



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

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Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: October 5, 2017

To: Humboldt County Planning Commission

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

Subject: **Tohnic, Inc. Conditional Use Permit**  
Application Number 11083  
Case Numbers CUP16-144, SP17-049  
Assessor's Parcel Number (APNs) 523-026-004-000  
Section 22 of Township 07 N, Range 05 East, Willow Creek Area

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Please contact Michelle Nielsen, Senior Planner, at 707-268-3708 or by email at [mnielsen@co.humboldt.ca.us](mailto:mnielsen@co.humboldt.ca.us) if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
October 5, 2017	Conditional Use Permit and Special Permit	Michelle Nielsen

**Project Description** Tohnic, Inc. is applying for a Conditional Use Permit (CUP) and Special Permit (SP) for 39,500 square foot existing outdoor cannabis cultivation and ancillary processing activities on an approximately 160-acre parcel (APN 523-026-004-000). The CUP is for the existing outdoor cultivation, and the SP is to allow cultivation within 600 feet of public lands managed for open space and/or wildlife purposes.

The existing outdoor cultivation occurs in five greenhouses on three sites (Site 1, Site 2, and Site 3). Site 1 includes a single greenhouse (2,400 square feet) and outdoor trenches and pots (3,340 square feet). The total cultivation area on Site 1 is 5,740 square feet. Site 2 includes two greenhouses (both are 2,880 square feet) and outdoor trenches and pots (6,050 square feet). The total cultivation area on Site 2 is 11,810 square feet. Site 3 includes two greenhouses (2,000 square feet and 3,000 square feet) and 17,000 square feet of trenches, holes, and pots. The total cultivation area on Site 3 is 22,010 square feet.

Processing is done on site in an existing building which the applicant intends to improve to meet Americans with Disabilities Act (ADA) compliance standards. The 2,500 square foot building is located on Site 1. Cannabis is dried, machine trimmed, manicured, and stored in the building. The applicant is seeking an off-site licensed facility for future processing. The applicant will have up to 10 employees. Water is sourced for cultivation from an on-site permitted well (Permit #13/14-0315). Water from the well is stored in seven hard tanks totaling 17,000 gallons. The applicant has two points of diversion on the property that he has decided not to use. The applicant has filed an Initial Statement of Water Diversion and Use with the Division of Water Rights. The property is currently enrolled under the Commercial Cannabis Waste Discharge Regulatory Program (CCWDRP) administered by the North Coast Regional Water Quality Control Board (NCRWQCB) (WDID 1B1645CHUM).

**Project Location:** The project is in Humboldt County, in the Willow Creek area, on the east side of Horse Linto Road, approximately 0.89 mile north from the intersection of Patterson Road and Horse Linto Road then approximately 1.39 miles east from the intersection of Horse Linto Road and River Access Road, on the property known to be in Section 22 of Township 07 North, Range 05 East, Humboldt Base & Meridian.

**Present Plan Land Use Designations:** Timber Production (T), Framework Plan (FRWK), Density: 160 to 20 acres per dwelling unit, Slope Stability: Moderate Instability.

**Present Zoning:** Timberland Production (TPZ)

**Application Number:** 11083 **Case Numbers:** CUP-16-144, SP 17-049

**Assessor Parcel Numbers:** 523-026-004

Applicant	Owner	Agents
Tohnic, Inc. Attn: Chad Steelman 2040 Margaret Lane Arcata, CA 95521	Chad Steelman 240 Margaret Lane Smith Arcata, CA 95521	None

**Environmental Review:** The existing cultivation project is exempt from environmental review per Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

**Major Issues:** None

**TOHNIC, INC**  
Case Numbers CUP16-144 and SP17-049  
Assessor's Parcel Numbers 523-026-004

**Recommended Commission Action**

1. Describe the application as a Public Hearing;
2. Request that staff present the project;
3. Open the public hearing and receive testimony; and
4. Close the hearing and take the following action:

*Find the project exempt from environmental review pursuant to Section 15301 of the State CEQA Guidelines, make all the required findings, based on evidence in the staff report and conditionally approve the Tohnic, Inc. application for a Conditional Use Permit and Special Permit as described in the Agenda Item Transmittal subject to the conditions of approval.*

**Executive Summary:** Tohnic, Inc. seeks approval of a CUP and an SP in compliance with the County Commercial Medical Marijuana Land Use Ordinance (CMMLUO) for existing outdoor commercial cannabis cultivation and ancillary processing facilities. The project site is comprised of one parcel containing APN 523-026-004 (160 acres).

The existing outdoor cultivation occurs in five greenhouses on three individual sites (Site 1, Site 2, and Site 3) with a total cultivation area of 5,740 square feet on Site 1, 11,810 square feet on Site 2, and 22,010 square feet on Site 3. The cumulative existing cultivation area of approximately 39,500 square feet (0.91 acre). No new cultivation is proposed. Ancillary processing of the cultivated cannabis is conducted on-site in an existing building located on Site 1 (see Plot Plan). The building is approximately 2,500 square feet and contains two bathrooms with sinks, showers, and locking doors. Processing activities require up to 10 seasonal employees. The Department of Environmental Health (DEH) has approved the home septic system associated with the residence. The existing permitted septic system is proposed for use by the processing facility. Until its suitability is determined by the DEH, however, for up to ten people, the applicant has proposed the use of portable toilets. Portable toilets cannot be used for permanent buildings, and the upgrade to the building to accommodate ADA and the septic flow, will need to be completed before the building can be used for processing. The applicant is also seeking an off-site licensed processing facility for future use at which time processing activities will no longer occur at the project site.

All existing cultivation sites are located in areas zoned Timberland Production (TPZ). The CMMLUO identified TPZ zoned properties as sites where outdoor and mixed-light commercial cannabis cultivation could be allowed subject to the issuance of a 3-acre conversion exemption or non-timberland area, and subject to the limitations and conditions in Section 314-55.4.8.2 of the CMMLUO. The applicant has obtained a 3-acre conversion exemption from California Department of Forestry and Fire Protection (CAL FIRE). The CMMLUO has identified TPZ sites with existing cultivation greater than 10,000 square feet as sites where outdoor cannabis cultivation could be allowed subject to a CUP.

The water source for the existing cultivation is obtained from one permitted and hydrologically disconnected, 20-gallon-per-minute on-site well. The California Department of Fish and Wildlife (CDFW) determined that the existing, permitted well is not hydrologically connected and has sufficient water for the proposed use. Approximately 17,000 gallons of water from the well is stored in a total of seven hard tanks. Site 1 has two hard tanks that store 2,500 gallons and one hard tank that stores 3,000 gallons. Site 2 has two hard tanks that store 2,500 gallons. Site 3 has one hard tank that stores 2,500 gallons and one hard tank that stores 1,500 gallons. The applicant proposes to document exact water usage with the installation of Badger water meters.

The applicant has two points of diversion on the property that will not be used. The applicant has filed an Initial Statement of Water Diversion and Use with the Division of Water Rights. The property is currently enrolled under the Commercial Cannabis Waste Discharge Regulatory Program (CCWDRP) administered by the North Coast Regional Water Quality Control Board (NCRWQCB) (WDID 1B16450CHUM). The applicant initially proposed pond water storage, but this idea was later withdrawn.

Cultivation activities will operate 11 months out of the year (January through November). Minimal activities will occur in January and February, including maintenance and site monitoring.

The property is off the grid and utilizes limited generator power and solar panels for electrical power. The generators are located at the cabin/farm building used for drying and processing. All generators are located close to the center of the cultivation flats to minimize sound to less than 50 decibels at the tree line and property boundaries. All three sites use greenhouses as well as full sun farming techniques. The operation only uses organic products and methods for cultivation.

Site 3 of the existing cultivation operation is located approximately 320 feet from the Six Rivers National Forest property. These federal lands do not contain recreational facilities. CMMLUO Section 314-55.4.11(d) allows a setback of less than 600 feet with an SP for public lands managed for open space and/or wildlife purposes. The project therefore seeks an SP to modify setbacks to adjacent federal lands.

The Division of Environmental Health is requiring an acceptable site suitability report for on-site wastewater treatment potential. Until this can be established, the existing building cannot be used for processing. These are noted in the conditions of approval.

The project site is accessed from a private road that is located 1.39 miles east of the intersection of Horse Linto Road and River Access Road. The Department of Public Works requested the preparation of a road evaluation report for these roads prior to being presented to the Planning Commission for approval. Trinity Valley Consulting Engineers prepared a formal road evaluation report that was submitted to the County on September 11, 2017. The report concluded that the subject roadways are adequate for intended uses on the property and the estimated uses for other properties which they serve. Trinity Valley Consulting Engineers also recommended ongoing maintenance of the roads including regular grading, rock surfacing, and drainage structure maintenance. In addition, the applicant states that road use will not be significantly increased as processing employees will be provided transportation by van or truck and/or be required to carpool.

Timber Resource Consultants prepared a Water Resource Protection Plan (WRPP) for the project. The applicant will be required to comply with all the required mitigations and best management practices (BMPs) included in the WRPP.

All cultivation areas are located beyond the 200-foot preferred distance to adjacent watercourses or water bodies. The closest Riparian Area, Coon Creek, is approximately 2,800 feet away from the property border. There is one Class III watercourse to the east, which is 1,200 feet from the property border. This watercourse drains into Coon Creek. The second Class II watercourse is 460 feet from the property border to the southwest.

The Building Inspection Division recommends conditional approval.

### *Staff Recommendation*

All but one responding referral agencies have recommended approval or conditional approval of the project. Project approval is conditioned upon meeting their requirements. The Klamath-Trinity Joint Unified School District recommended denial of the project. However, the project is located greater than 600 feet from a school or school bus stop, so the school district's recommendation is not taken into consideration.

Environmental review for this Project was conducted and based on the results of that analysis, staff believe the existing cultivation and processing aspects of the Project can be considered "Existing Facilities, Class 1" as defined by Section 15301 of the California Environmental Quality Act (CEQA) Guidelines because it consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. As the Lead Agency, the Department has determined that the permitting of the existing cultivation site and ancillary cannabis process activities is Categorical Exempt as defined by Class 15301, Existing Facilities, of the CEQA Guidelines.

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

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

The Commission could also decide the project may have environmental impacts that would require further environmental review pursuant to CEQA. Staff did not identify any potential impacts. As Lead Agency, the Department has determined that the Project is Categorical Exempt under the Exemption Class stated above. However, the Commission may reach a different conclusion. In that case, the Commission should continue the item to a future date at least two months later to give staff the time to complete further environmental review.

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT  
Resolution Number 17-  
Case Numbers CUP16-144 and SP17-049  
Assessor Parcel Number: 523-026-004**

**Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Tohnic, Inc. Conditional Use Permit and Special Permit request.**

**WHEREAS**, Tohnic, Inc. submitted an application and evidence in support of approving a Conditional Use Permit and Special Permit for an existing outdoor commercial medical cannabis cultivation with ancillary processing activities;

**WHEREAS**, Tohnic, Inc. submitted an application and evidence in support of approving a Special Permit for the reduction of the 600-foot buffer to allow a 320 foot buffer adjacent to federal public lands;

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

**WHEREAS**, the project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines; and

**WHEREAS**, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Conditional Use Permit and Special Permit (Case Numbers CUP16-144 and SP17-049); and

**WHEREAS**, a public hearing was held before the Humboldt County Planning Commission on October 5, 2017.

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

1. The proposed project is exempt from environmental review pursuant to Sections 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) State Guidelines; and
2. The findings in Attachment 2 of the Planning Division staff report for Case Numbers CUP16-144 and SP17-049 support approval of the project based on the submitted evidence; and
3. The Conditional Use Permit and Special Permit as recommended and conditioned in Attachment 1 for Case Numbers CUP16-144 and SP17-049 is approved.

Adopted after review and consideration of all the evidence on October 5, 2017.

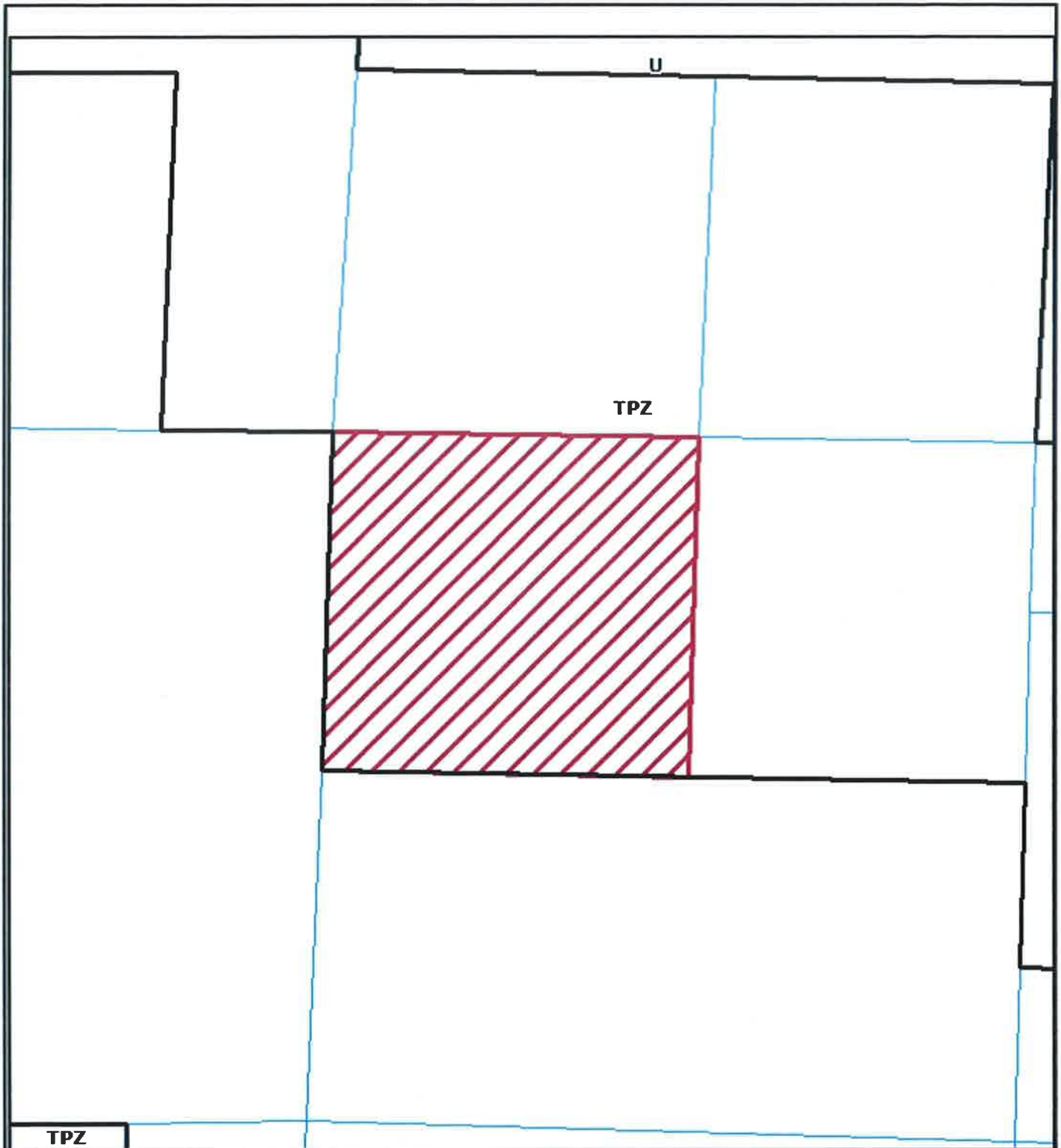
The motion was made by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_

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

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

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John H. Ford, Director  
Planning and Building Department  
Humboldt County



**Project Area =**



**ZONING MAP  
PROPOSED TOHNIC, INC.  
WILLOW CREEK AREA  
CUP-16-144  
APN: 523-026-004  
T07N R05E S22 HB&M (SAYLER)**



0 500 1,000  
Feet

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





**Project Area =** 

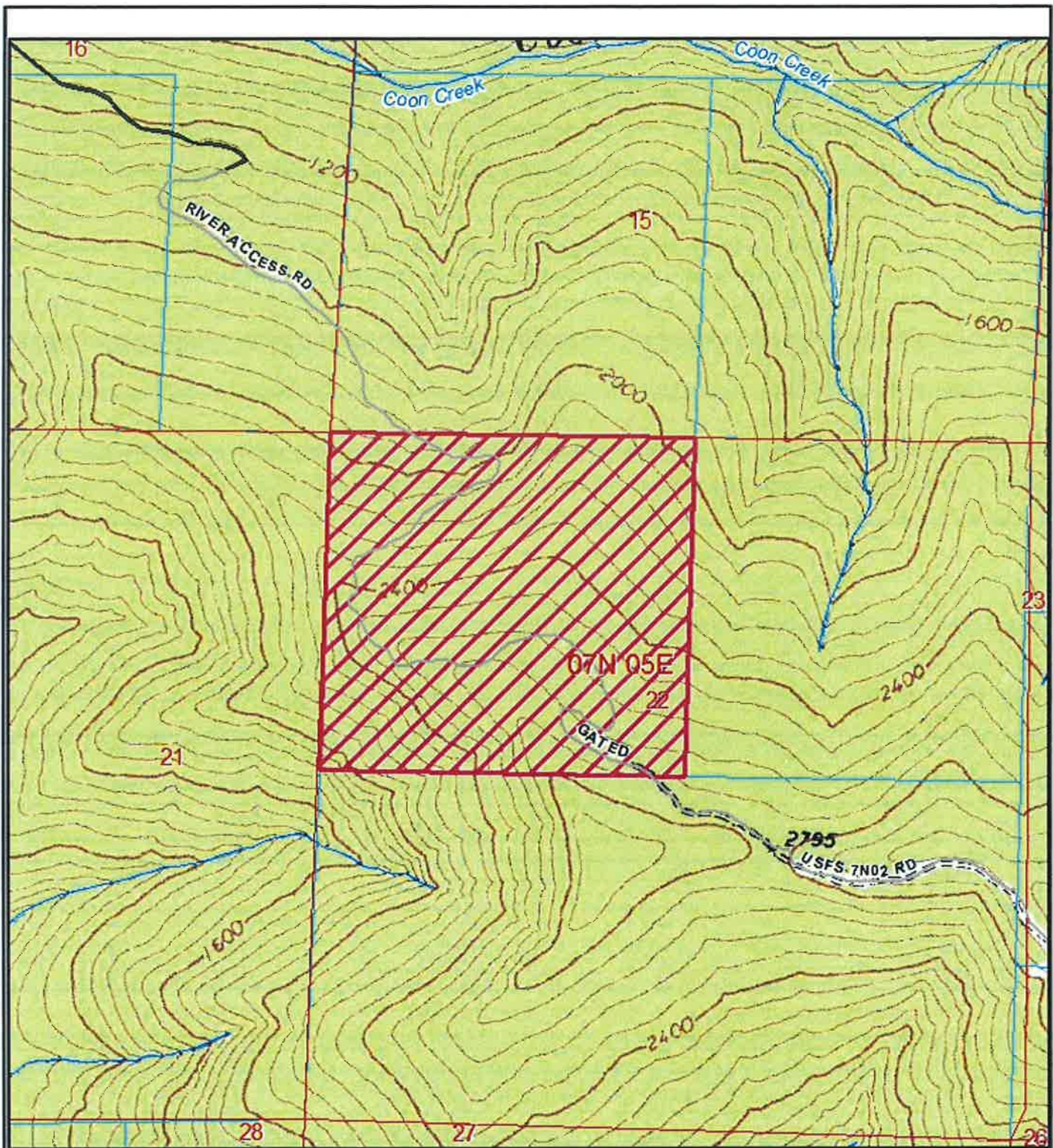
**AERIAL MAP  
PROPOSED TOHNIC, INC.  
WILLOW CREEK AREA  
CUP-16-144  
APN: 523-026-004  
T07N R05E S22 HB&M (SAYLER)**

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



0 500 1,000  
Feet





**TOPO MAP  
PROPOSED TOHNIC, INC.  
WILLOW CREEK AREA  
CUP-16-144  
APN: 523-026-004  
T07N R05E S22 HB&M (SAYLER)**

**Project Area =**



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



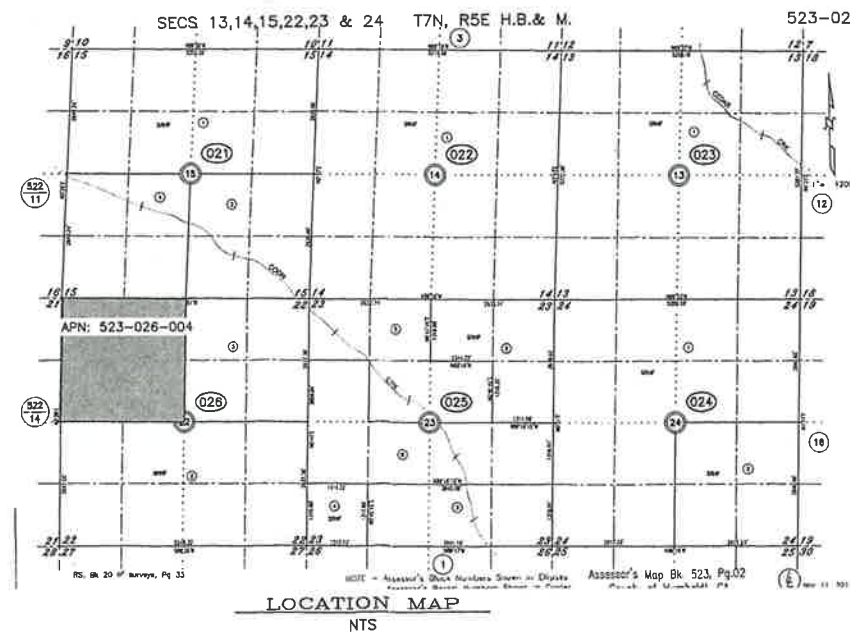
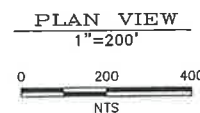
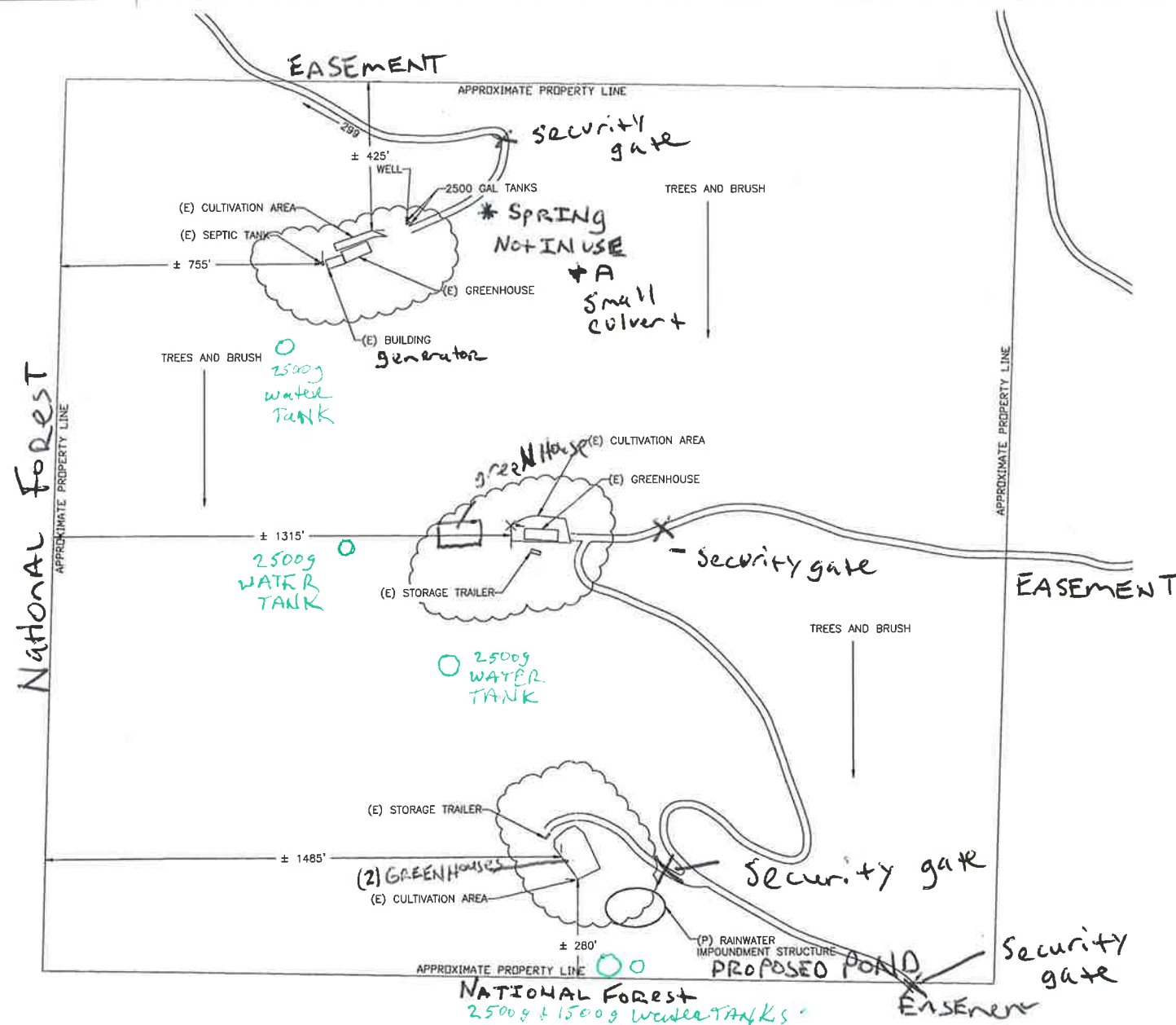
0 500 1,000  
Feet



1. THE MINIMUM EMERGENCY WATER STORAGE VOLUME OF 2,500 GALLONS IS ONLY AVAILABLE FOR FIRE USE.
2. THE EMERGENCY SUPPLY MAY BE SEPARATE FROM THE DOMESTIC SUPPLY OR IT MAY BE SHARED. WHEN SHARED, AND IF THE RESERVE SUPPLY SOURCE (WELL, ETC.) CANNOT KEEP UP WITH THE DAILY DOMESTIC USE, THE AMOUNT STORED SHOULD BE INCREASED SO THAT 2,500 GALLONS ARE AVAILABLE FOR FIRE USE ANY TIME OF DAY.
3. THE WATER HYDRANT OR PLACE FOR WATER SUCTION MUST NOT BE FURTHER THAN 1/2 MILE FROM THE DWELLING, OR CLOSER THAN 50 FEET TO THE DWELLING USING ROAD MEASUREMENTS. PARCELS 10 ACRES OR LESS MUST HAVE THE HYDRANT/SUCTION WITHIN 500 FEET; AND IF THIS IS PHYSICALLY IMPOSSIBLE, WITHIN 1,000 FEET.
4. ALL HYDRANT AND WATER SUCTION LOCATIONS MUST PROVIDE A ROAD STANDARD TURNOUT OR TURNAROUND.
5. ALL WATER SUPPLY HYDRANTS AND SUCTION LOCATIONS MUST BE IDENTIFIED WITH A 3 INCH REFLECTORIZED BLUE DOT LOCATED 3 TO 5 FEET ABOVE THE GROUND ON A POST THAT IS WITHIN 3 FEET OF THE HYDRANT. IF LOCATED OFF A DRIVEWAY, ANOTHER BLUE DOT MUST BE ATTACHED TO THE DRIVEWAY ADDRESS SIGN. ROAD SIGNS STATING "FIRE WATER" ARE AN ACCEPTABLE ALTERNATIVE.
6. ALL EXPOSED PLUMBING SHOULD HAVE FREEZE PROTECTION AND CRASH BARRIERS AS NEEDED TO PREVENT DAMAGE.
7. ALL PIPES SUPPLYING WATER TO HYDRANTS MUST BE AT LEAST 3 INCHES IN DIAMETER. SMALLER DESIGNS MUST PROVE THEMSELVES ABLE TO PROVIDE A 200 GPM FLOW FROM THE HYDRANT CONNECTION.
8. ALL HYDRANTS MUST BE 18 INCHES ABOVE GROUND, AT LEAST 8 FEET FROM FLAMMABLE VEGETATION, AT LEAST 4 FEET FROM THE PARKING SURFACE WHERE THE FIRE EQUIPMENT WILL BE WHEN USING IT AND NO MORE THAN 12 FEET FROM THE PARKING SURFACE.
9. ALL HYDRANTS MUST HAVE A 2-1/2 INCH, MAKE NATIONAL HOSE CONNECTION WITH CAP.
10. ALL HYDRANTS/VALVES AND CONNECTIONS MUST BE MADE OF BRASS OR OTHER CORROSION RESISTANT MATERIAL.
11. A WET HYDRANT USED WITH A GRAVITY SUPPLY OR PRESSURE SYSTEM MUST HAVE A 2-1/2 INCH VALVE.
12. A DRY HYDRANT USED FOR WATER SUCTION DOES NOT NEED A VALVE, BUT DOES REQUIRE A STRAINER (PERFORATED PIPE LENGTH) AT THE END OF THE SUCTION PIPE. THE STRAINER MUST BE AT LEAST 3 FEET LONG.
13. WHERE A PUMP IS RELIED UPON TO DELIVER WATER TO THE HYDRANT (NOT GRAVITY AND NOT SUCTION) IT MUST DELIVER 200 GALLONS PER MINUTE TO THE HYDRANT. IF IT IS AN ELECTRICALLY POWERED PUMP, IT MUST HAVE A FUELED ENGINE BACKUP (OR GENERATOR). ALSO, A STRAINER IS REQUIRED.
14. WHERE GRAVITY IS USED TO GET THE WATER TO THE HYDRANT, THE SOURCE (TANK) MUST AT LEAST BE HIGHER THAN THE HYDRANT SO THAT ALL 2,500 GALLONS CAN DRAIN OUT WITHOUT SUCTION. ALSO, THE TANK SHOULD BE NO MORE THAN 600 FEET ABOVE THE HYDRANT; OR HAVE A PRESSURE REDUCER RESTRICTING TO 250 PSI.
15. WHERE SUCTION IS NEEDED TO GET THE WATER UP OUT OF A SOURCE (BY HOSE, DRY HYDRANT OR PUMP) FROM A NATURAL POND, UNDERGROUND TANK, SWIMMING POOL, ETC., THE END OF THE HOSE OR DRY HYDRANT PIPE STRAINER MUST HAVE 2 FEET OF WATER ABOVE IS AT ALL TIMES TO PREVENT CAVITATION (A VORTEX FUNNEL THAT ALLOWS AIR TO BE SUCKED IN). ALSO, THE END OF THE SUCTION HOSE OR DRY HYDRANT PIPE STRAINER MUST BE HELD 1 FOOT OFF THE BOTTOM OF STORAGE THAT CAN ACCUMULATE DEBRIS. THIS MEANS THAT THE BOTTOM 3 FEET OF STORAGE AT THE SUCTION POINT IS UNUSABLE AND AT LEAST 2,500 GALLONS MUST BE AVAILABLE 3 FEET ABOVE THE BOTTOM WHEN THE WATER IS AT THE LOWEST LEVEL OF THE YEAR.
16. WHERE SUCCTION THROUGH A DRY HYDRANT PIPE IS USED TO GET WATER UP TO A FIRE ENGINE, THE LEVEL WHERE THE SUCTION PIPE STRAINER IS MUST BE NO MORE THAN 15 FEET LOWER THAN THE HYDRANT CONNECTION.
17. WHERE A FIRE ENGINE SUCTION HOSE IS NEEDED TO GET WATER (NO DRY HYDRANT), THE LEVEL WHERE THE STRAINER END OF THE SUCTION HOSE MUST GO CAN BE NO MORE THAN 10 FEET LOWER THAN THE SURFACE WHERE THE ENGINE PARKS. ALSO, THE TOTAL REACH FROM THE EDGE OF THE PARKING SURFACE TO WHERE THE END OF THE SUCTION HOSE MUST BE CAN REQUIRE NO MORE THAN 15 FEET OF SUCTION HOSE AND NO SHARP BENDS. THIS MEANS THAT A TACK WITH NO DRY HYDRANT WILL HAVE TO BE BELOW THE PARKING AREA, OR HAVE A LOW SUE, BECAUSE IT COULD TAKE MORE THAN 15 FEET OF HOSE TO REACH UP TO THE TOP OF A TANK AND THEN BACK TO THE BOTTOM; AND COULD REQUIRE A VERY SHARP BEND.

1. ROADWAY SURFACE PROVIDES UNOBSTRUCTED ACCESS TO CONVENTIONAL DRIVE VEHICLES INCLUDING SEDANS AND FIRE ENGINES USING COUNTY ROAD CATEGORY 2 STANDARD FOR SURFACING TYPE.
2. ROADWAY TURNOUTS (WHERE REQUIRED) ARE 10' WIDE AND 80' LONG AND TAPERED 25 FEET FROM BOTH ENDS.
3. ROADWAY STRUCTURES (BRIDGES AND CULVERTS) BUILT TO CARRY MINIMUM LOAD AS REQUIRED IN CALIFORNIA VEHICLE CODE SEC. 35550 (40,000 LBS.) AND COMPLIES WITH THE FOLLOWING STANDARDS:
  - \* MINIMUM 15' VERTICAL CLEARANCES AND DESIGNED IN CONFORMANCE WITH THE COUNTY ROADWAY DESIGN MANUAL.
  - \* SIGNING REFLECTS CAPABILITY OF EACH BRIDGE FOR WEIGHT, CLEARANCE, SINGLE LANE ACCESS, OR OTHER LIMITATIONS, UNLESS SIGNING WAIVED BY THE DIRECTOR OF PUBLIC WORKS PER SECTION 3112-9 OF H.C.C.
  - \* ONE LANE BRIDGE HAS UNOBSTRUCTED VISIBILITY FROM BOTH ENDS AND INTERVISIBLE TURNOUTS AT EACH END.
  - \* "FLATCAR" BRIDGE HAS ROADWAY SURFACE OF NOT LESS THAN 9' AND MEETS VISIBILITY REQUIREMENTS OF ONE LANE BRIDGE.

1. DRIVEWAYS MEET MINIMUM ROAD STANDARDS DESCRIBED ABOVE.
2. DRIVEWAYS LESS THAN 1320' LONG ARE 10'-0" WIDE AND HAVE 15' MINIMUM VERTICAL CLEARANCE AND ARE BUILT TO COUNTY ROAD CATEGORY 1 STANDARD.
3. DRIVEWAYS LONGER THAN 1320' ARE 10'-12" WIDE AND HAVE 15' MINIMUM VERTICAL CLEARANCE WITH INTERVISIBLE TURNOUTS AND ARE BUILT TO COUNTY ROAD CATEGORY 2 STANDARD.
4. DRIVEWAYS EXCEEDING 150' IN LENGTH BUT LESS THAN 800' HAVE A TURNOUT NEAR THE MIDPOINT
5. DRIVEWAYS LONGER THAN 800' HAVE TURNOUTS AT INTERVISIBLE LOCATIONS AT APPROXIMATELY 400' INTERVAL.
6. DRIVEWAYS HAVE MAXIMUM GRADE MEETING STANDARD FOR COUNTY ROAD CATEGORY 1: 7% - 12% (NORMAL); 16% (TOLERABLE). GRADE IN EXCESS OF 16% MUST DEMONSTRATE CONFORMANCE WITH COUNTY ROADWAY DESIGN MANUAL.
7. DRIVEWAYS HAVE MINIMUM CURVE RADIUS MEETING STANDARD FOR COUNTY ROAD CATEGORY 1: 120' (NORMAL); 50' (TOLERABLE). CURVE RADIUS LESS THAN 50' MUST DEMONSTRATE CONFORMANCE WITH COUNTY ROADWAY DESIGN MANUAL.
8. ALL GATES AT LEAST 2' WIDER THAN THE LANES SERVING THE GATE AND ALLOW A VEHICLE TO STOP WITHOUT BLOCKING TRAFFIC.
9. GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY ARE LOCATED AT LEAST 30' FROM THE ROADWAY EXCEPT AS PROVIDED BELOW.
10. GATES LESS THAN 30' FROM THE ROADWAY ARE PERMITTED WHEN TURNOUTS ARE CONSTRUCTED NEXT TO THE TRAVEL LANES WITH SAFE TURNING MOVEMENTS AND VISIBILITY WHEN APPROACHING FROM EITHER DIRECTION OF TRAVEL.
11. ONE-WAY ROADS ACCESSING GATES HAVE TURNAROUND WITH 40' RADIUS MINIMUM.



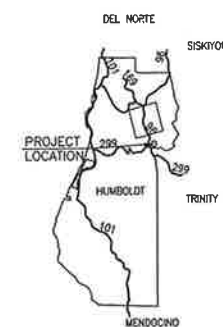
FOR  
CHAD STEELMAN  
HORSE LINTO CREEK ROAD  
WILLOW CREEK, CA 95573



AREA MAP

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NTS

VICINITY MAP  
NTS

CONTRACTOR MUST CONTACT USA DIG AT 800-227-2600 AT LEAST 72 HOURS BEFORE ANY EARTHWORK OR ACTIVITIES THAT MAY IMPACT EXISTING UNDERGROUND UTILITIES.

EXISTING UTILITY ALIGNMENTS BOTH HORIZONTALLY AND VERTICALLY MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES.

A FIELD SURVEY FOR TOPOGRAPHIC PURPOSES WAS CONDUCTED BY TRINITY VALLEY CONSULTING ENGINEERS (TVCE) ON MARCH 2016. A BOUNDARY SURVEY WAS NOT CONDUCTED. ALL PROPERTY LINES DEPICTED ON THESE PLANS REFLECT APPROXIMATE LOCATIONS BASED ON COUNTY RECORDS.

WATER: ONSITE  
WASTEWATER: NONE  
POWER: PG&E  
PHONE: FRONTIER  
CREEKS/STREAMS: NONE  
TREES TO BE REMOVED: NONE  
GRADING: SEE GRADING PLANS

PROVIDE ADEQUATE WATER STORAGE AND DELIVERY AS OUTLINED BY SRA  
ORDINANCE AND CALFIRE REQUIREMENTS

PROVIDE ADEQUATE TURN AROUND AND PULLOUTS AS OUTLINED BY SRA  
ORDINANCE REQUIREMENTS AND CALFIRE REQUIREMENTS

**STVCE**  
67 WALNUT WAY  
PO BOX 1567  
WILLOW CREEK, CA 95573  
PHONE (530) 629-3000  
FAX (530) 629-3011

[illegible]

CHAD STEELMAN  
523-026-004  
HORSE LINTO CREEK ROAD

### PLOT PLAN

WILLOW CREEK, HUMBOLDT COUNTY, CALIFORNIA

DRAWN BY: E. KEYES	DESIGNED BY: JTM	CHECKED BY: J. McKNIGHT	APPROVED BY: T.V.CE
DATE OF ISSUE: JUNE 2016			
SCALE: AS SHOWN			
PROJECT NO: 970			
DRAWING NO: 1 OF 1			

UNITY VALLEY CONSULTING ENGINEERS, INC.

**ATTACHMENT 1**  
**RECOMMENDED CONDITIONS OF APPROVAL**

**Approval of the Conditional Use Permit and Special Permit is conditioned on the following terms and requirements which must be satisfied before release of the building permit and initiation of operations.**

**Development Restrictions**

1. Within 60 days of project approval, the applicant shall execute a Compliance Agreement with the Humboldt County Planning Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval #2-16. The agreement shall provide a timeline for completing all outstanding items. All activities detailed under the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
2. The applicant shall be responsible for obtaining all necessary County and State permits or licenses, and for meeting all the requirements as set forth by other regulatory agencies.
3. The applicant shall secure permits and install an on-site sewage disposal system and restroom facility for the processing operation to the satisfaction of the Division of Environmental Health prior to using the onsite facility for processing.
4. The applicant shall implement all corrective actions detailed within the Water Resource Protection Plan developed for the parcel, prepared pursuant to Tier 2 enrollment under the North Coast Regional Water Quality Control Board (NCRWQCB) Cannabis Waste Discharge Regulatory Program. A letter or similar communication from the NCRWQCB verifying that all their requirements have been met will satisfy this condition.
5. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection to keep the permit valid.
6. The property owner shall execute and file with the Planning Division, the statement titled "Notice and Acknowledgment Regarding Agricultural Activities in Humboldt County" as required by Section 314-43.2 of the Humboldt County Code. Contact the Planning Division for a copy of the required form.
7. The applicant shall obtain all necessary building permits and grading permits from the Building Inspection Division (BID) for all structures and grading related to the cannabis cultivation and other commercial cannabis activity. The applicant/owner shall submit plans by a California-licensed engineer for the building permit and grading permit. All building and grading plans submitted for approval shall be consistent with those approved by the Planning Commission. A letter or similar communication from the BID verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.
8. The approved building plans for the processing facility shall address odor management by incorporating a ventilation/air filtration system which limits potential adverse odor emission impacts to employees and/or properties located in the vicinity. The system shall be designed, signed, and stamped by a mechanical engineer for review and approval by the BID.

9. The approved building plans shall meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary for the project by the Building Inspection Division. Sign off on the Occupancy Permit by the Building Division shall satisfy this requirement.
10. Prior to the issuance of the Building Permit the applicant shall obtain a Business License from the Humboldt County Tax Collector.
11. The applicant shall refrain from the improper storage or use of any fuels, fertilizers, pesticide, fungicide, rodenticide, or herbicide.
12. The applicant is required to establish the potential for using the existing permitted on-site septic system for up to 10 employees per the Department of Environmental Health (DEH) referral.
13. The applicant shall comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (CAL-FIRE) if applicable.
14. Maintain enrollment in Tier 1, 2 or 3, certification with the North Coast Regional Water Quality Control Board (NCRWQCB) Order No. 2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
15. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
16. A review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$125.00) shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate.

#### **On-Going Requirements/Development Restrictions Which Must Continue for the Life of the Project**

1. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, and Amended Cultivation and Operations Plan and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.
2. All new and existing outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.
3. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans

for curing such violations to the Planning & Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort towards compliance can be shown within the two years following the issuance of the provisional clearance or permit, The Planning Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow for additional time to meet the outstanding requirements.

4. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MMRSA, as applicable to the permit type.
5. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MMRSA, and regulations promulgated thereunder, as soon as such licenses become available.
6. Compliance with all statutes, regulations and requirements of the California State Water Resources Control Board, Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
7. Confinement of the area of cannabis cultivation and processing to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any School, School Bus Stop, Church or other Place of Religious Worship, Public Park, or Tribal Cultural Resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
8. Maintain enrollment in Tier 1, 2 or 3, certification with the North Coast Regional Water Quality Control Board (NCRWQCB) Order No. 2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
9. For cultivation area(s) for which no enrollment pursuant to NCRWQB Order No. 2015-0023 is required by that Order, comply with the standard conditions applicable to all Tier 1 dischargers.
10. 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).
11. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
12. Pay all applicable application and annual inspection fees.
13. Water is to be sourced locally (on-site) and 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." Permittee shall maintain a record of date(s), nature of the emergency, and the amount of trucked water delivered to demonstrate compliance with this standard.
14. The noise produced by a generator used for cannabis drying, curing, and processing shall not be audible by humans from neighboring residences. The decibel level for generators

measured at the property line shall be no more than 60 decibels. Where applicable, sound levels must also show that they will not result in the harassment of Marbled Murrelet or Spotted Owl species. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. Under these guidelines, generator noise may not exceed 50dB as measured at 100 feet from the generator or at the edge of the nearest Marbled Murrelet or Spotted Owl habitat, whichever is closer.

15. Storage of Fuel. Fuel shall be stored handled in compliance with applicable state and local laws and regulations, and in such a way that no spillage occurs.
16. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

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

17. The Master Log Books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
19. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).
20. The operation shall participate in the Medical Cannabis Track and Trace Program administered by the Humboldt County Agricultural Commissioner, when available.

#### Performance Standards for Cultivation and Processing Operations

21. Pursuant to the MMRSA, Health and Safety Code section 19322(a)(9), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
22. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include: federal and state wage and hour laws, CAL/OSHA, OSHA, California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
23. Cultivators engaged in processing shall comply with the following Processing Practices:
  - I. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
  - II. Processing operations must implement protocols which prevent processing



- contamination and mold and mildew growth on cannabis.
- III. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
  - IV. Employees must wash hands sufficiently when handling cannabis or use gloves.
24. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
- i. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
    - 1) Emergency action response planning as necessary;
    - 2) Employee accident reporting and investigation policies;
    - 3) Fire prevention;
    - 4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
    - 5) Materials handling policies;
    - 6) Job hazard analyses; and
    - 7) Personal protective equipment policies, including respiratory protection.
  - ii. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
    - 8) Operation manager contacts;
    - 9) Emergency responder contacts;
    - 10) Poison control contacts.
  - iii. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
  - iv. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
25. All cultivators shall comply with the approved Processing Plan as to the following:
- i. Processing Practices.
  - ii. Location where processing will occur.
  - iii. Number of employees, if any.
  - iv. Employee Safety Practices.
  - v. Toilet and handwashing facilities.
  - vi. Plumbing and/or septic system and whether or not the system is capable of handling increased usage.
  - vii. Drinking water for employees.
  - viii. Plan to minimize impact from increased road use resulting from processing.
  - ix. On-site housing, if any.
26. Permit Duration. Any Commercial Cannabis Cultivation CUP 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 permittees, lessees, and the permitted site have been found to comply with all conditions of approval.

If the inspector or other County official determines that the permittees, lessees, or site do not



comply with the conditions of approval, the inspector shall serve the CUP or permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the non-compliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of non-compliance. Failure to request reinspection or to cure any items of non-compliance shall terminate the Use Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to section 55.4.13.

27. Permit Renewals to comply with Updated Laws and Regulations. Permit renewal per Ongoing Condition of Approval #26 above is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.
28. Acknowledgements to Remain in Full Force and Effect. Permittee Acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed in which the cultivation area is located will not support diversions for irrigation.
29. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements, and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
  - (1) Identifying information for the new Owner(s) and management as required in an initial permit application;
  - (2) A written acknowledgment by the new Owner in accordance as required for the initial Permit application;
  - (3) The specific date on which the transfer is to occur; and
  - (4) Acknowledgement of full responsibility for complying with the existing Permit; and
  - (5) Execution of an Affidavit of Non-diversion of Medical Cannabis.
30. Inspections. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

**Informational Notes:**

1. Pursuant to section 314-55.4.11(a) of the CMMLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state or county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity but in no event more than two (2) years of the date of issuance of the provisional clearance or permit. Plans for curing the violations shall be submitted to the Planning and Building Department by the Permittee within one (1) year of the issuance of the provisional certificate or permit. The terms of the compliance agreement may be appealed pursuant to section 314-55.4.13 of the CMMLUO.
2. The applicant is hereby advised that Recreational Vehicles may not be used as residences except in a Special Occupancy Park or as permitted by Humboldt County Code Section 313-81.1. Reports of non-compliance with this requirement shall be subject to enforcement.
3. This provisional permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where the Compliance Agreement per COA #1 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in Condition of Approval #26 and 27 of the On-Going Requirements /Development Restrictions, above.
4. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

**The applicant is ultimately responsible for ensuring compliance with these conditions.**

## ATTACHMENT 2

### STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

**Required Findings:** To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making **all** of the following required findings.

The County Zoning Ordinance, Sections 312-1.1.2 and 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specify the findings that are required to grant a Conditional Use Permit and Special Permit:

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations;
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity;
5. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation) unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized; and
6. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:
  - a. Is categorically or statutorily exempt; or
  - b. Has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or
  - c. Has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

**Staff Analysis of the Evidence Supporting the Required Findings:** To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making **all** of the following required findings.

1. **The proposed development must be consistent with the General Plan.** The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards of the Framework Plan (FRWK).

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use §2721 (FRWK)	Timber Production (T): Lands primarily suitable for the growing, harvesting and production of timber. Compatible uses include watershed management, management for fish and wildlife habitat, grazing and other agricultural uses.	<p>The project includes three sites for outdoor cultivation of medical cannabis and ancillary processing facilities on one parcel within the Timberland Land Use Designation. The Commercial Medical Marijuana Land Use Ordinance (CMMLUO) (Section 314-55.4.8.2) provides for the outdoor and mixed-light cultivation of cannabis for medical use within zones consisting of timberland only within a 3-acre timber conversion exemption area, or non-timberland open areas, all of which are subject to the conditions of the CMMLUO. The applicant has secured a Less Than 3-Acre Conversion Exemption (one-time conversion to non-timber use) from the Department of Forestry and Fire Protection (CAL-FIRE).</p> <p>For existing outdoor and mixed light medical cannabis cultivation, the CMMLUO provides that a Conditional Use Permit (CUP), Zoning Clearance Certificate, or Special Permit (SP) can be permitted only when possible to bring them into compliance with all applicable standards of the CMMLUO. Existing outdoor and mixed-light medical cannabis cultivation on a single parcel cannot exceed one acre for outdoor cultivation. The project's existing outdoor medical cannabis activities consists of approximately 39,500 square feet (or 0.90 acre). This action is consistent with the CMMLUO Sections 314-55.4.8.2 and 314-55.4.8.2.2.</p> <p>The Medical Marijuana Regulation and Safety Act (MMRSA), Health and Safety Code section 11362.777(a) provides that medical cannabis is an agricultural</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
		product, subject to extensive state and local regulation. The CMMLUO provides for the cultivation and processing of medical cannabis within the zoning districts where agriculture is a principally permitted use, with limits and in compliance with performance standards that will preserve space for more traditional agricultural activities that supply food and fiber contributing to a diverse economic base. The existing cultivation is considered an agricultural use, and the processing facility and supportive infrastructure may be considered accessory to the agricultural use.
Cultural Resources §3500 (FRWK)	Protect cultural resources, including historic, archaeological, and scenic resources.	<p>The project has the possibility of containing unrecorded archeological sites based on the presence of other recorded archeological sites within the vicinity of the project site. The Northwest Information Center (NWIC) referral response recommended a Cultural Resource Investigation as well as consultation with the local Native American Tribes. The Tribal Councils for the Hoopa Valley Tribe and Tsnungwe Tribe were contacted through the referral process, but neither responded.</p> <p>Ongoing conditions of approval are incorporated regarding the inadvertent discovery protocol to protect cultural resources.</p>
Housing §2400 (FRWK)	Encourage innovative designs that facilitate optimum use of sites.	The project does not involve residential development.
Geologic Hazards §3210 (FRWK)	Goals: To reduce public exposure to natural and manmade hazards. To ensure the continuity of vital services and functions. To educate the community. Policy: Regulate land use to ensure that development in potentially hazardous areas will not preclude preserving and promoting public safety. Standards: Require geologic	<p>The project site is not located in a mapped Alquist-Priolo fault zone nor is subject to liquefaction. The entire parcel has a slope stability rating of 2 (moderate instability). The elevation of the parcel ranges from 2,000 to 2,400 feet.</p> <p>The existing cultivation area occurs on three separate sites within the same parcel (Site 1, Site 2, and Site 3). Site 1 is located on slopes of 30 to 50 percent and the area of existing development is</p>

2. **Zoning Compliance and 3. Conforms with applicable standards and requirements of these regulations:** The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations.

<b>Zoning Section</b>	<b>Summary of Applicable Requirement</b>	<b>Evidence That Supports the Zoning Finding</b>
314-7.2  §314-55.4.8.2.2	<p>Timberland Production (TPZ): Intended to be applied to areas devoted to growing and harvesting of timber and accessory uses compatible thereto, including agriculture and agricultural accessories.</p> <p>Existing cannabis cultivation is allowed on parcels zoned TPZ.</p>	<p>The site plan and attached zoning map shows the existing cannabis cultivation areas are located on portions of the property zoned TPZ consistent with the zoning ordinance.</p> <p>The CMMLUO (Section 314-55.4.8.2.2) permits outdoor and mixed light medical cannabis cultivation on timberland within a 3-acre conversion exemption area or non-timberland open area.</p>
Min. Lot Size	160 acres (TPZ)	Approximately 160 acres, which is zoned TPZ.
Min. Lot Width	None Specified	Average width of approximately 2,750 feet.
Maximum Lot Depth	None specified	Average depth of approximately 2,550 feet.
Max. Ground Coverage	None specified	Cultivation areas are within limits specified by the CMMLUO and within limits of the 3-acre conversion exemption.
Setbacks	<p>Front: 20 feet</p> <p>Side: 30 feet</p> <p>Rear: 30 feet</p> <p>Fire safe setbacks of 30 feet from all property lines apply.</p>	The existing cultivation areas, greenhouses, and processing facility are more than 30 feet from all property lines.
Max. Building Height	None specified	The existing greenhouse structures range in height from 9 feet to 16 feet. The existing processing facility structure is two stories and less than 30 feet.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
<b>314-55.4 Commercial Cultivation, Processing, Manufacturing and Distribution of Cannabis for Medical Use Inland Land Use Regulation (CMMLUO)</b>		
§314-55.4.8.2 Existing Cultivation	In all zones where cultivation is allowed consisting of timberland, the commercial cultivation of cannabis for medical use shall only be permitted within a 3-acre conversion exemption area, or non-timberland open area, subject to the conditions and limitations set forth in this Section.	The area of development is a flat graded surface with minimal vegetation. The applicant has secured a Less Than 3-Acre Conversion Exemption (one-time conversion to non-timber use) from the CAL-FIRE in 2016.
§314-55.4.8.2 Existing Cultivation	Existing outdoor cultivation areas up to one acre in size are allowed on parcels zoned TPZ provided they were in existence prior to January 1, 2016.	As shown on the site plan, the entire parcel is within the TPZ zoned area. The total cultivation area (including all three separate site locations) is 39,500 square feet (approximately 0.90 acre), less than one acre in size.  Photo and aerial imagery documentation on file with the Department shows the existing cultivation areas were in use prior to January 1, 2016.
§314-55.4.8.10 Permit Limit	No more than four commercial cannabis activity permits may be issued to a single person <sup>1</sup> .	According to records maintained by the Department, the applicant holds no other cannabis activity permits, and is entitled to four.
§314-55.4.9.1 Accessory Processing	Processing for cultivation requiring a Special Permit or Use Permit will be considered in the Use Permit application.	The 2,500-square foot ancillary processing facility is shown on Site 1 on the site plan/plot plan.

<sup>1</sup> “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.”

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§314-55.4.9.1 Accessory Processing	Processing for cultivation requiring a Special Permit or Use Permit shall meet the Processing Performance Standards and Employee Safety Practices enumerated in 314-55.4.11 (q) through (u)	<p>The existing 2,500 square foot building will be used for processing commercial medical cannabis cultivated on-site. The project's conditions of approval include the requirement that the applicant secure any required building permits and other agency approvals.</p> <p>The applicant also provided an Amended Cultivation and Processing Plan that demonstrates how the project will meet Performance Standards. All the applicable performance standards are included as conditions of project approval. They are required to be met throughout the timeframe of the permit.</p>
§314-55.4.9.4 Pre-Application Registration	Existing cultivation sites shall register with the County within 180 days of the effective date of this ordinance.	The applicant submitted the required registration form.
§314-55.4.10 Application Requirements	Identifies the Information Required for All Applications	Attachment 3 identifies the information submitted with the application, and shows all the required information was received.
§314-55.4.11 Performance Standards	Identifies the Performance Standards for Cannabis Cultivation Activities	All the applicable performance standards are included as conditions of project approval. They are required to be met throughout the timeframe of the permit.
§314-55.4.11.c Performance Standards- Water	Compliance with all statutes, regulations and requirements of the California State Water Resources Control Board, Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration.	Water for all operations is provided by an existing on-site well.



Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§314-55.4.11.d Performance Standards-Setbacks	The area of cannabis cultivation and on-site processing shall be setback at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, public park, or tribal cultural resources (TCRs).	<p>The applicant's site plan shows that the cultivation area and processing facilities conform to the 30-foot property line setback as well as the 600-foot setback required for adjacent schools, school bus stops, churches, and parks.</p> <p>The project was referred to the Klamath-Trinity Joint Unified school district; that school district provided a recommendation of denial with a letter of opposition to the project. However, the project is located significantly greater than 600 feet from any school or school bus stop.</p> <p>The County reached out to the Tribal Councils of the Hoopa Valley Tribe and Tsnungwe Tribes regarding Tribal cultural resources. However, neither Tribal Council has provided comments. The NWIC referral response did not indicate the presence of any Tribal cultural resources in the project sites.</p> <p>The cultivation area and processing facilities setbacks are also greater than 750 feet from adjacent residential uses.</p> <p>Site 1 of the parcel is located within the 600 feet requirement of Public Lands; however, CMMLUO Section 314-55.4.11.d allows a setback of less than 600 feet for publicly owned lands managed for open space/wildlife management habitat purposes with an SP. The applicant is requesting an SP for relaxing the setback requirement for Site 3 on the parcel, which is located approximately 320 feet from 6 Rivers National Forest.</p>
§314-55.4.17 Sunset Date	No application for any Use Permit pursuant to the CMMLUO shall be processed for issuance or approval that is received after December 31, 2016.	The applicant submitted the CUP and SP application on September 1, 2016.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§314-55.4.11.o Performance Standards-Generator Noise	<p>The noise produced by a generator used for cannabis cultivation shall not be audible by humans from neighboring residences. The combined decibel level for all noise sources, including generators, at the property line shall be no more than 60 decibels. Where applicable, sound levels must also show that they will not result in the harassment of marbled murrelet or northern spotted owl (NSO) species, when generator use is to occur near potential habitat. Conformance will be evaluated using current auditory disturbance guidance prepared by the United States Fish and Wildlife Service. This guidance, adopted in the Department's Policy Statement No. 16-005, states that in areas of potential NSO or murrelet habitat, generator noise may not exceed 50 decibels at 100 feet from the generator or at the edge of the nearest forest habitat, whichever is closer.</p>	<p>The property is located within 0.4 mile of critical habitat for the NSO species and 0.5 mile of known occurrences of the NSO. The primary power source for the project will be generators. The applicant has provided product specifications and estimated generator noise levels within the Amended Cultivation and Processing Plan (see Attachment). The applicant uses the following generators: Honda 6500/7000 EU IS and Honda 2000 EU. The Honda 6500/7000 IS and Honda 2000i generators are rated at 60 decibels and 59 decibels, respectively, at full force. All generators will be placed on the center of each cleared site.</p> <p>The analysis below demonstrates how generator use on the property will either meet or be below the requirements stated in the CMMLUO.</p> <p>Site 1: The generator make/model is Honda EU6500is, rated as 60 decibels 23 feet from the generator. Using the inverse square law (6 decibels reduction per doubling of distance from the source) the generator noise will be reduced to 54 decibels at 46 feet, and to 48 decibels at 92 feet. The generator will be placed in the middle of the cleared area, which is approximately 95 feet from the nearest tree-line and approximately 425 feet from the nearest property line.</p> <p>Site 2: The generator make/model is Honda EU7000IS, also rated as 60 decibels 23 feet from the generator. Similarly, the generator noise will be reduced to 54 decibels at 46 feet and to 48 decibels at 92</p>

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
		<p>feet. The generator will be placed in the middle of the cleared area, which is approximately 100 feet from the nearest tree-line and approximately 1,315 feet from the nearest property line.</p> <p>Site 3: The generator make/model is Honda GX100 or Honda EU2000i, both rated as 59 decibels 23 feet from the generator. In the same fashion, the generator noise will be reduced to 53 decibels at 46 feet and to 47 decibels at 92 feet. The generator will be placed in the middle of the cleared area, which is approximately 110 feet from the nearest tree-line and approximately 420 feet from the nearest property line.</p> <p>The Department believes that generator use associated with the project will conform to the CMMLUO noise standards.</p>

4. **Public Health, Safety, and Welfare.** The following table identifies the evidence which supports finding that the proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Code Section	Summary of Applicable Requirements	Evidence that Supports the Required Finding
§312-17.1.4	The proposed development will not be detrimental to the public health, safety and welfare, and will not be materially injurious to properties or improvements in the vicinity.	The Department finds that the proposed project will not be detrimental to the public health, safety, and welfare since all but one reviewing referral agencies have approved the proposed project design. The project as proposed and conditioned is consistent with the general plan and zoning ordinances; and the proposed project is not expected to cause significant environmental damage.

<b>Zoning Section</b>	<b>Summary of Applicable Requirement</b>	<b>Evidence That Supports the Zoning Finding</b>
§314-55.4.9.1 Accessory Processing	Processing for cultivation requiring a Special Permit or Use Permit shall meet the Processing Performance Standards and Employee Safety Practices enumerated in 314-55.4.11 (q) through (u)	<p>The existing 2,500 square foot building will be used for processing commercial medical cannabis cultivated on-site. The project's conditions of approval include the requirement that the applicant secure any required building permits and other agency approvals.</p> <p>The applicant also provided an Amended Cultivation and Processing Plan that demonstrates how the project will meet Performance Standards. All the applicable performance standards are included as conditions of project approval. They are required to be met throughout the timeframe of the permit.</p>
§314-55.4.9.4 Pre-Application Registration	Existing cultivation sites shall register with the County within 180 days of the effective date of this ordinance.	The applicant submitted the required registration form.
§314-55.4.10 Application Requirements	Identifies the Information Required for All Applications	Attachment 3 identifies the information submitted with the application, and shows all the required information was received.
§314-55.4.11 Performance Standards	Identifies the Performance Standards for Cannabis Cultivation Activities	All the applicable performance standards are included as conditions of project approval. They are required to be met throughout the timeframe of the permit.
§314-55.4.11.c Performance Standards-Water	Compliance with all statutes, regulations and requirements of the California State Water Resources Control Board, Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration.	Water for all operations is provided by an existing on-site well.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§314-55.4.11.d Performance Standards-Setbacks	The area of cannabis cultivation and on-site processing shall be setback at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, public park, or tribal cultural resources (TCRs).	<p>The applicant's site plan shows that the cultivation area and processing facilities conform to the 30-foot property line setback as well as the 600-foot setback required for adjacent schools, school bus stops, churches, and parks.</p> <p>The project was referred to the Klamath-Trinity Joint Unified school district; that school district provided a recommendation of denial with a letter of opposition to the project. However, the project is located significantly greater than 600 feet from any school or school bus stop.</p> <p>The County reached out to the Tribal Councils of the Hoopa Valley Tribe and Tsungwe Tribes regarding Tribal cultural resources. However, neither Tribal Council has provided comments. The NWIC referral response did not indicate the presence of any Tribal cultural resources in the project sites.</p> <p>The cultivation area and processing facilities setbacks are also greater than 750 feet from adjacent residential uses.</p> <p>Site 1 of the parcel is located within the 600 feet requirement of Public Lands; however, CMMLUO Section 314-55.4.11.d allows a setback of less than 600 feet for publicly owned lands managed for open space/wildlife management habitat purposes with an SP. The applicant is requesting an SP for relaxing the setback requirement for Site 3 on the parcel, which is located approximately 320 feet from 6 Rivers National Forest.</p>
§314-55.4.17 Sunset Date	No application for any Use Permit pursuant to the CMMLUO shall be processed for issuance or approval that is received after December 31, 2016.	The applicant submitted the CUP and SP application on September 1, 2016.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§314-55.4.11.o Performance Standards-Generator Noise	<p>The noise produced by a generator used for cannabis cultivation shall not be audible by humans from neighboring residences. The combined decibel level for all noise sources, including generators, at the property line shall be no more than 60 decibels. Where applicable, sound levels must also show that they will not result in the harassment of marbled murrelet or northern spotted owl (NSO) species, when generator use is to occur near potential habitat. Conformance will be evaluated using current auditory disturbance guidance prepared by the United States Fish and Wildlife Service. This guidance, adopted in the Department's Policy Statement No. 16-005, states that in areas of potential NSO or murrelet habitat, generator noise may not exceed 50 decibels at 100 feet from the generator or at the edge of the nearest forest habitat, whichever is closer.</p>	<p>The property is located within 0.4 mile of critical habitat for the NSO species and 0.5 mile of known occurrences of the NSO. The primary power source for the project will be generators. The applicant has provided product specifications and estimated generator noise levels within the Amended Cultivation and Processing Plan (see Attachment). The applicant uses the following generators: Honda 6500/7000 EU IS and Honda 2000 EU. The Honda 6500/7000 IS and Honda 2000i generators are rated at 60 decibels and 59 decibels, respectively, at full force. All generators will be placed on the center of each cleared site.</p> <p>The analysis below demonstrates how generator use on the property will either meet or be below the requirements stated in the CMMLUO.</p> <p>Site 1: The generator make/model is Honda EU6500is, rated as 60 decibels 23 feet from the generator. Using the inverse square law (6 decibels reduction per doubling of distance from the source) the generator noise will be reduced to 54 decibels at 46 feet, and to 48 decibels at 92 feet. The generator will be placed in the middle of the cleared area, which is approximately 95 feet from the nearest tree-line and approximately 425 feet from the nearest property line.</p> <p>Site 2: The generator make/model is Honda EU7000IS, also rated as 60 decibels 23 feet from the generator. Similarly, the generator noise will be reduced to 54 decibels at 46 feet and to 48 decibels at 92</p>

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
		<p>feet. The generator will be placed in the middle of the cleared area, which is approximately 100 feet from the nearest tree-line and approximately 1,315 feet from the nearest property line.</p> <p>Site 3: The generator make/model is Honda GX100 or Honda EU2000i, both rated as 59 decibels 23 feet from the generator. In the same fashion, the generator noise will be reduced to 53 decibels at 46 feet and to 47 decibels at 92 feet. The generator will be placed in the middle of the cleared area, which is approximately 110 feet from the nearest tree-line and approximately 420 feet from the nearest property line.</p> <p>The Department believes that generator use associated with the project will conform to the CMMLUO noise standards.</p>

- 4. Public Health, Safety, and Welfare.** The following table identifies the evidence which supports finding that the proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Code Section	Summary of Applicable Requirements	Evidence that Supports the Required Finding
§312-17.1.4	The proposed development will not be detrimental to the public health, safety and welfare, and will not be materially injurious to properties or improvements in the vicinity.	The Department finds that the proposed project will not be detrimental to the public health, safety, and welfare since all but one reviewing referral agencies have approved the proposed project design. The project as proposed and conditioned is consistent with the general plan and zoning ordinances; and the proposed project is not expected to cause significant environmental damage.

- 5. Residential Density Target:** The following table identifies the evidence which supports finding that the proposed project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
17.1.5 Housing Element Densities	The proposed development shall not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The property was not included in the 2014 Housing Inventory.

- 6. Environmental Impact:** Consistent with the California Environmental Quality Act, the project was evaluated for any potential adverse effects on the environment. Based on a site inspection, information in the application, a review of relevant references in the Department, and comments from affected agencies, staff has determined that there is no evidence before the Department that the project could have any adverse effect, either individually or cumulatively, on the environment.

Moreover, the project entails permitting 39,500 sf of existing cultivation operations. Continuation of the existing cultivation area will not result in any alteration to the project site. The cultivation is also an agricultural activity that will occur in areas zoned TPZ, permissible by the CMMLUO within areas within a less than 3-acre conversion exemption area or non-timberland area. Accordingly, the project may be found to be exempt from environmental review per Sections 15301 (Existing Facilities), of the California Environmental Quality Act (CEQA) Guidelines.



### **ATTACHMENT 3**

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

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

1. The name, contact address and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (On file)
3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including: access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within ¼ mile (1,320 ft.) of a school, school bus stop, church or other place of religious worship, public park, or Tribal Cultural Resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (Attached)
4. A cultivation and operations plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; and proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel, and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season. (Attached as Amended Cultivation and Operations Plan)
5. Description of water source, storage, irrigation plan, and projected water usage. (On file)
6. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Control Board demonstrating enrollment in Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (On file)
7. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the Department of Fish & Wildlife. (On file)
8. If the source of water is a well, a copy of the County well permit, if available. (On file)
9. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion

exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (CAL-FIRE). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with CAL-FIRE. (On file)

10. Consent for on-site inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
11. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in section 55.4.8.2.3, and plan for compliance with applicable Building Codes. (Not applicable)
12. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed will not support diversions for irrigation. (On file)
13. Acknowledge that the county reserves the right to engage with local Tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the Tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other Tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through Tribal and local government officials and their designees. During this process, the Tribe may request that operations associated with the clearance or permit be designed to avoid, minimize or mitigate impacts to Tribal Cultural Resources, as defined herein. Examples include, but are not limited to: conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a Tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The county shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On-file)
14. Water Resource Protection Plan (On-file)
15. Road Engineering Evaluation Report (On-file)

## ATTACHMENT 3A

### **AMENDED CULTIVATION AND PROCESSING PLAN**

#### **INTRODUCTORY STATEMENT:**

We are excited and nervous at the opportunity that lies ahead. We know that this path will not be easy, but we are prepared to charge ahead and do whatever is necessary to acquire the legal permits required to continue operating and fulfilling our dreams of being a legal cannabis/marijuana business. It has been a long time coming, and we are thankful to finally have the opportunity to be a part of the greater community. We are committed to working with the county and the state to do whatever is necessary to accomplish these goals. Thank you.

#### **DESCRIPTION OF WATER SOURCE, IRRIGATION PLAN, AND PROJECTED WATER USAGE STORAGE:**

##### **WATER SOURCE:**

Is a 20- gallon per minute permitted well, drilled and by Fisch Drilling (see site plan for location details). A copy of the permit and other water/well documents are provided in this application.

Projected water usage will be 250,000 to 300,000 gallons per season.

We forbear from all springs all year around.

##### **WATER STORAGE:**

Our permitted Humboldt County groundwater well is considered water storage and can produce 22,800 gallons per day. There is also 17,000 gallons or 7 water storage tanks on the property, site 1 has 2 x 2500-gallons and 1 x 3000-gallons, site 2 has 2 x 2500-gallons and site 3 has 1 x 2500-gallons and 1 x 1500-gallons. I have received the engineered plans and applied for permits (application # 41847) for a 250,000-gallon rain water catchment pond. This rain water catchment pond will be located within the current legal 3-acre conversion area, as is shown on site #3 of the plot map/plan. We will also be installing Badger water meters, recommended by Dan Mar, of High Tide Permaculture, so we may begin documenting exact water usage. As of today 07/01/2017, we are unable to afford to begin construction/installation of the pond. We hope to build the pond in the future, but cannot predict when that will be. We were notified by Kayln Bocast, of California, Department of Fish & Wildlife, on or around May 18, 2016, that our Humboldt county, permitted ground water well is **NOT** hydrologically connected and therefore it is considered sufficient water storage and CDFW has no authority over it.

##### **IRRIGATION PLAN:**

The current irrigation plan is hand watering each plant, so as to control excess use of water or run-off (There is NO runoff). We will be installing drip line irrigation next spring summer and will be able to control exact watering measurements.

Depending on the temperatures during June, July, August, and possibly a couple of weeks of September. The large full sun plants will usually receive about 25-30 gallons per week which breaks down to 4.29 gallons per day per plant. If you then factor in March, April, May, and half of September, maybe a little water usage in November, we believe that 200,000-300,000 gallons per year, of water storage is sufficient for an ½ acre to 1-acre cannabis farm on our specific mountain, other mountains and micro climates fluctuate. The natural soil on our 3 cultivation site plans, holds water longer, allowing us to water much less than the figures reported by Scott Bauer, of CFW.

**WATER USAGE:** Water usage is approximate and is dependent on rainfall and temperatures throughout the farming season. For example, a very hot summer will increase water usage, while above average rainfall or temperatures may greatly decrease water usage.

JANUARY = 0 gallons per month.

February = 0-1,000 g/month.

March = 2,500-5,000 g/month

April = 5000-10,000 g/month .

May = 10,000-15,000 g/month

June = 15,000-35,000 g/month

July = 30,000-60,000 g/month

August = 30,000-60,000 g/month

September = 25,000-40,000 g/month

October = 15,000-20,000 g/month

November = 10,000-15,000 g/month

December = 0-5,000 g/month

**DESCRIPTION OF SITE DRAINAGE, INCLUDING RUNOFF AND EROSION CONTROL MEASURES:**

We have consulted with both Chris Carroll, of Timberland Resource Consultants (TRC), and Dan Mar, of High Tide Permaculture (HTP), creating not one but two plans of attack for runoff and erosion control measures. TRC created a Water Resource Protection Plan (WRPP), with recommendations that have already begun to be implemented. TRC stated in their report to the water board that, "this property does not pose a significant risk to water quality due to the lack of water courses on or near the property". TRC also went on to report, "During our assessment, the property and associated facilities were found to be in compliance with many of the Standard Conditions. All cultivation areas are beyond the preferred distance of 200 feet to adjacent watercourses or water bodies. At no point on the property assessed were any spoils found to be placed or treated outside the guidelines of the Standard Conditions. Soils that were found are re-used resulting in no spoils." Later TRC wrote, "Waste water disposal on the property does not threaten surface or groundwater and did not appear to be creating a nuisance on the property." TRC did make several recommendations, such as, installing rolling dips in several places along the roads and to monitor other similar dips. 2 out of the 3 recommended rolling dips have already been installed. TRC also recommended that we do more stabilizing of the slope near the site #3 slope. These recommendations will be accomplished before the winter rains begin. There are no stream or creek crossings on the property. The closest riparian area, is Coon Creek which is located 2800 feet away, or well over a ½ mile.

All slopes at all 3 sites have been or will be layered with straw and grass seed to help prevent erosion.

Dan Mar from HTP, inspected the property on June 21, 2016, and later provided a Triage Management Plan (the most important elements to be addressed), and a Holistic Property Management Plan. Mr. Mar, recommended as did TRC, that although current slopes are stable, that measures be performed to protect this stability. He recommended protecting all planting soils, paths, and slopes with straw and mulch and to plant cover crops for the winter months.

#### **DETAIL OF MEASURES TAKEN TO ENSURE PROTECTION OF WATERSHED AND NEARBY HABITAT:**

Measures that are being taken to ensure protection of the watershed include, installing rolling dips in the roads to prevent fine sediments from making their way to the watercourses, storing all nutrients, fertilizers, fuel and other potential discharge materials in secure structures. Liquids require secondary containment. General 'good-housekeeping', is performed by taking all refuse off site, all equipment is stored appropriately, and construction materials are secured. Static compost systems will be established at all cultivation sites and continual loss of top soils from storm waters are prevented thru insolation. The installation of water meters and rain water catchment ponds will make sure that water is not being prevented from making it to the river in the hot, summer months. In terms of habitat protection, I have completed and received my Cal-Fire, Licensed Timber Operator certificate and have had inspections with them on all timber activities. We recycle all oil for generators and equipment and use gas and oil catchment containers for all equipment also. We will insulate all generators for noise reduction and will follow all state regulations to protect the water and habitat.

**PROTOCOLS FOR PROPER STORAGE AND USE OF FERTILIZERS, PESTICIDES, AND OTHER REGULATED PRODUCTS UTILIZED:**

All fertilizers, pesticides, and other regulated products are kept inside protected buildings or structures, with liquids being stored within a secondary containment. We amend our own soils so we rarely use liquid fertilizers, but when we do, we adhere to all manufacture's use guidelines, as is the case with any pesticide or fungicide. Although we only use OMRI listed products, some of these products state they can harm beneficial insects such as bees. The manufacture suggests that products such as these be used in the evening after bees are no longer active. We adamantly adhere suggestions such as this.

**DESCRIPTION OF CULTIVATION ACTIVITIES:**

- Application is for a Type 3 Outdoor, No Artificial Lighting with 10,000 – 43,560 sq./ft.
- The existing square footage of cultivation area prior to 01/01/2016 was 39,500+sq./ft.
- The property is an existing farm on land zoned TPZ.

The farm property is off the grid and utilizes limited generator use as well as solar panels for electrical power needs. All 3 sites will utilize greenhouses as well as full sun farming techniques. The soils used are re-amended every year with organic amendments, nutrients, composts and earthworm castings. This technique allows the plants to use all available nutrients throughout the growing season, while leaving minimal if any fertilizers in the soils at the end of the season. Watering either straight unfiltered water or brewed compost teas. The only preventative pest sprays and fungicides used are OMRI listed. We incorporate other methods for pest reduction, such as releasing predatory, beneficial pests that eat the unwanted pests. We are committed to growing organic and only using organic products and methods, as we want to be the best stewards of the land possible. Organic farming is more labor and cost intensive, it also is more environmental and habitat friendly.

**GENERATOR USAGE:**

We will utilize Honda 6500/7000 EU IS generators and Honda 2000 EU generators. They will be located on the flats to run fans as needed. They will be located at the cabin/farm building for drying and processing. The exact locations are TBD, but they will be placed as close to the center of the cultivation flats to strategically limit sound to less than 50 decibels at forest openings and property boundaries. Please see attached sound ratings and calculations in the section directly following the cultivation and processing documents

### **PROCESSING PLAN:**

We maintain a safe, clean, and comfortable environment for our process workers. We maintain strict guidelines for the processing of our cannabis.

Plants are harvested at different times depending on their flowering schedule. The goal is to harvest the plants at the perfect ripeness. The plants are then broken down to smaller sizes, pieces and transferred to drying rooms equipped with climate control and humidity equipment.

Once the flowers reach the optimum moisture level (measured with moisture meters) they will be transferred to the trim room for additional processing techniques, i.e., trimming. At this point the flowers will be cut off of stems (bucked down) and either prepared for a dry trim machine or continue to be trimmed by hand by individual persons. If the flower continues on to the machine, it will be trimmed by machine, then returned to the individual trimmer who bucked it down, the human trimmer will then check the quality of the trim job and clean up the trim quality if necessary. During all trimming processes and activities there are supervisors who check the quality of each person's sanitary and production methods.

Post trim, the products are assed for quality and packaged in commercial grade packaging to insure quality and freshness.

Post production includes laboratory testing by an accredited company, such as Pure Analytics, in Santa Rosa, CA., or CW Analytics in Oakland, CA. The products will be tested for potency, cannabinoid profiles pesticide residues, and mold or microbiological screening.

### **LOCATION OF PROCESSING:**

Processing will be limited to the building listed at site 1 on the plot map. This building is approximately 2500 sq./ft. and contains 2 bathrooms, with sinks, showers and locking doors. There is 1 bathroom downstairs adjacent to the processing area and 1 bathroom upstairs off adjacent to the office. There is also a wash basin upstairs in the main work area.

### **EMPLOYEES:**

Processing employees should be limited to 4-6 trimmers, 1 or 2 supervisors and 1-2 laborers helping with the drying. To limit the number of workers at the processing building we intend to utilize 2 trim machines. There are sufficient facilities for the workers to have safe drinking water and sanitation areas. That being stated, all activities shall be conducted in compliance with section 55.4.11, "Performance Standards for all CMMLUO Cultivation and Processing Operations" under the Humboldt County Commercial Cannabis Ordinance.

### **Summary of Employee Safety Practices:**

The following practices will be implemented for processing:

Safety protocols will include providing all employees with adequate safety training relevant to their specific job functions, which may include: 1) Emergency action response planning as necessary; 2) Employee accident reporting and investigation policies; 3) Fire prevention; 4) Hazard communication policies, including maintenance of material safety data sheets (MSDS); 5) Materials handling policies; 6) Job hazard analyses; and 7) Personal protective equipment policies, including respiratory protection.

Cultivation operations and processing operations will visibly post and maintain an emergency contact list which includes at a minimum:

- 1) Operation manager contacts; 2) Emergency responder contacts; 3) Poison control contacts.

**Description of Toilet and Handwashing Facilities:**

2 bathrooms, with sinks, showers and locking doors. There is 1 bathroom downstairs adjacent to the processing area and 1 bathroom upstairs off adjacent to the office. There is also a wash basin upstairs in the main work area. All facilities are adequate for use and sanitization. We are also willing to have porta toilets and sanitation stations temporarily provided if necessary.

**Description of Plumbing and Septic:**

All plumbing is installed to Humboldt County building specifications and the septic system is a 1500-gallon system that was installed in 2011 and has adequately handled 15+ people for 3 months at a time for the last 6 years and was pumped for the first time this year by Whitson Plumbing, Willow Creek, at which time they stated the septic system was installed very good.

Drinking water is on site well water straight from permitted ground water well and has been tested in the past and is safe to drink. There are adequate amounts of water for drinking and sanitation.

Road use will not be increased as processing employees will be provided transportation by van or truck and/or be required to carpool.

**THERE ARE NO PLANS FOR MIXED LIGHT CULTIVATION AT THIS TIME**

**SCHEDULE OF ACTIVITIES INCLUDING GENERATOR USE:**

**January** - Can include work on the land such as cutting dead and dying trees, checking and repairing roads as needed due to the weather. Preparing and or cleaning up weather related issues at the cultivation sites. Generator use will be approximately 1-2 hours a day, for 1-3 days for the entire month. Water usage will be 0- 100gallons for the month.

**February** - Begin preparations to start the season. This generally includes ordering and purchasing equipment that will be needed at the beginning, cleaning trays and pots and



sanitizing areas that will be used to begin plant starts. The end of this month may also include starting plants. This month will also see maintenance on roads, flats and slopes. Possibly planting of grass seeds on slopes dependent on weather. Water usage will be 100 gallons to 2500 gallons for the month. Generator usage will be 20-100 hours for the month. Possible greenhouse roofing attached.

**March** - This month will see the plastic roofs of the greenhouses once again attached. The greenhouses will be prepared to begin housing plant starts. This will include the re-installation of greenhouse thermostat heaters (they do not run full time, shut on and off depending on temperature) that are operated off of propane. Once the plants are started the small 1000-2000 watt generators, with a max db rating of 59 db will run for 10-12 hours throughout the night, for the sole purpose of lighting the pilot light on the propane heaters. The larger 7000-watt generator may run for 2-4 hours in the evening for light, as needed in the agriculture building. Water use is very low during the month of March, likely less than 1000 gallons use, but possibly up to 2500 gallons, for the entire month. The plants will be transplanted from seed start trays to 4" cups.

**APRIL** - The month of April will see the plant starts transplanted from start trays to 4" planting cups to 1 gallon pots depending on the weather. The generator usage will fluctuate depending on the temperature outside. The 2000-watt generator will operate between 6-18 hours a day, while water usage will remain under 1000-2500 gallons per month.

**MAY** – Plants will begin to be transplanted from 1 gallon pots to 5 gallon pots. Depending on the weather the generator usage will decrease to between 6-12 hours a day. Water usage will increase to 2500-5000 gallons a month depending on weather. The soils will be amended at the cultivation flats with organic materials.

**JUNE** – Plants will begin to sex with the majority of male plants being disposed of. 2-3 males of each strain will be kept for their pollen and the creation of more seed stock. Females will be chosen for their vigor and health and the best plants will be transplanted directly into the ground at the cultivation sites. Generator usage will drop from 6-12 hours to 2-6 hours a day. Water usage will increase to about 30,000-50,000 gallons this month depending on weather. The main cause of this increase in water is we initially soak all holes and trenches with large amounts of water to get the amendments to begin breaking down and the PH of the soil to level out. This also will help the holes and trenches maintain moisture deep down, allowing us to use less water than we normally might during the hot months of July and August. After the plants are transplanted we will spot water by hand as needed.

**JULY** – Generator usage may increase depending on weather and temperature. When it is very hot we may run generators during the day to help circulate more air in the greenhouses. Generator usage will be between 6-12 hours a day. Water usage will be 30,000-60,000 depending on temperatures. Duties will include spot watering plants as needed, caging and supporting branches as they grow, and pest and disease inspections.

**AUGUST** - Generator usage may increase depending on weather and temperature. When it is very hot we may run generators during the day to help circulate more air in the greenhouses. Generator usage will be between 6-12 hours a day. Water usage will be 30,000-60,000 depending on temperatures. Duties will include spot watering plants as needed, caging and supporting branches as they grow, and pest and disease inspections.

**SEPTEMBER** - Generator usage may increase depending on weather and temperature. When it is very hot we may run generators during the day to help circulate more air in the greenhouses. Generator usage will be between 6-12 hours a day. Water usage will be 30,000-50,000, but could also decrease dramatically depending on temperatures. Duties will include spot watering plants as needed, caging and supporting branches as they grow, and pest and disease inspections. Inspections for molds generally begin during this month.

**OCTOBER** – Water usage drops dramatically to 10,000-30,000 gallons per month. Harvesting begins. Generator usage will increase to 100-168 hours a week for 2-3 weeks. This month will see the processing plan begin.

**NOVEMBER** - Water usage will drop to 2500-3500 gallons per month. Generator usage will drop to 12-16 hours a day or 84-112 hours a week. Cleaning up of all the cultivation sites and the property will begin. Winter road and slope maintenances will begin. The insolation of soils will begin by planting winter cover crops. More straw or mulch will be placed on slopes. Rain water catchment will begin. Greenhouse roofs will be removed and put in storage. Greenhouse heaters will be placed in storage. Generators will be winterized and placed in storage. Property will be secured for winter.

**DECEMBER** – No water or generator usage will occur. Property will be secured for the winter.

### **SECURITY PLAN**

The property is currently secured by very large, heavy duty steel gates with very secure locks and lock boxes. The only way to open these gates is with a key. If someone wanted to gain access without a key, they would have to cut the gate with a plasma torch. Each gate is equipped with hidden motion detectors to alert all property owners on the mountain when there is any movement at each gate. Prolonged alerts from the motion detectors is a signal of a security issue and is investigated. To gain entry to site #1 there are 3 of these gates that must be negotiated to gain entry. There are 3 of these gates that must be negotiated to gain entry to site # 2 from the lower entry or 2 of these gates that must be negotiated to gain entry from the top entrance. Site # 3 is secured by 3 gates by lower entry and 2 gates by the top entry. We also have motion detectors placed at important locations on the property to alert for security issues. There are hidden motion detector cameras located in key spots around the property. During the months of September, October, and November

we also patrol the property in groups of 2 with radio communication between all property owners. Fire extinguishers and fire suppress cans will be placed in key locations around the property as needed or required by law. Staff members will be trained in CPR and life saving techniques if required by law.

For security during transportation, we are currently in the process of interviewing, licensed transport companies for transfer and delivery of products and orders.

## **AMENDMENTS TO CULTIVATION AND OPERATIONS PLANS**

**Although we are applying for an outdoor cultivation license and not a mixed use license, we would like to make clear that if there is a situation in which we needed to run lights we fully intend to follow the following performance standards:**

**v) Those cultivators using artificial lighting for mixed-light cultivation shall shield greenhouses so that little to no light escapes. Light shall not escape at a level that is visible from neighboring properties between sunset and sunrise.**

**w) The light source should comply with the International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1, and be designed to regulate light spillage onto neighboring properties resulting from backlight, uplight, or glare (BUG). Should the Humboldt County Planning Division receive complaints that the lighting is out of alignment or not complying with these standards, within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment has been repaired, inspected and corrected as necessary.**

**We would also like to state that all 5 of the greenhouses being utilized for commercial cannabis cultivation DO NOT have impervious floors. All greenhouse floors are natural dirt or earth floors.**

**We are aware that section 55.4.11, Performance Standards for all CMMLUO Cultivation and Processing Operation, section (d), states: "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. Cultivation areas and associated facilities shall observe all required setbacks from watercourses and wetlands." The cultivation area listed as site 3 in our application is**

**approximately 320' from Six Rivers National Forest property that DOES NOT contain recreational facilities such as picnic areas and campgrounds, trails, river and fishing access points, and like facilities under public ownership. Therefore we request a relaxation of the 600' setback.**

# Generator Noise Levels at Property Lines

## Inverse Square Law

Another very important but little known acoustical phenomena is the Inverse Square Law. As a sound wave propagates spherically, the sound energy is distributed over the ever-increasing surface diameter of the wave front surface. The Inverse Square Law teaches us that for every doubling of the distance from the sound source in a free field situation, the sound intensity will diminish by 6 decibels.

Under ideal conditions a free field could be represented by a sound signal being generated from a mountain peak. In real life situations however, rooms bounded by walls, floors and ceilings will interrupt the inverse square law at a distance in tan average 30' square room at approximately 10-12 feet from the sound source. Nevertheless, it is important to accept the notion that sound will diminish in intensity with distance. For example, in a typical classroom with a teacher's voice signal of 65 decibels at a three-foot distance from the teacher; at 6 feet away the sound intensity will be 59 decibels and at twelve feet it will diminish down to 53 decibels.

**APN # 523-026-004 SITE (1) = The Honda EU /65007000 IS generator is rated at 60db at full throttle and the 2000 is similarly rated (59). The closest property line is 425' feet away from where the generators will be used, therefore applying the Inverse Square Law the following decibel levels fall within the acceptable range.**

**At 3 feet = 60 db., at 6' = 54db., at 12' = 48db., at 24' = 42 db., at 48' = 36db., 30db at 96', 24db at 192', 18db. at 384', and 14.7db at 425'. Therefore, at 425 feet the decibels created by the generators will be 14.7db. at the nearest neighbor's property line and below the 50 db. noise level required in the CMMLUO ordinance.**

**Normal human breathing = 10db.**

**SITE (2)** = The Honda EU 7000 IS generator is rated at 60db at full throttle. The property line is at least 1,315 feet away from where the generator will be used. Using the Inverse Square Law, the generator noise at the property line for site 2 will be around 6db and probably not even audible, well below the 50db. level required by the CMMLUO ordinance.

**SITE (3)** = The edge of the cultivation area is 320' from the property line and the generator will be used at the very middle of the flat or another 100' away from the property line for a total distance of 420'. Using the Inverse Square Law, the noise generated by the generator at nearest property line will be approximately the same as site 1, and the generator noise would also be 25.98db. 14.7db and also well below the requirements stated in the CMMLUO.

## Roofing Tools & Equipment Blog

### Portable Generator Noise Levels: Understanding Decibels (dBA)

Posted by [Hy-Tech Roof](#)

Wed, Nov 28, 2012 @ 11:39 AM

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When evaluating commercial or industrial portable generators, it's important to consider their noise levels, as many cities have local noise ordinances in place with which construction equipment must comply.

☒ Radio Silence

Generally speaking, noise levels are measured in decibels (dBA), a metric commonly listed on generator specification sheets. Noise levels can vary significantly based on generator size and the manufacturer, ranging anywhere between mid-50 and mid-80 dBA. So, how do you know exactly how loud is too loud? We're here to help.

#### Decibel Levels of Common Sounds

Below we compare dBA levels to common sounds, giving you context to portable generator labels. As you'll see, the lower the dBA, the quieter the noise is.

- 0 dBA — The hearing threshold
- 10 dBA — Normal breathing
- 20 dBA — Watch ticking
- 30 dBA — Quiet bedroom at night
- 60 dBA — Moderate rainfall
- 70 dBA — Hair dryer
- 75 dBA — Roof Pro 12,000
- 80 dBA — Police whistle
- 90 dBA — Lawn mower
- 110 dBA — Chain saw
- 120 dBA — Snowmobile
- 130 dBA — Jack hammer
- 150 dBA — Fireworks
- 160 dBA — Shotgun
- 180 dBA — Rocket launch

#### Tips When Comparing Portable Generators

Start by searching for your city's noise ordinance or code. [NoiseFree.org](#) offers a list of city ordinances for some of the largest cities in the country. You may also try contacting your city hall directly.

Keep in mind that dBA is a variable metric based on distance from the source. Many generator manufacturers measure from approximately 23 feet (7 meters). For an apples-to-apples comparison, make sure the dBA ratings of all the generators you're comparing are measured from similar distances.

Finally, compare the noise levels of generators with similar power capacities (measured in either watts or amps) for the most accurate assessment. This ensures that you get the quietest generator at the power output you require.

For example, looking at some of the top brands in the industry, many of the mid-to-large sized portable generators (6,500 to 14,000 Watts) range between mid-70 and mid-80 dBA.

**Note:** When comparing labels, you may also see the sound pressure level (LwA) reported. This is a European standard for noise.

If you have additional questions, please contact one of our roofing experts at 800-635-0384 or [info@hy-techroof.com](mailto:info@hy-techroof.com).



#### Hy-Tech Roof Pro Portable Generators

Made in the U.S.A., Hy-Tech's Roof Pro Family of Portable Generators are the first generators designed by roofers for the roofing and construction industries. [Download the Hy-Tech Roof Pro Portable Generator Brochure to learn more.](#)

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## Generators

- Use
- Wattage
- Features

### Choose the Right Model

- Generator Selection
- Sound level comparison
- How much power do I need?
- Wattage Calculator
- Power Management
- Connecting your generator to your home
- Honda Portable Power Systems
- Videos
- Accessories

### Use & Maintenance

- Generator Operation
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- Fuel Recommendations
- Support Videos
- Battery Maintenance
- Receptacle Selection

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## EU7000iS

(EU7000iSAT1)

### FEATURES

- 7000 watts, 120/240V
- Perfect for home back up power, RVs, outdoor events, and more
- Super quiet
- Fuel efficient - runs up to 18 hours on 5.1 gal of fuel
- Convenient electric start
- Inverter - stable power for computers and more
- Fuel injected - better fuel efficiency and lower maintenance

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Dealer sets actual selling price.

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### Features Specs Accessories Applications Manuals Reviews

Engine	Honda GX390 EFI
Displacement	389cc
AC Output	120/240V 7000W max. (58.3/29.1A) 5500W rated (45.8/22.9A)
Receptacles	20A 125V GFCI Duplex (2), 30A 125V Locking Plug, 30A 125/250V Locking Plug
DC Output	N/A
Starting System	Recoil, electric
Fuel Tank Capacity	5.1 gal.
Run Time per Tankful	6.5 hrs. @ rated load, 18.0 hrs. @ 1/4 load
Dimensions (L x W x H)	33.4" x 27.6" x 28.4"
Noise Level	60 dB(A) @ rated load, 52 dB(A) @ 1/4 load
Dry Weight	261 lbs.
Residential Warranty	3 Years
Commercial Warranty	3 Years

# SUPER QUIET



## SPECIFICATIONS

	EU1000i	EU2000i / EU2000i Companion†	EU3000i/s	Handi EU3000i	EU7000i/s
Engine	Honda GXH50	Honda GX100	Honda GX200	Honda GX160	Honda GX390
	Single cylinder, overhead valve, air-cooled	Single cylinder, overhead cam, air-cooled	Single cylinder, overhead valve, air-cooled	Single cylinder, overhead valve, air-cooled	Single cylinder, overhead valve, air-cooled
Displacement	49.4cc	98.5cc	196cc	163cc	389cc
AC output	120V 1000W max. (8.3A) 900W rated (7.5A)	120V 2000W max. (16.7A) 1600W rated (13.3A)	120V 3000W max. (25A) 2800W rated (23.3A)	120V 3000W max. (25A) 2600W rated (21.7A)	120/240V 7000W max. (58.3/29.1A) 5500W rated (45.8/22.9A)
iAVR AC output	N/A	N/A	N/A	N/A	N/A
Receptacles	B	C / F, J†	C, F	C, F	D (2), F, H
DC output	12V, 95W (8A)	12V, 96W (8A)	12V, 144W (12A)	12V, 100W (8.3A)	N/A
Starting system	Recoil	Recoil	Recoil, electric	Recoil	Recoil, electric
Fuel tank capacity	0.6 gal.	.95 gal.	3.4 gal.	1.6 gal.	5.1 gal.
Run time per tankful	3.2 hrs. @ rated load, 7.1 hrs. @ 1/4 load	3.4 hrs. @ rated load, 8.1 hrs. @ 1/4 load	7.1 hrs. @ rated load, 20.0 hrs. @ 1/4 load	3.5 hrs. @ rated load, 7.7 hrs. @ 1/4 load	6.5 hrs. @ rated load, 18.0 hrs. @ 1/4 load
Dimensions (L x W x H)	17.7" x 9.4" x 15.0"	20.2" x 11.4" x 16.7"	25.9" x 17.6" x 22.0"	24.5" x 14.9" x 19.3"	33.4" x 27.6" x 28.4"
Noise level	59 dB(A) @ rated load 53 dB(A) @ 1/4 load	59 dB(A) @ rated load 53 dB(A) @ 1/4 load	58 dB(A) @ rated load 49 dB(A) @ 1/4 load	65 dB(A) @ rated load 57 dB(A) @ 1/4 load	60 dB(A) @ rated load 52 dB(A) @ 1/4 load
Dry weight	28.7 lbs.	45.6 lbs.	131 lbs.	78 lbs.	261 lbs.

## FEATURES

	EU1000i	EU2000i / EU2000i Companion†	EU3000i/s	Handi EU3000i	EU7000i/s
Honda OHV engine	•	•	•	•	•
Electric start/Remote start option			Electric start only		Electric start only
Oil Alert	•	•	•	•	•
Auto Throttle					
Eco-Throttle (load dependent operation)	•	•	•	•	•
Electronic ignition	•	•	•	•	•
Simultaneous AC/DC use	•	•	•	•	
Circuit breakers	Electronic	Electronic	Electronic	Electronic	Electronic
Fuel gauge			•		•
i-Monitor					•
Wheel kit standard		OPT	OPT	•	•
iAVR					
DAVR					
CycloConverter™					
Inverter	•	•	•	•	•
One switch for engine/fuel valve on/off	•	•		•	
Full tubing frame for protection					
USDA-qualified spark arrester/muffler	•	•	•	•	•
Fully enclosed for quieter operation	•	•	•	•	•
120/240V selector switch					•
GFCI/neutral bond					
Residential warranty	2 Years	3 Years	3 Years	3 Years	3 Years
Commercial warranty	1 Year	3 Years	3 Years	3 Years	3 Years

\* Indicates a specification for EU2000i/s model only.  
† Indicates a specification for EU2000iA Companion model only.

### Receptacle Key

RECEPTACLE	DESCRIPTION	PLUG #	RECEPTACLE	DESCRIPTION	PLUG #
B	15A 125V Duplex	5-15P	D	20A 125V GFCI Duplex	5-15P or 5-20P
C	20A 125V Duplex	5-15P or 5-20P	E	20A 125V Locking Plug	LS-20P



- Easy maintenance
- Dynamic lines
- Portability, mobility
- Compact structure



In dissecting the design of the portable EU6500is, the model's feature and benefit correlation underscore its position as an industry leader in the home back-up power segment:

Feature	Benefit
Inverter Technology	Light weight, clean power
Eco-Throttle™	Excellent fuel economy: 14 hours of operation at ¼ load on 4.5 gallons of fuel
Triple chamber design	Super quiet operation of only 60db at rated load

**HONDA**



EU6500/s Basic Specifications	
<b>Model Name</b>	EU6500/s
<b>Dimensions</b>	
<b>Length (inches/mm)</b>	33.5/770 (excluding the handle and wheels)
<b>Width (inches/mm)</b>	26.4/550
<b>Height (inches/mm)</b>	27.5/560
<b>Weight</b>	
<b>Dry Weight (lbs/kg)</b>	253/115 (including the battery)
<b>Total Weight (lbs/kg)</b>	283.3/128.5
<b>Engine Type</b>	GX390 (four-stroke engine technology)
<b>Displacement (cm3)</b>	389
<b>Maximum Output [kW (PS)/rpm]</b>	8.4 (11.4)/3600
<b>Starting Method</b>	Self-starter/Recoil
<b>Effective fuel tank capacity (gal/L)</b>	4.5/16.5
<b>Ignition system</b>	Full transistor ignition system (advancement control)
<b>Fuel</b>	Unleaded gasoline
<b>Generator</b>	
<b>Frequency (Hz)</b>	60
<b>Maximum Output (VA)</b>	6,500
<b>Rated Output (VA)</b>	5,500
<b>Output voltage (V)</b>	120/240
<b>DC output (VA)</b>	Not equipped
<b>Generation Method</b>	Multipolar inverter system
<b>Machine</b>	
<b>Noise level [dB (A)/7 m]</b>	60
<b>Rated continuous operational time (hr)</b>	5.1
<b>Equipment specifications</b>	
<b>AC breaker</b>	Electronic protector built in the inverter
<b>Oil Alert®</b>	Equipped (LED display)
<b>Load sensing revolution control</b>	Equipped (Eco-Throttle™)
<b>Governor system</b>	Electronic governor
<b>Voltage selection switch</b>	Equipped



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Engine	Honda GX100
Displacement	98.5cc
AC Output	120V 2000W max. (16.7A) 1600W rated (13.3A)
Receptacles	20A 125V Duplex
DC Output	12V, 96W (8A)
Starting System	Recoil
Fuel Tank Capacity	.95 gal
Run Time per Tankful	3.4hr @ rated load 8.1 hrs @ 1/4 load
Dimensions (L x W x H)	20.2" x 11.4" x 16.7"
Noise Level	59 dB(A) @ rated load 53dB(A) @ 1/4 load
Dry Weight	45.6 lb.
Residential Warranty	3 Years
Commercial Warranty	3 Years

## Generators

- [Home back up](#)
- [Recreation](#)
- [Industrial](#)



**APN 523-026-004**

**TOTAL CULTIVATION AREA**

**2 Greenhouses:**

*(Site 3)*

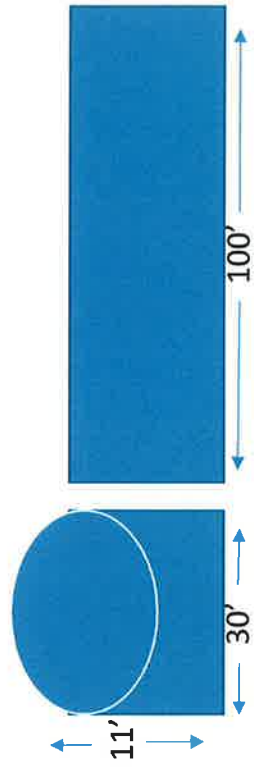
**Greenhouse = 20'x100' = 2,000 sq./ft.**

**Greenhouse = 30'x100' = 3,000 sq./ft.**

**Trenches, Holes, Pots = 17,010 sq./ft.**

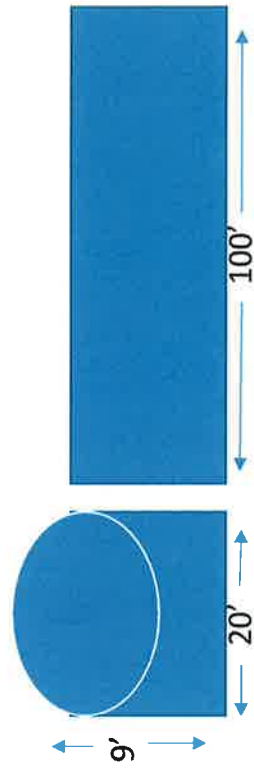
**TOTAL CULTIVATION AREA = 22,010 sq./ft.**

# Greenhouse Elevation Site 3

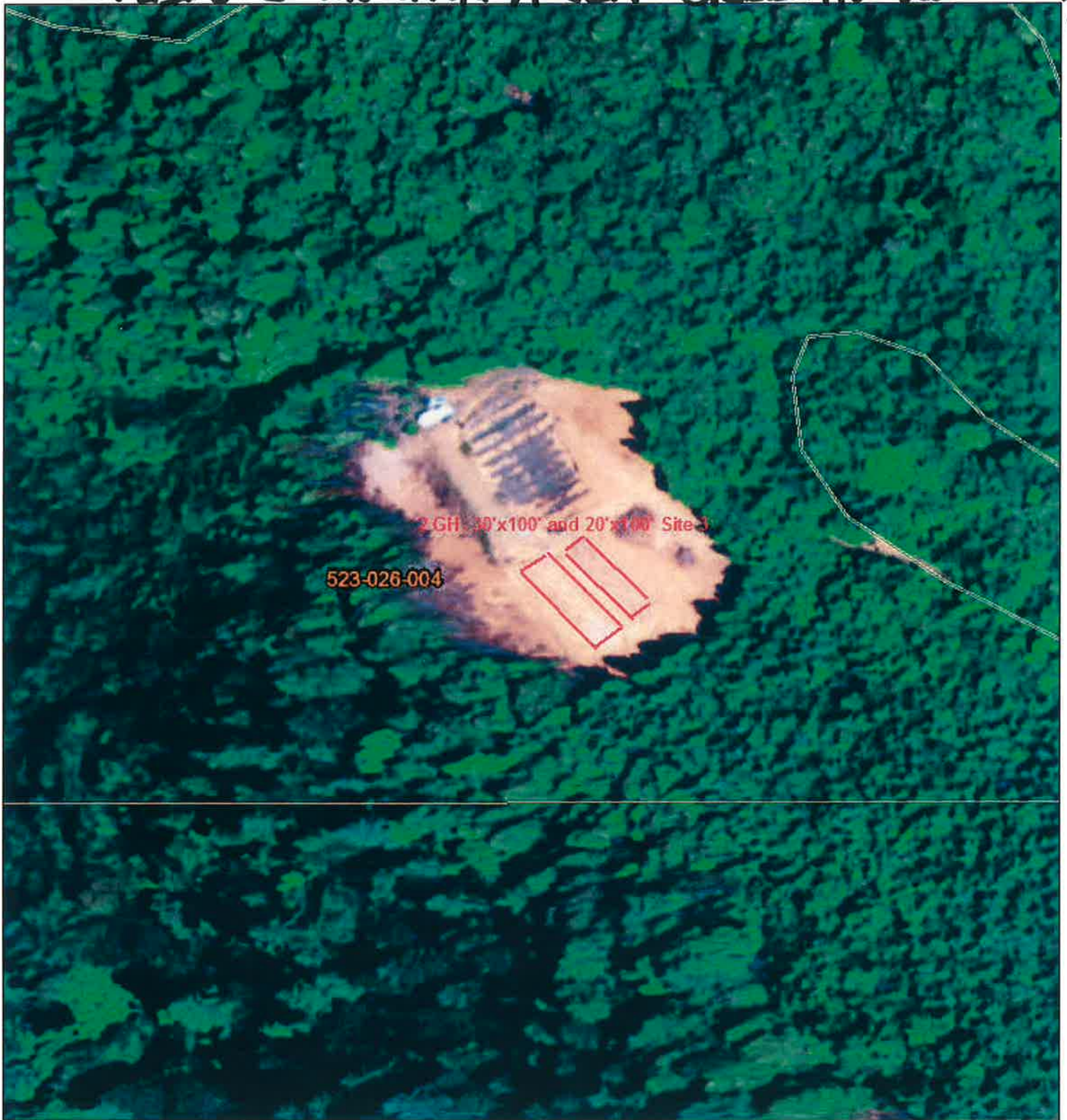




# Greenhouse Elevation Site 3



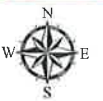
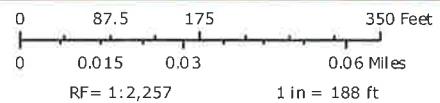
# SITE #3 Cultivation AREA GREEN Houses = 5000<sup>sq</sup> ft



## ArcGIS Web Map

Humboldt County Planning and Building Department

- |                           |                           |                 |
|---------------------------|---------------------------|-----------------|
| <b>Highways and Roads</b> | — Private or Unclassified | — Intermittent  |
| Principal Arterials       | — Major River or Stream   | — Subsurface    |
| Minor Arterials           | <b>Blue Line Streams</b>  | — City Boundary |
| Major Collectors          | — Perennial 1-3           | — Counties      |
| Minor Collectors          | — Perennial >4            | — Parcels       |
| Local Roads               |                           |                 |



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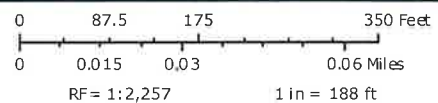
## ArcGIS Web Map

Humboldt County Planning and Building Department

City Boundary

Counties

Parcels



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**APN 523-026-004**

**SITE #1**

**TOTAL CULTIVATION AREA**

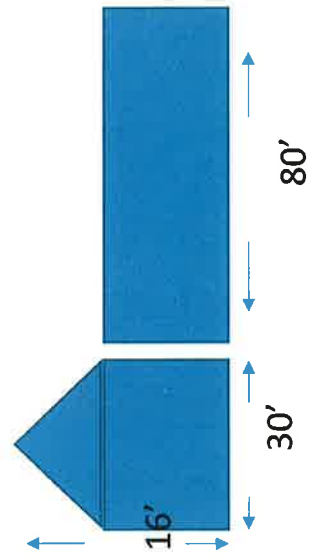
**OUTDOOR TRENCHES & POTS = 3,340 sq./ft.**

**Greenhouse = 30'x80' = 2,400 sq./ft.**

**TOTAL CULTIVATION AREA = 5,740 sq./ft.**

# Greenhouse Elevations Site 1

30'x80'  
2,400 sq./ft.

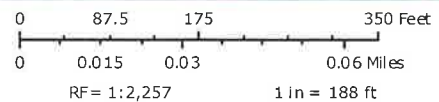




## ArcGIS Web Map

Humboldt County Planning and Building Department

- City Boundary
- Counties
- Parcels



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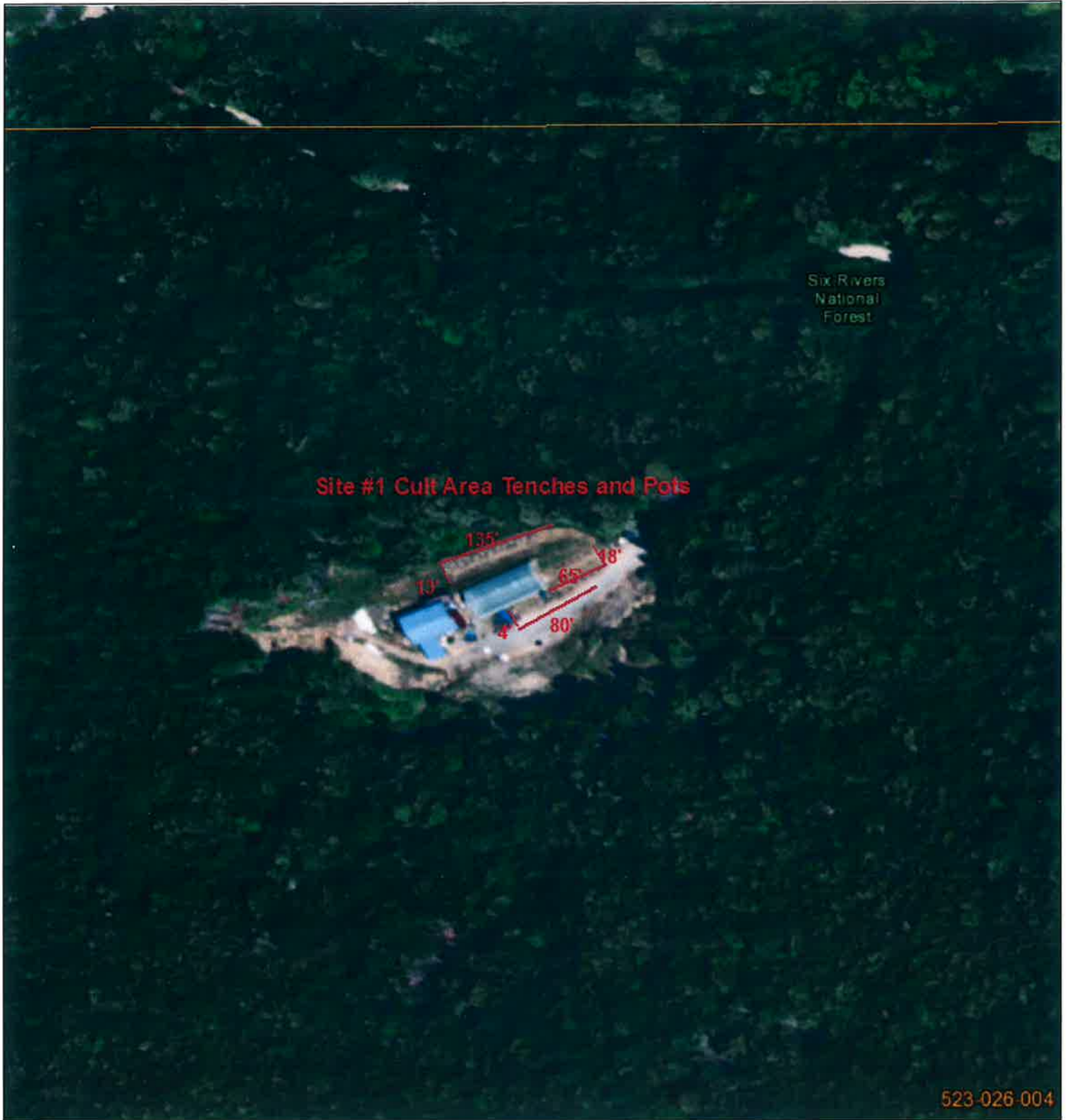
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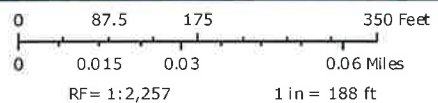


523-026-004



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Humboldt County Planning and Building Department



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City Boundary

Counties

Parcels

**APN 523-026-004**

**SITE #2**

**TOTAL CULTIVATION AREA**

**OUTDOOR TRENCHES & POTS = 6,050 sq./ft.**

**2 Greenhouses:**

**Greenhouse = 30'x96' = 2,880 sq./ft.**

**Greenhouse = 30'x96' = 2,880 sq./ft.**

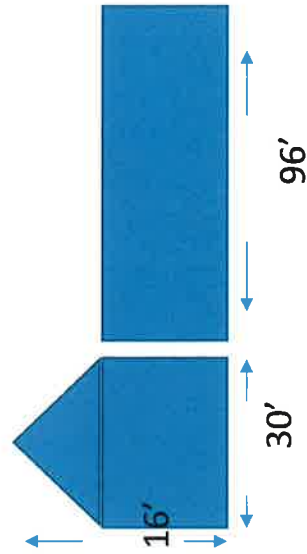
**TOTAL CULTIVATION AREA = 11,810 sq./ft.**



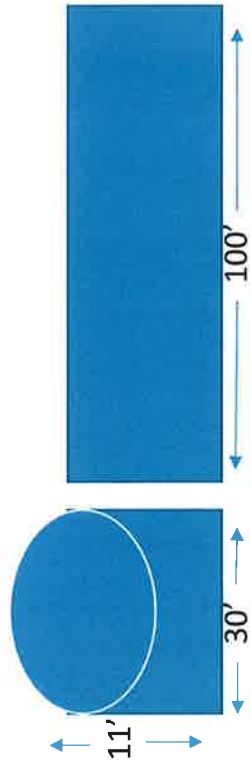
# Greenhouse Elevations Site 2

30'x96'

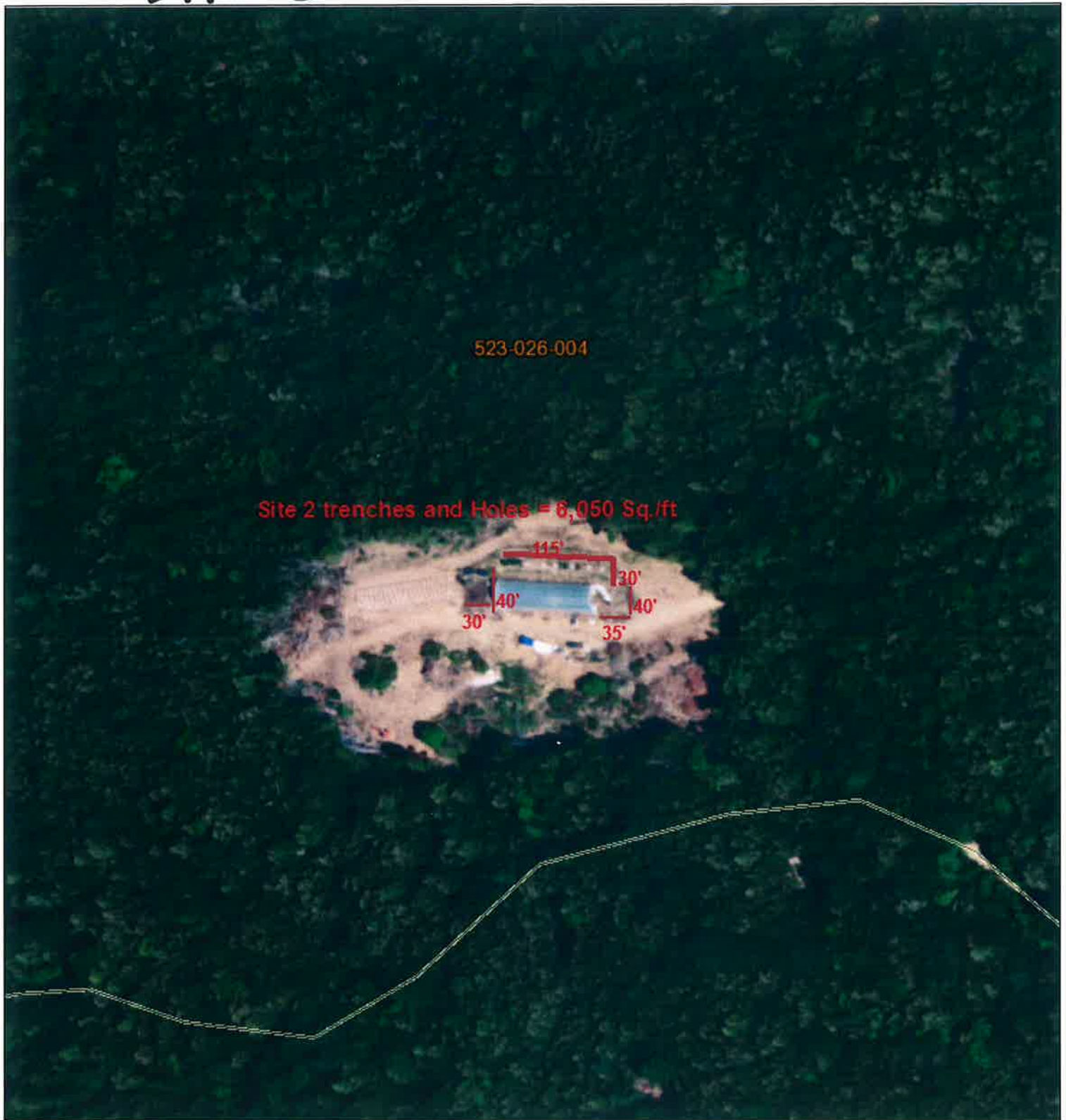
2,400 sq./ft.2,880sq./ft.



# Greenhouse Elevation Site 2



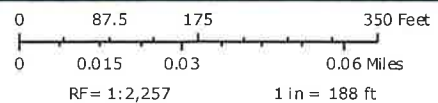
Site 2



## ArcGIS Web Map

Humboldt County Planning and Building Department

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  - Intermittent
  - Principal Arterials
  - Minor Arterials
  - Major Collectors
  - Minor Collectors
  - Local Roads
- Blue Line Streams**
- Major River or Stream
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  - Perennial >4
- Other Features**
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Printed: July 1, 2017

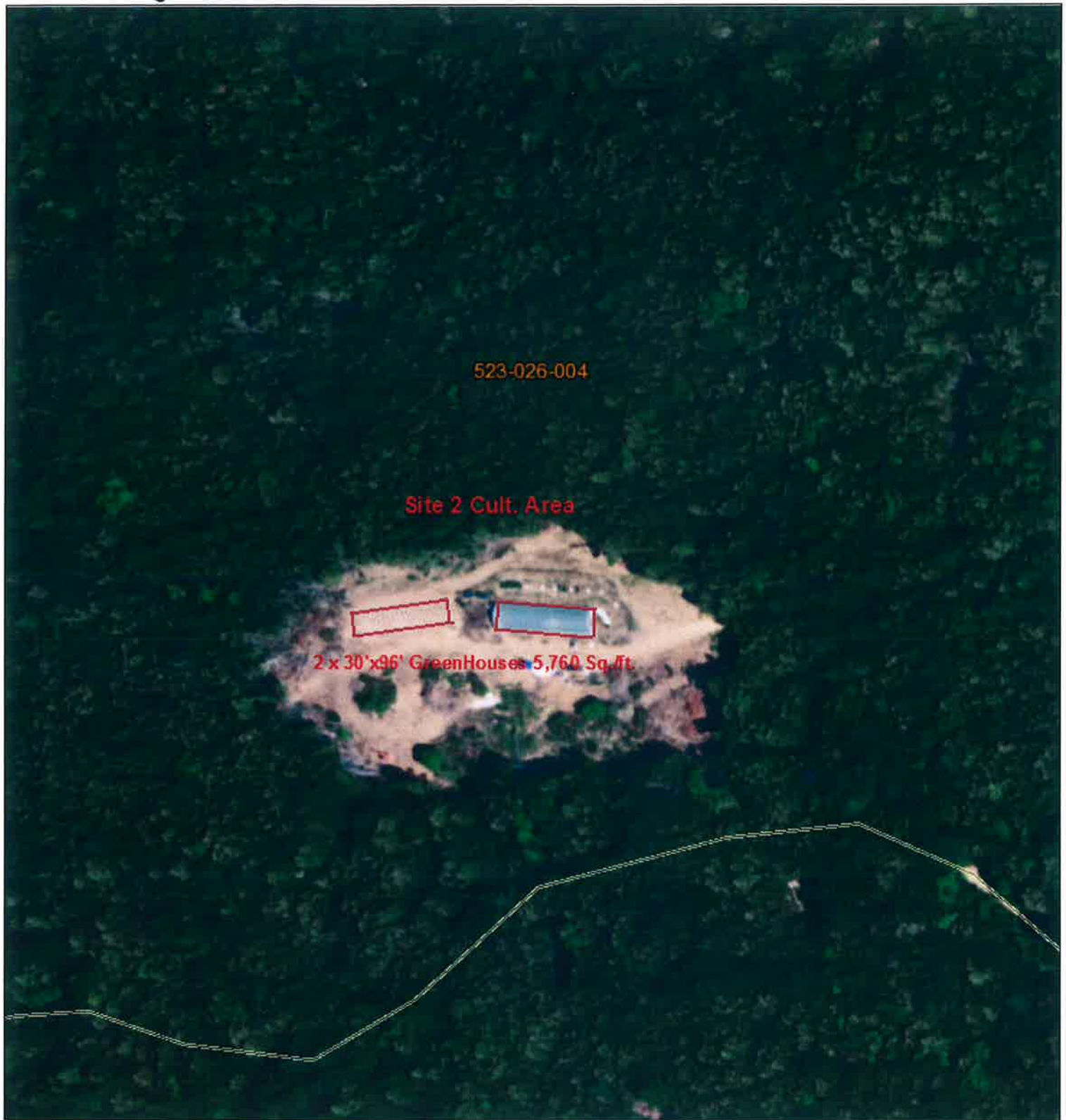
Web AppBuilder 2.0 for ArcGIS

### Map Disclaimer:

While every effort has been made to assure the accuracy of this information, it should be understood that it does not have the force & effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.

Source: NRCS, Humboldt County GIS, Healthy Rural Roads, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, FRAP, FEMA, USGS

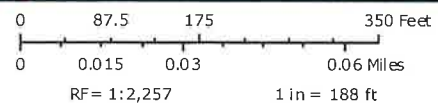
side 2



## ArcGIS Web Map

Humboldt County Planning and Building Department

- |                           |                           |                   |
|---------------------------|---------------------------|-------------------|
| <b>Highways and Roads</b> | — Private or Unclassified | --- Intermittent  |
| Principal Arterials       | — Major River or Stream   | --- Subsurface    |
| Minor Arterials           | <b>Blue Line Streams</b>  | --- City Boundary |
| Major Collectors          | — Perennial 1-3           | --- Counties      |
| Minor Collectors          | — Perennial >4            | --- Parcels       |
| Local Roads               |                           |                   |



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**ENROLLMENT NOTICE OF INTENT FORM  
FOR  
WAIVER OF WASTE DISCHARGE REQUIREMENTS  
ORDER NUMBER R1-2015-0023**

Submission of this Notice of Intent (NOI) to the North Coast Regional Water Quality Control Board (Regional Water Board) or an approved third party constitutes notice that a discharger, identified in Section I of this form, requests and receives authorization to discharge pursuant to the Waiver of Waste Discharge Requirements Order number R1-2015-0023 (Order). Upon submittal of the NOI, waste discharges are authorized pursuant to the conditions of the Order. Order coverage is required for existing Tier 1, 2, and 3 cultivation sites by February 15, 2016. Dischargers who begin operations after February 15, 2016, must file an NOI prior to commencement of cultivation activities.

To obtain authorization, dischargers must complete and submit this NOI form, encompassing sections I and II, complete and submit the reporting information required in Appendix C of the Order, and submit the appropriate fee. The reporting form in Appendix C must be submitted annually by March 31 thereafter and an annual fee is subject to a separate invoicing from the State Water Board. Any additional documentation required by the Order, such as a water resource protection plan, site map, and monitoring records must be completed and secured on-site, to be made available upon request by the Regional Water Board. This NOI form must be submitted upon enrollment and the discharger shall amend and resubmit the NOI within 30 days of changed site conditions that result in a change in Tier status.

Completed forms shall be signed and submitted to the Regional Water Board or an approved third party.

**I. Discharger Information**

**Chad Steelman  
PO BOX 597  
Willow Creek, CA 95573  
707-798-0908**

**II. Site Information**

**No Physical Address**

**Located in Humboldt County, Assessor's Parcel Numbers (APN):  
523-026-004**

**Subwatershed (Huc-12)**

**180102111206**



Please check the box from the following operation to state which Tier you are registering as:

☐ Tier 1    ☒ Tier 2    ☐ Tier 3

Under Tier 2, water resource protection plans must be developed within 180 days of submittal of this NOI form. Under Tier 3, cleanup and restoration plans must be submitted to the Regional Water Board within 45 days of submittal of this NOI form. Tier 3 enrollees that are cultivating must also be enrolled and comply with Tier 2 conditions.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision. The information contained in this document and all attachments is, to the best of my knowledge and belief, true, accurate, and complete. I agree to monitor and report on my site in compliance with the Order, including the Monitoring and Reporting Program (Appendix C) truthfully, accurately, and completely; complete Sections I and II, above; keep a copy of the Order, this NOI, the annual monitoring and reporting documents and, if applicable, the water resource protection plan and cleanup and restoration plan document(s) on site, and make them available to Water Board staff upon request. If there is a change in Tier status based on changed site conditions, the changes must be documented, appended to this document, and resubmitted to either the Regional Water Board or, if applicable, an approved third party.

Print name: CHAD STEELMAN

Signature:  Date: 3/25/16



June 30<sup>th</sup>, 2017

Humboldt Patient Resource Center  
980 6<sup>th</sup> Street  
Arcata, CA 95519

To Whom It May Concern:

The purpose of this letter is to inform you that Chad Steelman of Tohnic Inc. does business with Humboldt Patient Resource Center. The products we purchase are medicinal cannabis products. If you have any questions please feel free to call or email me.

Sincerely,

**Patrick T. Green**  
Inventory Manager  
HPRC  
patrick.hprc@gmail.com  
707-826-7988 x6

## ATTACHMENT 4

### REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

Referral Agency		Recommendation	Location
Building Inspection Division	✓	Conditional Approval	On file with Planning
Land Use Division	✓	Applicant Prepared Road Evaluation Report	On file with Planning
Division Environmental Health	✓	Conditional Approval	On file with Planning
CAL-FIRE	✓	Conditional Approval	On file with Planning
Department of Fish & Wildlife	✓	Conditional Approval	On file with Planning
NWIC	✓	Further Study	On file with Planning
Tsnungwe Council		No response	
Hoopa		No response	
Klamath-Trinity Joint Unified School District	✓	Denial of CUP	On file with Planning
NCRWQCB		No response	
Water Resources Control Board-Div. of Water Rights		No response	
County Counsel		No response	
Humboldt County Agriculture Commissioner		No response	
Humboldt County Sheriff		No response	