug: Tend to the light assisted greenhouses that have the mother plants (genetic stock). Make clones as needed. Begin vegetating next round of plants. Harvest and begin drying finished product.

Sep: Tend to the light assisted greenhouses that have the mother plants (genetic stock). Make clones as needed. Plants ready to begin flowering are moved to flowering greenhouses. Harvest and begin drying finished product.



Oct: Tend to the light assisted greenhouses that have the mother plants (genetic stock). Make clones as needed. Begin vegetating next round of plants. Harvest and begin drying finished product.

Nov: Tend to the light assisted greenhouses that have the mother plants (genetic stock). Make clones as needed. Plants ready to begin flowering are moved to flowering greenhouses.

Dec: Tend to the light assisted greenhouses that have the mother plants (genetic stock). Make clones as needed. Harvest and begin drying finished product. Begin vegetating next round of plants.

#### **Security Plan**

Site location is remote and isolated, accessible through locking gates. Owner intends to install an electronic security system. A privacy fence surrounds the grow sites.



165 South Fortuna Boulevard, Fortuna, CA 95540

707-725-1897 • fax 707-725-0972

trc@timberlandresource.com

December 8, 2021

Tree House Culture LLC  
c/o Cassidy Goodrich  
32195 State Highway 36  
Bridgeville, CA 95562

**SUBJECT: REMEDIATION PLAN OF RETIRED SITES**

Dear Mr. Goodrich:

TRC visited your property on December 2, 2021 to assess the proposal to remediate and restore three historic cultivation sites described in your Water Resource Protection Plan (WRPP). These sites are identified as Forest Restoration (FR), Habitat Restoration (HR) and Remediate and Restore (RR) per the WRPP (Compliant Farms 2018). The three sites occur within native grasslands and/or natural forest openings in a Douglas-fir/black oak forest. No sites are located within a Streamside Management Area (SMA). During the site visit, TRC observed no cultivation-related infrastructure at the three sites. All sites were vegetated with native grasses and no indications of erosion were observed. The existing vegetation at the three sites is the same species composition as adjacent areas unaffected by historic cultivation operations. These areas have restored naturally. The two sites identified as HR and RR are currently stocked with Douglas-fir trees pursuant to 14 CCR 912.7. The RPF has no further recommendations regarding restoration of the sites.

In addition to the assessment of the three historic cultivation areas, the site visit included an assessment of the secondary seasonal road which leaves the cultivation area and borders the southwestern property boundary. The landowner has drained the road with a series of straw waddles that meets the specifications outlined 14 CCR 914.6.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Dylan Leonard", is written over a horizontal line.

Jon Dylan Leonard, RPF# 3107  
Timberland Resource Consultants

**Attachments**

- Photographs
- Site Maps

PLN-11967-SP

## PHOTOGRAPHS



**Photo 1:** Photograph of northwestern RR site facing southeast. All cultivation-related materials have been removed and the site is revegetated with native grasses.



**Photo 2:** Photograph of southern RR site facing west.

PLN-11967-SP





**Photo 3 & 4.** Photographs of straw waddles installed on the secondary road. The water break spacing meets the specifications pursuant to the *Handbook for Forest, Ranch and Rural Roads*.



PLN-11967-SP

## MAPS

PLN-11967-SP

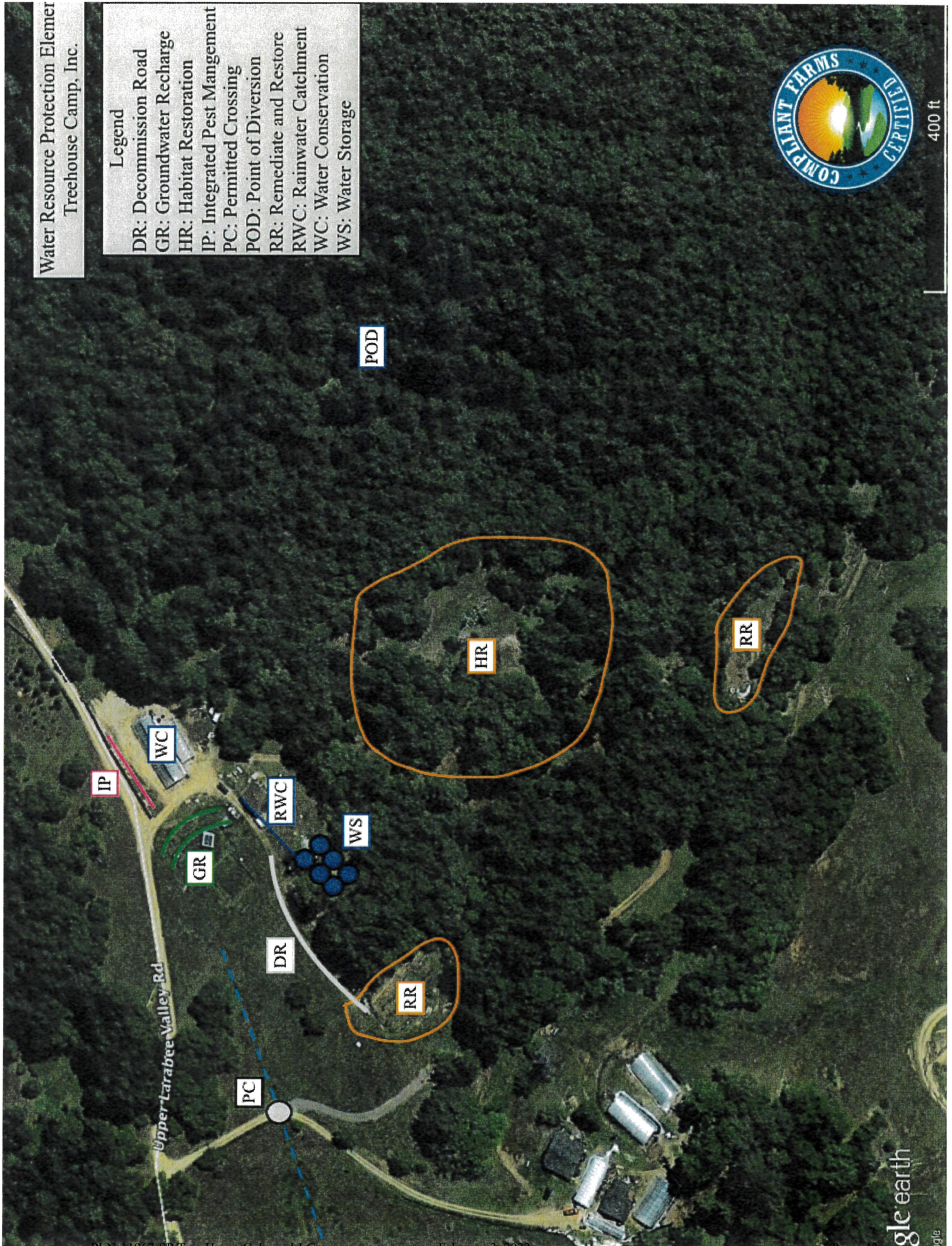


Legend

DR: Decommission Road  
GR: Groundwater Recharge  
HR: Habitat Restoration  
IP: Integrated Pest Management  
PC: Permitted Crossing  
POD: Point of Diversion  
RR: Remediate and Restore  
RWC: Rainwater Catchment  
WC: Water Conservation  
WS: Water Storage

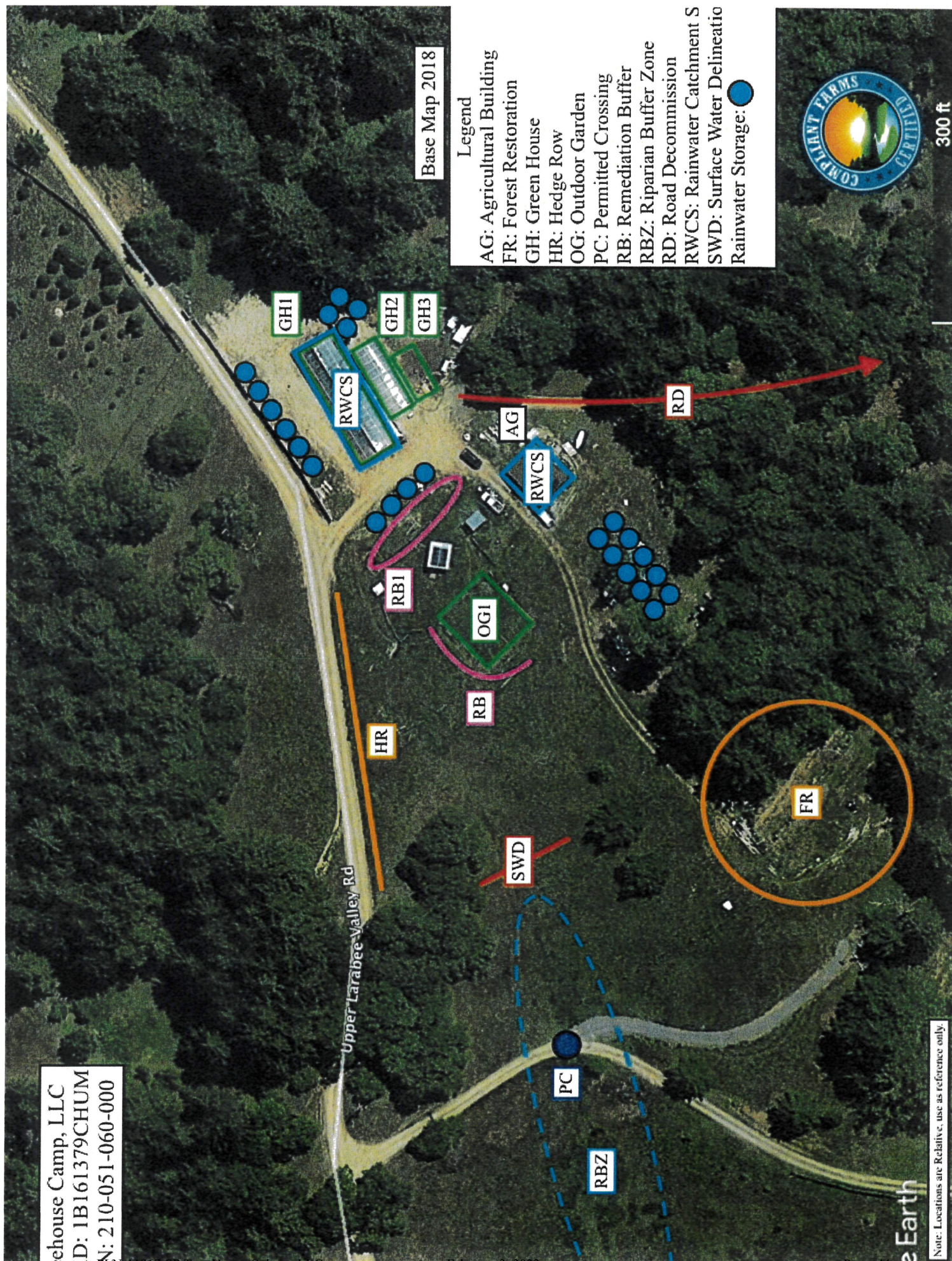


400 ft





Treehouse Camp, LLC  
 ID: 1B161379CHUM  
 PN: 210-051-060-000











California Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
REGION 1 – NORTHERN REGION  
619 Second Street  
Eureka, CA 95501  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

EDMUND G. BROWN, Jr., Governor  
CHARLTON H. BONHAM, Director



May 2, 2018

Cassidy Goodrich  
Goodrich Farm Friends, LLC  
32195 Highway 36  
Bridgeville, CA 95526

SP18 006



Subject: **Notification of Lake or Streambed Alteration No. 1600-2017-0757-R1  
Goodrich Farm Friends Water Diversion impacting Butte Creek, tributary to  
Van Duzen River, Humboldt County Assessor's Parcel Number 210-051-060**

Dear Cassidy Goodrich:

On November 14, 2017, 2018, the California Department of Fish and Wildlife (CDFW) received your Notification of Lake or Streambed Alteration (Notification). On February 1, 2018, the Department received additional information requested in an Incomplete Letter dated December 12, 2017. On March 2, 2018, your Notification was deemed complete.

The Department is required to submit a draft Lake or Streambed Alteration Agreement (Agreement) to you within 60 calendar days from the date the Notification is complete, if the Department determines that an Agreement is required for the project. An Agreement would be required if the Department determined that your project could substantially adversely affect an existing fish or wildlife resource. Therefore, the Department had until May 2, 2018, to issue you a draft Agreement or inform you that an Agreement is not required. Due to current staffing limitations, the Department did not meet that date. As a result, by law, you may now complete the **project described in your notification** without an Agreement.

Please note that pursuant to Fish and Game Code section 1602, subdivision (a)(4)(D), if you proceed with this project, **it must be the same as described and conducted in the same manner as specified in the notification and any modifications to that Notification received by CDFW in writing prior to the date of this letter.** This includes completing the project within the proposed term and seasonal work period and implementing all avoidance and mitigation measures to protect fish and wildlife resources specified in the notification. If the term proposed in your notification has expired, you will need to re-notify CDFW before you may begin your project. Beginning or completing a project that differs in any way from the one described in the notification may constitute a violation of Fish and Game Code section 1602.

*Conserving California's Wildlife Since 1870*

Cassidy Goodrich  
May 2, 2018  
Page 2 of 3

Your notification includes, but is not limited to, the following information: Installation, maintenance, and operation of diversion works in Butte Creek. The diversion work is located at latitude 40.464615 and longitude -123.691077.

Please note that while you are entitled to complete the project without an Agreement, you are still responsible for complying with other applicable local, state, and federal laws. These include Fish and Game Code sections 5650 and 5652, which make it unlawful to pollute waters of the state. Fish and Game Code section 5650 makes it unlawful to deposit in, permit to pass into, or place where it can pass into waters of the state any substance or material deleterious to fish, plant life, mammals, or bird life, including, but not limited to gasoline and oil, as well as sediment. Fish and Game Code section 5652 makes it unlawful to deposit in, permit to pass into, or place where it can pass into waters of the state, or to abandon, dispose of, or throw away, within 150 feet of the high water mark of the waters of the state, any garbage, refuse, or waste, among other materials. A person who violates Fish and Game Code sections 1602, 5650, and 5652 in conjunction with the cultivation or production of cannabis is subject to significant penalties or fines. Specifically, CDFW may impose civil penalties administratively against any person found by CDFW to have violated these Fish and Game Code sections in connection with the production or cultivation of cannabis following a complaint and, if requested, a hearing.

Other statutes in the Fish and Game Code that might apply to your activity, include, but not limited to the following sections: 2080 et seq. (species listed as threatened or endangered, or a candidate for listing under the California Endangered Species Act); 1908 (rare native plants); 3511, 4700, 5050, and 5515 (fully protected species); 3503 (bird nests and eggs); 3503.5 (birds of prey); 5901 (fish passage); 5937 (sufficient water for fish); and 5948 (obstruction of stream), and the requirements set forth in the Forest Practice Act (Pub. Resources Code, § 4511 et seq.) for projects on private timberlands.

Finally, if you decide to proceed with your project without an Agreement, you must have a copy of this letter and your notification with all attachments available at all times at the work site. As indicated in your Notification, the Applicant agrees to allow CDFW employees access to any property it owns and/or manages for the purpose of inspecting and/or monitoring the activities covered by this Notification, provided CDFW: a) provides 24 hours advance notice; and b) allows the Applicant or representatives to participate in the inspection and/or monitoring. This condition does not apply to CDFW enforcement personnel. Please note this letter is only valid until **May 2, 2022**, which is 5 years from the date the Department was required to provide a Draft Agreement.

Cassidy Goodrich  
May 2, 2018  
Page 3 of 3

If you have any questions regarding this letter, please contact Jane Arnold, Senior Environmental Scientist Specialist at (707) 441-5671 or by email at [jane.arnold@wildlife.ca.gov](mailto:jane.arnold@wildlife.ca.gov).

Sincerely,

Cheri Sanville  
Senior Environmental Scientist Supervisor

cc: Mad River Properties  
Mike Atkins  
[mike@madriverporpertiesinc.com](mailto:mike@madriverporpertiesinc.com)

California Department of Fish and Wildlife  
Jane Arnold  
[jane.arnold@wildlife.ca.gov](mailto:jane.arnold@wildlife.ca.gov)

HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS  
ROAD EVALUATION REPORT

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

Applicant Name: Tree House Camp, Inc. APN: 210-051-060-000

Planning & Building Department Case/File No.: 11967

Road Name: Upper Larabee Valley Road (complete a separate form for each road)

From Road (Cross street): Highway 36

To Road (Cross street): Upper Larabee Valley Road

Length of road segment: .7 miles Date Inspected: 3/21/2018

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

Check one of the following:

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

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

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

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

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

Cassidy Goodrich  
Signature

3/22/2018  
Date

Cassidy Goodrich  
Name Printed

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



## ATTACHMENT 4

### REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

Referral Agency	Response	Recommendation	Location
Building Inspection Division	✓	Conditional Approval	Attached
Division Environmental Health	✓	Conditional Approval	Attached
Public Works, Land Use Division	✓	Needs additional review by staff	Attached
Cal Fire	✓	"No comment"	Attached
Northwest Information Center	✓	Assessment by qualified professional	On file and confidential
USACE	✓	Cannot issue a 404	Attached
Bear River Band	✓	Comments	On file and confidential
Humboldt County Sheriff	✓	Noted the absence of a criminal history in Humboldt but didn't check any boxes	On file and confidential
California Department of Fish & Wildlife		No response	
Caltrans District 1		No response	
County Counsel		No Response	
Water Rights Division of State Water Resources Control Board		No response	
Humboldt County Agricultural Commissioner		No response	
Humboldt County District Attorney		No response	
North Coast Unified Air Quality Management District		No Response	
North Coast Regional Water Quality Control Board		No response	
Bridgeville Fire Protection District			
Bridgeville School District		No response	
Fortuna Union High School District		No response	
RRR Planner/Biologist	✓	Wrote notes but didn't check any boxes	Attached



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

6/8/2018

**PROJECT REFERRAL TO: Building Inspection Division**

**Project Referred To The Following Agencies:**

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, United States Army Corps of Engineers, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, SWRCB, Division of Water Rights, Humboldt County Sheriff, Bridgeville Fire Protection District, Bridgeville School District, RRR Planner/Biologist, Fortuna Union High School District

**Applicant Name** Tree House Camp, Inc **Key Parcel Number** 210-051-060-000

**Application (APPS#)** 11967 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** SP18-006

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

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

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

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

**Return Response No Later Than 6/23/2018**

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

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

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

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

☐ Recommend Conditional Approval. Suggested Conditions Attached.

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

☐ Recommend Denial. Attach reasons for recommended denial.

☐ Other Comments: \_\_\_\_\_

DATE: 6/27/18

PRINT NAME: Rudy Marengi

210-051-060



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

3015 H STREET EUREKA CA 95501  
PHONE: (707) 445-7245 FAX: (707) 445-7446

**Building Division's Referral Comments for Cannabis Operations:**

Application No.: 46833/11967  
Parcel No.: 210-051-060  
Case No.: SP18-006

The following comments apply to the proposed project, (check all that apply).

- ☐ Site/plot plan appears to be accurate.
- ☒ Submit revised site/plot plan showing all of the following items: all grading including ponds and roads, location of any water course including springs, all structure including size and use and all setbacks from the above stated to each other and property lines.
- ☐ Existing operation appears to have expanded, see comments: \_\_\_\_\_  
\_\_\_\_\_
- ☐ Existing structures used in the cannabis operation shall not to be used/occupied until all required permits have been obtained.
- ☐ Proposed new operation has already started.
- ☒ Recommend approval based on the condition that all required grading, building, plumbing electrical and mechanical permits and or Agricultural Exemption are obtained.
- ☒ Other Comments: Revise plot plan to show soft of each GH,  
the POD, proposed propagation with soft, all water tanks, proposed  
relocation CA, proposed receiving CA, grading over 50 cubic yards,  
and any grading on slopes over 15%.  
\_\_\_\_\_

Name: Rudy Matenghi

Date: 6/27/18

Note: Remember to take photographs and then save them to the Planning's case number. File location J, Current Planning, Projects, (CUP, SP, ZCC) Case number.





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

PROJECT REFERRAL TO: Health and Human Services Environmental  
Health Division

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, United States Army Corps of Engineers, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, SWRCB, Division of Water Rights, Humboldt County Sheriff, Bridgeville Fire Protection District, Bridgeville School District, RRR Planner/Biologist, Fortuna Union High School District

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Applicant Name      Tree House Camp, Inc    Key Parcel Number    210-051-060-000

Application (APPS#)    11967    Assigned Planner    Elizabeth Moreno (707) 268-3713    Case Number(s)    SP18-006

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

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

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

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

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

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We have reviewed the above application and recommend the following:

Conditional Approval

Comments:

DEH recommends conditional approval with the following condition:

1. The existing, unpermitted septic system serving the parcel must be assessed by a qualified professional to determine that it is functioning properly, not impacting surface water or groundwater, and qualifies as a Tier 0 system under the Humboldt County Local Agency Management Program (LAMP).

Response Date: 9/25/2018    Recommendation By: Benjamin Dolf





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

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

ARCATA-EUREKA AIRPORT TERMINAL  
McKINLEYVILLE  
FAX 839-3596

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

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

AVIATION 839-5401

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

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

LAND USE 445-7205

**LAND USE DIVISION INTEROFFICE MEMORANDUM**

TO: Cliff Johnson, Senior Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer

DATE: 9-24-2018

RE:

Applicant Name	Tree House Camp, Inc.
APN	210-051-060
APPS#	11967
CASE#	SP18-006

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

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

\*Note: Exhibits are attached as necessary.

Additional comments/notes:

Applicant has submitted a road evaluation report, dated 3/22/2018, with Part A –Box 2 checked, certifying that the road is equivalent to a road Category 4 standard.

Review Items 1&2 on Exhibit "C"

// END //

## Additional Review is Required by Planning &amp; Building Staff

APPS # 11967

**All of the following questions are to be answered by Planning and Building Department staff.** No further involvement with the Department of Public Works is required for these items; however Public Works staff is available to answer any questions that may arise.

1. **ROADS – PART 1.** Does the project take access from a series of non-county maintained roads that connect directly to a State Highway (36, 96, 101, 255, 299, etc...)?

☐ YES ☐ NO

If YES, the project does not need to be referred to the Department. Include the following requirement:

**All recommendations in the Road Evaluation Report(s) for non-county maintained road(s) shall be constructed/implemented to the satisfaction of the Planning & Building Department prior to commencing operations, final sign-off for a building permit, or approval for a business license. A grading permit may be required; check with the Building Division of the Planning and Building Department for any permit requirements.**

2. **ROADS – PART 2.** Does the project take access from a series of non-county maintained roads that connect directly to a Caltrans State Highway, US Forest Service Road, BLM Road, or a City road?

☐ YES ☐ NO

If YES, the Department recommends that prior to the project presented to the Planning Commission or Zoning Administrator, that the project should be referred to the affected road agency(ies).

3. **ROADS – PART 3.** Does the project take access or use a county maintained road that does not have a centerline stripe or is not on the "approved list" of known category 4 roads? ☐ YES ☐ NO

If YES, a *Road Evaluation Report* must be done for the County road(s) that do not have a centerline stripe or are not on the "approved" list. The project along with the road evaluation report(s) for the County maintained road(s) must be referred to Public Works for review to ensure that the Department supports the findings in the report. If the road is on the "not approved" list, then Part B of the *Road Evaluation Report* form must be completed.

4. **Deferred Subdivision Improvements.** Does the project have deferred subdivision improvements? ☐ YES ☐ NO

*How to check:* Method 1: Planning and Building Department staff review the legal description for the subject property in the deed. If the deed reads similar to "Parcel \_\_\_ of Parcel Map No. \_\_\_" then there may be deferred subdivision improvements; further research will be needed. Method 2: Planning and Building Department staff need to review the title report(s) for the subject property(ies) to see if a "Notice of Construction Requirements" document is listed. If the document is listed, then there are deferred subdivision improvements.

If YES then the subject property has deferred subdivision improvements. The project cannot be presented to the Zoning Administrator or the Planning Commission until the deferred subdivision improvements are completed. The applicant should be directed to the Department of Public Works regarding the deferred subdivision improvements.

5. **AIRPORT- PART 1 (ALUCP).** Is the project located within Airport Land Use Compatibility Plan (ALUCP) Zone A, B, B1, B2, or B3 as shown on the ALUCP GIS layer? ☐ YES ☐ NO

If YES, include the following requirement:

**The applicant shall cause to be dedicated to the County of Humboldt an Avigation Easement. The avigation easement shall be on the form prescribed by the Department of Public Works. 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.**

**Additional Review is Required by Planning & Building Staff**

**The applicant shall conduct all operations consistent with the ALUCP and in a manner that does not attract flocks of birds. Open ponds shall not be permitted.**

6. **AIRPORT – PART 2 (County Code Section 333).** Is the project is located within the County Code Section 333 GIS layer **AND** is the project proposing to construct (or permit) a fence, building or other structure? ☐ YES ☐ NO

If **YES**, the applicant shall submit a completed *Airspace Certification Form* prior to the project being presented to the Zoning Administrator or the Planning Commission for approval.

7. **AIRPORT – PART 3 (Height Restrictions).** Planning & Building Staff shall review the completed *Airspace Certification Form* as follows:
- If Box 1 is checked **NO**, the applicant shall either modify the project to comply with County Code Section 333-4 or the applicant shall request a variance pursuant to County Code Section 333-8. The project shall not be presented to the Zoning Administrator or the Planning Commission for approval until the variance is approved by the Board of Supervisors, or the project was modified to comply with County Code Section 333-4.
  - If Box 2 is checked **YES**, the applicant shall submit form FAA 7460-1 to the FAA for review and comment. The project shall not be presented to the Zoning Administrator or the Planning Commission for approval until the FAA supports the project.
  - If Box 3 is checked **YES**, then the project cannot be permitted and must be modified to conform to the easement. As an alternative, the applicant may wish to seek approval from both the County and the FAA to quitclaim a portion of the easement to allow the project to be permitted.
  - If Box 1 is checked **YES** and Box 2 is checked **NO** and Box 3 checked **NO or NA**, then Planning & Building staff shall signoff on the project in the "county use only" section of the form. In the "pre-construction" right of way (or "post construction" right of way if the building exists), check the approval box; date and initial your work.

Note that if the proposed structure is close to the imaginary surface (within 5 feet), then require a post construction certificate to be filed. By including the following requirement:

**Applicant shall file a post construction *Airspace Certification Form* to ensure that the proposed structures are in compliance with County Code 333-3. This shall be completed within 90 days of completion of construction or prior to building final, whichever occurs first.**

Submit a copy of all processed *Airspace Certification Forms* to the Land Use Division.

8. **MS4/ASBS Areas.** Is the project located within MS4 Permit Area as shown on the GIS layer? ☐ YES ☐ NO

If **YES**, include the following requirement:

**The applicant shall demonstrate to the satisfaction of the Planning & Building Department that the project is in compliance with MS4/ASBS requirements.**

// END //



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

6/8/2018

PROJECT REFERRAL TO: CalFire

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, United States Army Corps of Engineers, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, SWRCB, Division of Water Rights, Humboldt County Sheriff, Bridgeville Fire Protection District, Bridgeville School District, RRR Planner/Biologist, Fortuna Union High School District

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Applicant Name     Tree House Camp, Inc   Key Parcel Number   210-051-060-000

Application (APPS#)   11967   Assigned Planner   Cannabis Planner (CPOD) (707) 445-7541   Case Number(s)   SP18-006

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

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

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

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

Return Response No Later Than   6/23/2018

Planning Commission Clerk

County of Humboldt Planning and Building Department

3015 H Street

Eureka, CA 95501

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

---

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

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

☐ Recommend Conditional Approval. Suggested Conditions Attached.

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

☐ Recommend Denial. Attach reasons for recommended denial.

☐ Other Comments: \_\_\_\_\_

---

DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

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

The Department has no comment at this time.

Suggested conditions attached.

Applicant needs to submit additional information. List of Items attached.

Recommend denial.

Other comments.

Date:

Name:

**Forester Comments:**

Date:

Name:

**Battalion Chief Comments:**

**Summary:**



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

6/8/2018

**PROJECT REFERRAL TO: United States Army Corps of Engineers**

**Project Referred To The Following Agencies:**

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, United States Army Corps of Engineers, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, SWRCB, Division of Water Rights, Humboldt County Sheriff, Bridgeville Fire Protection District, Bridgeville School District, RRR Planner/Biologist, Fortuna Union High School District

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**Applicant Name** Tree House Camp, Inc **Key Parcel Number** 210-051-060-000

**Application (APPS#)** 11967 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** SP18-006

---

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

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**Return Response No Later Than 6/23/2018**

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

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

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

☐ Recommend Conditional Approval. Suggested Conditions Attached.

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

☐ Recommend Denial. Attach reasons for recommended denial.

☐ Other Comments: \_\_\_\_\_

---

DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_





DEPARTMENT OF THE ARMY  
SAN FRANCISCO DISTRICT, U.S. ARMY CORPS OF ENGINEERS  
1455 MARKET STREET  
SAN FRANCISCO, CALIFORNIA 94103-1398

June 29, 2018

Regulatory Division

SUBJECT: File Number 2018-00313N

Tree House Camp, Inc.  
Attn: Cassidy Goodrich  
32195 Highway 36  
Bridgeville, CA 95526

Dear Mr. Goodrich:

This letter is written in response to a request for comments by the Planning Commission Clerk, County of Humboldt Planning and Building Department, dated June 8, 2018 concerning a proposal by Tree House Camp, Inc. to seek out a special permit for an existing 8,700 square foot cannabis cultivation, of which 5,200 square feet is mixed-light and 3,500 square feet is outdoor. The project is located in the Bridgeville area, on the north side of State Highway 36, on the property known as 33087 State Highway 36 (APN 210-051-000), in Humboldt County, California. The proposed activities include drying, which will occur onsite, and all additional processing will occur offsite. The applicant relocated approximately 5,200 square feet of mixed-light and 1,050 square feet of outdoor adjacent to the existing non-permitted residence which is proposed to be converted into materials storage and ADA-compliant restrooms. Approximately 14,868 square feet of existing outdoor cultivation in multiple areas was retired and will no longer be used. A remediation plan is being prepared for onsite retirement, remediation and relocation (RRR) work. Irrigation water is sourced from a rainwater catchment system that captures water from all greenhouse roof surfaces and is stored in twenty hard tanks totaling 79,200 gallons. Since this activity may involve impacts to wetlands adjacent to other waters of the United States and, therefore, may impact a water of the U.S. the United States Army Corps of Engineers (Corps) will need to review those portions of your project.

All proposed discharges of dredged or fill material into waters of the United States must be authorized by the Corps pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. Section 1344). Waters of the United States generally include tidal waters, lakes, ponds, rivers, streams (including intermittent streams), and wetlands.

Your proposed work may be within our jurisdiction. **Please note:** Cultivation of marijuana is considered a crime under Federal law and, therefore, the Corps is unable to issue a 404 CWA permit for any discharge of fill into waters of the United States associated with this project. We recommend that the project be designed to avoid all impacts to jurisdictional waters of the United States, including Little Larabee Creek and its tributary and any adjacent wetlands that may be present.

We further recommend that a jurisdictional survey (delineation) be conducted for your property and an illustrated and scaled topographic map, or site plan provided to this office for

verification. When this document is forwarded, the Corps staff will validate and authenticate the limits of Corps jurisdiction. While it is not necessary to confirm all boundary points, the Corps will verify the jurisdictional boundary along one or more transects and may visit random intermediate points. All delineations of wetlands must be conducted in accordance with the 1987 Corps of Engineers Wetlands Delineation Manual, or appropriate Regional Supplement, and submitted to the District for review and verification. Two Regional Supplements have been approved for use within the boundaries of the San Francisco District: the Arid West Supplement, and the Western Mountains, Valleys and Coast Supplement. Copies of these documents are available to download on our website: <http://www.spn.usace.army.mil/Missions/Regulatory/JurisdictionDeterminations.aspx>.

Corps staff will do the jurisdictional mapping, if you so choose. However, due to limited staff and resources, response time can be several months or longer. To expedite this process, the San Francisco District encourages applicants to use consultants to conduct wetland delineations, especially for large and/or complex areas. The San Francisco District is not authorized to recommend any private consulting services and advises applicants to check references and referrals of prospective consultants before contracting services.

The Corps also suggests that you contact the appropriate Regional Water Quality Control Board and California Department of Fish and Wildlife offices to ensure they review your project relative to their permitting requirements for activities that may impact aquatic resources.

You may refer any questions on this matter to the Eureka Field Office Regulatory staff by telephone at 707-443-0855 or by e-mail at [Cameron.R.Purchio@usace.army.mil](mailto:Cameron.R.Purchio@usace.army.mil) or [L.K.Sirkin@usace.army.mil](mailto:L.K.Sirkin@usace.army.mil). All correspondence should be addressed to the Regulatory Division, North Branch, referencing the file number at the head of this letter.

Sincerely,

A handwritten signature in dark ink, appearing to read 'H. Costa', with a long horizontal flourish extending to the right.

Holly Costa  
Regulatory North Branch Chief



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

**6/8/2018**

**PROJECT REFERRAL TO: RRR Planner/Biologist**

**Project Referred To The Following Agencies:**

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, United States Army Corps of Engineers, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, SWRCB, Division of Water Rights, Humboldt County Sheriff, Bridgeville Fire Protection District, Bridgeville School District, RRR Planner/Biologist, Fortuna Union High School District

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**Applicant Name** Tree House Camp, Inc **Key Parcel Number** 210-051-060-000

**Application (APPS#)** 11967 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** SP18-006

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**Return Response No Later Than 6/23/2018**

Planning Commission Clerk

County of Humboldt Planning and Building Department

3015 H Street

Eureka, CA 95501

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

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

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

☐ Recommend Conditional Approval. Suggested Conditions Attached.

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

☐ Recommend Denial. Attach reasons for recommended denial.

☒ Other Comments: *June 13, 2018 I spoke with Cassidy by Phone. He is relocating to an upper location on the same parcel. Not an RRR. He is doing Botanical Survey & will file prior to moving. CPB not with TAK for medical*

DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_