



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

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

Hearing Date: April 15, 2021

To: Humboldt County Planning Commission

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

Subject: **Emerald Dragonfly Farms, LLC Conditional Use Permit**
Record Number: PLN-16168-CUP
Assessor's Parcel Number (APN) 206-191-019-000
400 Corbett Ranch Road, Carlotta, CA 95528

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Please contact Portia Saucedo, Planner, at 707-268-3745 or by email at psaucedo1@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
April 15, 2021	Conditional Use Permit	Portia Saucedo

Project Description: Emerald Dragonfly Farms, LLC seeks a Conditional Use Permit (PLN-2020-16168) for an additional 5,000 square foot (SF) outdoor commercial cannabis cultivation to a previously permitted 10,000 sf commercial cannabis operation (PLN-10329-ZCC). The CCLUO Section 55.5.1.4 *Special Area Provisions*, requires a Conditional Use Permit for commercial cannabis cultivation activity within a Community Planning Area as well as early notification and to surrounding parcels within 1,000 feet of the perimeter of the proposed project parcel. Ancillary propagation occurs in a 960 SF existing greenhouse. Proposed water storage is 135,000 gallons in 27 5,000-gallon hard tanks to conform to Section 55.4.12.8 for water storage tanks within designated flood zones. Estimated annual water usage is 130,800 gallons (8.7 gal/SF). Drying and processing of harvested cannabis is proposed within the building referred to on the site plan as processing building. Up to eight (8) employees are proposed. Power is provided by PG&E.

Project Location: This project is located in Humboldt County, in the Carlotta area, on the southwest side of Corbett Ranch Road, approximately 1,800 feet south from the intersection of Corbett Ranch Road and State Highway 36, on the property known as 400 Corbett Ranch Road (APN 206-191-019-000).

Present Plan Land Use Designations: Agricultural Exclusive (AE), Rural Agricultural (RA10), Carlotta/Hydesville Community Planning Area (CHCP), Slope Stability: low instability (1), Density: one unit per 12 acres.

Present Zoning: AE-B-7(2.5), Agricultural Exclusive (AE), Special Building Site (B).

Record Number: PLN-11033-CUP

Assessor's Parcel Number: 206-191-019-000

Applicant

Janet Mattson
P.O. Box 63
Carlotta, CA 95528

Owner

Janet Mattson
P.O. Box 63
Carlotta, CA 95528

Agents

Baird Engineering
Attn: Lydia Adams
P.O Box 396
Fortuna, CA 95540

Environmental Review: An Addendum to a previously adopted Environmental Impact Report 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

Emerald Dragonfly Farms, LLC
Record Number: PLN-2020-16168
Assessor's Parcel Number: 206-191-019-000

Recommended Planning Commission Action:

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

Find that the Planning Commission has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report, and adopt the Resolution approving the proposed Emerald Dragonfly Farms, LLC project subject to the recommended conditions.

Executive Summary: Emerald Dragonfly Farms, LLC seeks a Conditional Use Permit (PLN-2020-16168) for an additional 5,000 square foot (SF) full sun outdoor commercial cannabis cultivation to a previously permitted 10,000 sf commercial cannabis operation (PLN-10329-ZCC) in accordance with Section 314-55.4.6 of the Commercial Cannabis Land Use Ordinance (CCLUO). Section 55.4.5.1.4 (a) requires a Conditional Use Permit for Modifications in the Hydesville-Carlotta Community Planning Area. The parcel of land known as APNs 206-191-019 and 206-191-020 is single parcel of land as the designated Remainder of Parcel Map #2593 Book 23 Parcel Map, Page 69. The site land use designation is Agricultural Exclusive (AE), Rural Agricultural (RA10) in the Humboldt County 2017 General Plan Update and zoned Agricultural Exclusive, Special Building Site AE-B-7(2.5). The parcel is approximately 86.67 acres in size and is within the FEMA 100-year Flood Zone (AE). To comply with the County Flood Damage Prevention ordinance, the applicant will place water tanks at one foot above the base floor elevation. Flood Elevation Certificates have been provided for the tanks and greenhouses as part of the Minor Deviation for the project, approved December 30, 2020 (PLN-2020-16573). Cultivation materials and spent soils/spoils will be removed by October 31st. The cultivation site is located approximately 300 feet north of the Van Duzen River. All cultivation activity will take place outside of the required 100-foot streamside management area. The cannabis cultivation activities will take place outdoors in full sun on a relatively flat area (0-2% slope).

Water Resources

The water source for the existing commercial cannabis cultivation is a permitted hydrologically connected well and the irrigation needs for the existing 10,000 square feet of cultivation is approximately 87,000 gallons. As this was approved under the CMMLUO this diversionary water source can remain for the existing 10,000 sf however the new 5,000 square feet may not utilize diversionary water as it is required to meet all of the requirements of the CCLUO, for which diversionary water is not allowed. As a condition of approval the applicant will be required to separately fill the water tanks utilized for the 43,000 gallons for the new cultivation from rainwater collection. The existing well and separate tanks storage for existing and new shall all be separately meters and records made available at each inspection. The cultivation location is approximately 300 feet north of the Van Duzen River. All cultivation will occur outside of the required streamside management area. No new runoff is anticipated as a result of the project.

A Stormwater Management Plan was prepared by the applicant with this application to satisfy the criteria of Section 55.12.1.12 of the CCLUO regarding the drainage conditions and protection of water quality of the project site (Attachment 3). All irrigation by hand watering. Water usage varies throughout the year, the highest or peak usage typically occurs in the summer (Table 1). The projected annual water demand will be 130,800 gallons. The site will use 27 5,000-gallon tanks as storage for a water storage total of 135,000 gallons.

Table 1.

Projected Water Use Monthly (Gallons)													
Month:	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sept</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	Total Usage
Gallons:	0	0	0	0	8,400	10,800	33,600	33,600	33,600	10,800	0	0	130,800

No new runoff is anticipated as a result of the project. Natural drainage and vegetation will be maintained on all non-cultivation and all undeveloped areas. Further information on drainage control and Stormwater Management are detailed in the Stormwater Management Plan in Attachment 3. The operation currently has an onsite wastewater treatment system in the form of a septic system. Wastewater created by employees will be treated by a septic system. The wastewater will be from hand washing and one toilet on site.

Drying (and bucking) occurs onsite in an existing 1,200 SF drying barn. Additional processing will occur on site within the drying barn. Up to eight (8) employees may be utilized during peak operations. Power is provided by PG&E. A backup generator will be kept on site for emergencies only. The operation will be secured behind a gated road and monitored by an independent licensed security company with a camera surveillance system, fenced cultivation areas and locked structures.

Biological Resources

There are mapped sensitive species onsite and the nearest NSO activity center is located approximately 0.27 miles from the site. Artificial lighting is proposed for the 960 sf greenhouse and in the approved existing greenhouses. The project is conditioned to adhere to Dark Sky Standards for greenhouse lighting and security lighting. Synthetic netting will not be utilized, refuse will be contained in wildlife proof storage and anticoagulant rodenticides will not be used to further protect wildlife. As proposed and conditioned, the project is consistent with CCLUO performance standards and CDFW guidance and will not negatively impact NSO or other sensitive species. As proposed and conditioned, the project is consistent with CCLUO performance standards and CDFW guidance and will not negatively impact NSO or other sensitive species.

Tribal Cultural Resource Coordination

This project is located in the Bear River of the Rohnerville Rancheria Aboriginal Territory. A Cultural Resource Investigation was conducted by William Rich and Associates in December of 2016. The report concluded that no significant archaeological or historic period resources, that for the purposes of CEQA would be considered historically significant, exists on the project parcel. The project was referred to the Bear River Tribal Historic Preservation Office on February 4, 2020 that included the previous Cultural Resource Investigation. A referral response from Bear River was received February 28, 2020 requesting the project be conditioned with inadvertent discovery protocol. This project is also conditioned with inadvertent discovery protocol.

Access

This project is located in Humboldt County, in the Carlotta area, on the southwest side of Corbett Ranch Lane, approximately 1,800 feet south from the intersection of Corbett Ranch Lane and State Highway 36; a private road. A Road Evaluation report for Corbett Ranch Lane which is approximately 1,300 feet in length, was by the applicant December 30, 2019 (Attachment 3) which identified that the road is suitable for safe access to and from the project site.

Environmental review for the proposed project was conducted, and based on the results of that analysis, staff determined the new cultivation and other aspects of the project were previously analyzed in the Final Environmental Impact Report (EIR) prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) adopted by the Humboldt County Board of Supervisors on May 8, 2018. The proposed project will result in modifications to the existing operation that will reduce and eliminate environmental impacts. Permitting the cultivation areas and bringing them into compliance with County and State regulations would not present substantial changes that would require major revisions to the previous EIR. An addendum to the Final EIR has been prepared for consideration per § 15164 of the State CEQA Guidelines.

RECOMMENDATION: Staff recommends that the Planning Commission describe the application as a part of the consent agenda, survey the audience to see if any person would like to discuss the application and, if no one requests discussion, make all the required findings based on the evidence in the record and approve the application subject to the recommended conditions.

ALTERNATIVES: Several alternatives may be considered: 1) The Planning Commission 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 Planning Commission could elect to add or delete conditions of approval; 3) The Planning Commission 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 PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 21-
Record Number PLN-16168-CUP
Assessor's Parcel Number: 206-191-019-000**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Emerald Dragonfly Farms, LLC, Conditional Use Permit.

WHEREAS, Emerald Dragonfly Farms, LLC, submitted an application and evidence in support of approving a Conditional Use Permit to allow an additional 5,000 square foot (SF) full sun outdoor commercial cannabis cultivation to a previously permitted 10,000 sf commercial cannabis operation (PLN-10329-ZCC). Ancillary propagation occurs in a 960 SF existing greenhouse. Proposed water storage of 135,000 gallons in 27 5,000-gallon with appurtenant propagation and drying activities;

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

WHEREAS, the County Planning Division, the lead agency, prepared an Addendum to the Final Environmental Impact Report (EIR) prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) adopted by the Humboldt County Board of Supervisors on May 8, 2018. The proposed project does not present substantial changes that would require major revisions to the previous EIR. No new information of substantial importance that was not known and could not be known at the time was presented as described by § 15162(c) of CEQA Guidelines; and

WHEREAS, the Planning Division staff report includes substantial evidence in support of making all of the required findings for approving the proposed Special Permit (Record Number PLN-2020-16168);and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on April 15, 2021, and reviewed, considered, and discussed the application for a Conditional Use Permit and reviewed and considered all evidence and testimony presented at the hearing.

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

- 1. FINDING:** **Project Description:** The application is a Conditional Use Permit to allow an additional 5,000 square foot (SF) full sun outdoor commercial cannabis cultivation to a previously permitted 10,000 sf commercial cannabis operation (PLN-10329-ZCC). Ancillary propagation occurs in a 960 SF existing greenhouse. Proposed water storage is 135,000 gallons in 27 5,000-gallon hard tanks to conform to Section 55.4.12.8 for water storage tanks within designated flood zones. Estimated annual water usage is 130,800 gallons (8.7 gal/SF). Drying and processing of harvested cannabis is proposed within the building referred to on the site plan as processing building. Up to eight (8) employees are proposed. Power is provided by PG&E.

EVIDENCE: a) Project File: PLN-2020-16168

2. FINDING: **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Planning Commission has considered the Addendum to the Final Environmental Impact Report (EIR) prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) adopted by the Humboldt County Board of Supervisors on May 8, 2018.

EVIDENCE:

- a) Addendum Prepared for the proposed project.
- b) The proposed project does not present substantial changes that would require major revisions to the previous EIR. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.
- c) A Stormwater Management Plan was prepared by the applicant with this application to satisfy the criteria of Section 55.12.1.12 of the CCLUO regarding the drainage conditions of the project site.
- d) A search of the California Natural Diversity Database (CNDDDB) and California Native Plant Society (CNPS) database indicates that there mapped sensitive species onsite and the nearest NSO activity center is located approximately 0.27 miles from the site. Artificial lighting is proposed for the 960 sf greenhouse and in the approved existing greenhouses. The project is conditioned to adhere to Dark Sky Standards for greenhouse lighting and security lighting. Synthetic netting will not be utilized, refuse will be contained in wildlife proof storage and anticoagulant rodenticides will not be used to further protect wildlife. As proposed and conditioned, the project is consistent with CCLUO performance standards and CDFW guidance and will not negatively impact NSO or other sensitive species. As proposed and conditioned, the project is consistent with CCLUO performance standards and CDFW guidance and will not negatively impact NSO or other sensitive species. Conditions of approval will require noise to be at below 50 decibels at 100 feet which is below the guidance established by the California Department of Fish and Wildlife for protection of the species.
- e) A Road Evaluation Report was prepared by the applicant December 31, 2019, which identified that the road is suitable for safe access to and from the project site.

FINDINGS FOR CONDITIONAL USE PERMIT

3. FINDING

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

EVIDENCE

- a) General agriculture is a use type permitted in the 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 AE zone in which the site is located.

EVIDENCE

- a) The Agricultural Exclusive or AE Zone is intended to be applied to areas of the County in which general agriculture residential uses are the desirable predominant uses.
- b) All general agricultural uses are principally permitted in the AE zone.
- c) Humboldt County Code section 314-55.4.6.1.2 allows cultivation of up to 43,560 square feet of existing outdoor cannabis on a parcel over 10 acres with a Special Permit, however, per Section 314-55.4.5.1.4 modifications of previously approved projects in the Hydesville-Carlotta Community Planning Area are subject approval of a Conditional Use Permit. The application for an additional 5,000 square feet of outdoor cultivation on a 84 acre parcel within the Hydesville-Carlotta Community Planning Area 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 CCLUO Provisions of the Zoning Ordinance.

EVIDENCE

- a) The CCLUO allows existing cannabis cultivation to be permitted in areas zoned AE (HCC 314-55.4.8.2.2).
- b) The parcel was created in compliance with all applicable state and local subdivision regulations, as it was created as a separate legal parcel as the designated Remainder of Parcel Map #2593 recorded in Book 23 of Parcel Maps Page on July 12, 1988., before the establishment of county and state subdivision regulations that would have applied to the creation of the parcel.
- c) The project will obtain water from a non-diversionary water source.
- d) Road Evaluation Report prepared by applicant dated 12/30/2019. The Evaluation addressed Corbet Ranch Road, which is a privately-

maintained road. All road segments evaluated were found to be functionally appropriate for the expected traffic.

- e) The slope of the land where cannabis will be cultivated is less than 15%
- f) The cultivation of cannabis will not result in the net conversion of timberland.
- g) The location of the cultivation complies with all setbacks required in Section 314-55.4.6.4.4. It is more than 30 feet from any property line, more than 300 feet from any off-site residence, more than 270' feet from any adjacent undeveloped separately owned parcel, more than 600 feet from any school, church, public park or Tribal Cultural Resource.

6. FINDING

The cultivation of an additional 5,000 square feet of cannabis cultivation and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE

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

7. FINDING

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

EVIDENCE

- a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element but 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.

DECISION

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

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Conditional Use Permit for Emerald Dragonfly Farms 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

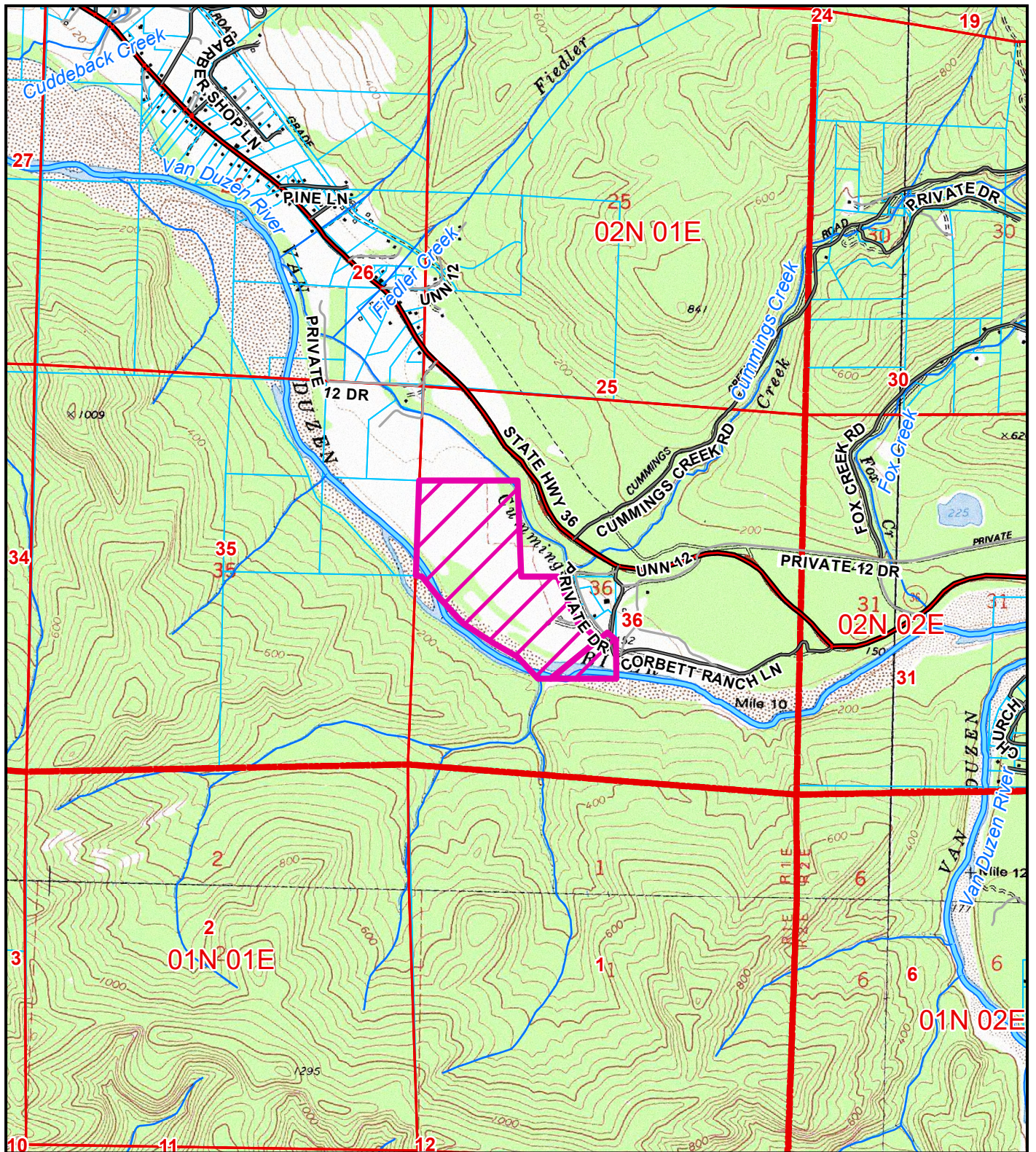
Adopted after review and consideration of all the evidence on December 3, 2020

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

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

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

John Ford, Director
Planning and Building Department



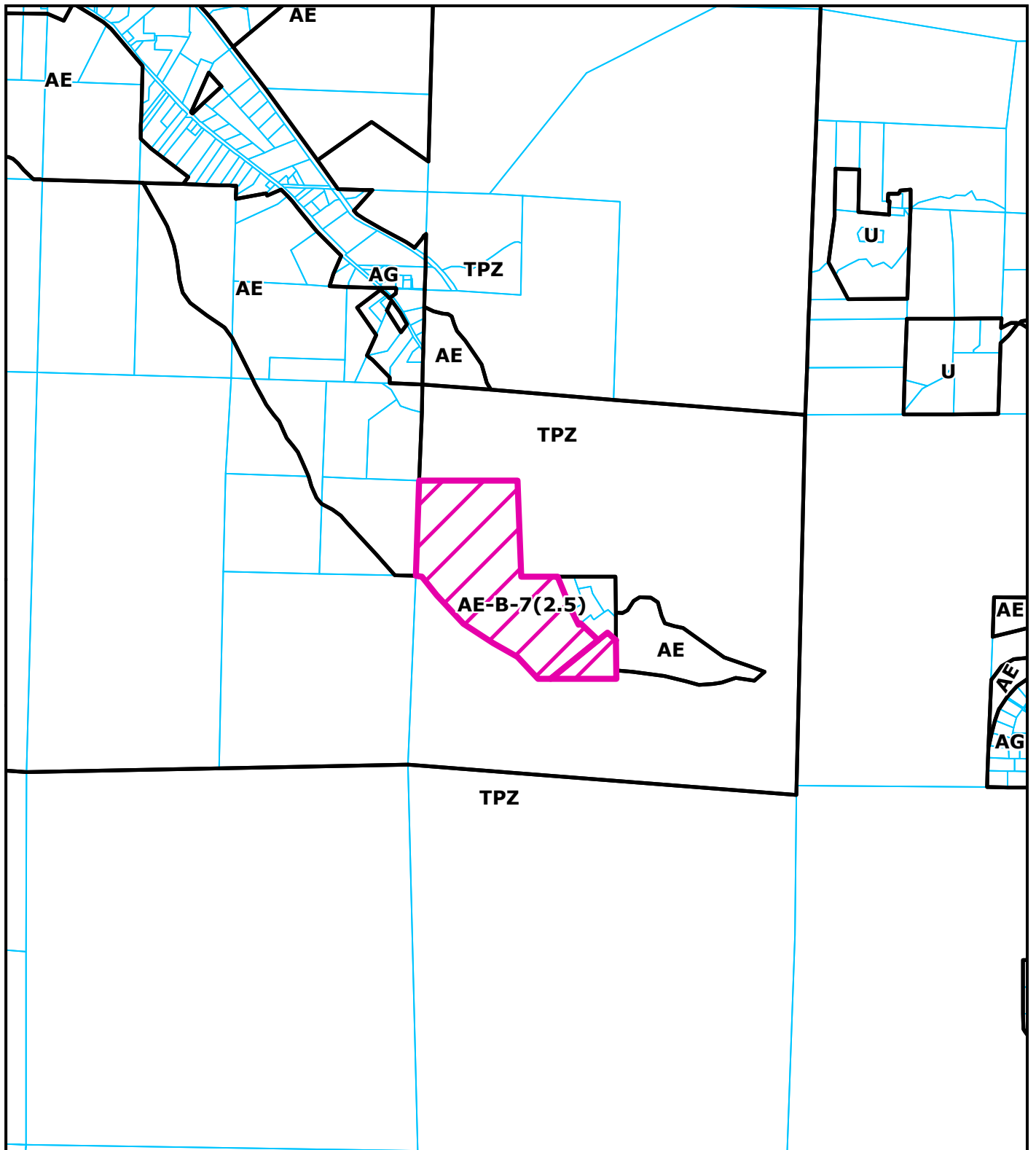
TOPO MAP
PROPOSED EMERALD DRAGONFLY FARMS
CARLOTTA AREA
PLN-2020-16168
APN: 206-191-019-000; ET AL.
T02N R01E S36 HB&M (HYDESVILLE)

Project Area = 

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

0 1,000 2,000 4,000 Feet





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 EMERALD DRAGONFLY FARMS
CARLOTTA AREA
PLN-2020-16168
APN: 206-191-019-000; ET AL.
T02N R01E S36 HB&M (HYDESVILLE)

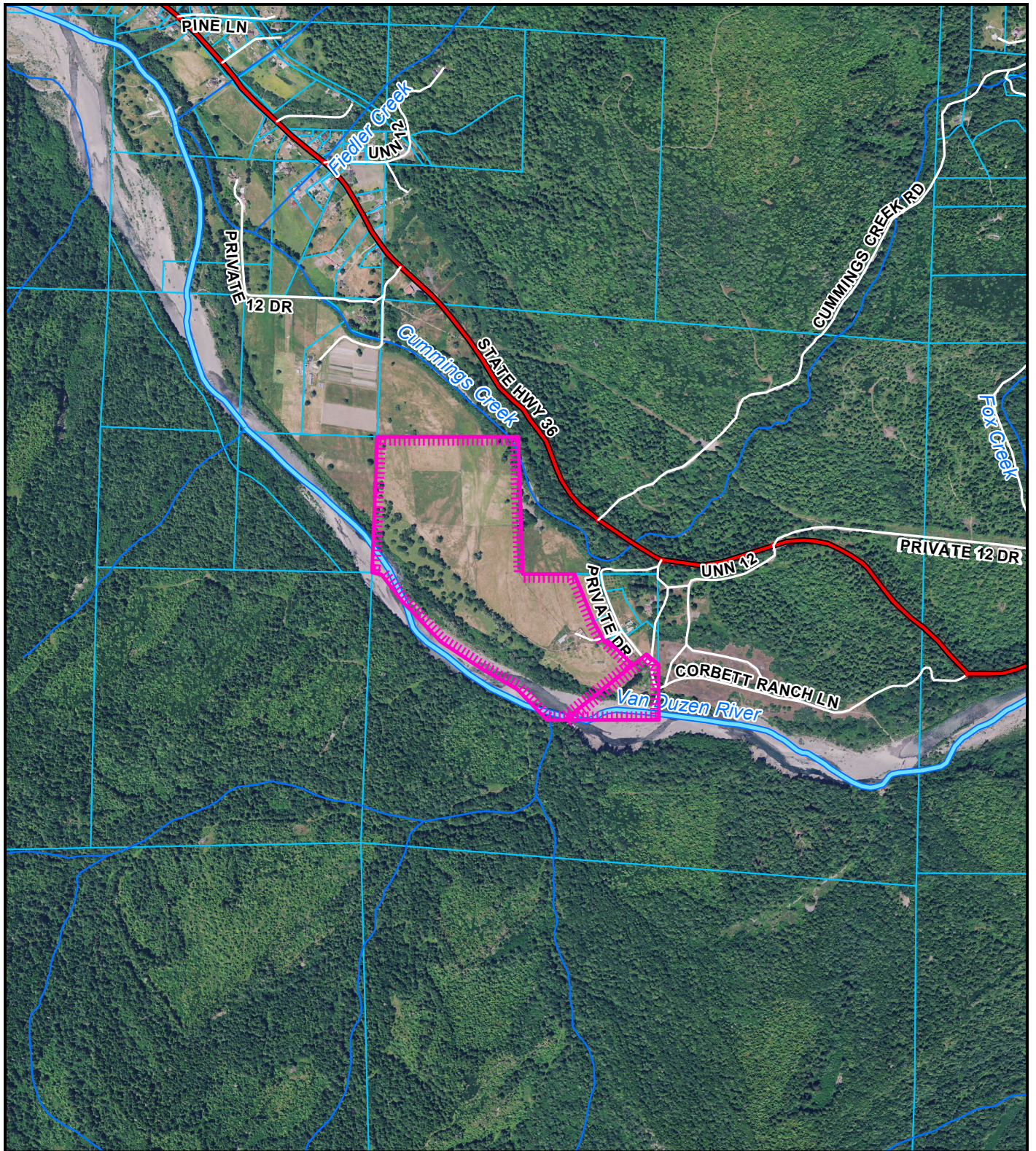
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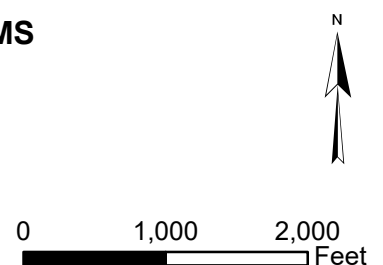
Feet



**AERIAL MAP
PROPOSED EMERALD DRAGONFLY FARMS
CARLOTTA AREA
PLN-2020-16168
APN: 206-191-019-000; ET AL.
T02N R01E S36 HB&M (HYDESVILLE)**

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.



ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE CONDITIONAL USE PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE NEW CULTIVATION OF 5,000 SF SHALL BE INITIATED

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 responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
3. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. **Within three days of the effective date of permit approval**, the Department will file the NOD and will charge this cost to the project.
4. Prior to commencing operations, the applicant will provide a noise survey to establish ambient noise conditions, and the project activities will not create a noise source above the existing agricultural activities. An on-going condition of approval requires noise from the operation not to exceed 3 decibels above ambient noise levels.
5. The applicant shall separately fill the water tanks utilized for the 43,000 gallons for the new cultivation from rainwater collection. The existing well and separate tank storage for existing and new cultivation irrigation needs shall all be separately metered and records made available at each inspection.
6. The applicant shall submit an Invasive Species Control Plan that includes the requirements of invasive species removal as required by the CCLUO. The plan shall be submitted to the Humboldt County Planning Department for review and approval. A sign-off from the Planning Department will satisfy this condition.
7. 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.

8. All driveways and private road intersections onto State Highway 36 shall be maintained/improved to meet Caltrans standards that may include, but not limited to, standards pertaining to a 55 mile-per-hour east-bound travel, pavement to be extended to 20 feet from the edge of traveled way, perpendicular to SR 36 and taper to a width of 20 feet wide at the driveway throat, etc. Further, an encroachment permit may be required to make any such improvements and issued by the Department of Transportation prior to commencement of any work on the State highway system.
9. 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.
10. 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.
11. The applicant shall finalize the existing Onsite Wastewater Treatment System (OWTS) permit (#45646) submitted by A.M. Baird Engineering and Surveying, Inc. January 2020 with the Division of Environmental Health (DEH) by completing the percolation test and septic design or any other reports deemed necessary by DEH. A letter or similar communication from DEH verifying that the OWTS is permitted will satisfy this condition.
12. The applicant shall install water monitoring device on each source - well and surface diversion if/when utilized and storage tanks applicable - to monitor water used for cannabis irrigation separate from domestic use.
13. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding any 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.
14. The applicant shall implement recommendations in the Timber Conversion Report dated June 19, 2017 and Restocking Plan dated December 4, 2019 both of which were prepared by Timberland Resource Consultants (TRC). A monitoring report prepared by a licensed professional forester shall be submitted annually to the Planning and Building Department.
15. The applicant shall contact the local fire service provider [Hoopa or Yurok Volunteer Fire Departments] and furnish written documentation from that agency of the available emergency response and fire suppression services and any recommended project mitigation measures. Mitigation measures shall be incorporated into the project, if applicable. If emergency response and fire suppression services are not provided, the applicant shall cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning 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.

16. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection in order to keep the permit valid.
17. The applicant shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning Division.
18. 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.

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

1. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.
2. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CCLUO and MAUCRSA, as applicable to the permit type.
3. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning and Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort towards compliance can be shown within the two years following the issuance of the provisional clearance or permit, The Planning Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow for additional time to meet the outstanding requirements.
4. 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.
5. Compliance with all statutes, regulations and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.

6. 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 10 feet from the side property lines and 20 feet from the front and rear property lines, 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 55.4.6.4.4. The project is located within the Myers Flat Community area and the setbacks from property lines meet those of the underlying zone (FP). The allowance for a setback reduction of 600 feet from a Public Park is approved as part of this project. The adjacent property owned by Redwood State Park is managed for open space and/or wildlife habitat purposes, and no developed or designated recreational facilities are within 600 feet of the cultivation area.
7. Maintain enrollment in Tier 1, 2 or 3, certification with the NCRWQCB Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
8. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday – Friday, 9:00 am – 5:00 pm, excluding holidays).
9. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
10. Pay all applicable application, review for conformance with conditions and annual inspection fees.
11. Power is to be supplied by generators, which is limited to 20% and a solar system that will provide 80% of power needs. Within two years, solar power will be the main power source and generators will only be used as an emergency power source. The noise from the generator or fans shall not be audible by humans from neighboring residences. The decibel level for generators measured at the property line shall be no more than 50 decibels.
12. The use of monofilament netting for all uses, including but not limited for erosion control, shall be prohibited. Geotextiles, fiber rolls, and other erosion control measure materials shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves to minimize the risk of ensnaring and strangling wildlife.
13. Leave wildlife unharmed. If any wildlife is encountered during the Authorized Activity, Permittee shall not disturb the wildlife and shall allow wildlife to leave the work site unharmed.
14. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
15. Any project related noise shall be contained to the extent feasible (e.g. containment of fans, dehumidifiers etc.) and shall be no more than 50 decibels measured from 100ft or to the nearest tree line, whichever is closer.

16. Storage of Fuel – Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's CUPA program, and in such a way that no spillage occurs.
17. The Master Log Books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
18. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Section 719-1 et seq.).

Performance Standards for Cultivation and Processing Operations

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

- 2) Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
- Operation manager contacts;
 - Emergency responder contacts;
 - 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.
 - On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.

23. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation Special Permit issued pursuant to the CCLUO shall expire after one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.

If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the Special Permit or permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the non-compliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of non-compliance. Failure to request reinspection or to cure any items of non-compliance shall terminate the Special Permits, 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 of the CCLUO.

24. Permit Renewals to comply with Updated Laws and Regulations. Permit renewal per Ongoing Condition of Approval #26, above, is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.
25. 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.

Permittee further acknowledges and declares that:

- 1) All commercial cannabis activity that I, my agents, or employees conduct pursuant to a permit from the County of Humboldt for commercial cultivation, processing, manufacturing, and distribution of cannabis for adult use or

medicinal use within the inland area of the County of Humboldt, shall at all times be conducted consistent with the provisions of the approved County permit; and

- 2) All cannabis or cannabis products under my control, or the control of my agents or employees, and cultivated or manufactured pursuant to local Ordinance and the State of California Medicinal and Adult Use Cannabis Regulation and Safety Act ("MAUCRSA") (SB 94), will be distributed within the State of California; and
- 3) All commercial cannabis activity conducted by me, or my agents or employees pursuant to a permit from the County of Humboldt will be conducted in compliance with the State of California MAUCRSA.

26. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CCLUO eligibility requirements, and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:

- 1) Identifying information for the new Owner(s) and management as required in an initial permit application;
- 2) A written acknowledgment by the new Owner in accordance as required for the initial Permit application;
- 3) The specific date on which the transfer is to occur; and
- 4) Acknowledgement of full responsibility for complying with the existing permit; and
- 5) Execution of an Affidavit of Non-diversion of Commercial Cannabis.

27. 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. 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 Section 5097.98. Violators shall be prosecuted in accordance with Public Resources Code Section 5097.99.
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 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 on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will send a bill to the Applicant for all staff costs incurred for review of the project for conformance with the conditions of approval. All Planning fees for this service shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines, the Department will file the NOD and will charge this cost to the project.
5. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions prior to release of building permit or initiation of use and at time of annual inspection. In order to demonstrate that all conditions have been satisfied, applicant is required to pay the 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) within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
6. 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.
7. 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 Environmental 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.

**ATTACHMENT 2
CEQA ADDENDUM**

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

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

**APN 206-191-019-000; Corbett Ranch Road, Hydesville
County of Humboldt**

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

March 2021

Background

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

The modified project involves a Conditional Use Permit to allow an additional 5,000 square foot (SF) full sun outdoor commercial cannabis cultivation to a previously permitted 10,000 sf commercial cannabis operation (PLN-10329-ZCC). Ancillary propagation occurs in a 960 SF existing greenhouse. Proposed water storage of 135,000 gallons in 27 5,000-gallon with appurtenant propagation and drying activities. T

The modified project is consistent with the adopted EIR for the CCLUO because it complies with all standards of the CCLUO which were intended to mitigate for impacts of new cannabis operations. These include complying with County Fire Safe regulations, noise and light attenuation measures to limit disturbance to wildlife, limiting activities to daylight hours (8 am to 5 pm), supplying irrigation water from a non-diversionary source and electricity from renewable sources.

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

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

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

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

Summary of Significant Project Effects and Mitigation Recommended

No changes are proposed for the Final EIR recommended mitigations. The proposal to authorize 5,000 square feet of new outdoor cultivation is fully consistent with the impacts identified and adequately mitigated in the Final EIR. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the Final EIR.

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

- Plot Plans prepared by Lydia Baird-Adams revised January 2020.
- Cultivation and Operations Plan prepared by Lydia Baird-Adams revised January 2020.
- Stormwater Management Plan prepared by Lydia Baird-Adams 12/23/2019
- Division of Environmental Health Worksheet. (On file)
- Road Evaluation Report prepared by applicant dated 12/30/2019. (Attached)
- Onsite Wastewater Treatment Systems Information and Documentation (#45646) dated 1/13/2020 prepared by A.M. Baird Engineering & Surveying Inc. Notification of Division of Environmental Health Review in progress for APN: 206-191-019-000. (Attached)

Other CEQA Considerations

Staff suggests no changes for the revised project.

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

See Purpose statement above.

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

FINDINGS

1. The proposed project will permit new 5,000 square feet of cannabis cultivation on a site fully in compliance with county and state requirements intended to adequately mitigate environmental impacts.
2. The circumstances under which the project was approved have not changed substantially. There are no new significant environmental effects and no substantial increases in the severity of previously identified effects.
3. For the current proposed project, there has been no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted as complete.

CONCLUSION

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

ATTACHMENT 3

Applicant's Evidence in Support of the Required Findings

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

1. The name, contact address, and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (On file)
3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within one-quarter mile (1,320 feet) of a school, school bus stop, church or other place of religious worship, public park, or tribal cultural resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (Attached in map section)
4. A cultivation and operations plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel; and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season. (Attached)
5. Copy of the statement of water diversion, or other permit, license or registration filed with the State Water Resources Control Board, Division of Water Rights, if applicable. (Not applicable)
6. Description of water source, storage, irrigation plan, and projected water usage. (Included in Cultivation Operations Plan)
7. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Control Board demonstrating enrollment in Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (Condition of approval)
8. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the Department of Fish & Wildlife. (Condition of approval)

9. If the source of water is a well, a copy of the County well permit, if available. (Well Completion Report completed September 7, 2016- Attached)
10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under Section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with Cal Fire. (Not applicable)
11. Consent for on-site inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
12. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in Section 55.4.8.2.3, and plan for compliance with applicable building codes. (Not applicable)
13. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed, will not support diversions for irrigation. (On file)
14. Acknowledge that the County reserves the right to engage with local tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize, or mitigate impacts to tribal cultural resources, as defined herein. Examples include, but are not limited to, conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The County shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On file)
15. Division of Environmental Health Worksheet. (On file)
16. Road Evaluation Report prepared by applicant dated 12/30/2019. (Attached)
17. Onsite Wastewater Treatment Systems Information and Documentation (#45646) dated 1/13/2020 prepared by A.M. Baird Engineering & Surveying Inc. Notification of Division of Environmental Health Review in progress for APN: 206-191-019-000. (Attached)



ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596

AVIATION 839-5401

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

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

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

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MAINTENANCE	445-7493	ROADS & EQUIPMENT MAINTENANCE	445-7421

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

LAND USE 445-7205



ROAD EVALUATION REPORT INSTRUCTIONS

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

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

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

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

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

(continued on next page)

REFERENCES:

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

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

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

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

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

// END //

**HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT**

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

Applicant Name: Janet Mattson APN: 206-191-019

Planning & Building Department Case/File No.: _____

Road Name: Corbett Ranch Lane (complete a separate form for each road)

From Road (Cross street): Hwy 36

To Road (Cross street): _____

Length of road segment: +/- 1,300 feet miles Date Inspected: _____

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

Check one of the following:

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

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

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

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

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

Janet Mattson
Signature

12-30-19
Date

Janet Mattson
Name Printed

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

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

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

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

Number of other known cannabis projects included in ADT calculations:

(Contact the Planning & Building Department for information on other nearby projects.) _____

ADT: _____ Date(s) measured: _____

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

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

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

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

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

A. Pattern of curve related crashes.

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

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

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

C. Substantial edge rutting or encroachment.

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

D. History of complaints from residents or law enforcement.

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

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

Check one: ☐ No. ☐ Yes.

F. Need for turn-outs.

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

3. Conclusions/Recommendations per AASHTO. Check one:

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

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

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

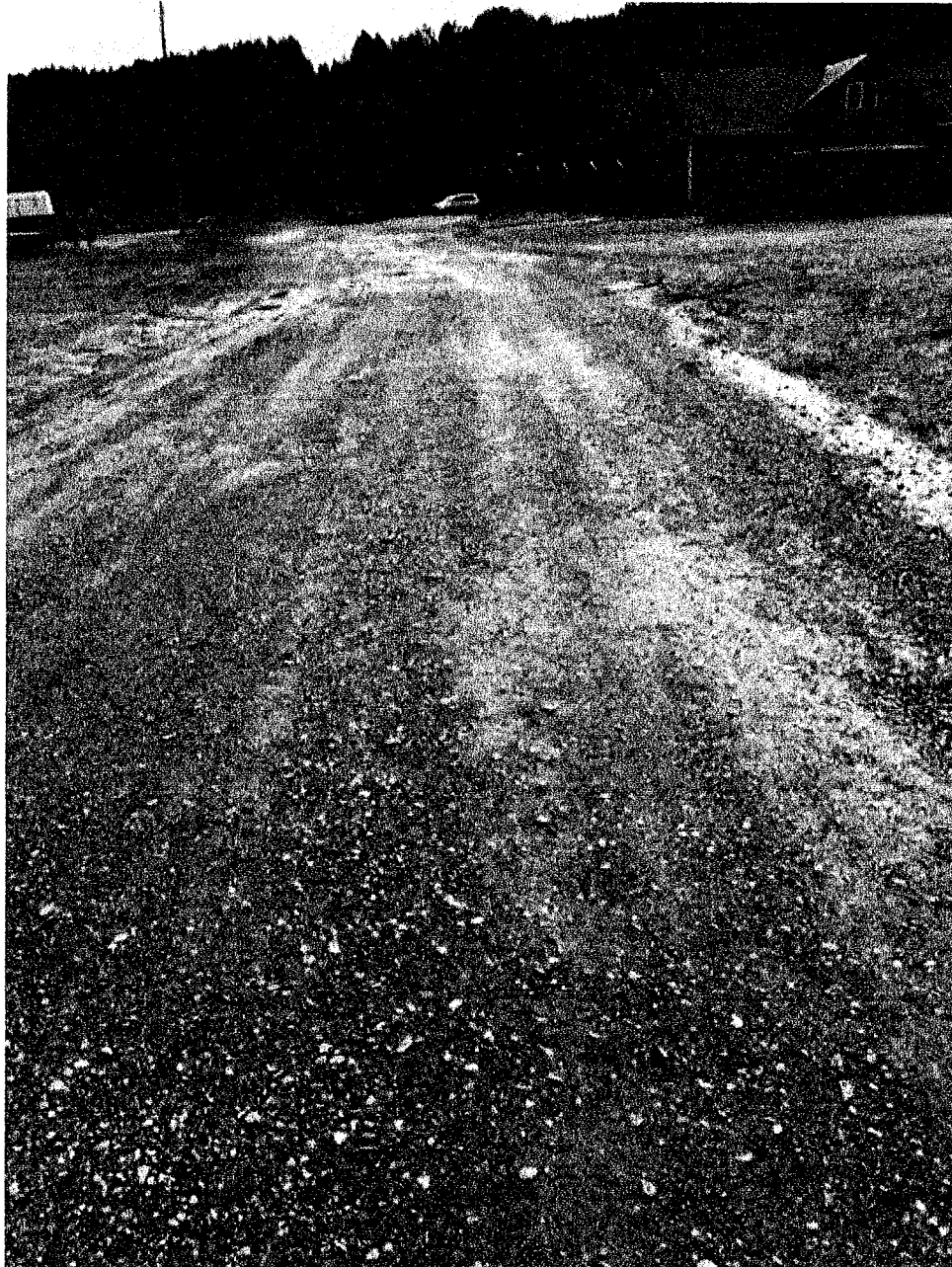
A map showing the location and limits of the road being evaluated in PART B is attached. The statements in PART B are true and correct and have been made by me after personally evaluating the road.

Signature of Civil Engineer _____

Date _____

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







State of California
Well Completion Report
WCR Form Submitted 09/12/2016
WCR2016-006452

**Keep This Copy
For Your Records**

Owner's Well Number 1 Date Work Began 09/08/2016 Date Work Ended 09/07/2016
Local Permit Agency Humboldt County Department of Health & Human Services - Land Use Program
Secondary Permit Agency _____ Permit Number 15/16-0304 Permit Date 12/09/2015

Well Owner (must remain confidential pursuant to Water Code 13752)		Planned Use and Activity	
Name	<u>Jan Mattson</u>	Activity	<u>New Well</u>
Mailing Address	<u>PO Box 289</u>	Planned Use	<u>Water Supply Domestic</u>
City	<u>Carlotta</u>	State	<u>CA</u>
Zip	<u>95528</u>		

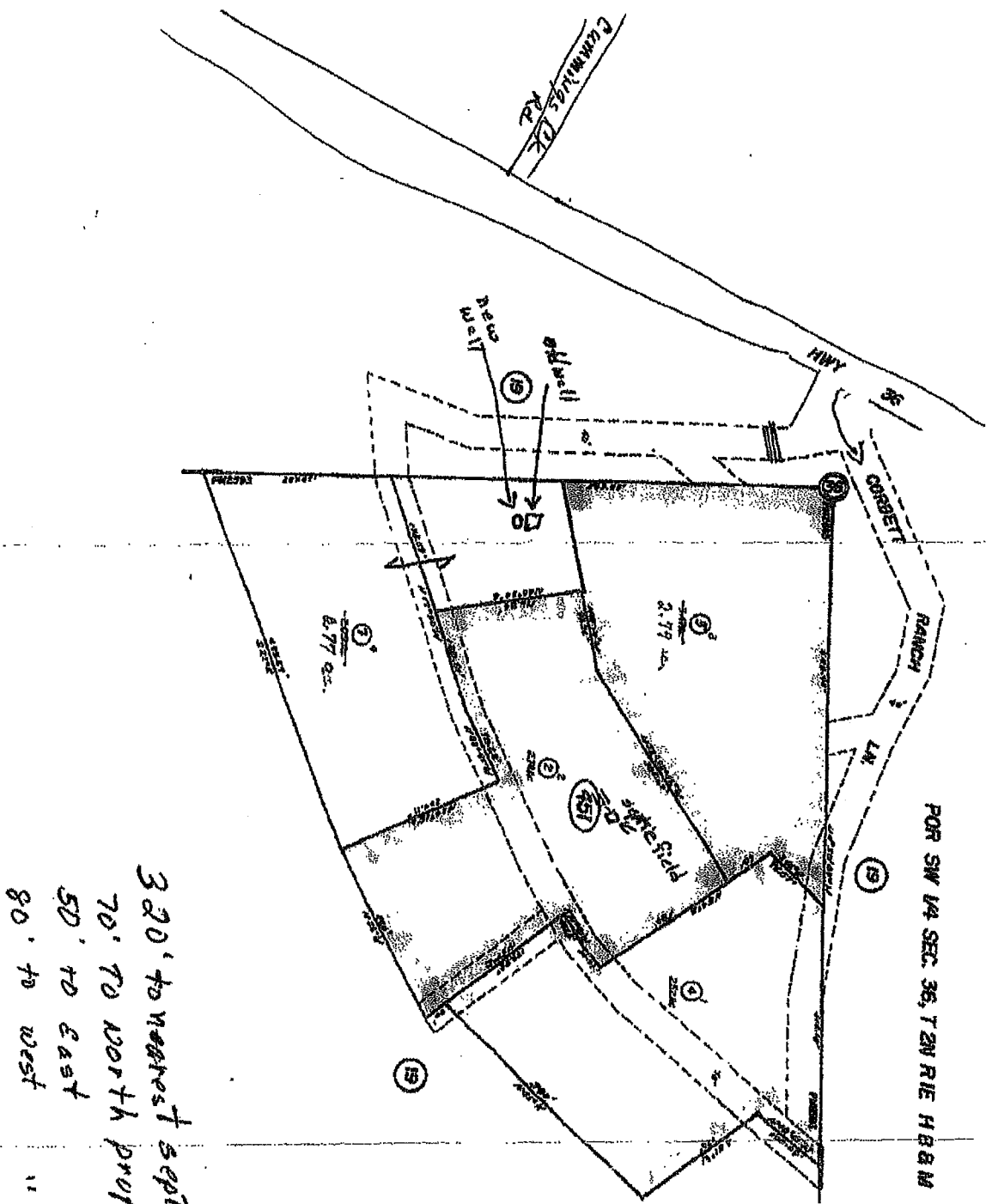
Well Location			
Address <u>400 Corbett Ranch RD</u>		APN <u>206-451-07</u>	
City <u>Carlotta</u>	Zip <u>95528</u>	County <u>Humboldt</u>	Township <u>02 N</u>
Latitude <u>Deg. Min. Sec. N</u>	Longitude <u>Deg. Min. Sec. W</u>	Range <u>01 E</u>	Section <u>36</u>
Dec. Lat. <u>40.5115580</u>	Dec. Long. <u>-124.0166030</u>	Baseline Meridian <u>Humboldt</u>	
Vertical Datum _____	Horizontal Datum <u>WGS84</u>	Ground Surface Elevation _____	
Location Accuracy _____	Location Determination Method _____	Elevation Accuracy _____	
		Elevation Determination Method _____	

Borehole Information		Water Level and Yield of Completed Well	
Orientation <u>Vertical</u>	Specify _____	Depth to first water <u>14</u> (Feet below surface)	
Drilling Method <u>Direct Rotary</u>	Drilling Fluid <u>Bentonite</u>	Depth to Static _____	
Total Depth of Boring <u>60</u> Feet		Water Level <u>13</u> (Feet)	Date Measured <u>09/07/2016</u>
Total Depth of Completed Well <u>60</u> Feet		Estimated Yield* <u>10</u>	Test Type <u>Air Lift</u>
		Test Length <u>4.0</u>	Total Drawdown <u>47</u> (Feet)
		*May not be representative of a well's long term yield.	

Geologic Log - Free Form		
Depth from Surface Feet to Feet		Description
0	2	Top Soil
2	13	Brown Clay
13	27	Blue Gravel
27	60	Blue Clay

Casings										
Casing #	Depth from Surface Feet to Feet		Casing Type	Material	Casings Specifications	Wall Thickness (inches)	Outside Diameter (inches)	Screen Type	Slot Size If any (inches)	Description
1	0	20	Blank	PVC	OD: 5.563 in. SDR: 21 Thickness: 0.265 in.	0.265	5.563			
1	20	60	Screen	PVC	OD: 5.563 in. SDR: 21 Thickness: 0.265 in.	0.265	5.563	Milled Slots	0.032	

Annular Material				
Depth from Surface Feet to Feet	Fill	Fill Type Details	Filter Pack Size	Description
0	20	Bentonite	Other Bentonite	Sanitary Seal
20	60	Filter Pack	Other Gravel Pack	Pea Gravel



320' to nearest septic
 70' to north property line
 50' to east
 80' to west

Assessor's Map 54, 206-Pg. 45
 County of Humboldt, Calif
 744
 XL


744 2063 of PM 23, Pg. 69-70

206-45

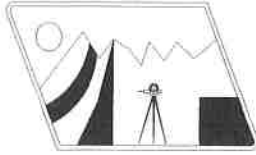
Other Observations:

Borehole Specifications		
Depth from Surface Feet to Feet		Borehole Diameter (inches)
0	60	10

Attachments
SiteMap.pdf - Location Map
Seal.jpg - Photo

Certification Statement			
I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief			
Name	FISCH DRILLING		
Person, Firm or Corporation			
3150 JOHNSON ROAD		HYDESVILLE	CA 95547
Address		City	State Zip
Signed		09/12/2016	683865
C-57 Licensed Water Well Contractor		Date Signed	C-57 License Number

DWR Use Only	
<div></div>	
Site Number / State Well Number	
<div></div>	<div></div>
Latitude Deg/Min/Sec	Longitude Deg/Min/Sec
TRS:	
APN:	



A.M. BAIRD

ENGINEERING & SURVEYING, INC.

1257 Main Street • P.O. Box 396 • Fortuna, CA. 95540 • (707) 725-5182 • Fax (707) 725-5581

CONSULTING - LAND DEVELOPMENT - DESIGN - SURVEYING

January 13, 2020

Humboldt County Planning Department
3015 H Street
Eureka, Ca 95501



Subject: Onsite Wastewater Treatment Systems Information and Documentation
Emerald Dragonfly Farms, LLC
APN: 206-191-019
Application for new 5,000sqft permit

Let this communication certify that the Department of Environmental Health's review is in progress. A septic design has been submitted with the building application #45646.

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			
Division Environmental Health	✓	Approved	Attached
Humboldt County Agricultural Commissioner			
Public Works, Land Use Division	✓	Conditional Approval	Attached
CalTrans		No response	
CalFIRE	✓	Comments	Attached
California Department of Fish & Wildlife			
Northwest Information Center	✓	Comments	On file and confidential
Bear River Band of the Rohnerville Rancheria	✓	Comments	On file and confidential
School District		No response	
County Counsel		No Response	
Humboldt County Sheriff		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	
State Water Resources Control Board – Division of Water Rights		No response	



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

ON-LINE
WEB: CO.HUMBOLDT.CA.US

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
FAX 445-7409
ADMINISTRATION 445-7491
BUSINESS 445-7652
ENGINEERING 445-7377
FACILITY MANAGEMENT 445-7493

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

CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388
LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Portia Saucedo, Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer

DATE: 02/11/2020

RE:

Applicant Name	EMERALD DRAGONFLY FARMS
APN	206-191-019
APPS#	PLN-2020-16168

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"**.

Note: Prior to requesting an applicant to submit a road evaluation report, verify if the project is exempt from meeting road system performance standards under CCLUO v2.0 sections 313-55.4.6.5.1 and 314-55.4.6.5.1, even if this box is checked.

No re-refer is required.

*Note: Exhibits are attached as necessary.

Additional comments/notes:

Review Items #1 and #2 on Exhibit C.

Applicant has submitted a road evaluation report, dated 12/30/19 with Part A –Box 2 checked, certifying that the road is equivalent to a road Category 4 standard.

// END //

Additional Review is Required by Planning & Building Staff

APPS # 16168

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 //



Division of Environmental Health

100 H Street - Suite 100 - Eureka, CA 95501

Phone: 707-445-6215 - Toll Free: 800-963-9241

Fax: 707-441-5699

envhealth@co.humboldt.ca.us

Attachment for Commercial Medical Marijuana (CMM) Clearances/Permits

Applications for CMM Clearances and/or Permits are reviewed by the Division of Environmental Health (DEH) for compliance with regulations intended to protect public health and the environment. Individuals preparing a CMM Permit Application are encouraged to provide information addressing the items listed below, as applicable, to assist DEH with a timely review. If the requested information is already provided in a complete operations manual submitted to the Planning Division, provide the page and section numbers where it is located.

Name of Business: Emerald Dragonfly Farms Primary Contact Person: Lydia Adams
Site Address: 400 Carbett Ranch, Carotta Phone: 707-496-0685
APN: 206-191-019 Email: LL.Baird@yahoo.com



General Project Description (cultivation, processing, manufacturing; seasonal vs year round etc.)

Seasonal outdoor Cannabis Cultivation for a permitted
10,000 sqft. grow and applying for an additional 5,000 sqft.
processing on site

Wastewater (page ____ section ____)

- Connected to public sewer ____ Onsite waste water system X
- Number of Employees: average 3 peak operations: 5
- Hours of Operation/shifts per day: average 5 peak operations: 6
- Additional flow from processing: 30 GPD. Description of effluent hand washing, Toilet
- Describe the proposed and existing wastewater generating structures and method(s) of effluent disposal.

Processing building w/ one toilet

Water Source (page ____ section ____)

- Describe and show the water source(s) available on the property and what they serve.

<input type="checkbox"/> Public Water System	<input type="checkbox"/> Approved Surface
<input checked="" type="checkbox"/> Well Permit Number(s): <u>15/16-0304</u>	Water/Description _____
<input type="checkbox"/> Unpermitted Well	<input type="checkbox"/> Unapproved Surface
<input type="checkbox"/> No Existing Water Source	Water/Description _____
<input type="checkbox"/> Spring	<input type="checkbox"/> Other: _____
- Describe the approximate daily water demand for the current and projected uses on the property and method used to calculate demand: A maximum of 1,000 gal/day will be taken from the well during the forbance period of May 15-Oct 30

Consumer Protection (page ____ section ____) There is a meter on the well

- List/Describe any food production or service: None
- Describe and show on site plan, any existing or proposed kitchen infrastructure: None



Humboldt County Department of Agriculture
5630 South Broadway
Eureka, CA 95503

Phone (707) 441-5260

Fax (707) 445-7220

Operator Identification Number 12-19-1200369

Operator: Emerald Dragonfly Farms
400 Corbett Ranch Ln
Carlotta, CA 95528

Agent: James Stoller

Type of Use: Agricultural Use

1200369-2019-Version: 1

County District #: 12

Issued on: 7/9/2019

Valid as of: 7/9/2019

Expires on: 12/31/2019

Primary Phone:

Alternate Phone:

Mobile Phone:

Fax:

Regulatory Notes:

I understand this operator identification number does not relieve me from liability for any damage to persons or property caused by the use of pesticides. I acknowledge that duly authorized representatives from the County Department of Agriculture or the Department of Pesticide Regulation may, at reasonable times, enter and inspect fields, areas, structures, greenhouses and equipment (including protective clothing and equipment) where pesticides are handled, stored or applied (ref. 3 CCR 6140).

[Form PR-ENF-125 (Rev 11/06) Pesticide Enforcement Branch]

Applicant:

Corbett Baird

owner

(Name & Title)

Applicant Signature:

[Signature]

Date:

7-10-19

Issuing Officer:

[Signature]

Date:

7/9/2019

CONTACT LIST

<u>Name</u>	<u>Auth Rep.</u>	<u>Phone</u>	<u>License</u>	<u>Expiration</u>	<u>Contact Type</u>
James D. Stoller		(707) 458-5417	PA-12-00109	12/31/2020	Private Applicator Certificate

PESTICIDES LIST

<u>Number</u>	<u>Pesticide</u>	<u>Pests</u>	<u>Forms</u>	<u>Methods</u>	<u>Applicators</u>
999	NON-RESTRICTED USE	ALL	All Reg.	Ground	Operator

SITES REQUIRING SCHOOLSITE NOTIFICATION

There are currently no sites requiring schoolsite notification

List current as of 07/09/2019 - check with the County Agricultural Commissioner's Office for an updated list.

SITES LIST

<u>Site</u>	<u>Location Site Name</u> <u>Commodity Name/Code</u>	<u>Quantity</u>	<u>District</u>	<u>Section (MTRS)</u>
369-1	Greenhouse #1 HEMP/CANNABIS / 26010-0	1000 SQUARE FEET	12	H02N01E36
Pesticide #s:	999 (NON-RESTRICTED USE)			
369-2	Greenhouse #2 HEMP/CANNABIS / 26010-0	1000 SQUARE FEET	12	H02N01E36
Pesticide #s:	999 (NON-RESTRICTED USE)			
369-3	Greenhouse #3 HEMP/CANNABIS / 26010-0	1000 SQUARE FEET	12	H02N01E36
Pesticide #s:	999 (NON-RESTRICTED USE)			
369-4	Greenhouse #4 HEMP/CANNABIS / 26010-0	1000 SQUARE FEET	12	H02N01E36
Pesticide #s:	999 (NON-RESTRICTED USE)			
369-5	Outdoor Field HEMP/CANNABIS / 26010-0	6000 SQUARE FEET	12	H02N01E36
Pesticide #s:	999 (NON-RESTRICTED USE)			

OPERATION-WIDE CONDITIONS

**Humboldt County Agricultural Commissioner
Restricted Materials Permit/Operator Identification Number
Conditions & Notifications**

Permittee Emerald Dragonfly Farms Permit/OIN 12-19-1200369

☐ 1. Restricted Material Permit Conditions

Employee(s): ☐ No ☒ Yes If yes: ☒ Handler ☐ Field Worker

☒ 2. Groundwater Protection: Wellhead Protection – 3 CCR 6609
Artificial Recharge Basin – 3 CCR 6487.1
Inside Canal and Ditch Banks – 3 CCR 6487.2

☒ 3. Endangered Species: Consult PRESCRIBE online database at <http://www.cdpr.ca.gov/docs/endspec/prescint.htm> for any restrictions.

☒ 4. Bee Protection Policy

☐ 5. Non-Agricultural uses of a restricted material: a NOI shall be submitted for each use of a restricted material and an annual inspection is required.

☐ 6. Special Registration/Other: ☐ Section 18 documentation form ☐ Special Local Need
☐ Other _____

Fumigation Conditions & Requirements

Accurate maps are required for field fumigations, showing actual distances to property lines, residential areas, sensitive sites or other areas determined by the Commissioner. Required buffers shall also be indicated on the map. If a structure will be vacated for the application and REI, please make sure this is indicated on the NOI, recommendation and map submitted. *A pre-site inspection is required for all fumigations.*

☐ 7. Fumigant Management Plan submitted prior to application.

☐ 8. Telone: DPR Recommended Permit Conditions

☐ 9. Chloropicrin: Fumigation/Application Conditions

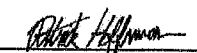
☐ 10. Metam Sodium: DPR Recommended Permit Conditions

☐ 11. Methyl Bromide Commodity Fumigations: DPR Recommended Permit Conditions
Worksite Plan Completed and approved on file prior to application

The above marked conditions and notifications have been issued to you and shall be followed for the use of pesticides within Humboldt County.



Permittee signature



Issuing Officer

Date: 7-10-11

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: