



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: August 19, 2021
To: Humboldt County Planning Commission
From: John H. Ford, Director of Planning and Building Department
Subject: **David Cranmer**
Record Number: PLN-2020-16675
Assessor's Parcel Numbers (APN): 405-271-015

Table of Contents

	Page
Agenda Item Transmittal	2
Recommended Action and Executive Summary	3
Draft Resolution	5

Maps

Topo Map	11
Zoning Map	12
Aerial Map	13
Site Plan	14

Attachments

Attachment 1: Recommended Conditions of Approval	16
Attachment 2: CEQA Addendum	22
Attachment 3: Applicant's Evidence in Support of the Required Findings	26
Attachment 4: Referral Agency Comments and Recommendations	56
Attachment 5: Public Comments	63

Please contact Abbie Strickland, Planner I, at 707-441-2630 or by email at astrickland@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date August 19, 2021	Subject Conditional Use Permit	Contact Abbie Strickland
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Project Description: The applicant is seeking approval for 2,500 square feet of proposed indoor commercial cannabis cultivation and a 576 square-foot proposed commercial nursery. The project requires a Conditional Use Permit (CUP) for indoor cultivation and a commercial nursery because it is located on an unpaved road. All cultivation will occur in a non-residential, single story, 4,000 square-foot metal building that was in existence before 2016. The applicant anticipates four harvests per year. Water will be provided by the Humboldt Community Services District pursuant to a will-serve letter. There is 9,000 gallons of proposed water storage for cultivation purposes. Water will be delivered to the cannabis plants via drip irrigation. The applicant's estimated annual water use is 36,500 gallons. Propagation will occur on site in the commercial nursery. Processing such as drying and curing will occur onsite, further processing will occur offsite at a licensed third-party processing facility. Power will be supplied by Pacific Gas & Electric (PG&E) with the Redwood Coast Energy Authority (RCEA) renewable energy source and a generator will be onsite for emergency use.

Project Location: This project is located in Humboldt County, in the Freshwater area, on the southwest side of Upper Langlois Lane, at the southern terminus of Upper Langlois Lane, on the property known as 424 Upper Langlois Lane.

Present Plan Land Use Designations: Residential Agriculture (RA10), Density: 10 acres per unit, Freshwater Community Planning Area (FWCP), 2017 General Plan, Slope Stability: Moderate Instability (2).

Present Zoning: Agriculture General (AG), Minimum building site area is 10 acres (B-5(10))

Record Numbers: PLN-2020-16675

Assessor Parcel Number: 405-271-015

Applicant David Cranmer P.O. Box 492 Bayside, CA 95524	Owner David Cranmer P.O. Box 492 Bayside, CA 95524	Agent N/A
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Environmental Review: An Addendum to a previously adopted Environmental Impact Report was prepared per §15164 of CEQA Guidelines.

State Appeal Status: Project is located outside the Coastal Zone and is therefore NOT appealable to the California Coastal Commission.

David Cranmer

Record Number: PLN-2020-16675
Assessor's Parcel Number: 405-271-015

Recommended Commission Action

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

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

Executive Summary: The applicant is seeking approval of 2,500 square feet of (SF) proposed indoor commercial cannabis cultivation and a 576 SF proposed wholesale commercial nursery. There will be no customer traffic associated with this project. Propagation will occur on site in the commercial nursery. The applicant anticipates four harvests per year. The project will require a Conditional Use Permit (CUP) for indoor cultivation and a commercial nursery located on an unpaved road. The operation will take place in a 4,000 SF ag-exempt structure in existence prior to 2016. The applicant is proposing to obtain a 160 SF prefabricated shipping container that will host a commercial ADA-compliant restroom and an office. The shipping container will be transported to the site and placed beneath the awning of the existing structure. Processing such as drying and curing will occur onsite, further processing will occur offsite at a licensed third-party processing facility. Power will be supplied by Pacific Gas & Electric (PG&E) with the Redwood Coast Energy Authority (RCEA) renewable energy source and a generator will be onsite for emergency use. The applicant projects needing two employees.

Water Resources

Water will be provided by the Humboldt Community Services District pursuant to a will-serve letter. There are 9,000 gallons of water storage on the subject parcel for irrigation and an additional 3,000 gallons of water storage reserved for fire suppression. Water will be delivered to the cannabis plants via a drip irrigation system. The applicant's estimated annual water use is 36,500 gallons annually (14.6 gal/SF).

The project was referred to the Division of Environmental Health which stated that the proposed commercial nursery must be supported by a permanent means of sewage disposal. The operator shall install a permitted onsite wastewater treatment system, associated with a permanent structure, to support the needs of the project. The applicant is proposing to install an onsite wastewater treatment system to serve the ADA-compliant restroom, the completion of which has been made a condition of approval.

Biological Resources

A review of the California Natural Diversity Data Base found that there are no mapped rare and endangered species of concern located on the subject parcel. The project is located indoors and is not anticipated to impact any special status plant or animal species, nor is it likely to impact any sensitive natural communities. The project is located approximately .95 miles Northeast of a Northern Spotted Owl (NSO) Activity Center (HUM0995). The applicant submitted a *Northern Spotted Owl Assessment* prepared by TransTerra Consulting which addressed the potential impact the project may incur on the species. According to the report, there will be no impact to NSO so long as the applicant conducts all improvements outside of the breeding season. The installation of a 250 SF concrete pad and the placement of a prefabricated shipping container would have no impact on the species, nor will these improvements remove or alter breeding, roosting, or foraging habitat. The applicant will be required to adhere to noise and light mitigation measures to prevent harassment of the species.

Noise

The applicant has submitted a *Noise Assessment* which recorded average ambient noise levels of 42 decibels. The readings were taken from three property lines. Noise levels from the operation are expected to be minimal, the applicant provided specifications for the fans proposed to be used in the operation although it is unknown how many fans will be required. The fans will be placed behind two walls, one being the insulated metal wall and the other being insulated wall with wood framing. A higher grade of insulation will be used in the wood framed walls to further reduce noise levels. The applicant will be required to adhere to Humboldt County Code (HCC) section 314-55.4.12.6 which states that noise from cultivation related activities cannot result in an increase of more than three decibels of continuous noise above existing ambient noise levels.

Access

As stated in HCC § 314-55.4.8.1.3, indoor cultivation operations must be located on a road that is paved and meets the Category 4 road standard, however, exceptions may be considered with a Conditional Use Permit. This application is for a Conditional Use Permit for an indoor operation located on an unpaved road. The applicant has provided a *Road Evaluation Report* prepared by an Engineer which evaluated the road network. Access to the site is provided by Upper Langlois Lane which is a privately maintained road that takes access from Langlois Lane and Steele Lane. Steele Lane is a privately maintained road that intersects with a paved County-maintained Road, Freshwater Road. A *Road Evaluation Report*, dated October 1, 2020, was prepared by Mother Earth Engineering for all three private access roads. The access roads are well maintained and are designed to minimize point source and non-point source pollution that would pose a threat to water quality. The report does not recommend any improvements be made to the access road. The proposed nursery is wholesale only, so no customer traffic will occur as a result of this project.

The project was referred to the Public Works Land Use Division who recommended the project be approved with the added condition that the applicant adhere to the Sight Visibility Ordinance, this has been included as a condition of approval. It was also recommended that the intersection of Steele Lane and Freshwater Road be improved to commercial standards and be paved for a width of 20 feet and length of 50 feet. Steele Lane is already paved; therefore, this will not be included as a condition of approval.

Tribal Consultation

The project is located in the Wiyot Tribe and Bear River band of Rohnerville Rancheria Aboriginal Territories. The project was referred to both the Wiyot Tribe and the Bear River Band. No response was received from the Wiyot Tribe; however, the Bear River Band did respond. Since cultivation activities will occur in an existing enclosed structure, the Bear River Band recommended that the inadvertent discovery protocol be made a condition of approval for the project.

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

The Commission could also decide the project may have environmental impacts that would require further environmental review pursuant to CEQA. Staff did not identify any potentially significant impacts. As Lead Agency, the Department has determined that the project is consistent with the adopted Environmental Impact Report. However, the Commission may reach a different conclusion. In that case, the Commission should continue the item to a future date at least two months later to give staff the time to complete further environmental review.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number 21-

Record Number: PLN-2020-16675

Assessor's Parcel Numbers: 405-271-015

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves David Cranmer Conditional Use Permit request.

WHEREAS, David Cranmer, submitted an application and evidence in support of approving a Zoning Clearance Certificate for 2,500 square feet of proposed indoor commercial cannabis cultivation and a 576 square-foot proposed commercial nursery. The project will require a Conditional Use Permit (CUP) for indoor cultivation and a wholesale commercial nursery located on an unpaved road. All cultivation will occur in a non-residential, single story, 4,000 square-foot metal building in existence prior to 2016. The applicant anticipates four harvests per year. Water will be provided by the Humboldt Community Services District pursuant to a will-serve letter. There is 9,000 gallons of proposed water storage for cultivation purposes. Water will be delivered to the cannabis plants via drip irrigation. The applicant's estimated annual water use is 36,500 gallons. Propagation will occur on site in the commercial nursery. Processing such as drying and curing will occur onsite, further processing will occur offsite at a licensed third-party processing facility. Power will be supplied by Pacific Gas & Electric (PG&E) with the Redwood Coast Energy Authority (RCEA) renewable energy source and a generator will be onsite for emergency use. The applicant will have two employees.

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

WHEREAS, the Humboldt County Planning Commission held a duly noticed public hearing on August 19, 2021 and reviewed, considered, and discussed the application for a Conditional Use Permit Modification and reviewed and considered all evidence and testimony presented at the hearing.

NOW, THEREFORE, be it resolved, determined, and ordered by the Humboldt County Planning Commission hereby:

1. FINDING:

Project Description: The applicant is seeking a Zoning Clearance Certificate for 2,500 square feet of proposed indoor commercial cannabis cultivation and a 576 square-foot proposed commercial nursery. The project will require a Conditional Use Permit (CUP) for indoor cultivation and a wholesale commercial nursery located on an unpaved road. All cultivation will occur in a non-residential, single story, 4,000 square-foot metal building in existence prior to 2016. The applicant anticipates four harvests per year. Water will be provided by the Humboldt Community Services District pursuant to a will-serve letter. Processing such as drying and curing will occur onsite, further processing will occur offsite at a licensed third-party processing facility. Power will be supplied by Pacific Gas & Electric (PG&E) with the Redwood Coast Energy Authority (RCEA) renewable energy source and a generator will be onsite for emergency use. The applicant will have two employees.

EVIDENCE: a) Project File: PLN-2020-16675

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

- EVIDENCE:**
- a) Addendum prepared for the proposed project.
 - b) The proposed project does not present substantial changes that would require major revisions to the previous 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) The project is located in the Wiyot Tribe and Bear River band of Rohnerville Rancheria Aboriginal Territories. The project was referred to both the Wiyot Tribe and the Bear River Band. No response was received from the Wiyot Tribe; however, the Bear River Band did respond.
 - d) The project is located indoors and is therefore not anticipated to impact any special status plant or animal species. Nor is it likely to impact any sensitive natural communities. According to the *Northern Spotted Owl Assessment*, there will be no impact to NSO so long as the applicant conducts all work outside of the breeding season. The installation of a 250 SF concrete pad and the placement of a shipping container would have no impact on the species, nor will these improvements remove or alter breeding, roosting, or foraging habitat.
 - e) The access roads are well maintained and are designed to minimize point source and non-point source pollution that would pose a threat to water quality. The *Road Evaluation Report* does not recommend any improvements be made to the access road.
 - f) The applicant has submitted a *Noise Assessment* which recorded average ambient noise levels of 42 decibels. The applicant will be required to adhere to HCC § 314-55.4.12.6 which states that noise from cultivation related activities cannot result in an increase of more than three decibels of continuous noise above existing ambient noise levels.
 - g) The project will not contribute to light pollution as the applicant will be required to adhere to HCC §314-55.4.12.4(b) which states that all security lighting used for commercial cannabis activities shall be shielded and angled in such a way as to prevent light from spilling outside of the boundaries of the parcel.

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 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 Agricultural General zone in which the site is located.

- a) Humboldt County Code section 314-55.4.8.1.1 and 314-55.4.8.1.2(a) allows for up to 5,000 square feet of Indoor Cultivation to be permitted with a Zoning Clearance Certificate. The operation must be conducted within the AE, AG, FR, and U zones and within a non-residential structure in existence prior to 2016. This application is for a Zoning Clearance Certificate for 2,500 square feet of Indoor Cultivation, in a structure in existence prior to 2016, and on land zoned Agricultural General (AG).
- b) Humboldt County Code section 314-55.4.7.1 allows for Enclosed Nurseries within land zoned AE, AG, FR, and U, with a Zoning Clearance Certificate. This application is for a Zoning Clearance Certificate for 576 square feet of nursery space, in an enclosed structure, and on land zoned (AG).

5. FINDING

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

EVIDENCE

- a) As stated in HCC § 314-55.4.8.1.3, indoor cultivation operations must be located on a road that is paved and meets the Category 4 road standard, however, exceptions may be considered with a Conditional Use Permit. This application is for a Conditional Use Permit for an indoor operation located on an unpaved road. The applicant has provided a *Road Evaluation Report* prepared by an Engineer which evaluated the road network. The access roads are well maintained and are designed to minimize point source and non-point source pollution that would pose a threat to water quality. The report does not recommend any improvements be made to the access road.
- b) The subject parcel has been determined to be one legal parcel (lot 4) as shown on Parcel Map recorded in Book 14 Parcel Maps page 102
- c) Power will be supplied by Pacific Gas & Electric (PG&E) with the Redwood Coast Energy Authority (RCEA) renewable energy source.
- d) Water will be provided by the Humboldt Community Services District pursuant to a will-serve letter.
- e) The access roads are developed to the equivalent of a Category 4 standard and are well maintained and designed to minimize point source and non-point source pollution that would pose a threat to water quality. The *Road Evaluation Report* does not recommend any improvements be made to the access road.

- f) The project is located indoors and is therefore not anticipated to impact any special status plant or animal species. Nor is it likely to impact any sensitive natural communities. According to the *Northern Spotted Owl Assessment*, there will be no impact to NSO so long as the applicant conducts all improvements outside of the breeding season. The installation of a 250 SF concrete pad and the placement of a prefabricated shipping container would have no impact on the species, nor will these improvements remove or alter breeding, roosting, or foraging habitat.
- g) All pesticides, herbicides, fertilizers, and nutrients will be stored in secondary containment structure.
- h) All soil is amended and reused or disposed of at an appropriate facility. Solid waste will be stored in a secured waste area and cannabis waste will be composted onsite
- i) The proposed operation will comply with all setbacks required in Section 314-55.4.6.4.4. (c, d, and g). It is more than 600 feet from a church or other place of religious worship, public park, and tribal cultural resource. The project is not within 1000 feet of a Tribal Ceremonial Site. The project also complies with all setbacks required by the AG zoning district and does not exceed the maximum ground coverage of the zoning district.
- j) The applicant has submitted a *Noise Assessment* which recorded average ambient noise levels of 42 decibels. The applicant will be required to adhere to Humboldt County Code section 314-55.4.12.6 which states that noise from cultivation related activities cannot result in an increase of more than three decibels of continuous noise above existing ambient noise levels.
- k) The project will not contribute to light pollution as the applicant will be required to adhere to HCC §314-55.4.12.4(b) which states that all security lighting used for commercial cannabis activities shall be shielded and angled in such a way as to prevent light from spilling outside of the boundaries of the parcel.

6. FINDING

EVIDENCE Approval of a Conditional Use Permit for 2,500 square feet of proposed indoor commercial cannabis cultivation and 576 square-feet of commercial nursery space located on an unpaved road, 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 applicant has provided a *Road Evaluation Report* prepared by an Engineer which evaluated the road network. The access roads are well maintained and are designed to minimize point source and non-point source pollution that would pose a threat to water quality. The report does not recommend any improvements be made to the access road.
- b) The proposed operation will comply with all setbacks required in Section 314-55.4.6.4.4. (c, d, and g). It is more than 600 feet from a church or other place of religious worship, public park, and tribal cultural resource. The project is not within 1000 feet of a Tribal Ceremonial Site. The project also complies with all setbacks required by the AG zoning district and does not exceed the maximum ground coverage of the zoning district.

- c) Water will be provided by the Humboldt Community Services District pursuant to a will-serve letter.
- d) Power will be supplied by Pacific Gas & Electric (PG&E) with the Redwood Coast Energy Authority (RCEA) renewable energy source.
- e) The applicant has submitted a *Noise Assessment* which recorded average ambient noise levels of 42 decibels. The applicant will be required to adhere to Humboldt County Code section 314-55.4.12.6 which states that noise from cultivation related activities cannot result in an increase of more than three decibels of continuous noise above existing ambient noise levels.
- f) The project will not contribute to light pollution as the applicant will be required to adhere to HCC §314-55.4.12.4(b) which states that all security lighting used for commercial cannabis activities shall be shielded and angled in such a way as to prevent light from spilling outside of the boundaries of the parcel.

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
- Approve the David Cranmer Conditional Use Permit, subject to the conditions in Attachment 1.

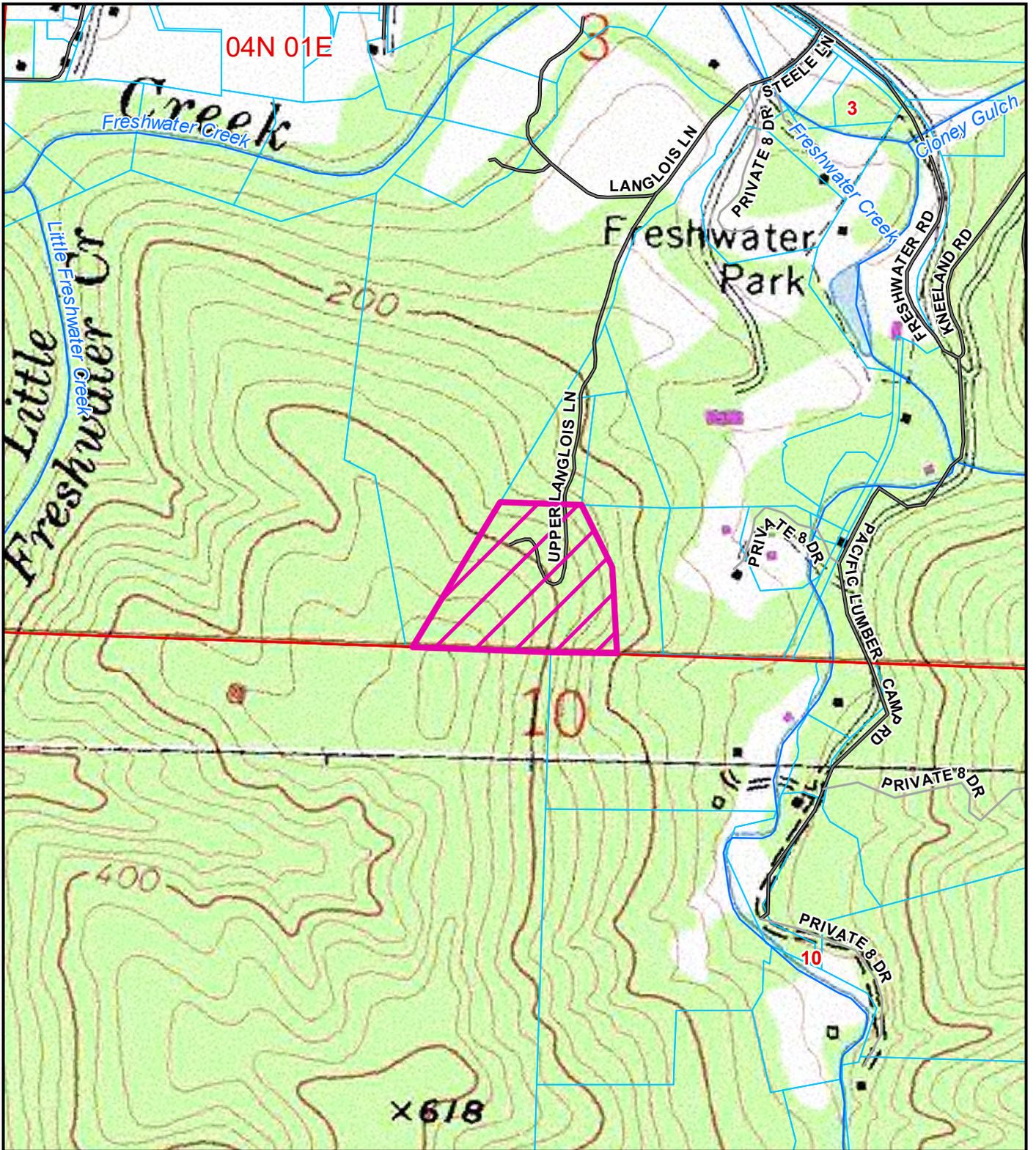
Adopted after review and consideration of all the evidence on August 19, 2021.

The motion was made by Commissioner ____ and seconded by Commissioner ____and the following ROLL CALL vote:

AYES: Commissioners:
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:
DECISION: Motion carries

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 H. Ford, Director,
Planning and Building Department

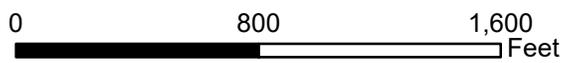


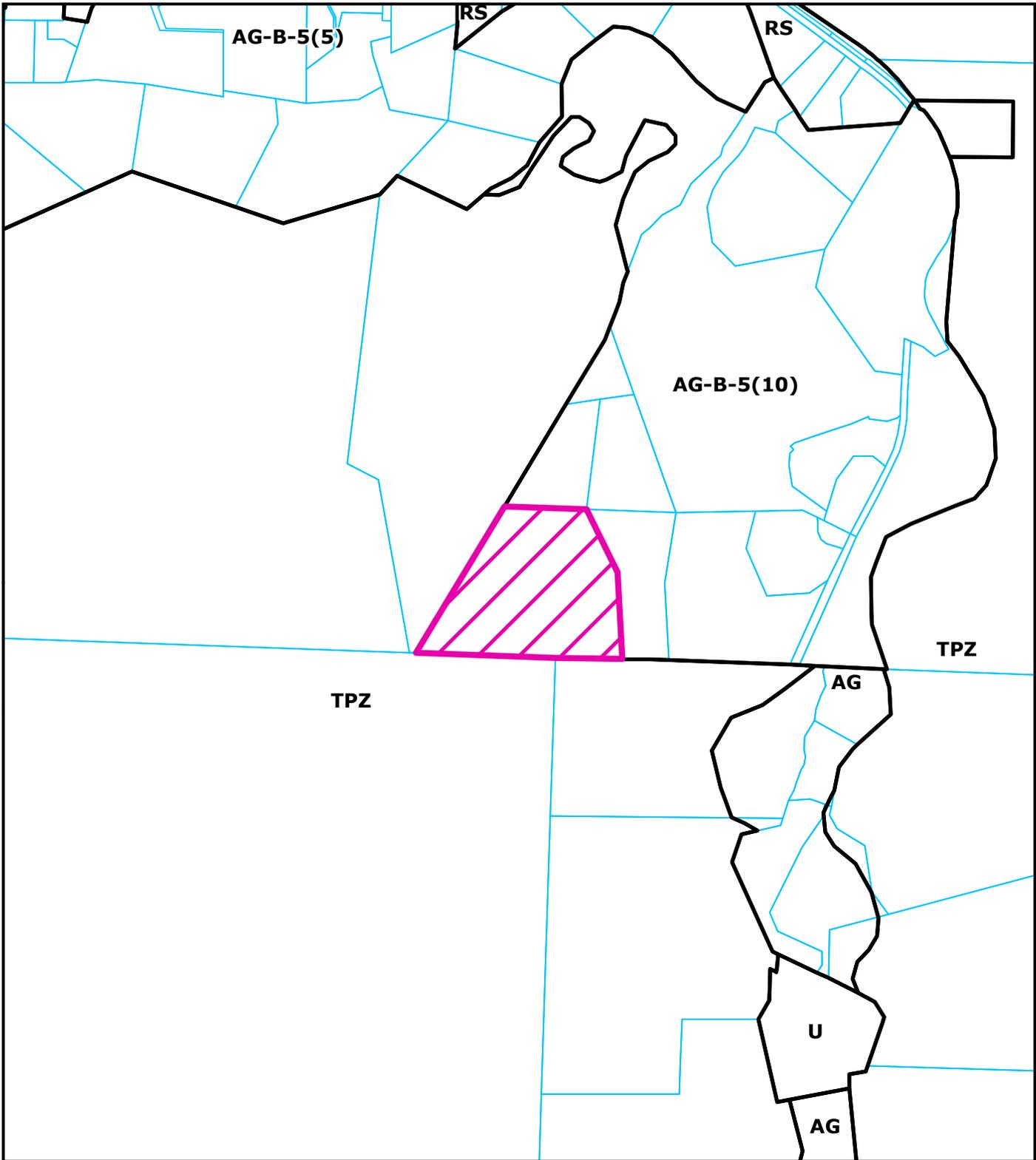
Project Area = 

**TOPO MAP
 PROPOSED CRANMER
 BAY ISLANDS AREA
 PLN-2020-16675
 APN: 405-271-015
 T04N R01E S3 HB&M (ARCATA SOUTH)**



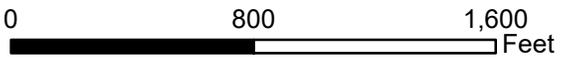
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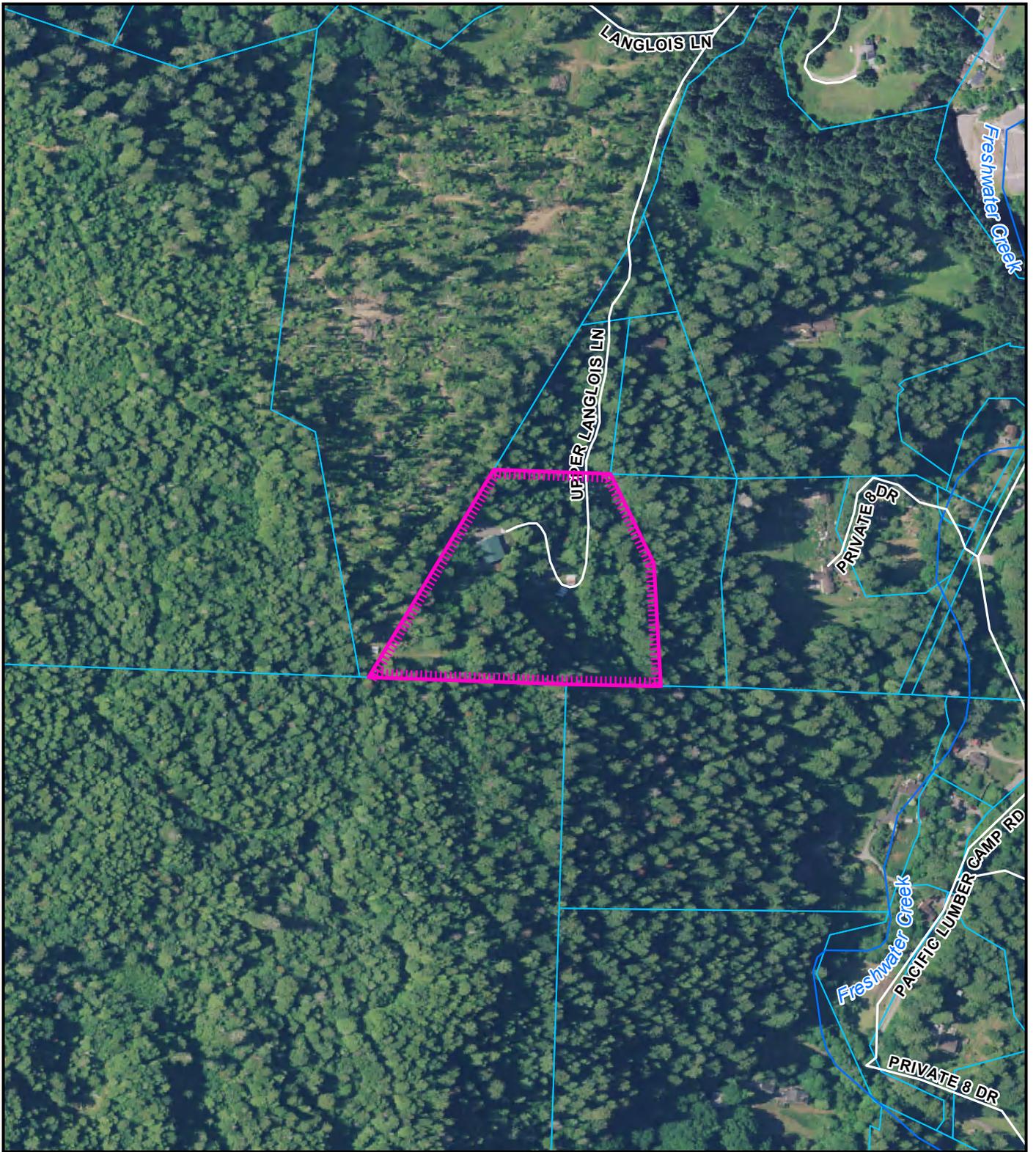


Project Area = 

**ZONING MAP
 PROPOSED CRANMER
 BAY ISLANDS AREA
 PLN-2020-16675
 APN: 405-271-015
 T04N R01E S3 HB&M (ARCATA SOUTH)**



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

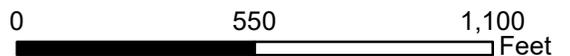


Project Area = 

**AERIAL MAP
PROPOSED CRANMER
BAY ISLANDS AREA
PLN-2020-16675
APN: 405-271-015
T04N R01E S3 HB&M (ARCATA SOUTH)**



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.

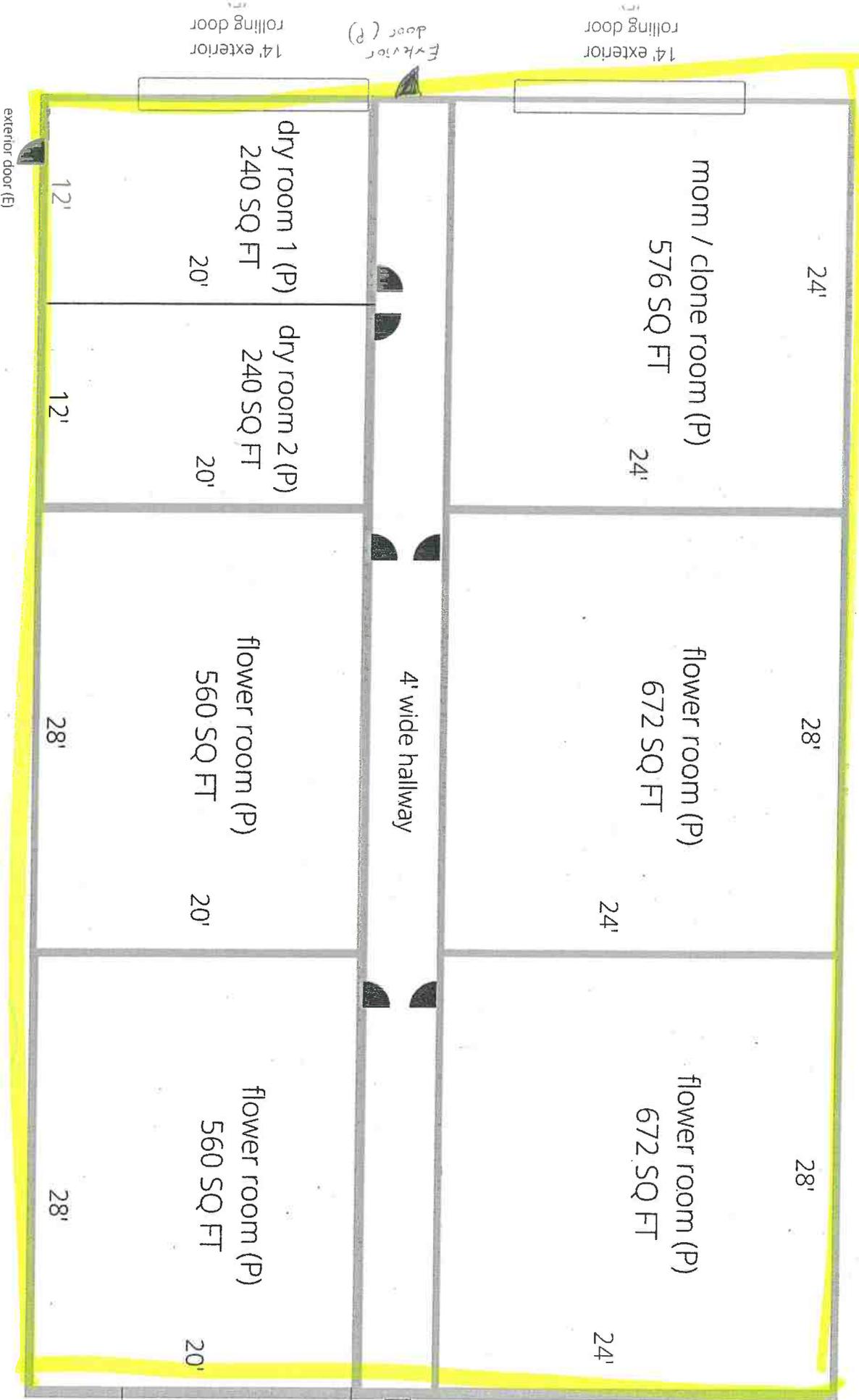


ultivation Area Floorplan

424 Upper Langlois Ln

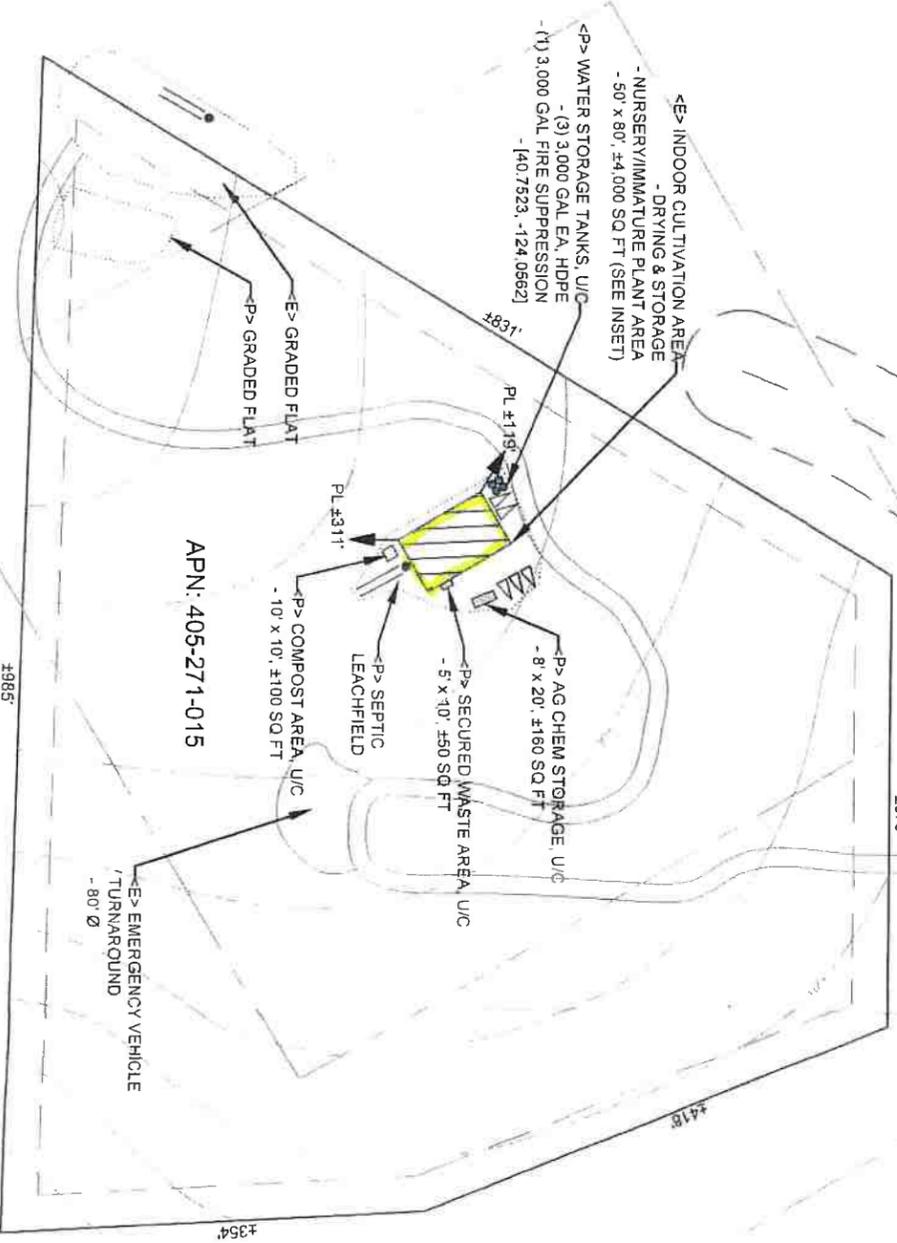
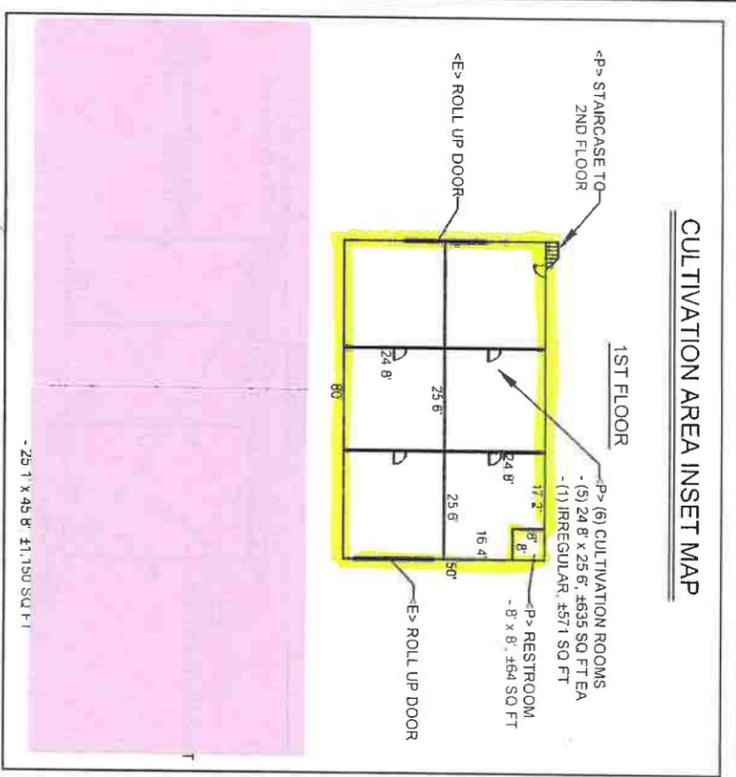
building length
79' 9"

Building sketch 5/5/
Travis DiGennaro
travisdigennaro@gma
707-738-2057



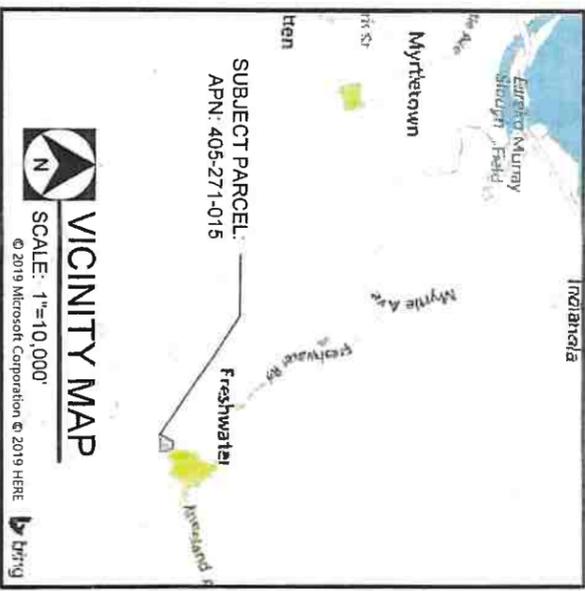
MAY 13 2021

PLOT PLAN
SCALE: 1"=150'

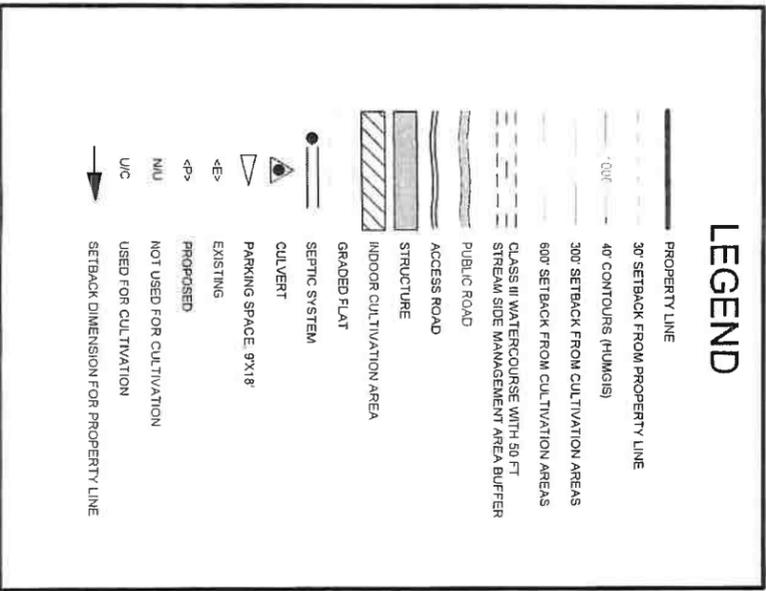


- GENERAL NOTES**
- GRADED AREAS SHOWN ARE APPROXIMATE
 - ALL CULTIVATION AREAS ARE SET BACK AT LEAST 30' FROM PROPERTY LINES
 - NO KNOWN WATER DIVERSIONS INCLUDING CULVERTS, PONDS, DAMS, OR OTHER GROUND DISTURBANCES FROM WATER DIVERSION
 - NO KNOWN RESIDENCES ON ADJACENT PARCELS WITHIN 300 FEET OF CULTIVATION AREAS
 - NO KNOWN SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS, OR TRIBAL CULTURAL RESOURCES WITHIN 800 FEET OF CULTIVATION AREAS
 - LOCATIONS OF PROPERTY LINES, ROADS, FEATURE LOCATIONS, STRUCTURES, AND POINTS SHOWN ON THE MAP ARE APPROXIMATE
 - PG&E HAS NOT INSTALLED UTILITY LINES. UPDATED PLOT PLAN WILL BE SUBMITTED SHOWING POLE LOCATIONS PENDING INSTALLATION
 - WATER PROVIDED BY HUMBOLDT COMMUNITY SERVICES DISTRICT.

MAY 13 2021



- DIRECTIONS TO SITE**
- FROM MYRTLETOWN:
1. HEAD EAST ON MYRTLE AVENUE
 2. TAKE A RIGHT ON FRESHWATER ROAD.
 3. TAKE A RIGHT ON STEELE ROAD. CONTINUE OVER BRIDGE.
 4. MERGE ONTO LANGLOIS LANE. STAY RIGHT ONTO UPPER LANGLOIS LANE. PROPERTY IS AT THE END OF UPPER LANGLOIS LANE.



MOTHER EARTH ENGINEERING
425 I STREET
ARCATTA, CA 95521, 707-633-8321

MEE JOB NO: 19025

#	DATE	BY	DESCRIPTION
0	8/16/19	JJ	DRAFTED
1	09/17/20	JJ	REVISIONS
2			
3			
4			
5			

PLOT PLAN
APN: 405-271-015
SITE ADDRESS: 424 UPPER LANGLOIS LANE, FRESHWATER CA, 95503

CRANMER COUNTY APPLICATION
APPLICANT: DAVID CRANMER
MAILING ADDRESS: P O BOX 492, BAYSIDE CA, 95524
PHONE: 707-267-5727

SHEET NO: **1**

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE SPECIAL PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE RELEASE OF THE BUILDING PERMIT OR INITIATION OF OPERATIONS, WHICHEVER OCCURS FIRST.

Section 1: Conditions that must be met prior to Initiation of operations.

1. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.
2. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. Any and all outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
3. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. The Department will file the NOD and will charge this filing cost to the project.
5. 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.
6. 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.
7. The applicant shall implement the recommendations of the Division of Environmental Health and install an Onsite Wastewater Treatment System (OWTS), associated with a permanent structure, to support the needs of the project. The applicant shall provide documentation to the Planning Department showing that a permitted OWTS has been installed. A sign-off from the Planning Department shall satisfy this condition.
8. The applicant shall install an ADA-compliant restroom prior to initiating operations. A sign-off from the Building Division will satisfy this requirement.
9. The applicant shall conduct all construction related activities outside of the Northern Spotted Owl

breeding season, from February 1st to June 30th, to avoid harassment of the species.

A. General Conditions

1. The combination of background, generator and greenhouse fan or other operational equipment created noise must not result in the harassment of Northern Spotted Owl species as required to meet the performance standards for noise set by Department Policy Statement No. 16-005 clarifying CMMLUO Section 55.4.11 (o) requirements. The combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.
2. All artificial light utilized in mixed-light greenhouses shall be limited to 6 watts per square foot with no wattage limit in the ancillary propagation greenhouse. All artificial lighting shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be enclosed between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program; see: <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>. Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of Low Pressure Sodium (LPS) light or low spectrum Light Emitting Diodes (LED) with a color temperature of 3000 kelvins or less and 3) only placed where needed.
3. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above in items B.1. and B.2., within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
4. Ensure all generators be located on stable surfaces with a minimum 200 feet buffer from all waterways measured horizontally from the outer edge of the riparian drip zone, per CDFW referral comments received January 4, 2018.
5. Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any erosion control and/or cultivation materials that contain synthetic (e.g., plastic or nylon) netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.
6. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
7. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
8. The use of anticoagulant rodenticide is prohibited.
9. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.

10. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan. If offsite processing is chosen to be the preferred method of processing, this permit shall be modified to identify the offsite licensed facility.
11. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MAUCRSA, as applicable to the permit type.
12. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning and Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort toward compliance can be shown within the two years following the issuance of the provisional clearance or permit, the Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow additional time to meet the outstanding requirements.
13. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
14. Compliance with all statutes, regulations, and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
15. Confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
16. Maintain enrollment in Tier 1, 2, or 3, certification with North Coast Regional Water Quality Control Board (RWQCB) Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
17. Comply with the terms of any applicable Lake and Stream Alteration (1600 or 1602) Permit obtained from the California Department of Fish and Wildlife (CDFW).
18. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire), if applicable.
19. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).
20. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
21. Pay all applicable application, review for conformance with conditions and annual inspection fees.
22. Fuel shall be stored and handled in compliance with applicable state and local laws and regulations,

including the County of Humboldt's Certified Unified Program Agency (CUPA) program, and in such a way that no spillage occurs.

23. The master log books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
24. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

Performance Standards for Cultivation and Processing Operations

25. Pursuant to Business and Professions Code section 26051.5(a)(8), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
26. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include federal and state wage and hour laws, Cal/OSHA, OSHA, the California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
27. Cultivators engaged in processing shall comply with the following Processing Practices:
 - a. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
 - b. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
 - c. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
 - d. Employees must wash hands sufficiently when handling cannabis or use gloves.
28. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
 - a. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
 - (1) Emergency action response planning as necessary;
 - (2) Employee accident reporting and investigation policies;
 - (3) Fire prevention;
 - (4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - (5) Materials handling policies;
 - (6) Job hazard analyses; and
 - (7) Personal protective equipment policies, including respiratory protection.
 - b. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
 - (1) Operation manager contacts;
 - (2) Emergency responder contacts; and
 - (3) Poison control contacts.
 - c. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.

- d. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
29. All cultivators shall comply with the approved processing plan as to the following:
 - a. Processing practices
 - b. Location where processing will occur
 - c. Number of employees, if any
 - d. Employee Safety Practices
 - e. Toilet and handwashing facilities
 - f. Plumbing and/or septic system and whether or not the system is capable of handling increased usage
 - g. Drinking water for employees
 - h. Plan to minimize impact from increased road use resulting from processing
 - i. On-site housing, if any
 30. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation SP issued pursuant to the CMMLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.
 31. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the Special Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Section 55.4.13.
 32. Permit Renewals to Comply with Updated Laws and Regulations. Permit renewal is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.
 33. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this section in the event that environmental conditions, such as a sustained drought or low flows in the watershed in which the cultivation area is located, will not support diversions for irrigation.
 34. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
 - a. Identifying information for the new owner(s) and management as required in an initial permit application;
 - b. A written acknowledgment by the new owner in accordance as required for the initial permit application;
 - c. The specific date on which the transfer is to occur;

- d. Acknowledgement of full responsibility for complying with the existing permit; and
- e. Execution of an Affidavit of Non-diversion of Medical Cannabis.

35. Inspections. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

Informational Notes:

1. Pursuant to Section 314-55.4.11(a) of the CMMLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state or county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity but in no event more than two (2) years after the date of issuance of the provisional clearance or permit. Plans for curing the violations shall be submitted to the Planning and Building Department by the permittee within one (1) year of the issuance of the provisional certificate or permit. The terms of the compliance agreement may be appealed pursuant to Section 314-55.4.13 of the CMMLUO.
2. This provisional permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"), except where the Compliance Agreement per Condition of Approval #5 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in the Ongoing Requirements/Development Restrictions, above.
3. If cultural resources are encountered during construction activities, the contractor on-site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

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

**ATTACHMENT 2
CEQA Addendum**

**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 405-271-015, 424 Upper Langlois Lane, Freshwater, CA
County of Humboldt***

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

July 2021

Background

Modified Project Description and Project History - The original project reviewed under the Environmental Impact Report (EIR) for the Commercial Cannabis Land Use Ordinance (CCLUO) 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 states that "Bringing existing operations into compliance will help to attenuate potential environmental effects from existing cultivation activities, including aesthetic impacts resulting from improper operation or poor siting." The current project was contemplated by the 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 applicant is seeking approval for 2,500 square feet of proposed indoor commercial cannabis cultivation and a 576 square-foot proposed commercial nursery. The project requires a Conditional Use Permit (CUP) for indoor cultivation and a commercial nursery located on an unpaved road. All cultivation will occur in a non-residential single story 4,000 square-foot metal building in existence before 2016. The applicant anticipates four harvests per year. Water will be provided by the Humboldt Community Services District pursuant to a will-serve letter. There is 9,000 gallons of proposed water storage for cultivation purposes. Water will be delivered to the cannabis plants via drip irrigation. The applicant's estimated annual water use is 36,500 gallons. Propagation will occur on site in the commercial nursery. Processing such as drying and curing will occur onsite, further processing will occur offsite at a licensed third-party processing facility. Power will be supplied by Pacific Gas & Electric (PG&E) with the Redwood Coast Energy Authority (RCEA) renewable energy source and a generator will be onsite for emergency use.

A review of the California Natural Diversity Data Base found that there are no mapped rare and endangered species of concern located on the subject parcel. The project is located indoors and is not anticipated to impact any special status plant or animal species, nor is it likely to impact any sensitive natural communities. The project is located approximately .95 miles Northeast of a Northern Spotted Owl (NSO) Activity Center (HUM0995). The applicant submitted a *Northern Spotted Owl Assessment* prepared by TransTerra Consulting which addressed the potential impact the project may incur on the species. According to the report, there will be no impact to NSO so long as the applicant conducts all improvements outside of the breeding season. The installation of a 250 SF concrete pad and the placement of a shipping container would have no impact on the species, nor will these improvements remove or alter breeding, roosting, or foraging habitat. Light and noise mitigation measures will be required.

The project is located in the Wiyot Tribe and Bear River band of Rohnerville Rancheria Aboriginal Territories. The project was referred to both the Wiyot Tribe and the Bear River Band. No response was received from the Wiyot Tribe; however, the Bear River Band did respond. Since cultivation activities will occur in an existing enclosed structure, the Bear River Band recommended that the inadvertent discovery protocol be made a condition of approval for the project.

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

1. Substantial changes are proposed in the project which require major revisions of the previous EIR due

to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Final EIR was certified as complete, shows any of the following: A) the project will have one or more significant effects not discussed in the previous Final EIR; B) significant 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 the project to bring the operation into compliance with the CCLUO is fully consistent with the impacts identified and adequately mitigated in the Final EIR. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the Final EIR.

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

- *Operations Plan* prepared by the applicant, dated October 2020
- *Updated Operations Plan* prepared by the applicant, dated June 4, 2021.
- *Site Plan* prepared by Mother Earth Engineering, dated May 13, 2021.
- *Floor Plan* prepared by Mother Earth Engineering, dated May 13, 2021.
- *Noise Assessment* prepared by the applicant, submitted August 2, 2021.
- *Northern Spotted Owl Assessment* prepared by Mother Earth Engineering, dated August 2, 2021.

Other CEQA Considerations

Staff suggests no changes for the revised project.

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

See **Purpose** statement above.

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

FINDINGS

1. The proposed project will permit cannabis operation 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 4 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 ¼ mile (1,320 ft.) of a school, school bus stop, church or other place of religious worship, public park, or Tribal Cultural Resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (*Site Plan* and *Floor Plan* prepared by Mother Earth Engineering, dated May 13, 2021).
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; and 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. (*Operations Plan* prepared by the applicant, dated October 2020 and *Updated Operations Plan* prepared by the applicant, dated June 4, 2021.)
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 item 4 above).
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. (In progress)
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. (Not applicable)
9. If the source of water is a well, a copy of the County well permit, if available. (Not applicable)
10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (CAL-FIRE). Alternately, for existing operations occupying sites created through prior unauthorized

conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with CAL-FIRE. (Not applicable)

11. Consent for onsite inspection of the parcel by County officials at prearranged date and time in consultation with the Applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
12. 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. (Included in item 4 above)
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. *Noise Assessment* prepared by the applicant, submitted August 2, 2021. (Attached)
16. *Road Evaluation Report* prepared by Mother Earth Engineering, submitted September 24, 2020. (Attached).
17. *Northern Spotted Owl Assessment* prepared by Mother Earth Engineering, dated August 2, 2021. (Attached)
18. Humboldt Community Services District Will-Serve Letter dated August 26, 2019. (Attached)
19. *Manufacturers Fan Specifications* submitted by the applicant on July 12, 2021. (Attached)



Cultivation and Operations Plan

1 PROJECT DESCRIPTION

Project Description

This project is for proposed indoor cultivation of the following quantities and types:

Proposed Indoor – 5,000 sq. ft.

Commercial Nursery – 1,500 sq. ft.

Number of cycles: 4 cycles per year.

Harvest drying to occur in existing, metal building with impervious floors.

On-site activities: Nursery/propagation

Offsite activities: Processing, and packaging, clone sales/ delivery

2 WATER

Water source + Storage: All irrigation waters are provided by municipal water. Storage will consist of HDPE tanks with an estimated capacity of 12,000 gallons.

Irrigation Plan: Hand watering is utilized. Plants watered at no more than agronomic rates, preventing any runoff.

Projected Water Usage: Estimated 144,000 gal. per year and 12,000 gal. per month for irrigation.

Table 1: Water Usage in Gallons Per Month

Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
12k	12k	12k	12k	12k	12k	12k	12k	12k	12k	12k	12k

3 SITE CHARACTERISTICS

Metal Building: All cultivation activities are conducted in an existing, non-residential, permitted, 50'x80' metal building in existence before 2016.

4 WATERSHED + HABITAT PROTECTION

Indoor cultivation area poses no risk to wildlife or surrounding watersheds. All noise and activities are contained. If runoff occurs, it is contained and not discharged to watershed.

5 STORAGE + HAZARDOUS MATERIALS

Amendments and Nutrients: All fertilizers and nutrients are stored in a fully enclosed storage container.

Pesticides and Herbicides: All pesticides and herbicides are stored in a fully enclosed storage container.

Fuel: Gasoline tank for backup generator. Less than 20 gallons of fuel stored on property in 5-gallon fuel containers with secondary containment.

6 SOLID WASTE/RECYCLING

Storage Area: Solid waste will be stored in a secured waste area. Cannabis waste shall be composted onsite.

Disposal Facility: Humboldt Waste Management Authority.

Waste Soil/ Growth Media: All soil is amended and reused or disposed of at appropriate facility.

7 STORMWATER MANAGEMENT PLAN

Roadside standpipes carry road stormwater runoff to discharge points near emergency vehicle turnaround.

8 INVASIVE SPECIES CONTROL PLAN

Pampas grass & Himalayan blackberry are the only identified invasive species within the property boundaries. These species are considered highly invasive and is common in coastal areas and adjacent inland areas such as the project site where sufficient moisture is available. The removal of these species shall consist of non-chemical mechanical control. The property owner will be using a mini excavator to remove established clumps and roots prior to the flowering season. All waste will be disposed of at the appropriate facility.

9 SCHEDULE OF ACTIVITIES

Generator use: Backup generator only. PG&E Service proposed onsite.

Activities: Activities occur from January to December. Plants veg for one month, and flower for 8-10 weeks. This process is staggered for each of the six cultivation rooms, resulting in a total of 4 runs per room per year.

The nursery will contain mother plants year-round, with cuttings twice a month put in growth medium and distributed within three weeks.

10 PROCESSING PLAN

Cultivation and processing operations currently implement Best Management Practices to the highest degree feasible and are in compliance with all applicable regulations at all times.

Processing Practices: Crop harvested and hung inside drying room for drying. Further processing and packaging to occur offsite at a licensed facility.

Number of Employees: Four

Duration of employment: Year Round

Employee Safety Practices: Cultivation and nursery operations implement best practices to the highest degree feasible. The operation follows all safety protocols and provides all employees with adequate safety training pursuant to County and State regulations and guidance. Employee safety practices will be in compliance with standards set forth by the County and State which may include the following and additional elements:

- Emergency action response planning as necessary; employee accident reporting and investigation policies; fire prevention; hazard communication policies; maintenance of material safety data sheets (MSDS); materials handling policies; job hazard analyses; and personal protective equipment policies, including respiratory protection.
- Visibly posted emergency contact list that includes operation manager, emergency responder contacts, and poison control contacts.

Domestic/ Drinking Water: Municipal water onsite.

Toilet, Handwashing, and Onsite Wastewater Facilities: Flush toilet and handwashing facilities in proposed bathroom located in metal building onsite. A proposed septic system shall be used to treat wastewater. Until septic system has been approved and installed a portable toilet will be available for staff use.

Increased Road Use: 8 trips per day

Onsite Housing: N/A, staff commute to site.

11 PARKING PLAN

A total of 5 parking spots are located immediately in front of the metal building, as well as along the eastern side of the metal building. Parking will be used by owner and staff.

12 ENERGY PLAN

Electricity shall be provided by PG&E, with direct connections to the metal building. The Redwood Coast Energy Authority (RCEA) program shall be used to achieve 100% renewable power. A backup generator is available in case of power outages.

13 NOISE SOURCES AND MITIGATION PLAN

All cultivation activities occur within the metal building; all noise sources are sufficiently contained and mitigated. Generator shall be kept on site for emergency purposes only.

14 LIGHT POLLUTION PLAN

All cultivation activities occur within the metal building, therefore all light sources are sufficiently contained and mitigated. Security lights will be utilized as mentioned in the Security Plan and will be mitigated to prevent excessive light pollution.

15 SECURITY PLAN

Single entry to property via locked gate. Motion sensor lights, CCTV, and security system. All items related to cultivation are secured in locked metal building at all times.

Cultivation and Operations Plan Addendum

1 CULTIVATION PLAN

1.1 INDOOR CANNABIS CULTIVATION

Cultivation will take place in seven (7) separate rooms. Each room will be staggered approximately two weeks apart to allow for continual harvesting throughout the year. Cultivation cycles will last four (4) months, each room will be harvested three (3) times per year for a total of 21 total harvests.

Table 2: Cultivation Schedule

Month	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7
Jan.	C	P, C	H, P, C	C	C	C	C
Feb.	C	C	C	H, P	C, H, P	C	C
Mar.	C	C	C	C	C	C, H	C, H, P
Apr.	C, H, P	C, H	C	C	C	P, C	C
V	C	P, C	H, P, C	C	C	C	C
June	C	C	C	C, H	C, H, P	C	C
July	C	C	C	P, C	C	C, H	C, H, P
Aug.	C, H, P	C, H	C	C	C	P, C	C
Sept.	C	P, C	H, P, C	C	C	C	C
Oct.	C	C	C	C, H	C, H, P	C	C
Nov.	C	C	C	C	C	C, H	C, H, P
Dec.	C, H, P	C, H	C	C	C	P, C	C

C=Cultivation

P=Prepare room for planting

H=Harvest

1.2 COMMERCIAL NURSERY

Genetics and mother plants will be selected based on market demand and overall strain stability, viability, and vulnerability to viruses, diseases and pests. Utmost attention will be given to providing customers with quality genetics and healthy plants. Cuttings will be taken from mother plants every two weeks, cuttings will be placed in rock wool growth medium and allowed to develop healthy root

systems before being sold. From cutting to sale will be approximately two (2) weeks. The nursery will run year round and produce approximately 24 rounds of clones for sale annually.



Amendments to Plan of Operations:

Scale adjustments

Total flowering area reduced from 5,000 square feet to 2,500 square feet.

Commercial nursery area reduced to 600 square feet from 1500 square feet. Vertical shelving or racking will be utilized for propagation

Number of total employees reduced to 0 initially and up to 2 in the future.

Irrigation plan:

Maximum 100 gallons per day. 365 days / year.

Monthly maximum: 3,100 gallons

Yearly maximum: 36,500 gallons

Mode of delivery: drip irrigation

Irrigation Calculations Specified

Maximum application rate = 3 cycles per day, per plant @ 0.033gallons per minute = 0.099gallons/plant/day.

This is achieved by use of a precision irrigation system delivering irrigation water directly to the growth medium. This combined with block covers, which prevent excessive loss from growth medium due to evaporation, will help reduce overall water requirements and runoff.

Total plant capacity = square footage of planned canopy x 0.75 plants per square foot
= 1728 sq ft planned canopy x 0.75 plants per square foot = 1296 plants max

However, cultivation will never reach max capacity due to limited drying space and turn around time for replanting. Operational plant occupancy will therefore be 75% of maximum.
= 1296 plants x 0.75plants per sq ft = 972 plants on most days of the year.

Gallons per day = 975 plants x 0.099 gallons= 96.53 gallons per day

Maximum Potential Runoff:

Daily drain from rockwool growing media is approximately 15%, therefore 96.53gallons x 0.15 = **14.475 gallons maximum runoff per day.**

Maximum runoff per month = 449 gallons

Maximum runoff per year = 5,388 gallons

These numbers are approximate and can be further reduced by capturing runoff within the cultivation rooms where it will be subject to heat and dehumidification, thus causing significant evaporation and reducing total runoff by roughly 50%

Any runoff that is not captured and evaporated will be sent to the leach field.

Growth Media:

6"x6"x6" wrapped rockwool blocks will be utilized as a growth medium. Irrigation stakes will be inserted directly to blocks. Spent blocks will be stored for disposal at an appropriate waste facility. See image 1 for example



Image 1: Example of planned irrigation, lighting, and growth media

Pest Management

Pest management will be achieved through use of insecticides and fungicides that have been approved for use on cannabis by the state of California. See material safety data sheets for information on the products intended for use. All products will be used in a manner consistent with their labeling as required by the state.

Cleaning

A peracetic acid and hydrogen peroxide solution will be used for sterilization of equipment. Peracetic acid is used as a food grade sterilizing agent in many industries including the wine industry. Safety equipment and training will be provided for all employees.

Break Area

A trailer with break area and ADA compliant bathroom will be placed next to the cultivation area. The trailer will be plumbed to the planned septic system. In the event a trailer cannot be sourced, a structure will be built to accommodate a break area, office, and bathroom.

Application 16675; David Cranmer, 424 Upper Langlois Lane
Sound Evaluation Report
Prepared by Travis DiGennaro
7/30/21

Study Description

Decibel readings were taken at three points within and along the subject property boundaries. These readings are meant to help determine pre-operational baseline sound levels for the project area.

The following coordinates were chosen for data collection:

dB#1: 40°45'10.47"N 124° 3'17.52"W
 dB#2: 40°45'7.24"N 124° 3'17.74"W
 dB#3: 40°45'9.13"N 124° 3'20.33"W

These points were chosen for their proximity to neighboring residences, where any increase in ambient sound would likely cause the greatest nuisance. Green flags were inserted into the ground at collection points for future reference. Photos are also included in this report to help accurately identify the sampling location. Three separate readings were taken at each location throughout a 24 hour period. The sampling times were chosen to represent morning, afternoon, and evening soundscapes.

Results

Decibel readings were found to be relatively consistent both temporally and geographically. Results were within the expected range for rural forested areas. Bird calls and rustling of leaves were contributors to noise levels.

Location title	Coordinates N	Coordinates W	Avg Decibels
dB#1	40°45'10.47"N	124° 3'17.52"W	44
dB#2	40°45'7.24"N	124° 3'17.74"W	42
dB#3	40°45'9.13"N	124° 3'20.33"W	42

Table 1: Average decibel readings and coordinates for all sampling points

Discussion

In order for a soundscape study to accurately represent an area, it is likely that thousands of data points over many days would be needed. Infrequent activities associated with rural residential areas such as chainsawing, building, traffic, and weather events could lead to drastically different results day to day and sample to sample. Robust monitoring efforts could yield accurate data, however for achieving a rough estimate, the above data should be sufficient.

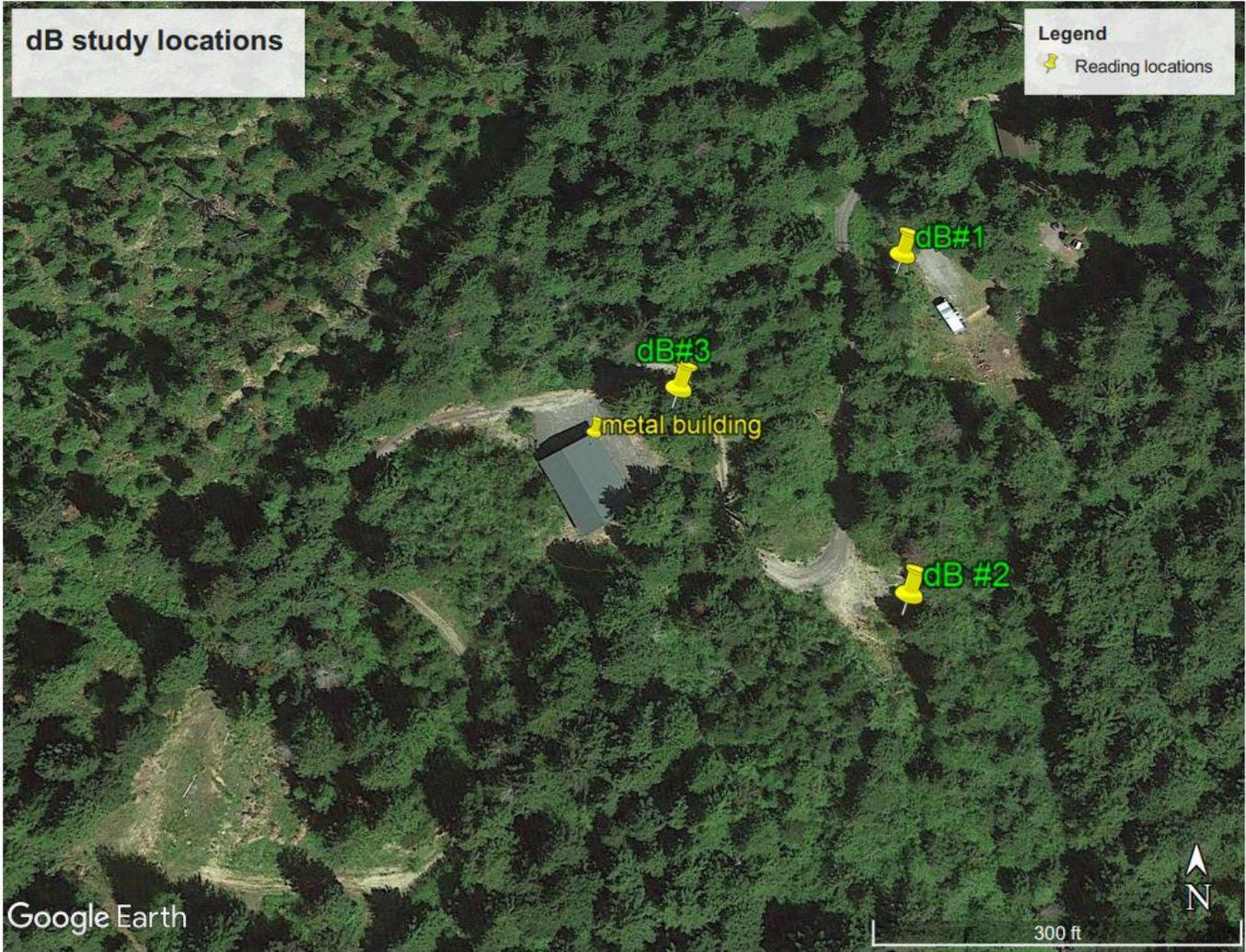


Image 1: Locations of decibel sampling on the subject property.



ArcGIS Web Map

Humboldt County Planning and Building Department

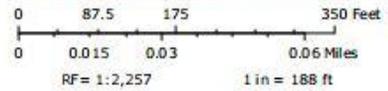


Image 2: Boundaries for subject property taken from Humboldt county ArcGIS Web Map; APN: 405-271-015-000



Image 3: Location of first sample point (dB#1) at mid-day. Sample location at top of metal gate post near property entrance.



Image 4: Site of second sample point (dB#2) at mid-day. Sample taken at alder seedling base near turnaround.

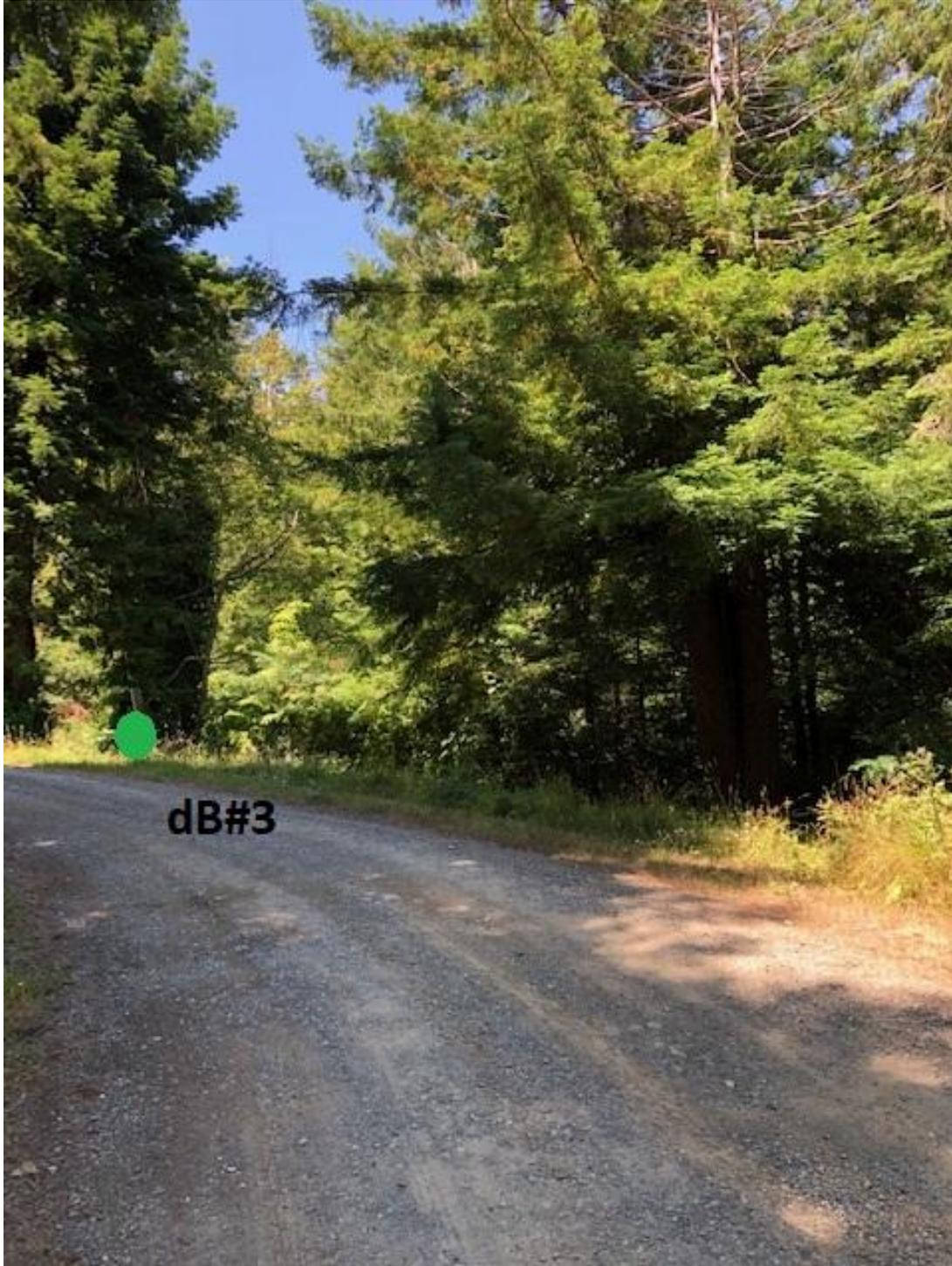


Image 5: location of third sampling point at mid-day. Sample taken under partial canopy cover near last turn leading to cultivation site.

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

Applicant Name: David Cranmer APN: 405-271-015-000

Planning & Building Department Case/File No.: _____

Road Name: Upper Langlois Ln. *(complete a separate form for each road)*

From Road (Cross street): Langlois Ln.

To Road (Cross street): Private Road

Length of road segment: 0.28 miles Date Inspected: 8/15/2019

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

Check one of the following:

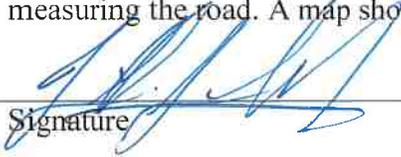
Box 1 The entire road segment is developed to Category 4 road standards (20 feet wide) or better. If checked, then the road is adequate for the proposed use without further review by the applicant.

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.


Signature

09/10/20
Date

TRILLIAN SCHROEDER
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 A: Part A may be completed by the applicant

Applicant Name: David Cranmer APN: 405-271-015-000

Planning & Building Department Case/File No.: _____

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

From Road (Cross street): Steele Ln.

To Road (Cross street): Upper Langlois Ln

Length of road segment: 0.11 miles Date Inspected: 8/15/2019

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

Check one of the following:

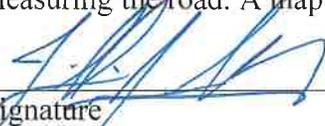
Box 1 The entire road segment is developed to Category 4 road standards (20 feet wide) or better. If checked, then the road is adequate for the proposed use without further review by the applicant.

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.


Signature

09/10/20
Date

TRILLIAN SCHROEDER
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 A: Part A may be completed by the applicant

Applicant Name: David Cranmer APN: 405-271-015-000

Planning & Building Department Case/File No.: _____

Road Name: Steele Ln. (complete a separate form for each road)

From Road (Cross street): Freshwater Road

To Road (Cross street): Langlois Ln

Length of road segment: 0.1 miles Date Inspected: 8/15/2019

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

Check one of the following:

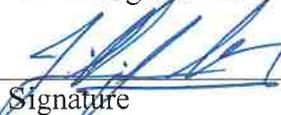
Box 1 The entire road segment is developed to Category 4 road standards (20 feet wide) or better. If checked, then the road is adequate for the proposed use without further review by the applicant.

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.


Signature

09/10/20
Date

TRILLIAN SCHROEDER
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.

Road Evaluation Photo Log



Figure 1: Interface between Upper Langlois Ln and Private Road. Mile 0.0.



Figure 2: Upper Langlois Ln, Mile 0.12.



Figure 3: Interface between Upper Langlois Ln and Langlois Ln. Mile 0.28.

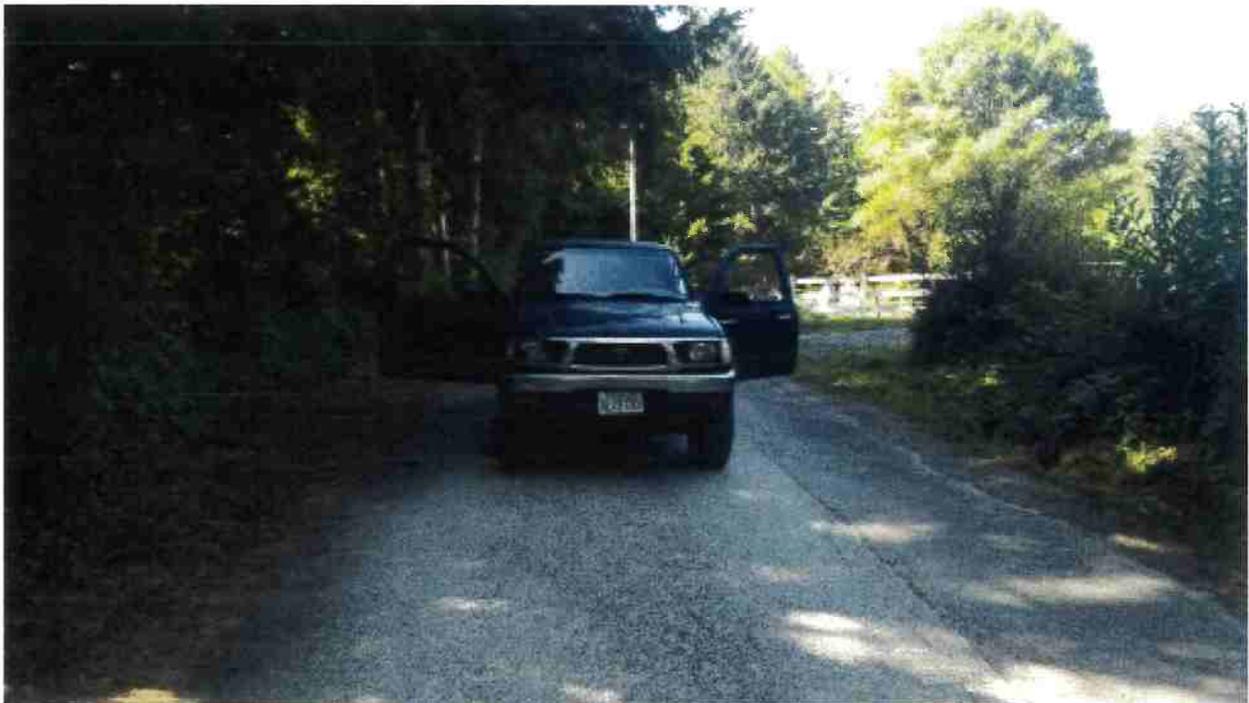


Figure 4: Langlois Ln, Mile 0.3.



Figure 5: Interface between Langlois Ln and Steele Ln. Mile 0.39.

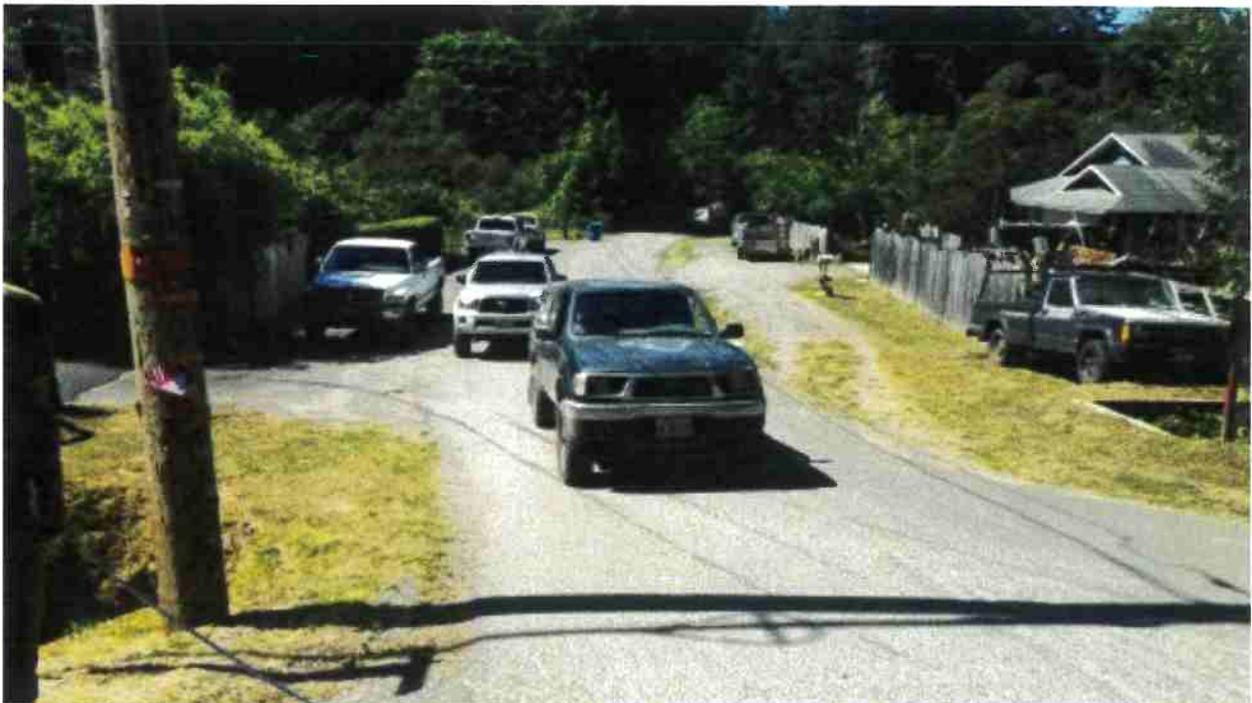


Figure 6: Steele Ln, Mile 0.49.

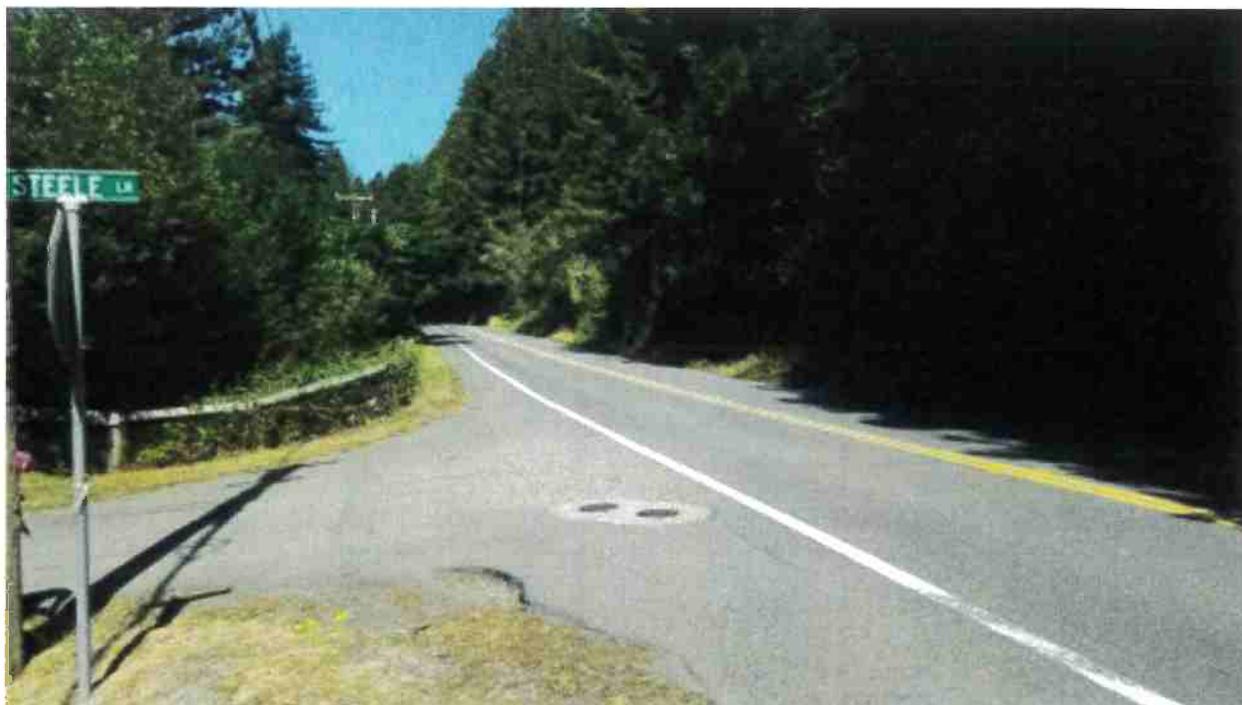


Figure 7: Paved apron of interface between Freshwater Road and Steele Lane looking NW.

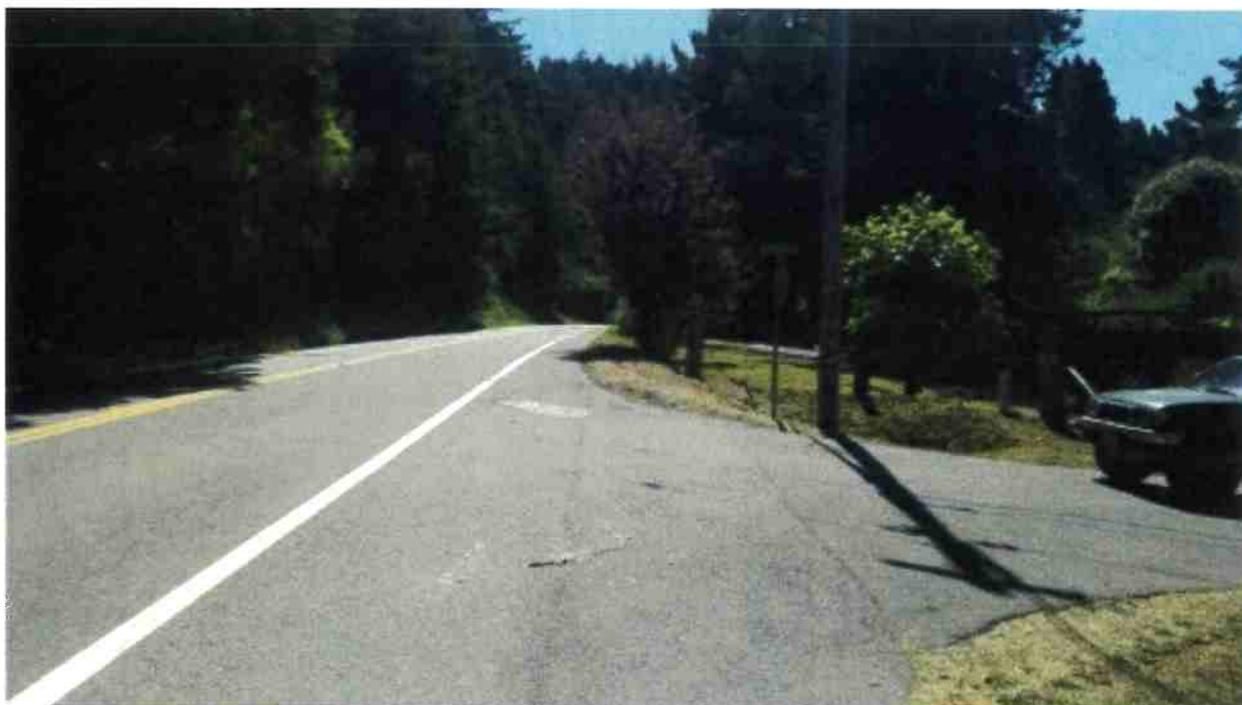


Figure 8: Paved apron of interface between Freshwater Road and Steele Lane looking SE.



Figure 9: Map showing Segment A (blue), B (red), C (green).



July 20, 2021

John Ford-Director
Humboldt County Planning Department
3015 H Street
Eureka CA 95501

RE: APN 405-271-015 (David Cranmer) NSO

John,

I have been asked to submit an assessment that addresses the potential for a project's impact on or harassment of Northern Spotted Owl (NSO). The project includes the installation of a concrete slab and awning during the non-breeding window of NSO. The size of the proposed slab is approximately 10'x25'. The proposed action is at 424 Upper Langlois Lane Eureka, CA 95503 (APN #405-271-015). The location of the awning is near an existing structure and the existing environment is compacted gravel with sparse ruderal vegetation. See photograph of location below.



In 2016, the California Fish and Game Commission approved the listing of the Northern Spotted Owl (*Strix occidentalis caurina*) as Threatened under the California Endangered Species Act. It has been listed as Threatened under the federal Endangered Species Act since 1990. Owl pairs typically nest in broken-top trees, tree cavities, debris accumulations or nests built by other wildlife (abandoned raptor nests or rodent nests). Females generally lay one to two eggs in spring and chicks fledge and leave nests in early fall. Generally older forests with dense canopy closure are preferred for nesting and roosting, however younger stands with similar structure are also utilized. Structural components of high-quality stands include multiple canopy layers, higher species density, larger overstory trees, live trees with deformities and woody debris in the understory. Prey species include flying squirrels, woodrats, rabbits, voles, shrews, gophers, smaller birds, bats and insects. Owls are threatened by Banded Owls, habitat loss, climate change and pathogens. ¹

There are multiple activity centers located within 1.3 miles of the subject parcel per the California NSO database (Figure 1). Conducting work during the breeding season (generally February through June) could result in harassment of owls due to noise, however installing the pad and prefabricated shipping container during the non-breeding season would have no impact to the species. The project will not remove or alter NSO breeding, roosting or foraging habitat.

Please email me at tami@trans-tena.com or call (707) 840-4772 or (707) 845-7483 with any questions or concerns. My credentials as a qualified biologist include 21 years of experience working in Humboldt and adjacent counties as a professional biologist, including NSO work, and a Master's degree in Biology from Humboldt State University as well as a Bachelor's Degree in Environmental Science from Western Washington University. I have also taken extensive coursework and am certified in Vegetation Mapping by the California Native Plant Society (October 2009).

Tamara Camper



¹ Northern Spotted Owls in California. California Department of Fish and Wildlife (Accessed via <https://www.wildlife.ca.gov/Conservation/Birds/Northern-Spotted-Owl>)

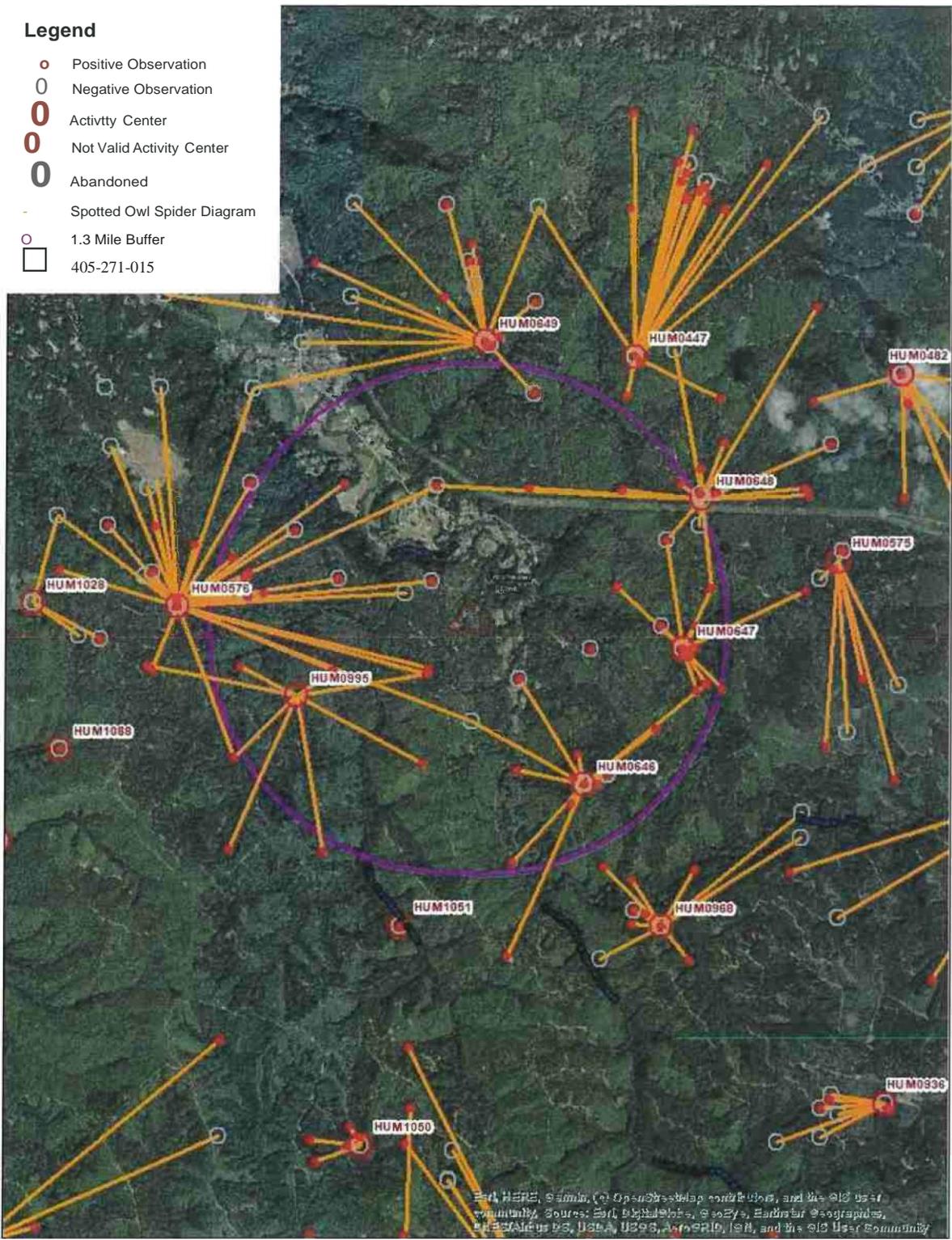


Figure 1) Northern Spotted Owl Activity Centers within 1.3 miles of the subject parcel.

Humboldt Community Services District

Post Office Box 158 Cutten, Ca 95534 (707) 443-4558 Fax (707) 443-0818

To Whom It May Concern:

August 26, 2019

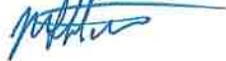
Subject: APN 405-271-015

Langlois Lane Eureka, California

The Humboldt Community Services District will provide public water service to this parcel upon payment of applicable fees.

If you should have any questions, please feel free to call me at 707-443-1340 x 225.

Sincerely,



Mickey Hulstrom
Community Services Manager

Dedicated to providing high quality, cost effective water and sewer service for our customers

Thank you. We only offer the following 3 fans in 12 & 14 inch models.

1. 12" Max Fan

Sound Power (octaves)		[Hz]	total	63	125	250	500	1k	2k	4k	8k	16k	
Sound Power level Inlet (Related conditions)	L _{WA1}	[dB(A)]	2	83	50	65	74	77	75	72	63	44	
			3	81	47	52	65	74	75	74	63	44	
			4	81	46	49	64	73	75	77	64	46	
			5	84	43	50	66	75	77	76	80	70	50
Sound Power level Outlet (Related conditions)	L _{WA6}	[dB(A)]	2	87	50	65	72	80	83	81	75	67	47
			3	85	49	56	68	78	81	79	74	65	45
			4	85	47	50	67	77	81	79	77	66	47
			5	88	49	52	68	79	84	82	81	72	51
Sound Power level Break out (Related conditions)	L _{WA2}	[dB(A)]	2	68	52	54	60	63	63	62	55	51	33
			3	68	49	51	59	63	61	61	56	50	33
			4	68	45	45	60	64	59	60	59	50	33
			5	70	46	42	61	64	63	63	61	50	33

12" Q-Max

Sound Power (octaves)		[Hz]	total	63	125	250	500	1k	2k	4k	8k	16k	
Sound Power level Inlet (Related conditions)	L _{WA3}	[dB(A)]	2	79	45	65	72	73	72	70	69	61	40
			3	76	37	52	64	70	69	69	60	39	
			4	77	37	54	65	69	70	70	72	62	41
			5	80	39	58	65	72	72	72	76	66	44
Sound Power level Outlet (Related conditions)	L _{WA6}	[dB(A)]	2	80	48	68	70	75	76	69	67	61	39
			3	79	39	54	65	74	75	69	66	58	37
			4	80	40	57	66	75	76	70	69	61	39
			5	83	41	61	69	80	79	72	72	63	41
Sound Power level Break out (Related conditions)	L _{WA2}	[dB(A)]	2	65	40	41	56	61	59	57	49	34	13
			3	65	39	41	56	61	59	57	49	34	13
			4	65	37	42	56	61	59	58	52	36	13
			5	68	38	45	57	61	65	60	55	39	16

14" Max Fan

Sound Power (octaves)		[Hz]	total	63	125	250	500	1k	2k	4k	8k	16k	
Sound Power level Inlet (Related conditions)	L _{WA1}	[dB(A)]	2	72	48	58	63	67	67	65	59	49	28
			3	70	33	50	57	64	65	63	59	48	32
			4	70	29	45	55	63	66	65	62	50	36
			5	74	29	49	60	66	68	69	67	54	38
Sound Power level Outlet (Related conditions)	L _{WA6}	[dB(A)]	2	75	43	57	63	71	71	66	60	49	29
			3	73	34	52	62	69	69	64	57	47	29
			4	74	29	49	62	68	70	66	60	48	32
			5	77	30	51	65	72	73	71	65	53	35
Sound Power level Break out (Related conditions)	L _{WA2}	[dB(A)]	2	63	51	48	59	54	56	53	45	33	19
			3	60	36	42	57	49	53	49	43	32	20
			4	59	30	41	55	49	54	50	48	33	21
			5	61	31	42	56	52	55	53	52	35	22

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	✓	Approval	Attached
Division Environmental Health	✓	Conditional Approval	Attached
Public Works, Land Use Division	✓	Conditional Approval	Attached
CalFIRE	✓	Conditional Approval	Attached
California Department of Fish & Wildlife		No response	
Humboldt Fire Protection District		No response	
Humboldt Community Services District	✓	Approval	Attached
Pacific Gas and Electric		No response	
Regional Water Quality Control Board		No response	
Bear River Band of Rohnerville Rancheria		Approval	
Wiyot Tribe		No response	
Humboldt County Sheriff	✓	Approved	On file
Garfield School District		No response	
Humboldt County Agricultural Commissioner		No response	
Humboldt County District Attorney		No response	
North Coast Unified Air Quality Management District		No response	

12/18



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245



11/20/2020

Project Referred To The Following Agencies:

AG Commissioner, County Counsel, District Attorney, Environmental Health, Sheriff, PW Land Use, **Building Inspections**, CSD: Humboldt, FPD: Humboldt, RWQCB, NCUAQMD, School District: Garfield, Cal Fish & Wildlife, CalFire, Bear River Band, Wiyot Tribe, PGE

Applicant Name David Cranmer **Key Parcel Number** 405-271-015-000

Application (APPS#) PLN-2020-16675 **Assigned Planner** Liza Welsh 707-268-3718

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

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

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

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

Return Response No Later Than: 12/5/2020

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

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

- Recommend Approval. The department has no comment at this time.
- Recommend Conditional Approval. Suggested conditions attached.
- Applicant needs to submit additional information. List of items attached.
- Recommend Denial. Attach reasons for recommended denial.

Other Comments: Notes in Accela

DATE: 12-28-2020

PRINT NAME: Rudy Maranghi

PLN-2020-16675 
 Cranmer - ZCC and C...
 The applicant is seek...

STATUS
 > Staff Report
 06/22/2021 by Ab...

LOCATION
 > None Provided

CONTACT
 > David Cranmer

WORKFLOW
 > 19 total Task
 ● 2 completed 

- Summary
- Project Description
- Workflow
- 1 Referral Assignments
- 2 Planning Information
- 3 GP / Zoning Information
- 4 CEQA
- 5 Cannabis
- Project Tracking
- 6 Referral Task Log (2)
- Fee (7)
- Payment
- Workflow History (22)**



A notice was added to this record on 2020-09-28.
 Condition: Parcel Status : 405-271-015 LP 1:1 Severity: Notice
 Total conditions: 1 (Notice: 1)

[View notice](#)

Task Environmental Health	Due Date	Assigned Date
Assigned to Department Environmental Health	Assigned to	Status Approved with Conditions
Action by Department Environmental Health	Action By Adam Molofsky	Status Date 11/25/2020
Start Time	End Time	Hours Spent 0.0
Billable No	Overtime No	Comments Previous WF Value: Approved with Conditions. Previous Comment: Proposed commercial nursery must be supported by a permanent means of sewage disposal. Operator shall install a permitted OWTS, associated with a permanent structure, to support the needs of the project.
Time Tracking Start Date	Est. Completion Date	In Possession Time (hrs)
Display E-mail Address in ACA No	<input type="checkbox"/> Display Comment in ACA	<input type="checkbox"/> Comment Display in ACA <input type="checkbox"/> All ACA Users <input type="checkbox"/> Record Creator <input type="checkbox"/> Licensed Professional <input type="checkbox"/> Contact <input type="checkbox"/> ~



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

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

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

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

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Lisa Welsh, Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer 

DATE: 12/03/2020

RE:

Applicant Name	DAVID CRANMER
APN	405-271-015
APPS#	PLN-1665-CUP

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:

Applicant has submitted a road evaluation report, dated 09/10/20 with Part A –Box 2 checked, certifying that the road is equivalent to a road Category 4 standard.

The private road intersection with the County roadway will need to be widened to meet County standards.

// END //

Exhibit "A"

Public Works Recommended Conditions of Approval

(All checked boxes apply)

APPS # 16675

COUNTY ROADS- PROXIMITY OF FARMS:

Applicant is advised that County maintained roads may generate dust and other impacts to farm(s). Applicant shall locate their farm(s) in areas not subject to these impacts. Applicant shall be responsible for protecting their farm(s) against these impacts. Applicant shall hold the County harmless from these impacts. Applicant is advised that a paved road may not always remain paved and Applicant shall locate their farms appropriately. Applicant is advised that the amount of traffic on a road will vary over time which may increase or decrease the impacts.

COUNTY ROADS- FENCES & ENCROACHMENTS:

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

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

COUNTY ROADS- DRIVEWAY (PART 1):

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

COUNTY ROADS- DRIVEWAY (PART 2):

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

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

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

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

COUNTY ROADS- DRIVEWAY (PART 3):

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

COUNTY ROADS-PARKING LOT- STORM WATER RUNOFF:

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

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

COUNTY ROADS- DRIVEWAY & PRIVATE ROAD INTERSECTION VISIBILITY:

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

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

COUNTY ROADS- PRIVATE ROAD INTERSECTION: (AT COUNTY MAINTAINED RD)

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

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

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

COUNTY ROADS- ROAD EVALUATION REPORT(S):

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

// END //

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.



Forester Comments: Date: Name:

David Cranmer
APPS: PLN-2020-16675
APN: 405-271-015-000

The project involves "Timberlands" (CA PRC 4526) and the project referral does not specify that trees are not to be removed. A CAL FIRE timber harvest document (CA PRC 4621) (i.e. Less Than 3-Acre Conversions Exemption (14 CCR 1104.1)) may be required to complete the project.

Battalion Chief Comments: Date: Name:

Summary:



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING
 3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245



11/20/2020

Project Referred To The Following Agencies:

AG Commissioner, County Counsel, District Attorney, Environmental Health, Sheriff, PW Land Use, Building Inspections, **CSD: Humboldt**, FPD: Humboldt, RWQCB, NCUAQMD, School District: Garfield, Cal Fish & Wildlife, CalFire, Bear River Band, Wiyot Tribe, PGE

Applicant Name David Cranmer **Key Parcel Number** 405-271-015-000

Application (APPS#) PLN-2020-16675 **Assigned Planner** Liza Welsh 707-268-3718

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

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

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

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

Return Response No Later Than: 12/5/2020

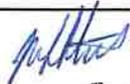
Planning Clerk
 County of Humboldt Planning and Building Department
 3015 H Street
 Eureka, CA 95501
Email: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268 - 3792

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

- Recommend Approval. The department has no comment at this time.
- Recommend Conditional Approval. Suggested conditions attached.
- Applicant needs to submit additional information. List of items attached.
- Recommend Denial. Attach reasons for recommended denial.

No Comment.

Other Comments: _____

DATE: 11/30/20 PRINT NAME:  Mickey Hulstrom
Community Services Manager

ATTACHMENT 5
Public Comments

To whom it may concern

8/1/21

I am writing this letter in support of David Cranmen the property owner and his proposed project. I feel we should support the legal and responsible marijuana industry in our community or we stand the chance of losing it.

I have known David for a couple of years and he has proven to be an excellent neighbor. Since I share a property line and a road with him I care about the impact of his business. I met with Dave and Travis DiBennaro his tenant and owner of the business and feel this will be a good fit out here.

They addressed any potential concerns I had regarding road traffic, noise etc. I was left wanting to write this letter of support.

Thank you,
Brad Langlois
75 Langlois Ln.