COUNTY OF HUMBOLDT

For the meeting of: 3/2/2023

File #: 23-271

To: Zoning Administrator

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:
MR Hilltop Buds Special Permits
Assessor's Parcel Number: 208-341-015
Record Number: PLN-12014-SP
14501 Cobb Road, Dinsmore area

A Special Permit for an existing 9,984 square foot (SF) cannabis cultivation, of which 8,584 SF is outdoor (full sun and light deprivation) and 1,400 SF is mixed light, which is also utilized for ancillary propagation. Irrigation water is currently sourced from a permitted groundwater well; however, the applicant proposes to switch to rainwater catchment, unless the well is determined to be hydrologically disconnected from surface waters. Existing available water storage is 30,500 gallons in a series of hard-sided tanks and an additional 60,000 gallons will be added, for a total of 90,500 gallons of onsite water storage. Estimated annual water usage at full project build-out is 88,400 gallons. All processing currently occurs offsite at a licensed processing or manufacturing facility, although future onsite processing is anticipated. A maximum of three (3) people will be on-site during peak operations. Power is provided by two (2) generators; however, the applicant has long-term plans to install solar and a battery bank, with the generators to be utilized for back-up only. A Special Permit is also requested to reduce the 600-foot setback requirement to public lands.

RECOMMENDATION(S):
That the Zoning Administrator:

1. Describe the application as part of the Consent Agenda.
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as part of the Consent Agenda; and
4. Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:
    a. Finds that the Zoning Administrator has considered the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CCMLUO) and the Addendum that was prepared for the MR Hilltop Buds project (Attachment 3); and
    b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
    c. Approves the Special Permits subject to the recommended conditions of approval (Attachment 1A).

DISCUSSION:
Project Location:
The project is located in the Dinsmore area, on the north side of State Highway 36, approximately 1.11 miles east from the intersection Rattlesnake Bridge Road and Cobb Road, which is located approximately 510 feet

north from the intersection of State Highway 36 and Rattlesnake Bridge Road, on the property known as 14501 Cobb Road.

Present General Plan Land Use Designation:
Residential Agriculture (RA20), 2017 General Plan. Density: 20 acres per dwelling unit, Slope Stability: High Instability (3).

Present Zoning:
Unclassified (U).

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:
Project is NOT appealable to the California Coastal Commission.

Major Concerns:
None.

Executive Summary:
MR Hilltop Buds seeks a Special Permit to allow the continued cultivation of 9,984 square feet (SF) of cannabis cultivation, of which 8,584 SF is outdoor and 1,400 SF is mixed light and also utilized for ancillary propagation, in accordance with Humboldt County Code Section 314-55.4 of Chapter 4 of Division I of Title III, Commercial Medical Marijuana Land Use Ordinance (CMMLUO). A Special Permit is also requested to reduce the 600-foot setback requirement to public lands. The site is designated as Residential Agriculture (RA20) in the Humboldt County 2017 General Plan Update and zoned Unclassified (U).

Cultivation occurs in the northern and central portions of the subject property. Per the Cultivation and Operations Plan (Attachment 1B), the project is proposed to occur in three (3) stages as additional water storage is added to the site. In addition to limiting the initial square footage, the number of cycles will also be limited in order “to rely on the planned [rainwater] catchment and existing water storage without additional well water for cultivation during the dry season.” There is currently 30,500 gallons of onsite water storage. All rainwater infrastructure is also proposed.

The proposed project stages are summarized in Table 1 below:

Table 1. Proposed Project Stages and Associated Cultivation, Annual Harvests, and Water Storage Amounts

Stage	Cultivation Amount	# of Annual Harvests	Total Water Storage
1	6,784 SF total within 5 GH (5,384 SF outdoor 1,400 SF mixed light)	1	30,500 gallons
2	6,784 SF total within 5 GH (5,384 SF outdoor 1,400 SF mixed light)	2	70,500 gallons
3	9,984 SF total within 5 GH and 3 full-sun outdoor areas (8,584 SF outdoor 1,400 SF mixed light)	2	90,500 gallons

Stage 1 of the project will consist of five (5) greenhouses consisting of 5,384 SF of outdoor cultivation utilizing light deprivation techniques and 1,400 SF of mixed light cultivation (6,784 SF total), with one annual cultivation cycle. The primary water source will be the permitted onsite well, with rainwater catchment as a secondary source. A voluntary forbearance period for well water irrigation will occur from May through October, during which the site will rely on well water storage and rain catchment for irrigation.

Stage 2 of the project will occur after the Department of Cannabis Control (DCC) water storage grant is funded and 40,000 gallons of additional water storage is added to the site (for a total of 70,500 gallons of onsite water storage). The site will then increase operations to two annual harvests. These tanks will be used exclusively for rainwater catchment, unless the onsite well is determined to not be hydrologically connected to surface waters.

Stage 3 of the project will occur once an additional 20,000 gallons or more of water storage is installed (for a total of 90,500 gallons) or the well is deemed to be hydrologically disconnected. The additional storage will allow for the final 3,200 square feet of pre-existing outdoor cultivation irrigation to be supported during the dry season.

As the well has not yet been assessed for hydrologic connectivity to surface waters, conditions of approval require the applicant to discontinue use of the well for cannabis irrigation prior to the 2025 cultivation season regardless of the stages described above. The applicant will need to provide a minimum of 57,900 gallons of additional onsite water storage, for a total of 88,400 gallons (equivalent to the project's estimated annual water usage at full build-out). Should the applicant be unable to add the additional 57,900 gallons of water storage required, the cultivation amount shall be limited to the amount of cultivation and annual harvests identified under Stage 1 in Table 1 (6,784 SF, with 5,384 SF outdoor and 1,400 SF mixed light, and 1 annual harvest), which is the amount that can be supported by the existing available onsite water storage (30,500 gallons), until such time the additional storage is verified (**Condition of Approval A.8**).

All processing currently occurs offsite at a licensed processing or manufacturing facility, although future onsite processing is anticipated. No employees are required for the project, which is supported by one or two family members. There will be a maximum of three (3) people will be onsite during peak operations.

Setback to Six Rivers National Forest:
Parcels to the north, west, south, and east of the site, although not immediately adjacent, are owned by the Six Rivers National Forest (SRNF), operated by the Lower Trinity Ranger District. At the nearest location, existing cultivation is located approximately 500 feet southeast from the public land; however, no developed or designated recreational facilities are within 600 feet of the existing cultivation, although a SRNF-maintained gravel road is in close proximity to the site. According to the Schedule of Proposed Actions (SOPA) from January 2023 through March 2023, as posted online by the SRNF, there are no current plans associated with the creation of open space/public recreation in any of the SRNF parcels near the project area.

The project was referred to SRNF in September 2018 and comments were received from SRNF in October 2018 (Attachment 5F). SRNF provided standards comments, which noted the use, cultivation, and transportation of cannabis on Forest Service lands is illegal, and recommended a survey by a professional land surveyor to ensure the operation is not trespassing upon or causing impacts to federal lands. As noted above, the existing cultivation on the subject site is located approximately 500 feet southwest of SRNF lands at the nearest point. The subject parcel is separated from SRNF by APN: 208-301-016. In addition, it appears a very small section of Cobb Road (approximately 112 feet) traverses the southwestern-most corner of SRNF-owned lands (APN: 208-062-015).

Under the CMMLUO, cultivation and processing operations require a setback of 600 feet from publicly owned lands that are managed for wildlife, open space, and recreational facilities. This setback may be reduced with a Special Permit. A Special Permit for the allowance of a setback reduction of the 600-foot buffer from SRNF is included as a part of the applicant's request. The adjacent public land is subject to the Six Rivers National Forest Plan (SRNFP) adopted in 1995. The project is consistent with the SRNFP because the cultivation activities will minimize impacts to biological resources and wildlife through measures to reduce potential light and noise impacts. The project will not require substantial road improvements or the removal of trees. The project will also protect fisheries and aquatic habitat on forest lands by maintaining buffers from streams and by placing controls on water withdrawals and on the storage and use of pesticides and fertilizers, and will minimize risk from wildfire by adhering to the County's Fire Safe Regulations and requiring adequate road access. The SRNFP's provisions for heritage resource protection will be met through the project consultation with Tribal Historic Preservation Officers and avoidance of sensitive tribal cultural resources. Additionally, a Water Resource Protection Plan was developed for the project to prevent and/or address poor water quality conditions and adverse impacts to water resources associated with cannabis cultivation on private land. Finally, the project is consistent with recreational use on public lands by maintaining a minimum 600 buffer separation from developed campgrounds and/or trails. As a result, there will not be any new erosion, wind damage, elimination of wildlife corridors, loss of scenic beauty or reduction of quality habitat for plants and animals.

Proposed On-Site Relocation of Existing Cultivation Areas:
A *Cultivation Site Relocation Assessment* (Relocation Assessment) was prepared by Kyle Wear, a botanical consultant, in November 2019 (Attachment 4F), to assess the potential for sensitive biological and aquatic resources to be located in the area where existing cultivation is proposed to be relocated. Per the Relocation Assessment, the relocation area is located in the northern portion of the site, adjacent to existing cultivation. This area is noted to be an upland habitat with low potential for special status plant and wildlife species, and is outside of any wetland buffers and stream setbacks. Since the proposed relocation area is an existing open area, significant impacts are not anticipated, and no tree removal is requested or authorized under this permit.

The project is conditioned to remove any cultivation-related infrastructure from the original location and relocate the cultivation to a previously-disturbed area (**Condition of Approval A.10**). Additionally, the applicant shall prepare and submit an updated site plan within 90 days of project approval depicting the relocation area and size, type, and dimensions of the relocated cultivation (**Condition of Approval A.6**).

Water Resources:
At full project build-out, estimated annual water usage is 88,400 gallons (8.85 gal/SF). However, as previously described, the project will be implemented in a staged approach (3 stages total) to be supported by the available onsite water storage. The estimated annual water usage amounts of each of the three project stages, per the table provided below.

Table 2. Estimated Average Monthly Water Usage by Stage (in gallons)

Phase	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
1	0	0	0	1,200	5,700	7,600	5,400	7,800	0	0	0	0	*27,700*
2	0	0	0	2,400	11,400	15,200	15,600	15,600	6,700	3,500	0	0	*70,400*
3	0	0	0	4,800	13,500	18,000	20,600	20,600	9,100	1,800	0	0	*88,400*

Water for irrigation is currently provided by a permitted groundwater well (16/17-0542), although rainwater catchment is proposed. Per the Site Plans (Attachments 1C-1E), the well is located within the southern portion

of the site. There are no streams located onsite or within close proximity of the subject parcel. As shown on the County Web GIS, the nearest Streamside Management Area (Van Duzen River) is located approximately 855 feet south of the site. According to the Well Completion Report (WCR2017-000830; see Attachment 4C), the well is 120 feet deep and drilled through clay, cobbles, and sandstone. A blank or screen is installed for entire depth of the well. As the well has not yet been assessed for hydrologic connectivity to surface water, conditions of approval require the applicant to discontinue use of the well for cannabis irrigation prior to the 2025 cultivation season (**Condition of Approval A.8**). Should use of the well be requested in the future for cannabis irrigation, a modification to this permit will be required.

As previously described, Stage 1 of the project will include five (5) greenhouses comprising 5,384 SF of outdoor cultivation utilizing light deprivation techniques and 1,400 SF of mixed light cultivation (6,784 SF total), with one annual harvest and 30,500 gallons of onsite water storage. The primary water source will be the permitted onsite well, with rain catchment as a secondary water source (to be added). A voluntary forbearance period for well water irrigation will occur from May through October, during which the site will rely on well water storage and rain catchment for irrigation. Under Stage 2, an additional 40,000 gallons of onsite water storage will be added following funding of the DCC water grant, for a total of 70,500 gallons of water storage. Under Stage 2, operations will increase to two annual harvests, and will be supplied by rainwater catchment only. Stage 3 will include installation of an additional 20,000 gallons of water storage, for a total of 90,500 gallons of onsite water storage, as well as the remaining 3,200 SF of pre-existing outdoor cultivation, for a total of 1,400 SF of mixed light cultivation, 5,384 SF of outdoor cultivation utilizing light deprivation techniques, and 3,200 SF of full-sun outdoor cultivation, with two annual harvests.

As noted above, use of the well for cannabis irrigation shall cease prior to the 2025 cultivation season, regardless of the stages described. The applicant will need to provide a minimum of 57,900 gallons of additional onsite water storage, for a total of 88,400 gallons (equivalent to the project's estimated annual water usage at full build-out). Should the applicant be unable to add the additional 57,900 gallons of water storage required, the cultivation amount shall be limited to the amount of cultivation and annual harvests identified under Stage 1 (6,784 SF, with 5,384 SF outdoor and 1,400 SF mixed light, and 1 annual harvest), which is the amount that can be supported by the existing available onsite water storage (30,500 gallons), until such time the additional storage is verified (**Condition of Approval A.8**).

Under the project, the applicant proposes to discontinue use of the well and utilize rainwater catchment to meet annual water demand. An assessment of the rainwater catchment potential of the proposed rainwater catchment was completed to determine if adequate water supply would be available to serve the project. The average rainfall for the project area is 55.4 inches, based on averaging rainfall values from 2011 through 2020 as recorded by PRISM Climate Group. Impermeable surfaces such as roofs, driveways, etc. in general allow for about 620 gallons of rainwater catchment per 1,000 SF for every inch of rainfall or 0.62 gallons per 1 SF. As indicated on the project's Rainwater Catchment Map (see Attachment 1E), rainwater will be captured from the roofs of two sheds and two structures built over water tanks, as summarized in the below table:

Table 3. Proposed Rainwater Capture Analysis

Infrastructure Description	**Potential Capture Area (ft^2)**	**Potential Average (2011-2020) Rainfall Capture Amount (gallons)**
Shed 1	120	4,122
Shed 2	100	3,435
Structure Built over Water Tanks (2)	240	8,244

Totals:	460	15,801

Based on the proposed impermeable rainwater catchment area of 460 SF, and an average rainfall amount of 55.4 inches, the potential rainwater capture amount totals 15,801 gallons per year, on average. Use of the groundwater well is not proposed to continue, at least until assessed for hydrologic connectivity. As such, when compared to the estimated annual water usage amount at full project build-out (88,400 gallons), Planning staff believes there will not be sufficient water available from the rainwater catchment system, as currently proposed, to serve the irrigation needs of the project (deficit of 72,599 gallons). In order to capture sufficient water to meet the needs of the project, the capture area would need to be expanded by approximately 2,114 SF, at a minimum. A condition of approval is recommended to require the applicant also add rainwater catchment infrastructure to onsite structures totaling a minimum of 2,114 SF (in addition to the structures identified in Table 3, above) prior to the 2025 cultivation season (**Condition of Approval A.8**). This would result in capturing the additional 72,599 gallons per year required at full build-out of the project, on average. Conditions of approval also require the applicant to monitor water use from the well (until use ceases prior to the 2025 cultivation season), the rainwater catchment system, and storage tanks annually to demonstrate there is sufficient water available to meet operational needs (**Condition of Approval A.22**).

Per review of the County's GIS, there are no watercourses that traverse the site. The Van Duzen River is the nearest watercourse to the subject site, with the respective Streamside Management Area (SMA) buffer located approximately 855 feet south of the parcel. As such, due to setback distances from the nearest watercourse, the cultivation areas would be located outside of all required SMA buffers.

A Water Resource Protection Plan (WRPP) was prepared for the subject parcel (not dated; Attachment 4A), which assesses current site features and describes how the standard conditions are met, or details what improvements are necessary in order to meet the requirements. As stated in the WRPP, an evaluation of the road revealed ruts and surface erosion. It is further noted that the access roads are lacking relief drains and dips to provide proper erosion prevention. The WRPP identifies three features requiring improvements, including: road repair, which will require shaping and dips to prevent erosion; securing an irrigation line located in the roadway; and installing float valves on existing water storage tanks. The project is conditioned to implement all remaining corrective actions identified in the WRPP and continue to adhere to all standard conditions described in the WRPP (**Condition of Approval A.14**).

Additional conditions of approval require the applicant to submit copies of all documents filed with the State Water Resources Control Board, including, but not limited to, a Site Management Plan (**Condition of Approval A.15**). Furthermore, conditions require the applicant adhere to and implement the requirements contained in the SWRCB's Cannabis Cultivation Policy, the General Order, the Site Management Plan, and the Notice of Applicability (**Condition of Approval A.15**), which will minimize any potential impacts associated with the project and minimize runoff into nearby SMAs.

Biological Resources:
Per review of CDFW's CNDDB in January 2023, there are no mapped sensitive species onsite and the nearest NSO positive observation is located approximately 0.55 miles from the nearest cultivation area, with the nearest NSO activity center located approximately 1.15 miles away. Additionally, the onsite cultivation is located near Final Critical Habitat for NSO (approximately 588 feet away), which appears to be located on an adjacent property and not on the subject site.

Power is provided by two (2) generators; however, the applicant has long-term plans to add a solar array and

battery bank, with the generators to be utilized for back-up (see the "Energy" discussion, below, for additional discussion). Additionally, the project utilizes artificial lighting for the mixed light cultivation and ancillary propagation space.

Comments on the project were received from CDFW in September 2017 (Attachment 5D), in which CDFW noted a biological survey should be conducted in order to identify impacts to rare species and sensitive natural communities; expressed concerns regarding the use of generators and requested protocol level surveys be conducted to determine NSO presence; noted that the well utilized as the primary source of irrigation water may be hydrologically connected; and noted the project has the potential to impact several sensitive fish and wildlife species. As discussed above, Planning staff reviewed the CNDDB database, which did not indicate the presence of any sensitive species on the subject property, and no new ground disturbance will occur under the project. Additionally, as noted under the "Water Resources" section, use of the onsite well will cease prior to the 2025 cultivation season and rainwater catchment will instead be utilized for irrigation. Further, due to locations of NSO sightings and observed activity centers, potential presence of NSO is presumed. As such, conditions of approval require the applicant to implement noise and light attenuation measures, refrain from using synthetic netting, ensure refuse is contained in wildlife proof storage, and refrain from using anticoagulant rodenticides to further protect wildlife (**Conditions of Approval A.18-21 and Ongoing Conditions of Approval B.1-7**). As proposed and conditioned, the project is consistent with CMMLUO performance standards and CDFW guidance and will not negatively impact NSO or other sensitive species.

Energy:
Power is provided by two (2) generators; however, the applicant has long-term plans to connect to add an approximately 4.32-kilowatt solar array and battery bank for the project, with the generators to be utilized for back-up only. Average generator use is between 6.3 and 9.5 kilowatt-hours per day for light from April to May. During warmer months, solar fans are utilized for ventilation, requiring no additional power (see Attachment 1B).

Conditions of approval require the applicant to submit an energy use plan that describes the power demand for the project that includes a description of what power is required for (e.g., propagation, cultivation, and processing) and how much power is required on a monthly and annual basis. The energy plan shall also include a description of the generator(s) used to meet the power demand and state how the size of the generator is reasonable based on the power demand. The generator(s) used to support operations shall not be larger than required to meet operational needs. The plan shall also describe how the operation will transition to use of 80% renewable energy (e.g., solar, wind, and/or hydropower) sources by the end of 2026 (**Condition of Approval A.7**).

Access:
Access to the site is via private driveway off Cobb Road via an approximately 500-feet length of Rattlesnake Bridge Road to State Highway 36. Highway 36 is a State-maintained highway and Cobb Road and Rattlesnake Bridge Road are privately maintained. A Road Evaluation Report for a 1-mile segment of Cobb Road from Highway 36 was prepared by the applicant in September 2017 (Attachment 4D), which indicates that the roadway is developed to the equivalent of a Category 4 road standard.

Cobb Road was created as part of the Cobb Station Subdivision Map, recorded as Tract No. 289 in Book 19 of Maps, pages 27-33, Humboldt County Records. According to the design guidelines for typical rural driveways in the State right of way, from Caltrans' "Encroachment Permit Manual," the location of the driveway shall be designed to maximize corner sight distance, and driveways connecting to State highways shall be paved a minimum of 20 feet from the edge of shoulder. Once these considerations have been met, the County or City

regulations may be utilized if differing from the State's requirements. Utilizing satellite imagery and measurement tools (Google Earth), the approach to Rattlesnake Bridge Road is determined to be paved approximately 80 feet in length and 60 feet in width, which exceeds the County requirements of requiring a paved access road with a minimum length of 50 feet and minimum width of 20 feet.

A Cobb Road Road Assessment was prepared for the Cobb Road Association in April 2020 by Timberland Resource Consultants (Attachment 4E), which assessed approximately 1.1 miles of Cobb Road and 500 feet of Rattlesnake Bridge Road that crosses or border 13 separate, privately-owned parcels (including the subject site) that are members of the Cobb Road Association. Under the Road Assessment, most of the road surface was found to be approximately 12 to 14 feet wide with numerous wider turnouts to allow for parking or passing of oncoming vehicles. While the road receives moderate traffic use, it appears to be maintained by landowners through surface rocking and grading. The majority of the road is insloped to crowned; however, the road was found to lack adequate cross-draining of the inside ditch to allow excessive concentration of runoff and hydrologic connectivity at watercourse crossings. The Road Assessment included sufficient photographic evidence to verify the roadway condition as described, including roadway width and line of sight. The project is conditioned to require the applicant to remain a member of the Cobb Road Association, and pay fair-share costs associated with implementation of the corrective actions identified in Timberland Resource Consultants' Road Assessment and maintenance of Cobb Road (**Condition of Approval A.12**).

As previously noted, there will be a maximum of three (3) people onsite during peak operations. No employees are required for the project. As this is an existing operation, a significant increase in traffic is not expected under the project.

Geologic Suitability:
The project parcel is mapped in the County GIS as "high instability" (3). Specific information on the slopes where cultivation is located on the subject site was not provided by the applicant. However, natural slopes within the vicinity of where cultivation occurs is mapped between 15% up to more than 50%, as per the County GIS portal. The applicant will be required to secure permits for all structures and grading related to the cannabis cultivation and other commercial cannabis activity, including but not limited to, existing and proposed greenhouses, water tanks over 5,000 gallons, existing and proposed structures associated with drying, processing, and storage or any activity with a nexus to cannabis, and any noise containment structures as necessary (**Condition of Approval A.9**).

Timber Conversion:
Based on review of historic aerial imagery dating back to 2004, it appears that the subject property contained a large open area within the northern portion of the site and that no timber conversion has occurred onsite in order to accommodate the cultivation and ancillary propagation areas. As such, no restocking is required under the project. No tree removal is proposed or authorized by this permit.

Security and Safety:
The operation is secured behind locked gated access, and security lighting and guard dogs are also utilized. Additionally, there is 24/7 presence onsite throughout the cultivation season.

Tribal Consultation:
The project is within the historic aboriginal territory of the Bear River Band of the Rohnerville Rancheria. The project was referred to the Northwest Information Center at Sonoma State and the Bear River Band of the Rohnerville Rancheria in July 2017. Based on comments received from the Bear River Band Tribal Historic Preservation Officer in August 2017, inclusion of the standard inadvertent discovery protocol was requested,

which has been incorporated into the project as an informational note **(Informational Note C.3**).

Consistency with Humboldt County Board of Supervisors Resolution No. 18-43:
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 which may be approved in each of the County's Planning Watersheds. 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 119 permits and the total approved acres would be 40 acres of cultivation.

OTHER AGENCY INVOLVEMENT:
The project was referred to responsible agencies and all responding agencies have either responded with no comment or recommended approval or conditional approval. (Attachment 5)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Zoning Administrator could elect to add or delete conditions of approval. The Zoning Administrator could deny approval if unable to make all the required findings. Staff has concluded the required findings in support of the proposal can be made. Consequently, Staff does not recommend further consideration of these alternatives.

ATTACHMENTS:

1. Resolution
    A. Conditions of Approval
    B. Cultivation and Operations Plan
    C. Site Plan (Phases 1 & 2)
    D. Site Plan (Phase 3)
    E. Rainwater Catchment Map
2. Location Maps
3. CEQA Addendum
4. Applicant's Evidence in Support of the Required Findings
    A. Water Resource Protection Plan
    B. Notice of Applicability
    C. Well Completion Report
    D. Public Works Road Evaluation Report Form
    E. Cobb Road Road Assessment
    F. Cultivation Site Relocation Assessment
5. Referral Agency Comments and Recommendations
    A. Building Inspection Division
    B. Division of Environmental Health
    C. Public Works, Land Use Division
    D. CAL FIRE
    E. California Department of Fish and Wildlife
    F. CAL FIRE
    G. Six Rivers National Forest
    H. Airport Director

Applicant
MR Hilltop Buds
C/O Matt Beltramo
1438 East Avenue
Eureka, CA 95501

Owner
Robert Burge
P.O. Box 271
Mad River, CA 95552

Agent
Margro Advisors
C/O Kelly Flores
2306 Albee Street
Eureka, CA 95501

Please contact Cliff Johnson, Supervising Planner, at cjohnson@co.humboldt.ca.us or 707-445-7541, if you have any questions about the scheduled item.