



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Hearing Date: September 7, 2017

To: Humboldt County Planning Commission

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

Subject: **Zoning Ordinance Amendments**
Commercial Cannabis Land Use Ordinance (CCLUO)
Case Number OR-17-002
Assessor Parcel Number (APN): 000-000-000 [countywide]

Attached please find the draft Commercial Cannabis Land Use Ordinance to be reviewed at two Planning Commission workshops on September 7 and September 21, 2017. The purpose of the workshops is to familiarize the Planning Commission with the ordinance, and to provide the public an opportunity to comment on the ordinance to the Commission.

Note: a copy of the draft regulations specific to the Coastal Zone (Section 4 of the Ordinance) will be provided separately to the Commission prior to the meeting.

A detailed staff report including analysis and disclosure of potential environmental effects and project mitigation, as well as the findings required for adoption of the ordinance, will be circulated prior to the public hearing for the Planning Commission's review of the ordinance and the Draft Environmental Impact Report, scheduled on October 19, 2017.

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

ORDINANCE AMENDING PROVISIONS OF TITLE III OF THE HUMBOLDT COUNTY CODE RELATING TO THE COMMERCIAL CULTIVATION, PROCESSING, MANUFACTURING, DISTRIBUTION, TESTING, AND SALE OF CANNABIS FOR MEDICINAL OR ADULT USE

ORDINANCE NO. _____

The Board of Supervisors of the County of Humboldt ordains as follows:

SECTION 1. Section 313-55.4 of Chapter 3 of Division 1 of Title III and Section 314-55.4 of Chapter 4 of Division 1 of Title III of the Humboldt County Code, known as the Commercial Medical Marijuana Land Use Ordinance, are hereby repealed.

SECTION 2. Section 313-55.3.11.7 of Chapter 3 of Division 1 of Title III and Section 314-55.3.11.7, of Chapter 4 of Division 1 of Title III of the Humboldt County Code, with respect to on-site consumption of medical cannabis in Medical Cannabis Dispensaries, are hereby repealed.

SECTION 3. Sections 313-55.3.7 and 313-55.3.15 of Chapter 3 of Division 1 of Title III, and Sections 314-55.3.7 and 314-55.3.15 of Chapter 4 of Division 1 of Title III of the Humboldt County Code, with respect to Medical Cannabis Testing and Research Laboratories, are hereby repealed.

SECTION 4. Section 313-55.4 of Chapter 3 of Division 1 of Title III of the Humboldt County Code is hereby adopted as follows:

[Insert Coastal Provisions]

SECTION 5. Section 314-55.3 of Chapter 4 of Division 1 of Title III of the Humboldt County Code is hereby adopted as follows:

314-55.4 COMMERCIAL CULTIVATION, PROCESSING, MANUFACTURING, DISTRIBUTION, TESTING, AND SALE OF CANNABIS LAND USE REGULATION FOR THE INLAND AREA OF THE COUNTY OF HUMBOLDT.

55.4.1 AUTHORITY AND TITLE

This Section shall be known as the Commercial Cannabis Land Use Ordinance (“CCLUO”), regulating the commercial cultivation, processing, manufacturing, distribution, testing, and sale of cannabis for medicinal or adult use within the Inland Area of the County of Humboldt.

55.4.2 PURPOSE AND INTENT

The purpose of this Section is to establish land use regulations concerning the commercial cultivation processing, manufacturing, distribution, testing, and sale of cannabis for medicinal or adult use within the County of Humboldt in order to limit and control such activity.

These regulations are intended to ensure the public health, safety and welfare of residents of the County of Humboldt, visitors to the County, persons engaged in regulated commercial cannabis activities including their employees, neighboring property owners, and end users of medicinal or adult use cannabis; to protect the environment from harm resulting from cannabis activities, including but not limited to streams, fish, and wildlife, residential neighborhoods, schools, community institutions and Tribal Cultural Resources; to ensure the security of state-regulated medicinal or adult use cannabis; and to safeguard against the diversion of state-regulated medicinal or adult use cannabis for purposes not authorized by law. To this end, these regulations identify where in the County the various types of commercial cannabis activities can occur, and specify what type of permit is required, the application process and the approval criteria that will apply.

This Section is not intended to supersede the provisions of Sections 313-55.1, 314-55.1, 313.55.2, or 314.55.2 of this Code concerning cultivation of medical marijuana for personal use by patients or caregivers, or contravene the provisions of Health and Safety Code section 11357, 11358, 11362.1, 11362.2, or 11362.5 with respect to the possession or cultivation of limited amounts of cannabis for personal use by qualified patients or persons 21 years of age or older.

55.4.3 APPLICABILITY AND INTERPRETATION

55.4.3.1 All facilities and activities involved in the commercial cultivation, processing, manufacturing, and distribution, testing, and sale of cannabis within the jurisdiction of the County of Humboldt outside of the Coastal Zone shall be controlled by the provisions of this Section, regardless of whether those activities existed or occurred prior to the adoption of this Section, except that applications for Commercial Cannabis Activity land use permits filed on or before December 31, 2016 shall continue to be governed by the provisions of the regulations in effect at the time of their approval, except as otherwise prescribed herein.

55.4.3.2 Nothing in this Section is intended, nor shall it be construed, to exempt the commercial cultivation, processing, manufacture, or distribution of cannabis from compliance with all other applicable Humboldt County zoning, land use, grading, and streamside management area regulations as well as other applicable provisions of the County Code.

55.4.3.3 Nothing in this Section is intended, nor shall it be construed, to exempt the commercial cultivation, processing, manufacture, or distribution of cannabis, from any and all applicable local and state construction, electrical, plumbing, water rights, waste water discharge, water quality, streambed alteration, endangered species, or any other environmental, building or land use standards or permitting requirements.

55.4.3.4 The definitions in this Section are intended to apply solely to the regulations in this Section. Applicable definitions in Humboldt County Code Section 314-135 et seq. and Section 111-1 et seq. may also apply to this Section.

55.4.3.5 A Zoning Clearance Certificate or Permit issued by the County of Humboldt pursuant to the CCLUO for any Commercial Cannabis Activity regulated by this Section, or Section 314-55.3, shall be valid for either adult use or medicinal use state licensed commercial cannabis activities, or both, if so allowed pursuant to state statute or regulation.

55.4.3.6 Wherever the word “marijuana” appears in any provision of the Humboldt County Code, it shall also be deemed to apply or refer to “cannabis.”

55.4.3.7 Wherever the terms “medical marijuana,” “medical cannabis,” “marijuana for medical use,” or “cannabis for medical use,” may appear in regulations in the Humboldt County Code, the regulations shall also apply equally to the adult use of cannabis by persons 21 years of age or older.

55.4.3.8 Permits issued for commercial cannabis activities pursuant to the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as set forth in Ordinance No. 2559 shall remain valid, and shall be governed by the terms and conditions of that ordinance as if it remained in effect. Holders of such permits may apply for state licenses for either medicinal or adult use license categories, or any combination thereof as may be permitted under state statute and regulations.

55.4.3.9 Notwithstanding the provisions of the Right to Farm Ordinance, Section 314-43.2.6 of the Humboldt County Code, the commercial cultivation of cannabis is a highly regulated specialty crop and the cultivation and processing of that specialty crop shall not be allowed as a principal permitted use under the General Agriculture use type classification applicable within the County of Humboldt. Commercial Cannabis Cultivation requires County issuance of a Zoning Clearance Certificate, Special Permit, or Use Permit, and the person engaged in such activity must obtain all required state licenses and permits.

55.4.3.10 Other than as enumerated in this Section, Commercial Cannabis Activities in the County of Humboldt are prohibited in any other zoning district other than those zoning districts where it is expressly permitted.

55.4.3.11 The fact that an applicant possesses other types of state or county or city permits, licenses or other entitlements does not exempt the applicant from the requirement of obtaining a Zoning Clearance Certificate, Special Permit, or Use Permit from the County of Humboldt to engage in Commercial Cannabis Activities within the jurisdiction of the County.

55.4.3.12 No ministerial permit for shall be granted for site development activities, including but not limited to grading or building permits, related to any Commercial Cannabis Activity in advance of issuance of the Zoning Clearance Certificate, Special Permit, or Use Permit required under this section.

55.4.3.13 Severability. If any provision of this Section, or the application thereof, is held invalid, that invalidity shall not affect any other provision or application of this Section that can be given effect without the invalid provisions or application; and to this end, the provisions or application of this Section are severable.

55.4.4 DEFINITIONS

“Area of Traditional Tribal Cultural Affiliation” means geographic areas of historic occupancy and traditional cultural use by local indigenous peoples (California Native American Tribes), as

shown on the latest mapping prepared by the Planning & Building Department, created from geographic information supplied by the Tribes of Humboldt County.

“Cannabis” or “marijuana” means all parts of the plant *Cannabis sativa Linnaeus*, *Cannabis indica*, or *Cannabis ruderalis*, or any other strain or varietal of the genus *Cannabis* that may exist or hereafter be discovered or developed that has psychoactive or medicinal properties, whether growing or not, including the seeds thereof. “Cannabis” also means marijuana as defined by Section 11018 of the Health and Safety Code as enacted by Chapter 1407 of the Statutes of 1972. For the purpose of this section, “cannabis” does not mean “industrial hemp” as defined by Section 81000 of the Food and Agricultural Code or Section 11018.5 of the Health and Safety Code.

“Cannabis Cooperative Association” means an association formed or reorganized in accordance with Chapter 22, Division 10 of the Business and Professions Code commencing with Section 26220.

“Cannabis Testing and Research Laboratories” means a facility, entity, or site that offers or performs tests of cannabis or cannabis products licensed by the State of California pursuant to Business and Professions Code section 26000, et. seq., and businesses and research institutions engaged in the research of cannabis, cannabis products, or devices used for the medicinal or adult use of cannabis products at which no commercial cannabis cultivation or distribution, manufacture, dispensing, or sale of medical cannabis occurs.

“Captured Rainfall” means rainwater catchment of rainfall runoff primarily collected during the wet season from roof tops, impervious surfaces, driveways and shared use roads, and similar features, and concentrated and stored in tanks, bladders, or off-stream reservoirs located on the parcel(s) or premises. Also includes rainfall captured and collected directly within a reservoir, open tank, or similar vessel.

“Category 4 Roads” means roads meeting the standards specified in Section 4-1 (Design Standards for Roadway Categories) and Figure 4 of the Appendix to the Subdivision Regulations, found in Appendix to Title III, Division 2, of Humboldt County Code.

“Commercial Cannabis Activity” means any activity involving the cultivation, processing, distribution, manufacturing, testing, sale, or related activities, of cannabis for commercial purposes.

“Commercial Cannabis Cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of marijuana or cannabis, including nurseries, that is intended to be processed, manufactured, distributed, dispensed, delivered, and sold.

“Community Propagation Center” means a facility providing for propagation activities as well as caretaking of mature non-flowering plants by one or more licensees, using grid power, at a premises which is separate from the cultivation site.

“Cultivation Area” means the sum of the area(s) of cannabis cultivation as measured around the perimeter of each discrete area of cannabis cultivation on a single premises, as defined herein. Area of cannabis cultivation is the physical space where cannabis is grown to maturity and includes, but is not limited to, garden beds or plots, the exterior dimensions of hoop houses or green houses, and the total area of each of the pots and bags containing cannabis plants on the premises. The cultivation area shall include the maximum anticipated extent of all vegetative growth of cannabis plants to be grown to maturity on the premises. Cultivation area does not include areas devoted to Propagation ancillary to a permitted Cultivation Area on the same Parcel or Premises.

“Cultivation site” means the location or a facility where cannabis is planted, grown, harvested, dried, cured, graded, or trimmed, or that does all or any combination of those activities, except where drying, curing, grading or trimming is otherwise prohibited.

“Distribution Facility” as used in this section related to cannabis means a facility where a person conducts the business of procuring cannabis from licensed cultivators or manufacturers for sale to licensed retailers, and performs or coordinates the inspection, quality assurance, batch testing, storage, labeling, packaging and other related processes, as well as transportation to or from other licensees.

“Driveway” means a route providing private vehicular access, serving one (1) or two (2) parcels or premises.

“Dry farming” means cultivation within floodplains and alluvial terraces adjacent to major watercourses, where Irrigation activities are confined to ancillary propagation areas and transplant, and plants spend the majority of the cultivation season being grown within native soil where they primarily receive water via subsurface hydrological connectivity, and not from above ground Irrigation.

“Enclosed” means Commercial Cannabis Cultivation Activities conducted within an enclosed structure employing mechanical ventilation controls in concert with carbon filtration or other equivalent or superior method(s) preventing the odor of cannabis from being detectable outside of the structure. The use and intensity of artificial light, not the fact of enclosure will determine whether the Cultivation Site is characterized as Outdoor, Mixed-light, or Indoor.

“Extraction” means a process by which cannabinoids are separated from cannabis plant material through chemical or physical means.

“Flowering” means that a cannabis plant has formed a mass of pistils measuring greater than one half inch wide at its widest point.

“Forbearance Period” means the calendar days during which water may not be diverted from a Waterbody. The default forbearance period shall occur each year between May 15th and October 31st, unless a greater or lesser period is established or negotiated by local and/or state agencies.

“Grid Power” means electricity generated, transmitted and distributed via the electrical grid by a public utility or similar entity.

“Indoor” means cultivation within a structure primarily or exclusively using artificial lighting.

“Infusion” means a process by which cannabis, cannabinoids, cannabis concentrates, or manufactured cannabis are directly incorporated into a product formulation to produce a cannabis product.

“Irrigation” means use of water by any Commercial Cannabis Cultivation activity.

“Licensee” means a person issued a state license to engage in Commercial Cannabis Activity.

“Local Water Source” means water withdrawal from a Waterbody occurring on the same parcel(s) or premises, or in their vicinity.

“Manufacturing” means a process whereby the raw agricultural product is transformed into a concentrate, an edible product, or a topical product, and the production, preparation, propagation, or compounding of cannabis or cannabis products, directly or indirectly, by extraction methods, independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis.

“Metering device” means a device capable of measuring the rate of: direct diversion, collection to storage, and withdrawal or release from storage.

“Microbusiness” means a facility host to several Commercial Cannabis Activities under a single license including cultivation on an area less than 10,000 square feet, distribution, manufacturing without use of volatile solvents, and retail sales.

“Mixed-Light” means cultivation using a combination of natural and supplemental artificial lighting not to exceed 25 watts per square foot.

“Non-Diversiory Water Source” means not involving the withdrawal of water from a Waterbody.

“Non-forested areas” means areas not growing any trees, whether due to natural conditions or through a conversion of Timberland, conducted prior to January 1, 2016.

“Nursery” means a facility that produces only clones, immature plants, and seeds for wholesale to licensed cultivators to be used specifically for the planting, propagation, and cultivation of cannabis, or to licensed distributors.

“Off-site Processing Facility” means the location or facility where cannabis is dried, cured, graded, trimmed, and/or packaged when conducted at premises separate from the cultivation site where the processed cannabis is grown and harvested.

“On-site Processing Facility” means the location or facility where cannabis is dried, cured, graded, trimmed, and/or packaged by or under the control of one or more licensed cultivators, when conducted at the same premises or Parcel which is host to the cultivation site(s) where the cannabis is grown and harvested.

“Open Air” means Outdoor or Mixed-Light Cultivation activities, Nurseries, or Processing facilities, where not conducted entirely within an Enclosed structure.

“Outdoor” means outdoor cultivation using no artificial lighting.

“Parcel” means the same as the definition of “Lot” found under 314-147 of the code.

“Person” means an individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit and includes the plural as well as the singular number.

“Pre-Existing Cultivation Site” means a physical location where Outdoor, Mixed-Light, or Nursery Cannabis Cultivation activities occurred at any time between January 1, 2006 and December 31, 2015, which has been recognized by the Planning and Building Department, following receipt and review of adequate evidence. The maximum Cultivation Area that may be recognized is the largest extent of the area under concurrent cultivation during the ten-year period specified above.

“Premises” means a Parcel, or a portion thereof, such as a leasehold interest in agricultural land for agricultural purposes of outdoor, mixed-light, or indoor cultivation or processing of cannabis, or a leased or owned space in an industrial or commercial building or parcel for purposes of indoor, mixed-light, or outdoor cultivation, processing, manufacture, distribution, testing or retail sale of cannabis.

“Prime Agricultural Soils” means all lands which have been classified or determined to be “prime” as shown on the most current mapping managed and prepared in concert with local soil survey efforts performed by the Natural Resources Conservation Service.

“Private Roads” means all road systems which are not maintained by the County of Humboldt, or State or Federal Agencies.

“Propagation” means cultivation of immature, non-flowering cannabis plants.

“Public or Private Water Supplier” means retail water suppliers, as defined in Section 13575 of the Water Code, including community services districts or similar public or private utilities, serving 11 or more customers, whose primary beneficial use of water is municipal or domestic.

“Public Park” means land that is publicly owned or controlled for the purpose of providing recreation and/or open space for public use and/or wildlife habitat.

“Publicly Maintained Roads” means all road systems that are available for year round travel by the general public and maintained by the County of Humboldt, or State or Federal Agencies.

“Renewable Energy Source” means electrical power provided by a renewable energy system and/or Grid Power, supplied from 100% renewable source.

“Renewable Energy System” means equipment for generating and supplying power without use of petroleum or other fossil fuels, and instead using appropriate technology including but not limited to: wind turbines, photovoltaic panels, and hydroelectric systems, in concert with private devices and systems for energy storage and distribution including batteries, grid inter-tie, or other means.

“Retailer” means a facility for the retail sale and delivery of cannabis to the public, whether for medicinal or adult use. Retailer shall include medical cannabis dispensaries, as defined in and regulated by Humboldt County Code section 314-55.3.

“Rural Residential Neighborhood Area” means those areas of the County of Humboldt shown on maps prepared by the Humboldt County Planning and Building Department.

“Same Practical Effect” means an exception or alternative with the capability of providing equivalent access characteristics, including but not limited to: accommodating safe two-way travel and traffic by regular users in passenger vehicles, and access by emergency wildland fire equipment and simultaneous safe civilian evacuation in the event of a wildland fire.

“Shared Use Roads” means public and private road systems providing access to the cultivation site, including driveways, serving 3 or more parcels or premises.

“Shared Use Road Systems (roadsheds)” means networks of public and/or private Shared Use Roads providing access to two or more parcels, where year-round access through neighboring road systems is typically limited to one or two discrete intersections. The County shall define the location and general extent of all roadsheds, based upon current conditions and use.

“Slope” means Natural Grade as defined in Title III, Section 314-142 of the Humboldt County Code, which has not been filled or graded after January 1, 2016.

“State license,” or “license,” means a state license issued pursuant to MAUCRSA.

“Stored water” means water from Captured Rainfall or a Local Water Source, when diverted and stored for non-contemporaneous Irrigation.

“Timberland” means land, which is growing or available for and capable of growing a crop of trees of any commercial species used to produce lumber and other forest products, as defined under section 4526 of the Public Resources Code.

“Tribal Cultural Resources” means sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe, including unique

archaeological resources and historical resources as described under sections 21074, 21083.2(g), and 21084.1 of the Public Resources Code, respectively. Tribal Cultural Resource shall also include sites or resources identified by the tribe through an action of the Tribal Council or equivalent body.

“Tribal Ceremonial Areas” means locations where ceremonial activities are conducted by a California Native American Tribe within their Area of Traditional Tribal Cultural Affiliation.

“Tribal Lands” means land within the boundaries of a Reservation or Rancheria, including land held in trust by the United States of America, land owned by the Tribe associated with that Reservation or Rancheria, fee parcels owned by members of the Tribe associated with that Reservation or Rancheria, and fee parcels owned by non-tribal members.

“Waterbody” means any significant accumulation of water, such as lakes, ponds, rivers, streams, creeks, springs, seeps, artesian wells, wetlands, canals, groundwater from a subterranean stream flowing through a known and definite channel, or similar features. Waterbody shall not include off-stream constructed reservoirs filled exclusively using Non-Diversionary sources such as Captured Rainfall.

55.4.5 GENERAL PROVISIONS APPLICABLE TO COMMERCIAL CANNABIS ACTIVITY LAND USE PERMITS

55.4.5.1 Special Area Provisions

- 55.4.5.1.1 No Commercial Cannabis Activity shall be permitted within six hundred feet (600') of a school.
- 55.4.5.1.2 No Commercial Cannabis Activity shall be permitted within Tribal Lands without the express written consent of the Tribe.
- 55.4.5.1.3 A Special Permit shall be required for any Open Air Cultivation Activities within an RA zoning district, Rural Community Center or Village Center.
- 55.4.5.1.4 A Special Permit shall be required for any Commercial Cannabis Activity in a TPZ zoning district, when authorized pursuant to 55.4.6.5.
- 55.4.5.1.5 City Spheres of Influence, Reservations and Rancherias, and Rural Residential Neighborhood Areas
 - a) A Special Permit shall be required for any Commercial Cannabis Activity permit for an activity that will be located within the Sphere of Influence (SOI) of any incorporated city within the County of Humboldt, or within one thousand feet (1,000') of the city limit boundary of any city, whichever distance is greater, or within one thousand feet (1,000') of the boundary of a Reservation or Rancheria.
 - b) A Special Permit shall be required for any Commercial Cannabis Activity permit for an activity that will be located within mapped Rural Residential Neighborhood Areas (RRNA's).

Early Notification to Surrounding Areas, nearby Cities, and Tribes

- c) Whenever a permit application for a Commercial Cannabis Activity is located within any of the areas specified in Sections 55.4.5.1.5.1 or 55.4.5.1.5.2 and has been determined complete for processing in accordance with Section 312-6.1, notice of the proposed project shall be provided to all property owners and occupants by first class mail to the address(es) shown on the latest Assessment Roll within one thousand feet (1,000') of the perimeter of the parcel on which a permit is being requested. The notice shall include the location of the project and a description of size and type of activity proposed.. The appropriate City or Tribe shall also be notified in cases where a project is located within 1,000 feet of the City limit, reservation, or Rancheria boundary or within City's Sphere of Influence or Tribe's Ancestral Area. This notice shall be in addition to the notice that may be required by Section 312-8.1 or 312-8.3. Pursuant to 312-9.2.3, a written request that a public hearing be held may be submitted at any time prior to the Hearing Officer's administrative decision on a project.
- d) The Hearing Officer shall consider the potential impacts and cumulative impacts of proposed uses to the community area as a whole, including impacts to neighboring uses within Cities or their buffers, and to residents within RRNA's, SOI's, or buffers from City Limits or Tribal land. The Hearing Officer shall have the discretion to deny any discretionary permit application within these areas if it is found, based on substantial evidence in the record, that the impacts of a proposed activity on the existing uses will have a significant adverse effect on the public health, safety, or welfare.

55.4.5.1.6 Areas of Traditional Tribal Cultural Affiliation

The County shall engage with local Tribes before consenting to the issuance of any clearance or permit, if Commercial Cannabis Activities occur or are proposed 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).

55.4.5.2 Release of Liability, Indemnification, and Hold Harmless

As part of the application for any Zoning Clearance Certificate, Special Permit, or Use Permit for Commercial Cannabis Activity, as defined herein, the property owner and permittee shall indemnify and hold harmless the County of Humboldt and its agents, officers, elected officials, and employees for any claims, damages, or injuries brought by affected property owners or

other third parties due to the Commercial Cannabis Activity and for any claims brought by any person for problems, injuries, damages, or liabilities of any kind that may arise out of these uses.

55.4.5.3 Penalties and Enforcement

All of the remedies provided for in this Section shall be cumulative and not exclusive of remedies available for violations under any other Section of the County Code, or other law.

Any violation of this Section, including, but not limited to failure to obtain and maintain compliance with any required clearance certificate or permit specified in this Section, shall be, and the same hereby is declared to be, a public nuisance and unlawful and shall be subject to injunction, abatement or any other administrative, civil, or criminal remedy available to the County under the applicable state and county laws, specifically including those set forth in Title III, Division 5, Chapter 1 of the Humboldt County Code.

Whenever permit applicants seeking permits for new commercial activities initiate operations ahead of permit issuance or Pre-Existing Cultivation Site operators seeking permits expand cultivation operations ahead of permit issuance the Director shall have discretion to:

55.4.5.3.1 Issue stop work orders and financial penalties to applicants found to have engaged in the above activities, and require restoration of the site to prior condition; or,

55.4.5.3.2 Disqualify the pending applications, with no refund of fees submitted, and initiate enforcement proceedings.

55.4.5.3.3 Resolve the violations and proceed with processing of the application.

55.4.5.4 Permit Limits and Permit Counting

55.4.5.4.1 No more than four Commercial Cannabis Activity permits may be issued to a single person, as defined herein. For purposes of this limitation, any natural person who owns or controls any interest, directly or indirectly, in a firm, partnership, joint venture, association, cooperative, collective, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit, shall be collectively considered a single person with those entities, except that membership or an ownership interest in a Cannabis Cooperative Association shall not be considered in this limitation.

55.4.5.4.2 Where on the same Parcel or Premises multiple different types of Commercial Cannabis Activity permits are held by the same Person, they shall be counted as a single permit for purposes of this section.

55.4.5.4.3 Where on the same Parcel or Premises, more than one permit for the same type of Commercial Cannabis Activity is held by the same Person, each permit will be counted towards the total number of permits held for purposes of this section.

55.4.5.4.4 Cannabis Support Facilities described under 55.4.7 shall not be counted as a permit for purposes of this section.

55.4.5.5 Combination of Open Air Cultivation Activities

A combination of Outdoor and Mixed Light cultivation activities may be authorized for a total area equal to or less than the cultivated area size limit for the applicable clearance or permit being sought (e.g. a combination of outdoor and mixed light cultivation area of up to 5,000 sq. ft may be permitted on a parcel of between 5 and 10 acres with a Zoning Clearance Certificate per Section 55.4.6.1.2.1[a]).

55.4.5.6 Term of Commercial Cannabis Activity Clearance or Permit

Any Commercial Cannabis Activity Zoning Clearance Certificate, Special Permit, or Use Permit issued pursuant to this section shall expire after one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permitted site has been found to comply with all conditions of approval, applicable eligibility and siting criteria, and performance standards.

55.4.5.7 Annual Inspections

If the inspector or other County official determines that the site does not comply with the conditions of approval, the inspector shall serve the clearance certificate or permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the non-compliance and the time period within which the non-compliance must be corrected. The statement shall also advise the clearance certificate or permit holder of their right to file an appeal of the non-compliance statement within ten (10) calendar days of the date that the written statement is delivered to the permit holder, or after the date of any re-inspection if there is a dispute about whether or not the corrections have been completed. Email, personal delivery, or mail are appropriate means of delivering the written statement. Where mailed or emailed, the written statement shall be sent to the most current mailing address or email shared with the Department by the operator. The statement shall be considered to be delivered 3 days following the postmarked date of mailing or verification of email transmittal. The permit holder may request a re-inspection to determine whether or not the permit holder has cured all issues of non-compliance. Failure to request re-inspection and cure any items of non-compliance within the prescribed timeframes, or to timely file an appeal, shall terminate the Zoning Clearance Certificate, Special Permit, or Use Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed.

55.4.5.8 Appeal of Inspection Determination

Within ten (10) calendar days after delivery of the statement of non-compliance, or the date of any re-inspection, the determination by the inspector that the site is not in compliance may be appealed by certificate or permit holder to the Zoning Administrator. The appeal shall be made, in writing, on a form provided by the County, and with payment of the fee specified for appeals in the fee schedule adopted by the County of Humboldt.

55.4.5.8.1 The appeal shall be heard by the Zoning Administrator or his or her designee within thirty (30) calendar days following the filing of the appeal. The Zoning Administrator shall render a written ruling on the appeal within three (3) business days following the hearing.

55.4.5.8.2 The decision of the Zoning Administrator may be appealed in accordance with Section 312-13 of the Humboldt County Code. If no appeal is filed, the Zoning Administrator's ruling is final.

55.4.5.9 Notification to State Licensing Authorities

The County shall notify the appropriate state licensing authority whenever the County Zoning Clearance Certificate, Special Permit or Use Permit has been revoked or terminated following the expiration of any appeal period, or if an appeal has been filed, following the final determination of the appeal.

55.4.5.10 Restriction of water use under special circumstance

The County reserves the right to reduce the extent of any Commercial Cannabis Activity, including but not limited to the area of cultivation, allowed 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 where the Commercial Cannabis Activity is located, will not support water withdrawals without substantially adversely affecting existing fish and wildlife resources.

55.4.6 COMMERCIAL CANNABIS CULTIVATION, PROPAGATION, AND PROCESSING – OPEN AIR ACTIVITIES

Outdoor and Mixed-light Cultivation Activities, On-Site Processing, and Nurseries shall be principally permitted with a Zoning Clearance Certificate when meeting the following Eligibility and Siting Criteria and all applicable Performance Standards, except when otherwise specified.

55.4.6.1 Eligibility Criteria - Resource Production and Residential Areas

55.4.6.1.1 Zoning

AE, AG, FR, and U when accompanied by a Resource Production General Plan land use designation (not including Timberland) or Residential land use designation requiring parcel sizes of more than 5 acres.

55.4.6.1.2 Minimum Parcel Size and allowed Cultivation Area

- a) Five (5) acre minimum parcel size, on parcels between 5 and 10 acres in size:
 - 1) up to 5,000 sq. ft. of Cultivation Area with Zoning Clearance Certificate;
 - 2) up to 10,000 sq. ft of Cultivation Area with Special Permit.
- b) On parcels 10 acres or larger in size:
 - 1) up to 10,000 sq. ft. of Cultivation Area with Zoning Clearance Certificate;
 - 2) up to 43,560 sq. ft of Cultivation Area with Special Permit.
- c) On parcels 320 acres or larger in size, up to 43,560 sq. ft of Cultivation Area per 100 acres with a Use Permit

55.4.6.2 Eligibility Criteria - – Commercial and Industrial Areas

55.4.6.2.1 **Zoning**

C-3, ML, MH, and U when accompanied by a Commercial or Industrial General Plan land use designation, or where previously developed for a lawful industrial or commercial use.

55.4.6.2.2 **Minimum Parcel Size and allowed Cultivation Area**

Two (2) acre minimum parcel size

- a) Open Air Cultivation Activities of up to one (1) acre of Cultivation Area may be permitted with a Zoning Clearance Certificate
- b) Additional Open Air Cultivation Activities in excess of 1 acre may be allowed with a Use Permit.

Cultivation sites proposed on developed commercial or industrial properties must comply with the Performance Standards for Adaptive Reuse.

55.4.6.3 Eligibility Criteria – All Areas

55.4.6.3.1 **Energy Source**

Electricity must be exclusively provided by a Renewable Energy Source, meeting the Performance Standard for Energy Use.

55.4.6.3.2 **Water Source**

Irrigation shall exclusively utilize Stored Water from Non-Diversionary Sources or water from a Public or Private Water Supplier. Water from on-site greywater systems is also authorized for year-round use. Dry Farmed Outdoor or Mixed Light cultivation sites may utilize Irrigation from Diversionary Sources for propagation areas and transplantation. Irrigation water sourced from Diversionary Sources may be permitted with a Special Permit pursuant to the Streamside Management Area Ordinance, Humboldt County Code Section 314-61.1., and subject to the Performance Standards for Diversionary Water Use.

55.4.6.3.3 **Access Road(s)**

Road systems providing access to the parcel(s) or premises hosting the Cultivation Site(s) must meet or exceed the Road Systems Performance Standard in Section 55.4.12.1.8.

55.4.6.4 Siting Criteria – All Areas

55.4.6.4.1 **Slope**

Cultivation Site(s) must be confined to areas of the Parcel where the Slope is 15 percent or less.

55.4.6.4.2 **Conversion of Timberland Prohibited**

Cultivation Site(s) may only be located within a Non-Forested area that was in existence prior to January 1, 2016.

55.4.6.4.3 **Limitation on Use of Prime Soils**

The cumulative area of any Cannabis Cultivation Site(s) located on Prime Agricultural Soil shall not exceed 20 percent of the area of Prime Agricultural Soil on the Parcel.

55.4.6.4.4 Setbacks

Cultivation Site(s) must observe all of the following setbacks:

- a) Property Lines - Thirty (30') feet from any property line;
- b) Residences – Three hundred feet (300') from any residence;
- c) Sensitive Receptors - Six hundred feet (600') from a School Bus Stop, Church or other Place of Religious Worship, Public Park, or Tribal Cultural Resource. For purposes of this section, the setback requirement applicable to Public Parks, other than lands managed for open space and/or wildlife habitat, shall only be applied to designated and developed recreational facilities such as picnic areas and campgrounds, trails, river and fishing access points, and like facilities under public ownership.
- d) Tribal Ceremonial Areas – One Thousand feet (1000') from all Tribal Ceremonial Areas;
- e) The setback required from associated property lines or residence(s) on an adjacent privately owned property may be waived or reduced with the express written consent of the owner(s) of the subject property.
- f) Notwithstanding the above described setbacks from Sensitive Receptors and Tribal Ceremonial Areas, the setback required from these areas may also be waived or reduced with the express written consent of qualified officials or representatives representing these protected uses. For publicly owned lands managed for open space and/or wildlife habitat purposes, a setback of less than 600 feet may be allowed with a Special Permit, provided that advanced notice is given to the person or agency responsible for managing or supervising the management of those lands;
- g) In all cases, structures must comply with the setback requirements and similar provisions of the principal zoning district(s) as well as those required by the Building Code, including lot coverage.
- h) Additionally, in cases where one or more discrete premises span multiple parcels, the 30 foot setback from shared boundary lines may be waived for cultivation activities which do not occur within a structure.
- i) Cultivation Site(s) and Appurtenant Facilities including surface water diversions, agricultural wells, and similar infrastructure must observe all prescribed setbacks and limitations pertaining to the use of land located within or affecting Streamside Management Areas (SMAs) or other wet areas, as identified and described under Section 314-61.1. Under certain circumstances, a Special Permit may be required.

55.4.6.5 Accommodations for Pre-Existing Cultivation Sites

As set forth in the following subsections, Pre-Existing Cultivation Sites that meet all other Eligibility and Siting Criteria and Performance Standards, may be permitted within AE, AG, FR, FP, TPZ, and U zoning districts, where accompanied by a Resource Production General Plan land use designation or Residential land use designation requiring parcel sizes of more than 5 acres. Expansion of Pre-Existing Cultivation Sites is prohibited where located within TPZ zones or U zones where the General Plan land use designation is “Timberland”. For other areas, where the size of a Pre-Existing Cultivation Site is smaller than the allowed cultivation

area which can be permitted, the site may be expanded to the maximum allowed for the applicable parcel size and permit type within existing Non-Forested areas with Slopes less than 15 percent.

Permit applications for Pre-Existing Cultivation Sites shall provide dated satellite imagery or other evidence satisfactory to the Planning and Building Department establishing the existence and area of cultivation between January 1, 2006 and December 31, 2015.

55.4.6.5.1 Small Cultivation Sites

On Parcels 5 acres or larger in size, up to 3,000 square feet of Outdoor or Mixed-Light Cultivation, or any combination thereof, may be permitted with a Zoning Clearance Certificate, subject to the following additional requirements and allowances:

- a) The operator's principal residence is located on the same parcel and the residence was in existence on or before January 1, 2016
- b) Only residents of the site shall engage in cultivation, harvesting, drying, curing, or trimming activities on the site;
- c) If not previously permitted, where eligible the residence must become permitted through the Alternative Owner Builder program, Humboldt County Code section 331.5-1, et. seq., or Safe Homes program, and Section 55.4.6.5.7.
- d) No more than one permit may be issued for the same Parcel.
- e) The Road Systems Performance Standards in Sections 55.4.12.1.8(a) thru (c) shall not apply, but Section 55.4.12.1.8(d) shall apply.
- f) The existing area of cultivation may be located on Slopes greater than 15 percent, but less than 30 percent with a Zoning Clearance Certificate.

55.4.6.5.2 On an AE zoned parcel less than one acre in size, up to 2,500 square feet of Cultivation Area may be permitted with a Special Permit.

55.4.6.5.3 On parcels between one acre and five acres in size, up to 5,000 square feet of Cultivation Area may be permitted with a Special Permit.

55.4.6.5.4 A Cultivation Site located on Slopes greater than 15 percent but not exceeding 30 percent may be permitted with a Special Permit.

55.4.6.5.5 In order to comply or best achieve compliance with applicable eligibility or siting criteria, or performance standard(s), reconfiguration of a Pre-Existing Cultivation Site may be authorized with a Special Permit, subject to all applicable Performance Standards.

55.4.6.5.6 Energy Source for Ancillary Propagation Facility or Mixed-Light Cultivation

In TPZ zones and U zones (with a Land Use Designation of Timberland) the use of generators and Mixed-Light cultivation is prohibited. Where grid power is not available, Pre-Existing cultivation sites located within other eligible zoning districts may utilize on-site generators to supply energy for mixed light and propagation activities. The permit application shall include an energy budget detailing all monthly cultivation-related energy use as well as on-site renewable energy generation and storage capacity. All generator use must comply with the Performance Standards for Generator Noise.

- a) Use of on-site generators to supply up to 20 percent of cannabis cultivation related energy demand may occur as a principally permitted use.
- b) Use of on-site generators to supply greater than 20 percent of cannabis cultivation related energy demand shall be subject to a Special Permit. The application must demonstrate why it is not technically or financially feasible to secure grid power or comply with the renewable energy standard. Approval may be subject to any and all of the following additional measures:
 1. Keeping of ancillary mother plants off-site at an approved location such as a Community Propagation Center, Nursery, or similar facility with access to grid power.
 2. Restricting use of artificial lighting to between March thru August (deprivation season and end of season restocking post-harvest)
 3. Developing a plan to secure grid power or develop on-site renewable energy infrastructure capable of supplying 80 percent or more of cannabis-related electrical demand. Permit approval may be provisional subject to achieving grid power or 80 percent renewable target.

55.4.6.5.7 Provisional Permitting

An application for a Pre-Existing Cultivation Site may be provisionally approved, subject to a written approved compliance agreement, signed by the applicant and the relevant enforcement agency or agencies. Applications eligible for Provisional Approval shall be processed identically to all other applications, in the order they are received and determined complete for processing. The Compliance Agreement shall document all violations and non-compliance with applicable building or other health, safety, or other state or county statute, ordinance, or regulation, including the performance standards and siting criteria of these regulations. Violations and areas of non-compliance subject to a compliance agreement shall be related to land conversion, on-site grading, electricity usage, water usage, agricultural discharges, and similar matters and limited to those improvements, facilities, buildings, and sites that are used for the Commercial Cannabis Activity and shall not extend to personal residences or other structures that are not used for Commercial Cannabis Activities. Applicants shall provide plans for curing such violations to the Planning & Building Department within one (1) year of issuance of the provisional clearance or permit. All violations and areas of non-compliance shall be cured or abated at the earliest feasible date, but in no event no more than two (2) years of date of issuance of a provisional clearance or permit, unless otherwise stipulated under the terms of the individual agreement. The terms of the compliance agreement may be appealed to the Planning Commission, who shall act as Hearing Officer, and make a determination during the hearing, or at the next regularly scheduled meeting held thereafter.

As part of application submittal, Pre-Existing cultivation sites seeking provisional approval shall identify, document, and itemize all current violations related to commercial cannabis activities, as well as areas of non-compliance with applicable performance standards and siting criteria, and include a plan and schedule to abate or cure all violations and achieve compliance targets.

55.4.6.5.8 Myers Flat Community Area

In the Myers Flat Community Area, on any sized parcel, the cultivation area of a Pre-Existing Site may be permitted with a Special Permit, up to a maximum of 3,000 square feet. Expansion is prohibited on parcels less than 1 acre in size. The cultivation area setback requirement specified in Section 55.4.6.4.4(a) shall be reduced to the setbacks applicable to the underlying principal zoning district. The cultivation area setback from residence requirement specified in Section 55.4.6.4.4 (b) shall only apply to permanent residences constructed with approved building permits. Temporary use of an RV for up to 6 months may be permitted in conjunction with cannabis cultivation if permitted pursuant to 314-81.1.1.5.1.

55.4.6.5.9 Retirement, Remediation, and Relocation of Pre-Existing Cultivation Sites

In order to incentivize, promote, and encourage the retirement, remediation and relocation of pre-existing cannabis cultivation operations occurring in inappropriate, marginal, or environmentally sensitive sites to relocate to environmentally superior sites, the following provisions shall apply:

- a) Cultivation Sites eligible for Retirement, Remediation, and Relocation incentives (RRR Sites) shall be those that were in operation at any time between January 1, 2006 and January 1, 2016 and are located in TPZ, RA, U, AG, FR or AE zones with a source of irrigation water from surface water diversion without DWR water right or permit or DFW streambed alteration permit, or served by roads which do not conform with one or more access performance standards specified under Section 55.4.12, or with slopes in excess of 15%, or where the cultivation area location does not comply with the required setbacks.
- b) Sites eligible for relocation of RRR Sites (Relocation Sites) shall be those meeting the eligibility criteria specified in Section 55.4.6.1 or 55.4.6.2 and the siting criteria specified in Section 55.4.6.4 through 55.4.6.8, as well as all applicable performance standards specified in Section 55.4.12.
- c) Operators of RRR Sites shall be eligible to receive a Zoning Clearance Certificate for commercial cultivation of cannabis on an eligible Relocation Site, for an area up to four times the area of the pre-existing RRR Site, but in no event larger 20,000 sq. ft. Operators of RRR Sites with a Cultivation Area exceeding 20,000 sq. ft. may transfer all recognized prior cultivation area to an eligible Relocation Site, on a 1-for-1 basis (no multiplier) subject to approval of a Special Permit.
- d) Relocation Sites may be on leased premises for agricultural purposes allowable pursuant to the exclusion from the Subdivision Map Act, Government Code section 66412 (k). More than one RRR Site Zoning Clearance Certificate may be granted on Relocation Site parcels of ten (10) acres or larger, provided that the cumulative total cultivation area for all commercial cannabis cultivation Zoning Clearance Certificates issued for that parcel does not exceed twenty percent (20%) of the area of the Relocation Site parcel. If the Relocation Site has Prime Agricultural Soils on that parcel, the area utilized for cannabis cultivation on Prime Agricultural Soils shall not exceed twenty percent (20%) of the area of Prime Agricultural Soils on that parcel. Upon satisfaction of RRR program requirements, the County shall certify that the

operator of the Relocation Site is in “good standing” for purpose of priority state licensing eligibility pursuant to Business and Professions Code section 26054.2.

- e) In order to receive the benefits specified in Section 55.4.6.5.9 (c), the operator of a RRR Site shall prepare a plan for the full environmental remediation of the RRR Site, including removal of all cultivation related materials, equipment and improvements, regrading to preexisting contours, reseeding with native vegetation, reforestation, habitat restoration, and monitoring, as determined to be appropriate by the Planning Department. The plan shall be prepared and executed in accordance with the Performance Standard for Remediation Activities. The operator shall execute an agreement to complete the work specified in the remediation plan within twelve (12) months, and shall post a bond in a sufficient amount that will allow the County to contract to complete the work specified in the plan in the event that the operator of the RRR Site fails to do so. The operator or the property owner of record for the RRR Site shall record a covenant executed by the property owner not to commercially cultivate cannabis or disturb the remediation area on the subject property in perpetuity, with an enforcement clause that in the event that the covenant is violated, the County of Humboldt, shall on motion in Superior Court, be entitled to an immediate lien on the property in the amount necessary to remediate the property, but in no event less than the sum of \$50,000.00. In the event that that the covenant is violated and the operator of the RRR Site retains any interest in the former RRR Site property, all permits for operation of the Relocation Site shall be terminated.

55.4.6.6 Site Restoration upon Termination or Abandonment of Commercial Cannabis Cultivation Sites

Upon termination or abandonment of a permitted Commercial Cannabis Cultivation Site, the operator and/or property owner shall remove all materials, equipment and improvements on the site that were devoted to cannabis cultivation, including but not limited to bags, pots, or other containers, tools, fertilizers, pesticides, fuels, hoop house frames and coverings, irrigation pipes, water bladders or tanks, pond liners, electrical lighting fixtures, wiring and related equipment, fencing, cannabis, or cannabis waste products, imported soil or soil amendments not incorporated into native soil, generators, pumps, or structures not adaptable to non-cannabis permitted use of the site. If any of the above described or related material or equipment is to remain, the operator and/or property owner shall prepare a plan and description of the non-cannabis continued use of such material or equipment on the site.

For cultivation sites located in forested resource lands where trees were removed in order to facilitate cannabis cultivation, and no 3-acre conversion exemption or timberland conversion permit was obtained, the property owner shall cause a restoration plan to be prepared by a Registered Professional Forester, or other qualified professional approved by the County, for the reforestation of the site. All restoration planning and implementation shall be conducted in conformance with the Performance Standard for Remediation Activities. The property owner shall be responsible for execution of the restoration plan, subject to monitoring and periodic inspection by the County. Failure to adequately execute the plan shall be subject to the enforcement provisions set forth in Section 314-55.4.5.3 and Title III, Division 5, Chapter 1 of the Humboldt County Code.

55.4.7 CANNABIS SUPPORT FACILITIES

Cannabis Support Facilities, including Distribution, Off-Site Processing, Enclosed Nurseries, Community Propagation Centers and Cannabis Testing and Research Laboratories shall be permitted as follows. Roads providing access to the Parcel(s) or Premises must comply with the Road System Performance Standard for Functional Capacity (all segments must either be paved with centerline stripe, or paved meeting the Category 4 standard). Exceptions are prohibited.

55.4.7.1 Distribution, Off-Site Processing, Enclosed Nurseries, and Community Propagation Centers

Within all zones specified in Sections 55.4.6.1.1 (AE, AG, FR, and U) and 55.4.6.2.1 (C-3, ML, MH, and U), as well as C-2 and MB zones, Distribution, Off-Site Processing, Enclosed Nurseries, Community Propagation Centers shall be principally permitted with a Zoning Clearance Certificate when meeting all applicable Performance Standards, as well as the Eligibility and Siting Criteria specified in Sections 55.4.6.3 and 55.4.6.4, except for 55.4.6.4.4 (c) and (d). The aforementioned types of Cannabis Support Facilities may also be permitted in CH and MB zones with a Special Permit, where meeting all applicable Performance Standards, as well as all Eligibility and Siting Criteria specified in Sections 55.4.6.3 and 55.4.6.4.

55.4.7.2 Cannabis Testing and Research Laboratories

Where meeting all applicable Performance Standards, as well as the Eligibility and Siting Criteria specified in Sections 55.4.6.3 and 55.4.6.4, except for 55.4.6.4.4 (c) and (d), Cannabis Testing and Research Laboratories shall be principally permitted with a Zoning Clearance Certificate in C-2, C-3, MB, ML, MH zones, or U (when accompanied by a Commercial or Industrial General Plan land use designation) or where previously developed for a lawful industrial or commercial use.

55.4.8 INDOOR CULTIVATION AND MANUFACTURING

Indoor Cultivation and Manufacturing Sites must comply with all applicable performance standards, meet all Eligibility and Siting Criteria specified in Section 55.4.6.3 as well as comply with the Siting Criteria specified in Section 55.4.6.4, except 55.4.6.4.4 (c) and (d). Indoor Cultivation and Manufacturing activities may then be permitted as follows:

55.4.8.1 Roads providing access to the Parcel(s) or Premises must comply with the Road System Performance Standard for Functional Capacity (all segments must either be paved with centerline stripe, or paved meeting the Category 4 standard). Exceptions are prohibited.

55.4.8.2 Indoor Cultivation and Manufacturing Activities shall be conducted within an Enclosed setting.

55.4.8.3 Indoor Cultivation

55.4.8.3.1 Within those zones specified under 55.4.6.1.1 (AE, AG, FR, and U), up to 5,000 square feet of Indoor Cultivation may be permitted with a Zoning Clearance Certificate, but may only be conducted within a non-residential structure which was in existence prior to January 1, 2016.

55.4.8.3.2 Within those zones specified under 55.4.6.2.1 (C-3, ML, MH, and U):

- a) up to 5,000 square feet of cultivation area may be permitted with a Zoning Clearance Certificate.
- b) up to 10,000 square feet of cultivation area may be permitted with a Special Permit.
- c) A Use Permit shall be required where more than one clearance or permit is being sought on a Parcel.

55.4.8.4 **Manufacturing**

55.4.8.4.1 Manufacturing may be permitted within the CH, C-2, C-3, MB, ML, MH zones, as well as the U zoning district, when accompanied by a Commercial or Industrial General Plan land use designation, or where previously developed for a lawful industrial or commercial use

- a) Manufacturing activities conducting extraction using volatile and non-volatile solvents may be permitted with a Special Permit.
- b) Manufacturers that produce edible or topical products using infusion processes or other types of medical cannabis products other than extracts or concentrates, and that do not conduct extractions, may be permitted with a Zoning Clearance Certificate.

55.4.9 **ADAPTIVE REUSE OF INDUSTRIAL SITES**

On Parcels 2 acres or larger in size, within existing structures previously developed for a prior lawful industrial operation, occupancy of up to one acre of gross floor area may be permitted for use by Commercial Cannabis activities including: Indoor Cultivation, Manufacturing, and Cannabis Support Facilities. A Zoning Clearance Certificate will be required for each discrete lease area. Where permitted occupancy and use of the site has reached one acre, a Use Permit will be required to consider any further use of the site by Commercial Cannabis Activities.

55.4.10 **OTHER PROVISIONS**

55.4.10.1 **Adult Use Retail Sales.** Adult Use Retail Sales facilities are a permitted use, subject to the same permit requirements that apply pursuant to Humboldt County Code Sections 314-55.3, et seq. applicable to Medical Cannabis Dispensaries. All regulations applicable to permitting of Medical Cannabis Dispensaries shall be applicable to Adult Use Retail Sales facilities, except those limiting sales exclusively to medical cannabis.

55.4.10.2 **Farm-Based Retail Sales.** In addition to the zones in which cannabis retail facilities may be permitted pursuant to Humboldt County Code Sections and 314-55.3, et seq. applicable to Medical Cannabis Dispensaries, retail sales of cannabis products limited to those produced on the same Parcel(s) or Premises where the cannabis was cultivated, may be authorized with a Conditional Use Permit, provided that the cultivator also obtains a state cannabis retail sale license, if necessary. Sales of any cannabis products not cultivated on the same parcel is prohibited, unless pursuant to a Microbusiness license. Farm-based retail sales are not permitted on any parcel zoned TPZ, or a parcel zoned U with an underlying land use designation of "Timberland".

55.4.10.3 **Microbusiness.** Microbusiness activities are a permitted use, subject to a Special Permit, in any of the zones in which authorized cannabis activities is a permitted use (except on parcels zoned FP or TPZ). Roads providing access to the Parcel(s) or Premises must

comply with the Road System Performance Standard for Functional Capacity (all segments must either be paved with centerline stripe, or paved meeting the Category 4 standard). Exceptions are prohibited. Sites must also comply with the Public Accommodation Standard; and all performance standards applicable to any of the uses combined under a single Microbusiness license.

55.4.10.4 Temporary Special Events Temporary Special Events authorizing onsite cannabis sales to, and consumption by, persons 21 years of age or older may be permitted at any facility or location over which the County has jurisdiction. Events are a Temporary Use subject to a Use Permit as required by Humboldt County Code Section 314-62.1, which governs Special Events and Attractions. This includes events at a county fair, subject to consent of the Humboldt County Fair Association Board of Directors and City of Ferndale. Any event must be managed to insure that (1) all cannabis vendor participants are licensed; (2) cannabis consumption is not visible from any public place or area open to persons under 21 years of age; and, (3) sale or consumption of alcohol or tobacco is not allowed within areas where cannabis consumption is authorized.

55.4.10.5 Onsite Cannabis Consumption (Retail, Microbusiness) Onsite consumption facilities as an accessory use at a Medical Cannabis Dispensary, Adult Use Retail, or Microbusiness permitted facility are a permitted subject to approval of a Use Permit, provided that: (1) access to the area where cannabis consumption is allowed is restricted to persons 21 years of age and older; (2) cannabis consumption is not visible from any public place or area open to persons under 21 years of age; and, (3) sale or consumption of alcohol or tobacco is not allowed on the premises. The applicant shall submit a site plan and operations plan that will demonstrate the onsite consumption facilities comply with these standards and all other limitations and restrictions, including but not limited to Health and Safety Code section 11362.3.

55.4.10.6 Commercial Cannabis Tours And Tour Sites Public visitation and tours of sites host to Commercial Cannabis Activities may be authorized at locations meeting the Performance Standards for Public Accommodation and Tours. Businesses conducting tours to Commercial Cannabis Activity sites may be authorized with a Zoning Clearance Certificate, subject to meeting the following criteria:

55.4.10.6.1 Tour businesses must collect guests from a secure location with adequate off-street parking to store the vehicles of all tour patrons.

55.4.10.6.2 The tour vehicle must be stored at a location authorized for storage of commercial vehicles.

Tour Businesses not meeting the above criteria may be permitted with a Special Permit. The application shall include a Plan of Operation detailing how the operation of the tour will not adversely affect public parking or conflict with neighboring uses, while complying with all applicable performance standards.

55.4.10.7 Cannabis Farm Stays Cannabis farm stays may be permitted in conjunction with a cannabis cultivation permit on properties in conformance with the Public Accommodation

Performance Standards with a Special Permit as specified in Section 314-44.1 of the Humboldt County Code applicable to Bed and Breakfast establishments.

55.4.11 APPLICATION REQUIREMENTS FOR CLEARANCES OR PERMITS

Applications may be required to submit any or all of the following information, depending on permit activities and location: Site Plan; Security Plan; Cultivation Plan, Processing Plan; Operations Plan; Irrigation Plan; documentation of water use, source, and storage; information concerning previously secured state and local permits for cannabis related infrastructure or activities; evidence of prior cultivation where seeking a permit as a pre-existing cultivation site; restoration and remediation plans where appropriate; plans for energy use; and details of current known violations related to commercial cannabis activities.

The County may request additional information prior to application intake, or during application processing, where deemed necessary to perform environmental review pursuant to the California Environmental Quality Act (CEQA). All required plans and reports shall be designed to demonstrate compliance with relevant eligibility and siting requirements, and applicable performance standards, while conforming to relevant checklists and guidance documents maintained and supplied by the County. All Technical Reports and Plans are subject to final review and approval by the County.

55.4.12 PERFORMANCE STANDARDS

55.4.12.1 Performance Standards for All Commercial Cannabis Activities

- 55.4.12.1.1 Commercial cannabis activities shall be conducted in compliance with all applicable state laws and County ordinances.
- 55.4.12.1.2 The operator of the permitted facility shall maintain valid license(s) issued by the appropriate state licensing authority or authorities as provided in MAUCRSA for the type of activity being conducted, as soon as such licenses become available.
- 55.4.12.1.3 All permittees subject to state licensure shall participate in local and state programs for “Track and Trace”, once available.
- 55.4.12.1.4 All operators shall maintain a current, valid business license at all times.
- 55.4.12.1.5 Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday – Friday, 9:00 am – 5:00 pm, excluding holidays).
- 55.4.12.1.6 Pay all applicable application and annual inspection fees.
- 55.4.12.1.7 Comply with any special conditions applicable to that permit or Premises which may be imposed as a condition of approval of any Special Permit or Use Permit.

55.4.12.1.8 Performance Standard–Road Systems

Roads providing access to any parcel(s) or premises on which commercial cannabis activities occur must comply with the following standards, as applicable:

a) Standard 1 – Dead End Road Length

Projects shall not be located more than 2-miles (measured in driving distance) from the nearest intersection with a Category 4 road that is part of a system providing secondary access by emergency vehicles and personnel, including wildland fire equipment.

b) Standard 2 - Functional Capacity

Road systems providing access to the parcel(s) or premises must meet or exceed the Category 4 road standard (or same practical effect). The application package must demonstrate compliance with this requirement in one of the following ways:

- 1) parcel(s) served exclusively by roads which are paved publicly maintained or private roads where all portions of the road system feature a center-line stripe require no further analysis only a notation on the plans that the access to the site meets this requirement, or
- 2) parcel(s) served by roads without a centerline stripe must submit a written assessment of the functional capacity of these road segments. If the assessment reveals that all road systems meet or exceed the Category 4 standard (or same practical effect), then no additional review is necessary. Documentation of self-certification shall be produced to the satisfaction of the County, including use of appropriate forms where provided. The County reserves the right to independently verify general compliance with this standard.

Where access to a site is provided by roads not meeting the Category 4 standard, the application shall require a Special Permit and include a report prepared by a licensed engineer evaluating whether the design, condition, and performance of all necessary road segments are currently capable of supporting increases in traffic volume created by the project, in addition to the existing traffic using the road(s).

c) Standard 3 – Private Road Systems - Protections for Water Quality and Biological Resources

- 1) Private road systems and driveways providing access to parcel(s) or premises shall be designed, maintained, or retrofitted in accordance with the latest edition of the document titled, “A Water Quality and Stream Habitat Protection Manual for County Road Maintenance in Northwestern California Watersheds”, which was adopted by the Humboldt County Board of Supervisors on July 6, 2010, and is also known as the Five Counties Salmonid Conservation Roads Maintenance Manual. This includes measures to protect water quality using best management practices so that:
 - i. Impacts from point source and non-point source pollution are prevented or minimized, including discharges of sediment or other pollutants that constitute a

threat to water quality. Road segments shall be designed and maintained in ways which minimize the potential for discharge of sediment through measures to reduce velocity of runoff, capture and detain stormwater from road systems to enable settling of transported sediments, and minimize direct delivery to nearby watercourses, to the greatest extent feasible.

- ii. Design and construction of culverts, stream crossings, and related drainage features shall remove barriers to passage and use by adult and juvenile fish, amphibians, reptiles, and aquatic invertebrates.
 - 2) Where access to a site is provided in part by private roads systems, any application to permit a Commercial Cannabis Activity shall include a report evaluating the design, condition, and performance of all private road segments within the defined Roadshed.
 - i. The report shall be prepared by a licensed engineer or similarly qualified professional.
 - ii. The report shall be prepared to the satisfaction of the County and shall include or be accompanied by exhibits and stationing information of sufficient detail to enable the location, attributes, and condition of all road drainage features to be itemized and documented. The narrative portion of the report must evaluate the current design, functionality and performance of discrete drainage systems and segments and develop conclusions concerning compliance and conformance with best management practices within the defined Roadshed. The County reserves the right to ask for additional information or choose to independently investigate and verify any and all conclusions within the report.
 - iii. Where an evaluation has determined, to the satisfaction of the County, that all private road segments comply with relevant best management practices, as defined herein, no further work is needed.
- d) Road Maintenance Associations and Cost Sharing
 - 1) Where three or more permit applications have been filed for Commercial Cannabis Activities on parcels served by the same shared private road system, the owner of each property must consent to join or establish the appropriate Road Maintenance Association (RMA) prior to operation or provisional permit approval. This requirement shall also apply to existing permittees seeking to renew their permit. Evidence shall be provided to the satisfaction of the County, and may include minutes from a meeting, written correspondence and confirmation from the RMA Secretary, or similar information.
 - 2) When one or more applicants in a defined Roadshed have prepared and submitted a Professional Private Road Evaluation called for by this section, all contemporaneous applicants served by the same Roadshed shall be required to contribute to the cost of preparation of the report. The cost allocation shall be determined by any Road Maintenance Association(s) within the Roadshed that includes the road segments providing access to the cultivation site of each applicant. In determining the cost

allocation the Road Maintenance Association shall consider the recommendation or formula for cost sharing included in the report.

e) Special Noticing Requirements

Wherever an exception to the Functional Capacity road standard is being sought, in addition to noticing property owners and occupants within 300 feet of the boundaries of the Parcel(s) or Premises, notice of the project will also be sent to all owners and occupants of property accessed through common Shared Use Private Road Systems.

55.4.12.2 Performance Standards for Commercial Cannabis Cultivation Activities

General Standards applicable to all Commercial Cannabis Activities

55.4.12.2.1 Compliance with all statutes, regulations and requirements of the California State Water Resources Control Board, Division of Water Rights.

55.4.12.2.2 Maintain enrollment with the North Coast Regional Water Quality Control Board (NCRWQCB) Order No. 2015-0023, and where applicable, any State Water Quality Control Board Order, or any substantially equivalent rule addressing water quality protections and waste discharge that may be subsequently adopted by the County of Humboldt or other responsible agencies.

55.4.12.2.3 Comply with the terms of any applicable Streambed Alteration Permit obtained from the Department of Fish & Wildlife.

Where no agreement has been secured for prior work within areas of DFW jurisdiction, notification pursuant to 1602 of the Fish and Game Code shall not commence until the processing of the County permit has been completed.

55.4.12.2.4 Comply with the terms of any permit or exemption approved by the California Department of Forestry and Fire Protection (CAL-FIRE), including a less-than-3-acre conversion exemption or timberland conversion permit.

Existing or proposed operations occupying sites created through prior unauthorized conversion of timberland, if the landowner has not completed a civil or criminal process and/or entered into a negotiated settlement with CAL-FIRE, the applicant shall secure the services of a registered professional forester (RPF) to evaluate site conditions and conversion history for the property and provide a written report to the Planning Division containing the RPF's recommendation as to remedial actions necessary to bring the conversion area into compliance with provisions of the Forest Practices Act. The Planning Division shall circulate the report to CAL-FIRE for review and comment.

55.4.12.2.5 Trucked water shall not be allowed, except for emergencies. For purposes of this provision, "emergency" is defined as: "a sudden, unexpected occurrence demanding immediate action.

55.4.11.2.6 Provide and maintain an approved means of sewage disposal.

55.4.11.2.7 Comply with all federal, state, and local laws and regulations applicable to California Agricultural Employers, including those governing cultivation and processing activities.

55.4.12.3 *[Reserved for Future Use]*

55.4.12.4 Performance Standard for Light Pollution Control

- a) Structures used for Mixed Light Cultivation and Nurseries shall be shielded so that no light escapes between sunset and sunrise.
- b) Where located on a Parcel abutting a residential Zoning District or proposed within Resource Production or Rural Residential areas, any Security Lighting 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(s) or Premises or directly focusing on any surrounding uses.
- c) Structures used for Mixed-Light Cultivation or Nurseries are prohibited within 200 feet of a riparian zone.
- d) The County shall provide notice to the operator upon receiving any light pollution complaint concerning the cultivation site. Upon receiving notice, the applicant shall correct the violation as soon as possible and submit written documentation within fourteen (10) calendar days, demonstrating that all shielding has been repaired, inspected and corrected as necessary. Failure to correct the violation and provide documentation within this period shall be grounds for permit cancellation or administrative penalties, pursuant to the provisions of 55.4.5.3.

55.4.12.5 Performance Standards for Energy Use

All electricity sources utilized by Commercial Cannabis Cultivation, Manufacturing, or Processing activities shall conform to one or more of the following standards:

- 55.4.12.5.1 grid power supplied from 100% renewable source
- 55.4.12.5.2 on-site renewable energy system with zero net energy use
- 55.4.12.5.3 grid power supplied by partial or wholly non-renewable source with purchase of carbon offset credits

Purchase of carbon offset credits (for grid power procured from non-renewable producers) may only be made from reputable sources, including those found on Offset Project Registries managed the California Air Resources Board, or similar sources and programs determined to provide bona fide offsets recognized by relevant state regulatory agencies.

55.4.12.6 Performance Standard for Noise from Generator Use at Pre-Existing Sites

Generators shall not result in an increase in existing ambient noise levels at the property line of the site, and shall not be audible by humans from neighboring residences located on separate nearby Parcels.

- a) In TPZ zones and U zones (with a General Plan Land Use Designation of “Timberland”), the use of generators is prohibited.

- b) Where located within one (1) mile of mapped critical habitat for Marbled Murrelet or Spotted Owls where timberland is present, maximum noise exposure from the combination of background and generator created noise may not exceed 50 decibels measured at a distance of 100 feet from the generator or the edge of habitat, whichever is closer. Where ambient noise levels, without including generator noise, exceed 50 decibels within 100 feet from the generator or the edge of habitat, generators may continue to be used when an increase in ambient noise levels would not result.
- c) The permit application must include information demonstrating compliance with the noise standards, including but not limited to:
 - i) site plan detailing the location of the generator, property lines, and nearby forested areas
 - ii) existing ambient noise levels at the property line using current noise measurements (excluding generators) during typical periods of use
 - iii) Details on the design of any structure(s) or equipment used to attenuate noise
 - iv) Details on the location and characteristics of any landscaping, natural features, or other measures which provide serve to attenuate generator noise levels at nearby property lines or habitat.

55.4.12.7 Performance Standards for Diversionary Water Use

A Special Permit shall be required where Irrigation of Commercial Cannabis Cultivation Activities occurs wholly or in part using one or more Diversionary sources of water, and shall be subject to the following standards:

Documentation of Current and Projected Water Use

55.4.12.7.1 All requests to permit Commercial Cannabis Cultivation Activities shall provide information detailing past and proposed use(s) of water on the Parcel(s) or Premises. Information in the plan shall be developed to the satisfaction of County staff, and will be used to assist in identifying and establishing an appropriate Forbearance Period. At minimum, the following items shall be included:

- a) Information identifying the cultivation season(s)
- b) A water budget showing weekly and monthly past or projected Irrigation demands, including daily Irrigation demand during periods of peak usage, broken out by each discrete Cultivation Site. Irrigation reporting or projections shall be differentiated where cultivation methods and conditions result in differences in water usage at specific cultivation sites.
- c) A listing of current or proposed areas of on-site water storage, showing volume in gallons.
- d) A description of on-site water conservation measures including but not limited to: rainwater catchment systems, drip irrigation, timers, mulching, irrigation water recycling, and methods for insuring Irrigation occurs at agronomic rates

Forbearance Period & Storage Requirements

55.4.12.7.2 The County may require that operators of Cannabis Cultivation Site(s) forbear from diversions of Surface Water for Irrigation during periods of low or reduced stream flows. Unless otherwise specified, the default forbearance period shall occur between May

15th thru October 31st of each year. In determining the appropriate Forbearance Period, the County shall review the past record of water use at the Parcel(s) or Premises, the volume and availability of water resources and other water use and users in the local watershed, as well as relevant gaging information. Under certain circumstances, limited diversion during the forbearance period(s) may be authorized.

55.4.12.7.3 The County may require the submittal of a water management plan prepared by a qualified person such as a licensed engineer, hydrologist, or similar qualified professional, establishing a smaller or larger water storage and forbearance period, if required, based upon local site conditions.

55.4.12.7.4 Where subject to forbearance, the applicant shall provide a plan for developing adequate on-site water storage to provide for Irrigation, based on the size of the area to be cultivated.

Metering and Recordkeeping

55.4.12.7.5 A metering device shall be installed and maintained on all discrete points of diversion, located at or near the point of diversion.

55.4.12.7.6 A metering device shall be installed and maintained at or near the outlet of all water storage facilities utilized for Irrigation.

55.4.12.7.7 Operators shall maintain a weekly record of water collected from Diversionary sources, as well as a record of all water used in Irrigation of permitted Cultivation Areas. A copy of these records shall be stored and maintained at the cultivation site, and kept separately or differentiated from any record of water use for domestic, fire protection, or other irrigation purposes. Irrigation records shall be reported to the County on an annual basis, at least thirty (30) days prior to the annual renewal date of the permit. Records shall also be made available for review during site inspections by local and state officials.

55.4.12.8 Performance Standards for Water Storage

All facilities and equipment storing water for Irrigation shall be designed and managed in conformance with the following performance standards, as applicable:

Ponds and Reservoirs

- a) Except in limited circumstances where already permitted or existing, ponds shall be located “off-channel” from watercourses and adequately setback from streams, springs, and other hydrologic features.
- b) To prevent occupancy by and survival of non-native bullfrog species, ponds shall be designed to be drained. Draining may be required on an annual basis or other interval where determined necessary.
- c) Introduction or maintenance of non-native species is prohibited where an existing or proposed pond is filled from, or outlets to a nearby stream or wetland.
- d) Ponds shall be designed with pathways enabling escape by local wildlife. These may include rock-lined portions or similar features providing equivalent means of egress. Ponds shall not be fenced.
- e) All ponds and reservoirs shall be designed by a licensed civil engineer where utilizing a dike, earthen dam, berm or similar feature to facilitate water storage. The engineer shall evaluate the risk of pond failure under natural conditions and specify provisions for

periodic inspection, routine maintenance, and long-term management. An engineered reclamation and remediation plan shall be submitted for County approval within one year of sunset or cancellation of the permit, and completed within standard permitting timeframes.

Bladders & Above-Ground Pools, and similar vessels

- f) Use of bladders, above-ground pools, and similar vessels is prohibited. Where a Pre-Existing Cultivation site utilizes any of these means for water storage, removal and replacement with a substitute approved method of water storage (eg. tank(s), reservoir, etc.) shall be completed within 2 years of provisional permit approval.

Tanks located in designated Flood Zones

- g) Tanks shall be sited at least one foot above the base flood elevation or wet flood proofed and anchored.

55.4.12.9 Performance Standard for Wells on Small Parcels

Cultivation Site(s) located within areas planned or zoned for lot sizes of ten acres or smaller where proposing or conducting Irrigation with water from a proposed or existing well located within 400 feet of a property line, shall be subject to groundwater testing to determine connectivity of the source supply well. These tests shall be preceded by a minimum of eight (8) hours of non-operation to maintain a static depth to water measurement. Results of testing are required to be provided with the permit application submittal. If the testing demonstrates use of the well results in the drawdown of any adjacent well(s), a Special Permit will be required. Use of the well for cannabis-related Irrigation may be prohibited, limited, or subject to provisional approval and monitoring.

55.4.12.10 Soils Management and Conservation Performance Standard

Where Commercial Cannabis Cultivation activities are primarily conducted within soil which has been imported to the cultivation site(s), a soils management plan shall be provided detailing the use of imported and native soil on the Parcel(s) or Premises. The plan shall provide accounting for the annual and seasonal volume of soil that is imported and exported, differentiating between soil used for propagation and cultivation activities, and detailing the location of any Parcel(s) used for off-site disposal of spent soil if this occurs or is proposed. A Special Permit will be required for cultivation sites which annually reuse less than 75 percent of their imported soils and amendments. The application must demonstrate why it is not technically feasible to meet the soil conservation target. Approval may be subject to any and all of the following measures:

- a) Implementation of practices to improve and develop local soils at the cultivation site through use of amendments and similar measures which reduce or eliminate the current or projected volume of annual soil import.
- b) Restricting the number, timing, and volume of soil deliveries.
- c) Developing a strategy for meeting the soil conservation target. Permit approval may be provisional pending achievement and transition to compliance with the 75 percent standard for annual soil reuse.

55.4.12.11 Existing Site Reconfiguration

- a) Where an existing site does not conform to one or more performance standards or eligibility criteria, or cannot comply with local, state, or federal regulatory requirements, reconfiguration of the cultivation site and associated infrastructure may be permitted, provided that the reconfiguration results in an improvement in the environmental resources of the site, and the site is brought into compliance with the requirements of this section.
- b) A Biological Resource Protection Plan must also be included. The plan shall be prepared by a qualified professional and evaluate whether prior unpermitted development or disturbance has occurred within a Streamside Management Area, Sensitive Plant Community, or area of similar biological sensitivity.
- c) Any new timberland conversion proposed in association with cultivation site reconfiguration must not exceed the areas of existing conversion to be relocated.

Pre-Existing cultivation areas to be relocated must be restored to pre-disturbance conditions and restocked and/or managed to promote recovery by native vegetation and tree species.
- f) Existing interior driveways and road networks may be reconfigured to achieve better design and compliance with road standards and watercourse protections.

All relocated road segments must be fully decommissioned and restored to pre-disturbance conditions or mothballed and stabilized to insure that they are no longer a threat to water quality. Relocated road systems occupying the site of converted timberland shall be restocked and/or managed to promote recovery by native vegetation and tree species.
- g) All remediation activities shall be performed in accordance with the Remediation Performance Standard.

55.4.12.12 Performance Standard for Adaptive Reuse of Developed Industrial Site(s)

All Commercial Cannabis Activities shall be conducted in a way which avoids displacing or destroying existing buildings or other infrastructure on the Parcel developed for prior commercial or industrial uses. Adaptations shall be carefully designed to preserve future opportunity for future resumption or restoration of other commercial or industrial uses after Commercial Cannabis Activities have ceased or been terminated.

- a) Development of additional buildings or infrastructure only allowed once existing infrastructure has been fully occupied.
- b) Interior changes or additions to facilities must not prevent future re-occupancy by new uses which are compatible with the base zoning district or consistent with historic prior operations.
- c) Newly constructed facilities must comply with all development standards of the principal zoning district(s)

55.4.12.13 Performance Standard for Remediation Activities

All remediation activities shall be conducted in accordance with the requirements for Mitigation and Monitoring Plans described within 314-61.1 of the Humboldt County Code, including the standards for documentation, reporting, and adaptive management.

55.4.12.14 Performance Standard for Public Accommodations

Sites of permitted Commercial Cannabis Activities may be authorized to host visits by the general public, as follows:

- a) Public visitation may be principally permitted with a Zoning Clearance Certificate at all sites within Commercial and Industrial Zoning Districts or where zoned Unclassified and planned for or developed with lawful commercial or industrial uses, when meeting the requirements of this section.
- b) Public visitation may be permitted with a Special Permit at sites located within those zones listed under 55.4.6.1.1 (AE, AG, FR, and U), when meeting the requirements of this section. Where access to the site is provided through Shared Use Private Road Systems, notice of the project will also be sent to all owners and occupants of property accessed through these common road systems, pursuant to 55.4.12.1.8(e). The permit may limit or specify the size and weight of vehicles authorized to visit the site, periods during which visitation may occur, and other measures to insure compatibility with neighboring land uses and limit impacts to of Shared Use Private Road Systems.
- c) Visitation by the general public may include Tours and Tour Groups, Farmstays, Farm-Based Retail Sales, and similar activities. Visitation does not include weddings, parties, or similar occasions. Special Events and other Temporary Uses are permissible with a Conditional Use Permit pursuant to 314-62.1.

The following standards apply to any Commercial Cannabis Activity site open to the public:

- d) Sites located in those zones specified in Section 55.4.6.1, shall limit hours of operation for public access other than employees to between 9:00 am to 6:00 pm.
- e) Restroom facilities shall be provided for visitors to the site.
- f) All facilities open to the public (parking, structures, restrooms, etc.) shall be designed and managed in compliance with relevant provisions for accessibility, as established in compliance with the Americans with Disabilities Act (ADA).
- g) Agricultural-exempt structures may not be opened to visitation by the general public.
- h) Road System & Driveways
 - 1) Roads providing access to the Parcel(s) or Premises must comply with the Road System Performance Standard for Functional Capacity (all segments must either be paved with centerline stripe, or paved meeting Category 4 standard). Exceptions to this standard are prohibited.
 - 2) Sites shall have a driveway and turnaround area meeting the following requirements:
 - i. All driveways shall be constructed to a minimum Road Category 1 standard. Driveways shall have a minimum 10 foot traffic lane and an unobstructed vertical

- clearance of 15 feet along their entire length. Driveways in excess of 1,320 feet in length shall be constructed to the standard for Road Category 2.
 - ii. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where a driveway exceeds 800 feet, turnouts shall be spaced at intervisible points at approximately 400 foot intervals. The location and spacing of turnouts shall be in conformance with the County Roadway Design Manual.
 - iii. A turnaround shall be within 50 feet of the parking area.
 - iv. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.
 - v. Sites within the jurisdiction and service area of a local fire protection district shall meet the driveway and turnaround requirements of that agency.
- i) Parking
- 1) Sites shall host independently accessible on-site parking for tour vehicles that is adequately sized.
 - 2) Sites shall include a minimum of six (6) parking spaces plus one (1) additional parking space for every two employees

55.4.12.15 Performance Standards for Tour Operators and Tour Sites

Tour Operators

Tour Operators shall comply with all of the following measures:

- a) The use of sound amplification equipment outside the tour vehicle is prohibited.
- b) Tour guests shall be restricted to adults 21 years of age or older. Age and patient status shall be verified prior to the start of any tour.
- c) Travel shall only be made to sites eligible for hosting visits by the general public. Prior to initially visiting any site, the tour operator shall contact the Planning and Building Department to confirm the eligibility of the site, and any applicable special conditions.
- d) Tour operators shall observe any vehicle weight restrictions when visiting tour sites.

Tour Site Eligibility Criteria

Where authorized, the site(s) of any permitted Commercial Cannabis Activity may host tours when meeting the following criteria:

- e) The site(s) conform with the Public Accommodation Performance Standard
- f) Visitation is restricted to vehicles in compliance with the applicable weight restriction

55.4.13 Humboldt Artisanal Branding

The county shall develop a program for recognition and certification of commercial cannabis cultivators meeting standards to be established by the Agricultural Commissioner, including, but not limited to, the following criteria:

- a) Outdoor Cultivation area of 3,000 sq. ft. or less
- b) Operated by a County permit and state license holder who resides on the same parcel as the cultivation site
- c) Meets organic certification standards or the substantial equivalent

55.4.14 Right to Farm Disclosure

When required to execute or make available a disclosure statement pursuant to 314-43.2 of the code “Right to Farm Ordinance”, said statement shall include information describing the possibility of commercial cultivation of cannabis.

SECTION 6. The repeal Section 314-55.4, Section 314-55.3.11.7, Section 314-55.3.7, and Section 314-55.3.15 of Chapter 4 of Division 1 of Title III of the Humboldt County Code and re-adoption of Section 314-55.3 of Chapter 4 of Division 1 of Title III of the Humboldt County Code (Regulations Inland of the Coastal Zone) shall take effect and be in force thirty (30) days following adoption. The repeal Section 313-55.4, Section 313-55.3.11.7, Section 313-55.3.7, and Section 313-55.3.15 of Chapter 3 of Division 1 of Title III of the Humboldt County Code and re-adoption of Section 313-55.3 of Chapter 3 of Division 1 of Title III of the Humboldt County Code (Regulations Inside the Coastal Zone) shall take effect immediately upon certification of the proposed amendments to the Local Coastal Program by the California Coastal Commission.

PASSED, APPROVED, AND ADOPTED the ____ day of _____, 2017, on the following vote, to wit:

AYES: Supervisors
NOES: Supervisors
ABSENT: Supervisors

VIRGINIA BASS, Chair
Board of Supervisors, County of Humboldt
State of California

ATTEST:
Kathy Hayes, Clerk of the Board of Supervisors
of the County of Humboldt, State of California

By:_____
Ana Hartwell, Deputy