



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: November 2, 2017

To: Humboldt County Planning Commission

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

Subject: **Honeydew Valley Farms LLC Conditional Use Permits**
Application Numbers 12139; 12144; 12145
Case Numbers CUP 16-548; CUP 16-546; CUP 16-545
Assessor's Parcel Numbers (APNs) 107-086-024; 107-091-001
P.O. Box 171, Honeydew, CA 95545

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Please contact Michelle Nielsen, Senior Planner, at 707-268-3708 or by email at mnielsen@co.humboldt.ca.us if you have any questions about the scheduled item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
November 2, 2017	Conditional Use Permits	Michelle Nielsen

Project Description: The application is for three Conditional Use Permits (CUP) for 1 acre each for a total of 130,680 square feet (sf)/3 acres of new outdoor commercial medical cannabis cultivation. Of the total cultivation, 43,200 sf will be in greenhouses with the remaining 87,480 square feet grown outdoors. Cultivation will be entirely without supplemental lighting. The project is located within an area of approximately 129 acres of mapped prime agricultural soils, in the Agriculture Exclusive (AE) zoning district, and with slopes 15% or less. The applicant's property is eligible for a Record of Covenant to combine parcels APN 107-086-024 and 107-091-001 to form a 368-acre parcel because the property is a long-standing ranch that has been functioning as a larger unit of land. A new 1.5-million-gallon rainwater catchment pond is proposed to provide irrigation for the cultivation operations. A new 3,200-foot water line will be constructed from the pond to the cultivation area with a submersible water pump to distribute water for irrigation. Estimated water usage per year will be approximately 1,025,000 gallons, and the applicants will forebear from any surface water diversions from May 15th to October 31st. The applicant has secured a Lake or Streambed Alteration Agreement with the California Department of Fish and Wildlife for improvements to an existing wetland (1600-2017-0149-R1), and has submitted an Enrollment Notice of Intent Form with the North Coast Regional Water Quality Control Board as a Tier 2 discharger (WDID 1B170093CHUM). Processing is proposed to occur on-site in a proposed ADA-compliant processing facility to be constructed in 2017. Power is supplied by Pacific Gas and Electric (PG&E) to the processing facility, while two generators will be utilized to power greenhouse fans at the cultivation site, located approximately 120 feet from the property line (exceeding the 100-foot minimum).

Project Location: The project is located in Humboldt County, in the Honeydew area, on the north and south sides of Mattole Road, approximately 3.03 miles west of the intersection of Wilder Ridge Road and Mattole Road, on the property known to be in Section 34 of Township 02 South, Range 01 West and Section 3 of Township 03 South, Range 01 West, Humboldt Base & Meridian.

Present Plan Land Use Designations:

107-086-024: Agricultural Lands (AL), Framework Plan (FRWK), Density: 160 to 20 acres per dwelling unit; Slope Stability: Low Instability (1), Moderate Instability (2).

107-091-001: Agricultural Lands (AL), Agriculture Exclusive/Prime and Non-Prime Lands (AE), Agriculture/Grazing (AG), Framework Plan (FRWK), Density: 160 to 20 acres per dwelling unit; Slope Stability: Low Instability (1), Moderate Instability (2), High Instability (3).

Present Zoning:

107-086-024: Agriculture Exclusive (AE)

107-091-001: Agriculture Exclusive (AE) B-5

Case Numbers: CUP16-548; 16-546; 16-545

Application Numbers: 12139; 12144; 12145

Assessor Parcel Numbers: 107-086-024; 107-091-001

Applicant

Honeydew Valley Farms LLC
Brent Knapek
P.O. Box 171
Honeydew, CA 95545

Owner

Peter Suc Tr Chapman
543 Rigby Avenue
Rio Dell, CA 95562

Agent

N/A

Environmental Review: The project is exempt from environmental review per Sections 15301 (Existing Facilities), 15303 (New Construction of Small Structures), and 15304 (Minor Alterations to Land), of the California Environmental Quality Act (CEQA) Guidelines.

Major Issues: None.

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

HONEYDEW VALLEY FARMS LLC

Case Numbers CUP16-548; CUP 16-546; CUP 16-545

Assessor's Parcel Numbers 107-086-024; 107-091-001

Recommended Planning Commission Action

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

Find the project exempt from environmental review pursuant to Sections 15301, 15303, and 15304 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permits based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Honeydew Valley Farms LLC Conditional Use Permits subject to the recommended conditions.

Executive Summary: Honeydew Valley Farms LLC (Honeydew Farms) is seeking three CUPs for a total of 130,680 sf of new outdoor commercial medical cannabis operation with on-site processing. Structures and facilities associated with cultivation and processing include: twelve light deprivation greenhouses for 43,200-sf of the outdoor cannabis cultivation; a proposed 17,500 sf rainwater catchment impoundment for cannabis irrigation; two 2,000-sf greenhouses will be used as the nursery for the operation; a proposed 6,000 sf drying facility to be built on an existing 65-foot by 100-foot concrete pad; and four existing modular to be used for cannabis processing and employee quarters.

The applicant's property is eligible for a Record of Covenant to combine parcels APN 107-086-024 and 107-091-001 to form a 368-acre parcel. Both parcels are zoned for Agriculture Exclusive (AE). The CMMLUO identified AE-zoned parcels 320 acres or larger as sites where new outdoor cannabis cultivation activities could be allowed. Cultivation of up to one acre for each one hundred acre increment (e.g. 3 acres of cultivation for a 320-acre parcel, 6 for a 600 acre parcel, etc.) is allowed subject to the issuance of a CUP. A CUP is a discretionary permit meaning that, to approve the requested cultivation area, the Planning Commission must consider whether the findings required for permit approval can be met for the described project.

Operations

Honeydew Valley Farms LLC will cultivate up to three acres of organically grown cannabis on APN 107-086-024. Approximately 43,200 sf of greenhouses and 87,400 sf of full-term plants would make up the 130,680 sf of permitted cannabis cultivation. Cannabis will be planted in native soil, meaning no soil will be imported to the site. The cannabis operations would feature four 3,000-sf and eight 3,400-sf light deprivation greenhouses. Two 2,000-sf greenhouses will be utilized as the nursery for the operation, which is factored in to the total 43,200 sf of greenhouses.

The product will be dried in a permitted facility proposed to be constructed to meet Humboldt County Building Department specifications. A 6,000-sf drying facility will be constructed on an existing 65-foot by 100-foot concrete pad on the northeast side of Mattole Road. The drying facility will have two levels of drying space for an effective drying square footage of 12,000 sf. The building has engineered plans and will be anchored to the concrete pad. Power will be supplied by PG&E to run portable humidifiers and small portable heaters in late fall/early winter. There will not be a built-in heating source.

There are four modular buildings on-site to be used for cannabis cultivation activities. The four modulares are identified as follows: Processing Modular for trimming, Bathhouse Modular with sinks, toilets, and showers for each gender, a Dining Modular for self-prepared meals and break area, and a Bunkhouse Modular with eight bedrooms for sleeping. All four modulares are Americans with Disabilities Act (ADA) compliant. An existing PG&E hookup provides power to all four modulares.

Processing Employees and Housing

An average of eight employees will be engaged in on-site processing activities mid-July through mid-November. The employees will work in the Processing Modular and will have the option to stay on-site in the Modular Bunkhouse, which has a total of eight bedrooms.

The septic system on-site is designed and permitted to serve approximately 60 people and would meet the needs of the employees.

Access and Parking

The cultivation site would be accessed from a private access road off Mattole Road and is behind a locked gate. The first 50 feet of the private driveway will be paved according to the Department of Public Works Land Use Division encroachment permit specifications. Parking is available in the open pasture area at the cultivation site.

Water Sources and On-site Wastewater System

A proposed 1.5-million-gallon rainwater catchment impoundment will be the sole irrigation water source. The rainwater collection area of the pond would be approximately 17,500 sf. Water from the pond would be pumped under Mattole Road, a County road, by connecting a 1.25-inch poly-pipe waterline to the sidewall of the concrete 7-foot tall bottomless arched culvert (cattle breezeway), which serves as a cattle crossing under Mattole Road and does not convey water. An encroachment permit would be obtained from the County Public Works Engineering Department to allow water to be pumped under the County road through the cattle breezeway. There are no surface water diversions associated with cannabis irrigation. California Fish and Wildlife (CDFW) deemed the catchment to not be jurisdictional as it is solely filled with rainwater. Impoundment construction is anticipated to be constructed in Fall 2017. The existing cannabis cultivation operation is enrolled with the North Coast Regional Water Quality Control Board as a Tier II discharger (WDID# 1B170093CHUM). Approximately 72,000 gallons of water will be used per week during the cultivation season to irrigate the three acres of cannabis.

American Bullfrog Management

The rainwater catchment impoundment could be potential bullfrog habitat, an invasive species. However, no bullfrogs or bullfrog egg masses have been identified on the property. Ryan Bourque, an amphibian specialist with CDFW, visited the pond site in December 2016. He stated weekly patrols for bullfrogs and draining the pond in the dry season when not in use are the Best Management Practices for abating inhabitation by the nonnative species. Only individuals that can properly identify a bullfrog will conduct weekly night patrols, May through August to extend beyond breeding season, which is generally May through July for Humboldt County. If present, bullfrogs would be caught, and humanely exterminated. Bullfrog tadpoles may take one to two years to transform. There is little protection from predators due to the lack of cover, therefore, transformation into bullfrogs is very unlikely to occur. If there is water remaining in the catchment in October after the irrigation season, and prior to the onset of rain and bullfrog hibernation season, the pond will be drained to avoid potential bullfrog inhabitation.

Generator Use & Electrical Service

Lighting in all outdoor cultivation areas, including greenhouses, will be natural. A seasonal generator will only be in use when ambient air temperatures exceed 80 degrees Fahrenheit to

run greenhouse fans, only between the hours of 7 a.m. and 7 p.m. to not disturb wildlife or neighbors. The generator is rated at 65-decibel when at full capacity and measured at 21 feet. PG&E power is anticipated to be installed at the cultivation site for use in September 2018. After PG&E power is installed, the generator would be used as backup power.

Staff Recommendation

Staff recommends that the Planning Commission conduct a public hearing and receive testimony on the project. If the Commission is able to make all the required findings based on the evidence in the record, staff recommends that the Planning Commission approve the application subject to the recommended conditions.

ALTERNATIVES: The Planning Commission could elect not to approve the project, to require the applicant to submit further evidence, or modify the project. 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 the alternatives.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 17-**

**Case Numbers: CUP 16-548; CUP 16-546; CUP 16-545
Assessor's Parcel Numbers: 107-086-024; 107-091-001**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves Honeydew Valley Farms LLC Conditional Use Permits request.

WHEREAS, Honeydew Valley Farms LLC submitted an application and evidence in support of approving Conditional Use Permits to permit 130,680 square-feet of new outdoor commercial cannabis cultivation with on-site processing; and

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

WHEREAS, the project is exempt from environmental review per Sections 15301 (Existing Facilities), 15303 (New Construction of Small Structures), and 15304 (Minor Alterations to Land) of the State CEQA Guidelines; and

WHEREAS, Attachment 2 in the Planning Division staff report includes substantial evidence in support of making all of the required findings for approving the proposed Conditional Use Permits (Case Numbers CUP 16-548; 16-546; 16-545); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on November 2, 2017.

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

1. The project is exempt from environmental review; and
2. The findings in Attachment 2 of the Planning Division staff report for Case Numbers CUP 16-548; CUP 16-546; CUP 16-545 support approval of the project based on the submitted substantial evidence; and
3. Approves the Conditional Use Permits Case Numbers CUP 16-548; CUP 16-546; CUP 16-545 as recommended and conditioned in Attachment 1.

Adopted after review and consideration of all the evidence on November 2, 2017.

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

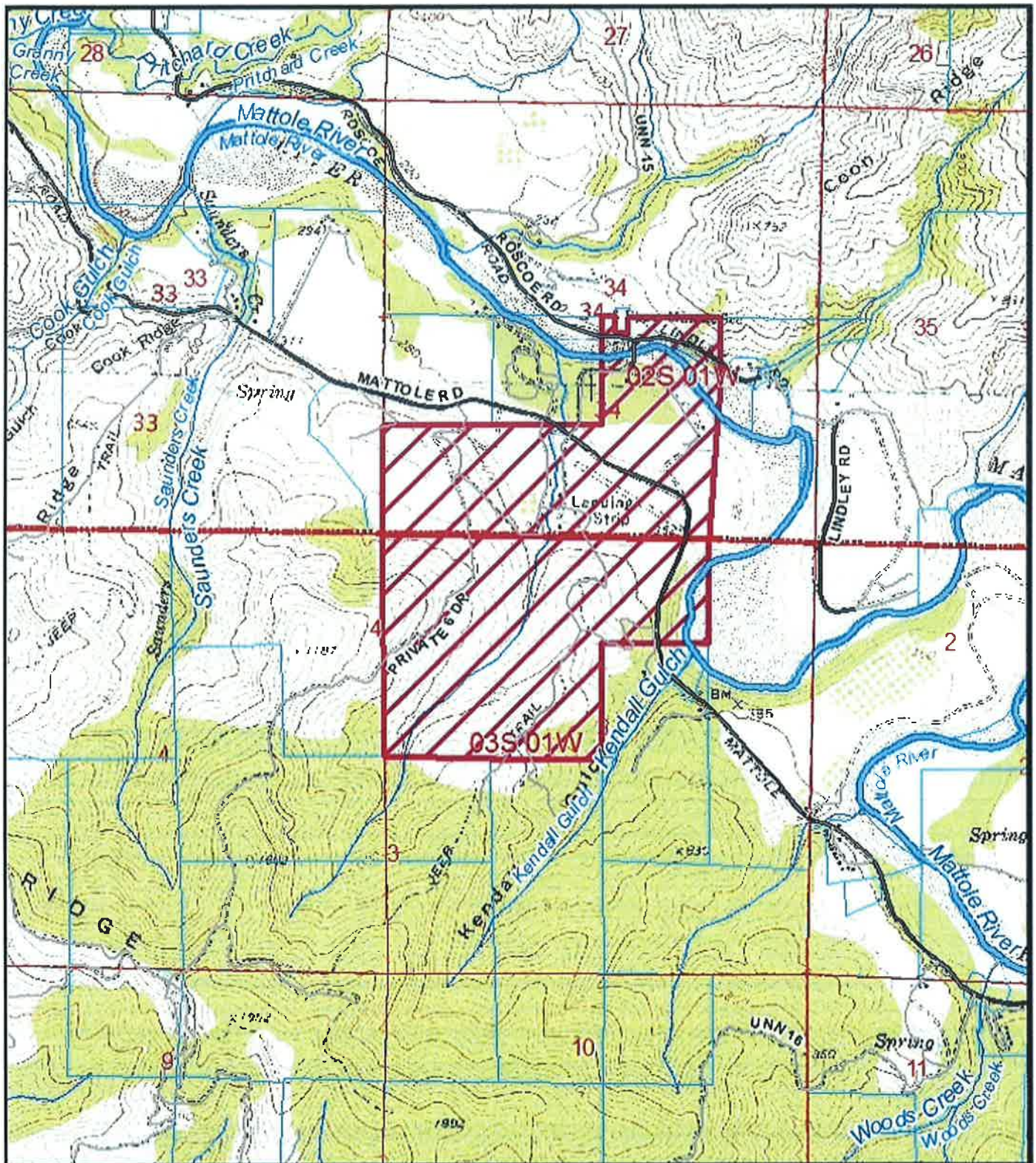
ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION:

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

John Ford
Director, Planning and Building Department



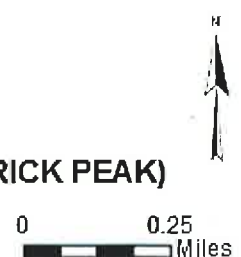
**TOPO MAP
PROPOSED HONEYDEW VALLEY FARMS, LLC
HONEYDEW AREA
CUP-16-548**

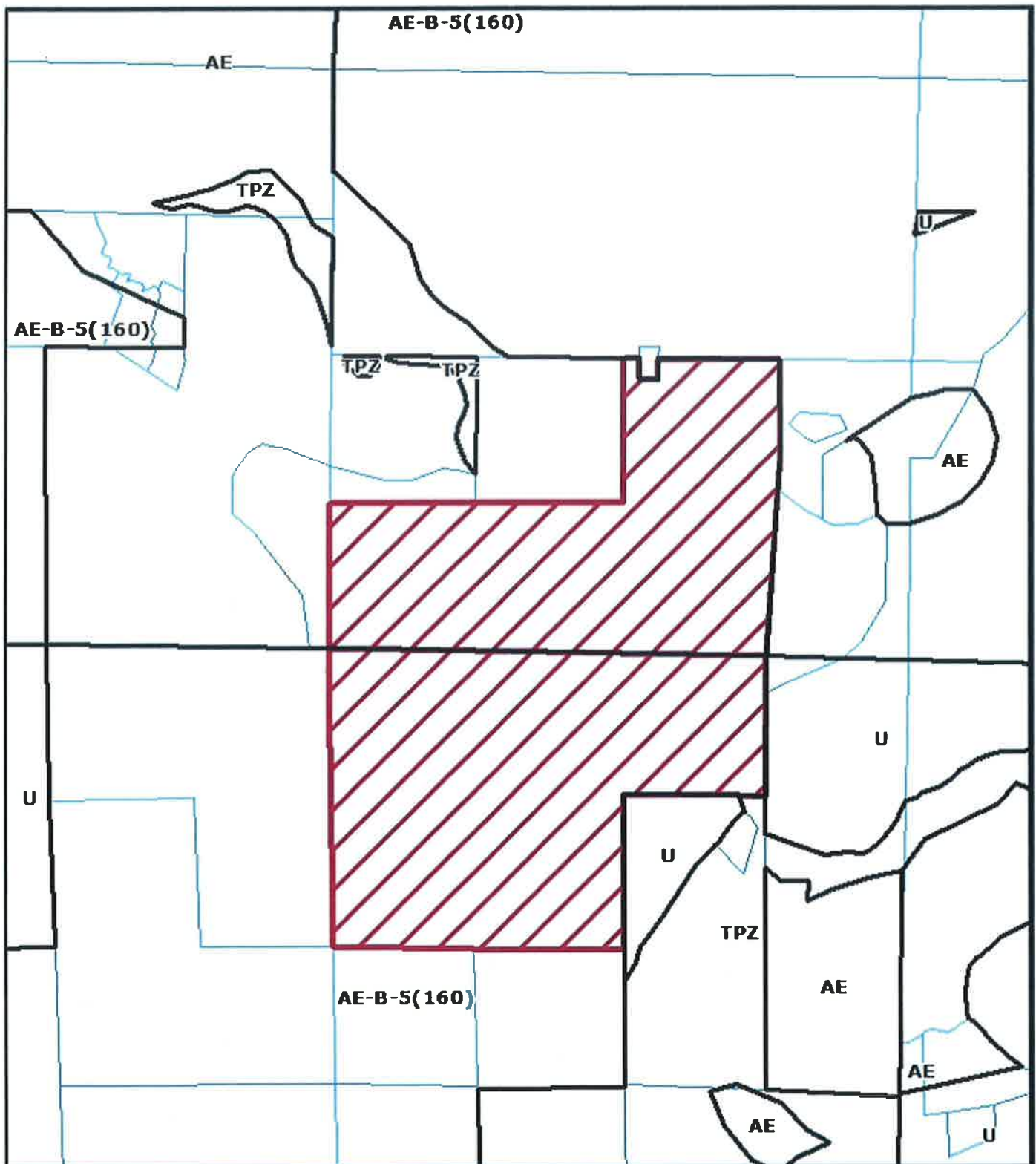
Project Area = 

APN: 107-086-024 & 107-091-001

T02S R01W S34 & T03S R01W S3 HB&M (BUCKEYE MTN & SHUBRICK PEAK)


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







ZONING MAP
PROPOSED HONEYDEU VALLEY FARMS, LLC
HONEYDEU AREA
CUP-16-548

APN: 107-086-024 & 107-091-001
T02S R01W S34 & T03S R01W S3 HB&M (BUCKEYE MTN & SHUBRICK PEAK)

Project Area = 

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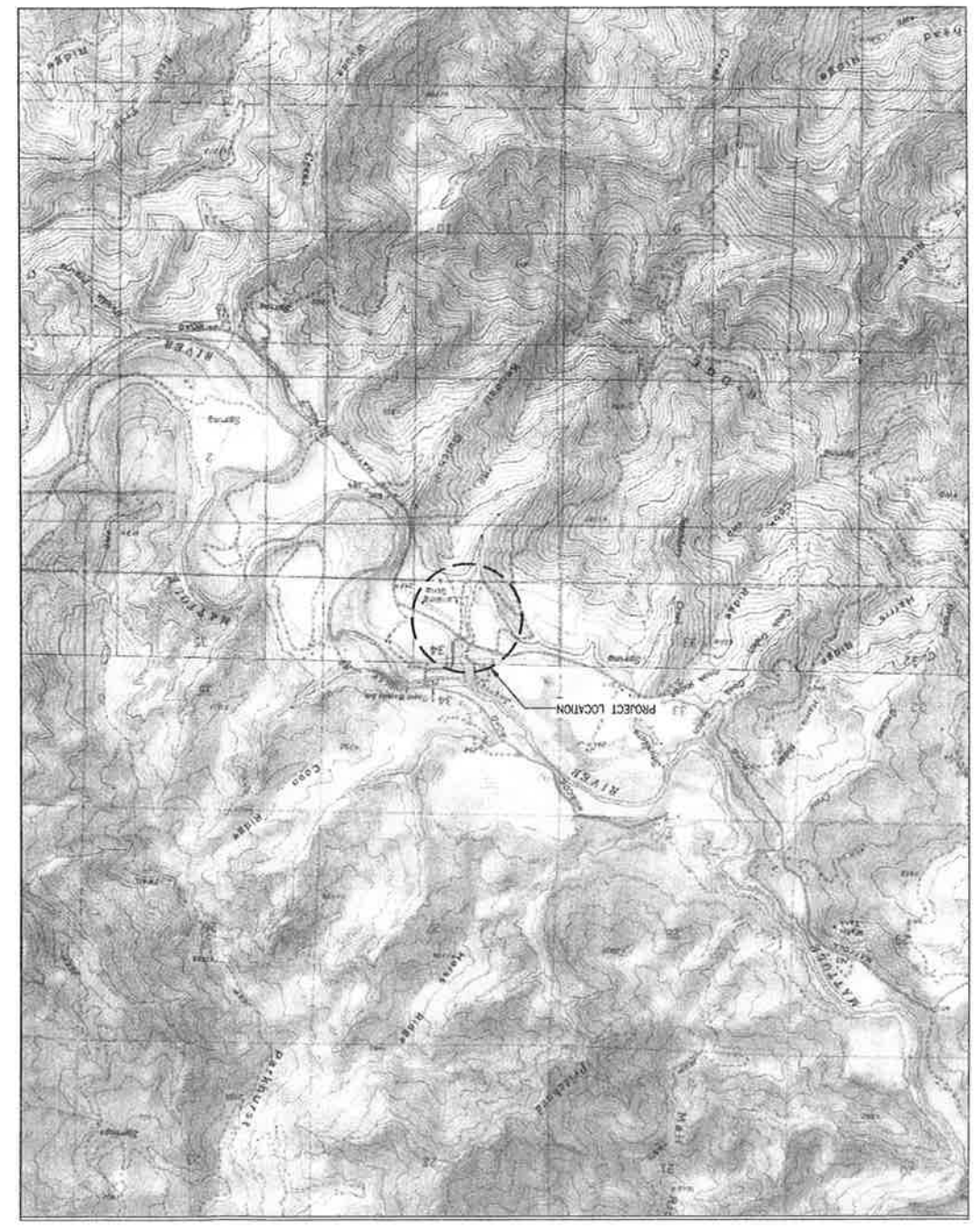
CUP 16-946546, Honeydew Family Farms 12139

- AC ASPHALTIC CONCRETE
AB ALGEBRAIC DIFFERENCE
BC, PC BEGIN CURVE
CO CLEAN OUT
CL CENTER LINE
CMP CORRUGATED METAL PIPE
CCT. COMPACT
D DELTA
DET DETAIL
DRN DRAIN
EC EXISTING
END CURVE
EG EXISTING GROUND
EP EDGE OF PAVEMENT
FF FINISH FLOOR
FG FINISH GRADE
FH FIRE HYDRENT
FL FLOW LINE
GA GUY ANCHOR
GV GATE VALVE
HC HANDICAPPED
HOPE HIGH DENSITY POLYETHYLENE PIPE
INV INVERT
INT-X INTERSECTION
K LATERAL
K SHORT DISTANCE
LD LOCAL DEPRESSION
LF LINEAR FEET
LF. SEWER LEACH FIELD
LT. LEFT
MAS. MASONRY
MILES MECHANICALLY STABILIZED EARTH
MSE
NEC NOT TO SCALE
NTS
O.C. ON CENTER
PG&E PACIFIC GAS & ELECTRIC
PP PROPOSED
POWER POLE
PC POINT OF REVERSE CURVE
PT POINT OF VERTICAL INTERSECTION
PVI PRIVATE
RT RIGHT
RTN RETURN
SB SET BACK
SOMH STORM DRAIN MAN HOLE
SMT SHEET
SD STORM DRAIN
STA STATION
STD STANDARD
TOP OF CURB
TIC TOP BACK OF CURB
TFC TOP FACE OF CURB
TOB TOP OF BANK
TEL TELEPHONE
TCE TOP OF PAVEMENT
TM TOP OF WALL
TYPICAL
W WATER
WV WATER VALVE

ABBREVIATIONS

- PROPOSED
CABLE TV OVERHEAD
E(OH)
TELEPHONE OVERHEAD
T(OH)
TELEPHONE UG
T(UG)
POWER (UNDERGROUND) UG
E(UG)
GAS LINE
ANCHOR/GUY WIRE
SEWER MANHOLE
SEWER LINE
FLUSHING BRANCH/CLEANOUT
SEWER SERVICE
STORM DRAIN MANHOLE
STORM DRAIN PIPE
STORM DRAIN INLET
WATER LINE
WATER VALVE
REDUCER
BLOW OFF ASSEMBLY
AIR RELIEF VALVE
FIRE HYDRANT ASSEMBLY
R.P. BACKFLOW PREVENTER
DRAIN WAY
SIDEWALK RAMP
BARBICADE
SURVEY MONUMENT
CENTERLINE
RIGHT OF WAY LINE
PROPERTY LINE
EASEMENT LINE
EDGE OF PAVEMENT
RIDGE LINE
FENCE LINE
CONTOUR LINE
SIDEWALK
STREET LIGHT
STREET NAME SIGN
SIGN

LEGEND

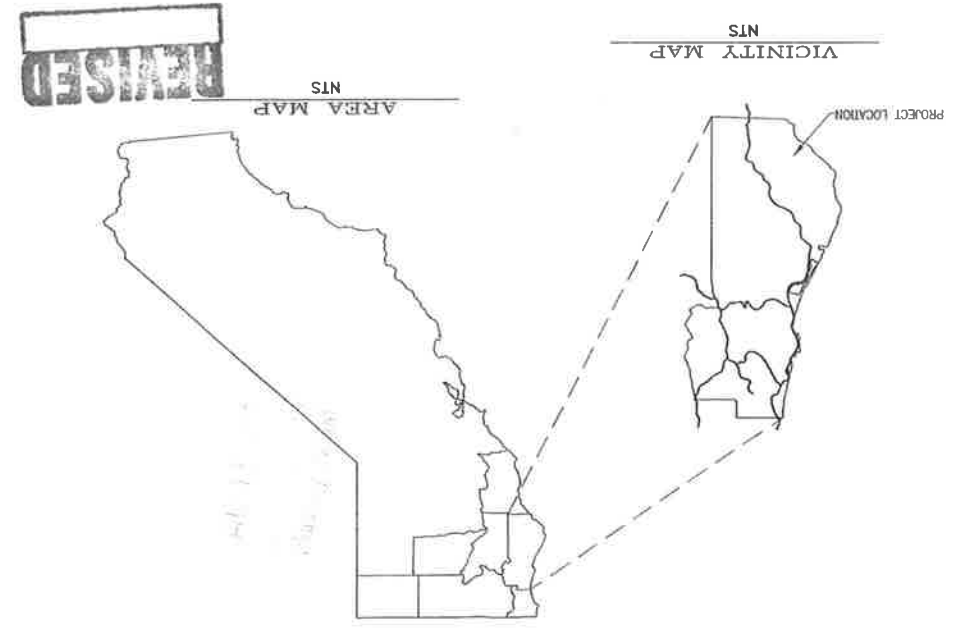
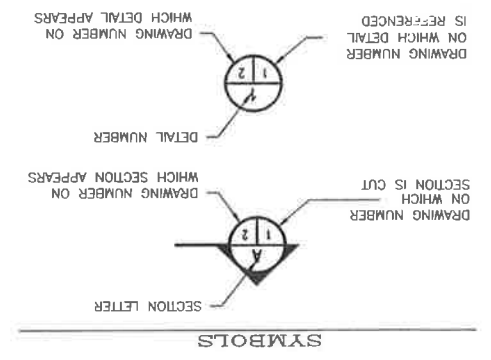


GRADING PLAN
APN: 107-086-024
FOR
HONEYDEW VALLEY FARMS, LLC
PO BOX 171
HONEYDEW, CA 95545
(707) 225-0098
honeydewvalleyfarms@gmail.com

SURVEY NOTES
FIELD SURVEY FOR TOPOGRAPHIC PURPOSES
WAS PERFORMED BY TYCE ON
A BOUNDARY SURVEY WAS NOT CONDUCTED
BY TYCE

CONTRACTOR ALERT!
CONTRACTOR MUST CONTACT USA DIG AT 800-227-2600 AT LEAST 72 HOURS BEFORE ANY
EXISTING UTILITY ALIGNMENTS BOTH HORIZONTALLY AND VERTICALLY MUST BE VERIFIED BY
THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES

DRAWING #	TITLE	REVISION	DATE
T01	TITLE SHEET	1	02/18/16
C01	PLOT PLAN	1	02/18/16
C02	GRADING AND DRAINAGE PLAN	1	02/18/16
C03.1	SECTIONS AND DETAILS	1	02/18/16
C03.2	SECTIONS AND DETAILS	1	02/18/16
C03.3	SECTIONS AND DETAILS	1	02/18/16
C04	EROSION CONTROL PLAN	1	02/18/16
C04.1	EROSION CONTROL DETAILS	1	02/18/16



TYCE
67 WALNUT WAY
PO BOX 1551
HONEYDEW, CA 95545
PHONE (530) 629-3000
FAX (530) 629-3011

REVISIONS

REV	DATE	DESCRIPTION
1	12/20/16	PRELIMINARY DESIGN
2	2/18/17	REVISE PER COUNTY COMMENTS DATED 2/9/17

DATE OF ISSUE: FEBRUARY 2017
SCALE: AS SHOWN
PROJECT NO.: 859.02
DRAWING NO.: T01

DESIGNED BY: H. NAVARRO
CHECKED BY: J. MCKNIGHT
APPROVED BY: J. MCKNIGHT

HONEYDEW VALLEY FARMS, LLC
PO BOX 171
HONEYDEW, CA 95545
TITLE SHEET
HONEYDEW, HUMBOLDT COUNTY, CALIFORNIA

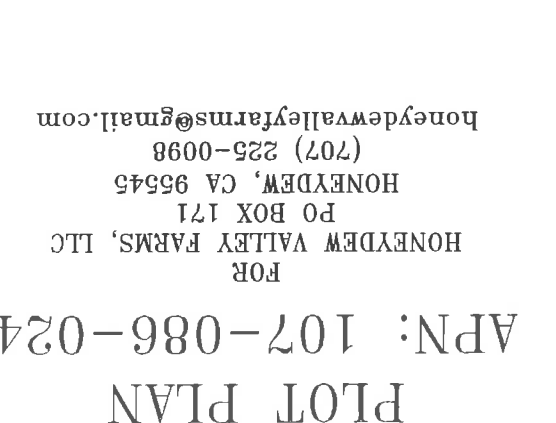
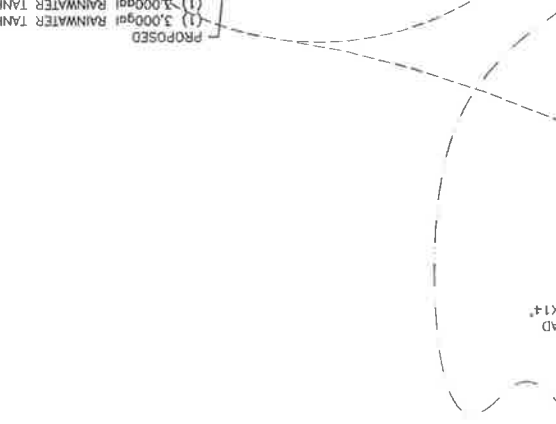
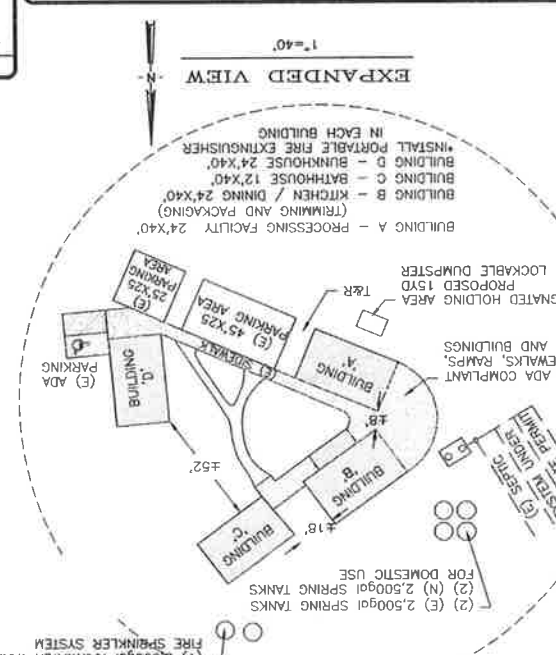
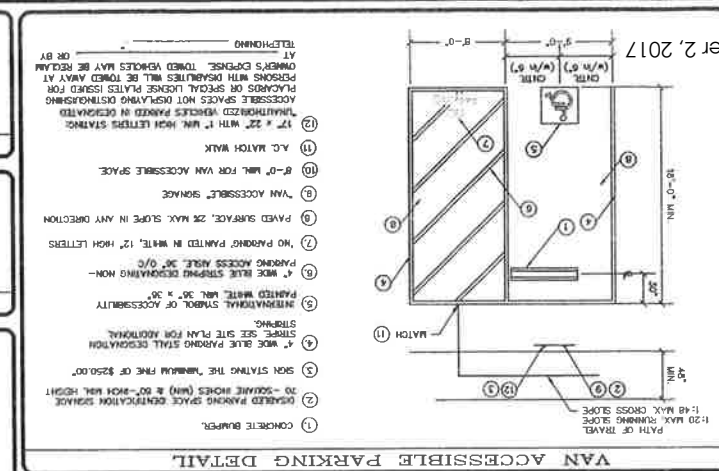
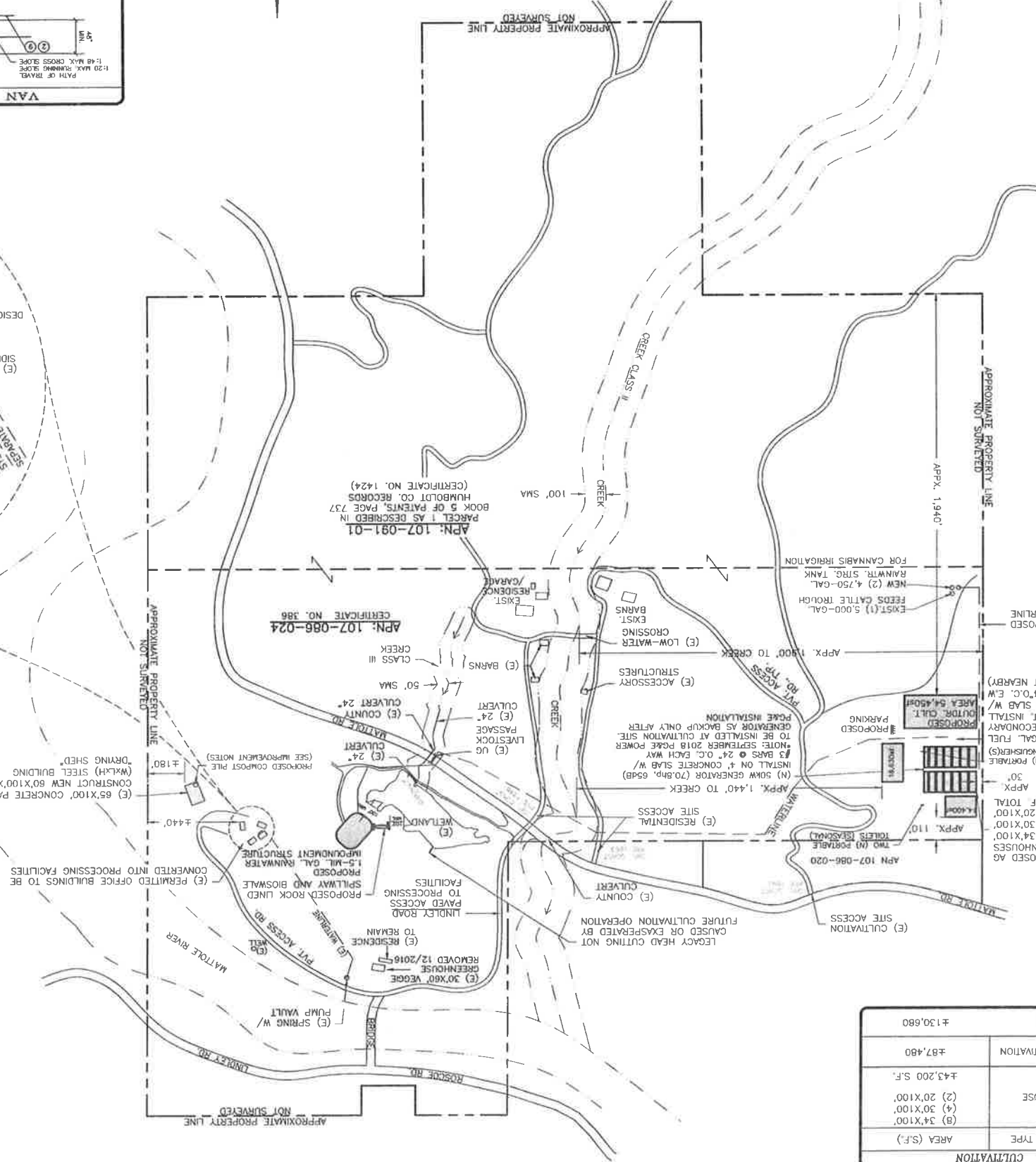
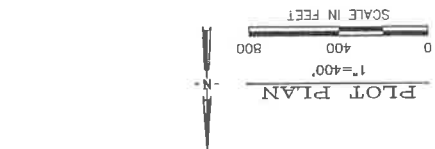
CULTIVATION	
CULTIVATION TYPE	AREA (S.F.)
GREENHOUSE	(2) 20'X100' (4) 30'X100' (8) 34'X100'
OUTDOOR CULTIVATION	±43,200 S.F. ±87,480
TOTAL:	±130,680

PROJECT LOCATION	
FROM EUREKA, CA HEAD SOUTH ON US-101 (REDWOOD HWY) TAKE RAMP TOWARD FOUNDERS TREE/ROCKFELLER FOREST/SOUTH FORK/HONEYDEW 0.2 MI. TO MATTOLE CONTINUE ON BULL CREEK RD 2.17 MI. TO MATTOLE RD, PROJECT LOCATION MATTOLE RD.	
SRA REQUIREMENTS	
PROVIDE ADEQUATE WATER STORAGE AND DELIVERY AS OUTLINED BY SPA ORDINANCE AND CALIFRE REQUIREMENTS	
PULLOUTS AS OUTLINED BY SPA ORDINANCE REQUIREMENTS AND CALIFRE REQUIREMENTS	

WATER STORAGE	
WATER STORAGE TYPE	SOURCE (GALLONS)
RAINWATER IMPOUNDMENT	RAINWATER ±1,500,000
CULTIVATION TANK(S)	RAINWATER ±9,750
PROCESSING TANK(S)	RAINWATER ±6,000
2017 DOMESTIC TANK(S)	SPRING ±5,000
2018 DOMESTIC TANK(S)	SPRING ±2,500
2019 DOMESTIC TANK(S)	SPRING ±2,500
TOTAL:	±1,525,750

GENERAL NOTES	
WATER: RAINWATER / SPRING	
POWER: PUMP	
PHONE: FRONTIER	
CREEKS/STREAMS: YES	
TREES TO BE REMOVED: NONE	
GRADING: SEE GRADING PLAN	

SURVEY NOTES	
APPLICATION FOR NOTICE OF RECORD OF COVENANT FOR APNs 017-086-024 AND 107-091-001	



FOR
HONEYDEW VALLEY FARMS, LLC
P.O. BOX 171
HONEYDEW, CA 95545
(707) 225-0098
honeydewvalleyfarms@gmail.com

APN: 107-086-024

WASTE HANDLING NOTES	
REFUSE MUST BE HAULED TO AN APPROVED WASTE FACILITY WEEKLY. COMPOST SHALL BE STORED ON 10'X16' CONCRETE SLAB AND UNDER ROOF COVER. CANNABIS WASTE TO BE STORED IN DESIGNATED HOLDING AREA PRIOR TO COMPOSTING. PER STATE REGULATIONS	
CONSTRUCTION NOTES	
WATERLINE TO BE EXPOSED, EXCEPT WHERE TRENCHED UNDER PRIVATE ROADS. ALL EXISTING BUILDING WERE BEFORE 1962 WITH EXCEPTION OF MODULAR BUILDING BUILT IN 1994.	

GENERATOR REQUIREMENTS:	
1. THE NOISE PRODUCED BY A GENERATOR USED FOR CANNABIS CULTIVATION SHALL NOT BE AUDIBLE BY HUMANLY FROM NEIGHBORING RESIDENCES. THE DECIBEL LEVEL FOR 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 MARSHED UNWANTED OR SPOTTED OWL SPECIES. WHEN GENERATOR USE IS TO OCCUR IN THE VICINITY OF POTENTIAL HABITAT, COMPLIANCE WILL BE EVALUATED USING CURRENT AUDITORY DISTURBANCE GUIDANCE PREPARED BY THE UNITED STATES FISH AND WILDLIFE SERVICE, AND FURTHER CONSULTATION WHERE NECESSARY. 2. NOISE SHELTER WILL BE CONSTRUCTED FOR MOBILE GENERATORS. SHELTER WILL BE CONSTRUCTED FROM LUMBER FRAMING, PLWOOD PROTECTION, AND FIRE RESISTANT INSULATION IF NECESSARY. 3. LOCAL LAWS AND REGULATIONS, AND IN SUCH A WAY THAT NO SPILLAGE OCCURS. STORAGE OF FUEL, FUEL SHALL BE STORED AND HANDLED IN COMPLIANCE WITH APPLICABLE STATE AND	

PLOT PLAN	
APPROVED BY:	JTM
DRAWN BY:	E. KETTES
DESIGNED BY:	JTM
PROJECT NO.:	859.02
SCALE:	AS SHOWN
DATE OF ISSUE:	AUGUST 2017
PAGE NO.:	2

PLOT PLAN	
APPROVED BY:	JTM
DRAWN BY:	E. KETTES
DESIGNED BY:	JTM
PROJECT NO.:	859.02
SCALE:	AS SHOWN
DATE OF ISSUE:	AUGUST 2017
PAGE NO.:	2

PLOT PLAN	
APPROVED BY:	JTM
DRAWN BY:	E. KETTES
DESIGNED BY:	JTM
PROJECT NO.:	859.02
SCALE:	AS SHOWN
DATE OF ISSUE:	AUGUST 2017
PAGE NO.:	2

EARTHWORK QUANTITIES:

(E) CUT (CY): 3,576.57
(E) FILL (CY): 3,576.57
NOTE:
CUT AND FILL QUANTITIES ONSITE TO BE
PERMANENT

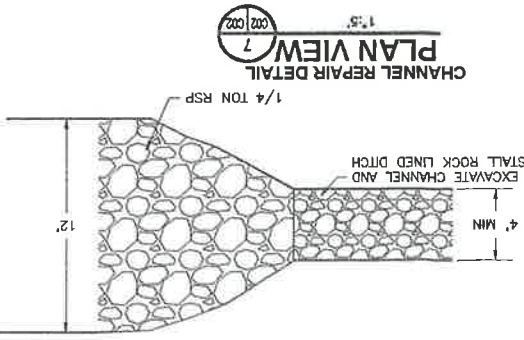
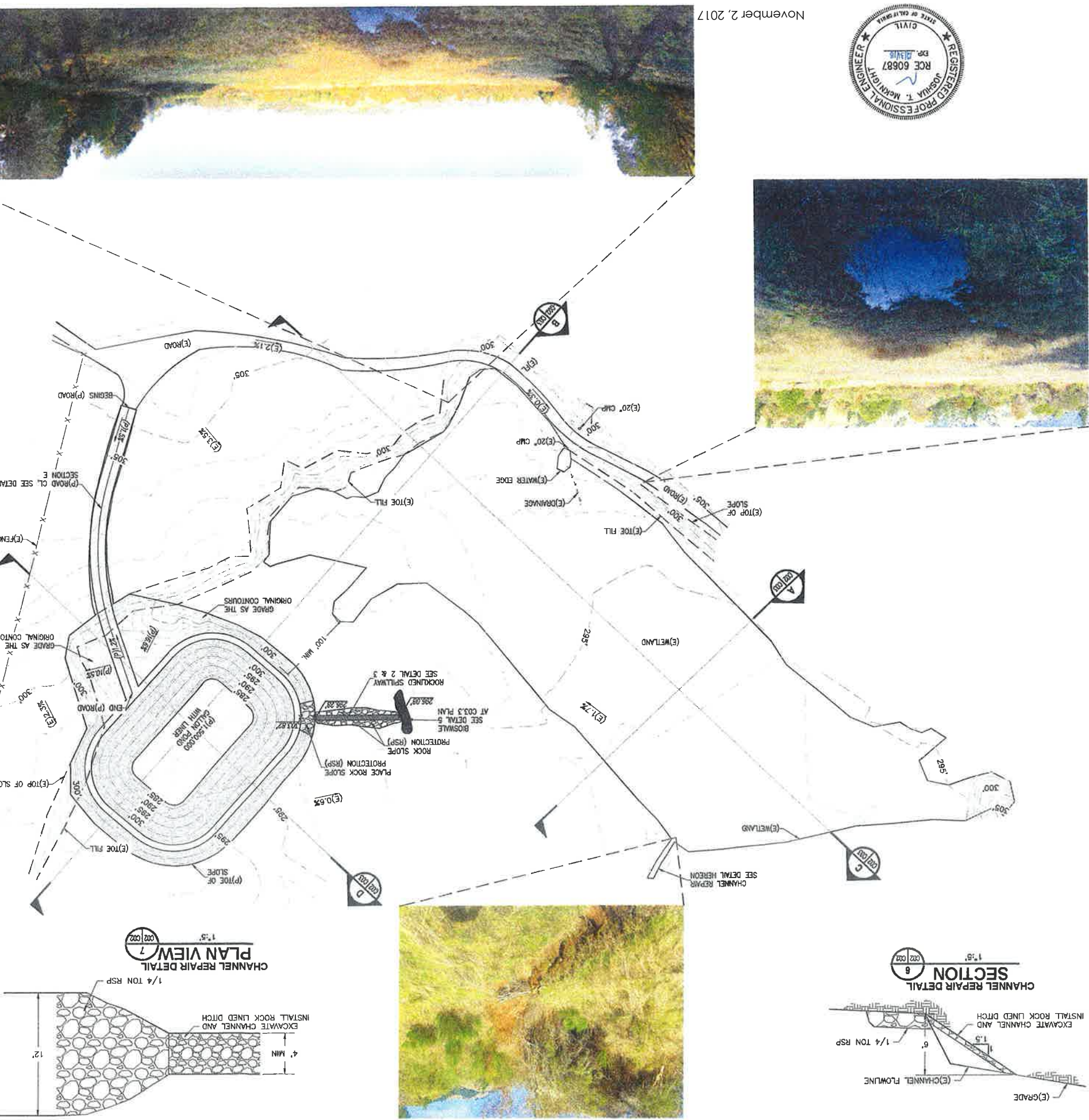
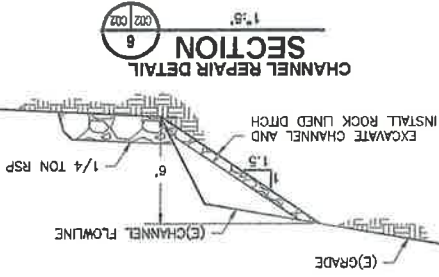
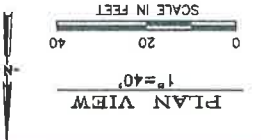
GRADING ACTIVITY:

TOTAL AVERAGE: 173.83% AC
ACRES DISTURBED: 0.76% AC
ACRES UNDISTURBED: 173.07% AC
PERCENTAGE OF UNDISTURBED AREA: 0.44%

- CLEARING, GRUBBING, & DEMOLITION NOTES:
1. TREES SCHEDULED TO BE REMOVED COMPLETELY INCLUDING STUMPS, ROOTS, BRANCHES, WOODY DEBRIS, BARK, AND FLESH. TREES SHALL BE REMOVED FROM THE SITE AND DEPOSITED IN LOCATIONS DESIGNATED BY THE OWNER.
 2. VEGETATION AND WOODY DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A MANNER CONSISTENT WITH APPLICABLE LAWS AND REGULATIONS.
 3. AND DISPOSED OF IN A MANNER CONSISTENT WITH APPLICABLE LAWS AND REGULATIONS.
 4. FOUNDATION CONCRETE SCHEDULED FOR REMOVAL SHALL BE COMPLETELY REMOVED INCLUDING STEEL WALL AND FOOTING.
 5. ALL AREAS WITH GENERATED VOIDS FROM DEMOLITION ACTIVITIES SHALL BE BACKFILLED WITH NATIVE SOIL TO FINISH GRADE IN 1' MAXIMUM VERTICAL LIFTS SUFFICIENTLY COMPACTED TO ELIMINATE SUBSIDENCE.
 6. DUST CONTROL SHALL BE MAINTAINED DURING DEMOLITION PRACTICES.
 7. TRACKING OF MATERIAL FROM THE SITE ONTO EXISTING ROADWAYS WILL NOT BE TOLERATED. TEMPORARY CONSTRUCTION SITE ENTRANCES SHOULD BE BUILT AT POINTS OF INTERSECTION TO EXISTING ROADWAYS AND IMPLEMENTED TO LEAVING THE CONSTRUCTION SITE.
 8. FROM VEHICLES AND EQUIPMENT PRIOR TO LEAVING THE CONSTRUCTION SITE.
 9. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED FOR THE SITE AS SOON AS PRACTICAL AND SHALL BE IN PLACE PRIOR TO EXECUTION OF MAJOR DEMOLITION OPERATIONS.

- GRADING NOTES:
1. ALL EARTHWORK, INCLUDING BUT NOT LIMITED TO, SITE CLEARING, GRUBBING, STRIPPING, AND GRADING WILL BE CONDUCTED DURING DRY WEATHER CONDITIONS. (TYPICALLY APRIL 15 TO OCTOBER 15)
 2. STRIP AND REMOVE ALL TOPSOIL AND VEGETATION FROM THE PROJECT AREA, AND FOR A MINIMUM OF THREE FEET TO THE OUTSIDE OF THE WORKING AREA.
 3. ANY UNDOCUMENTED FILL SOILS, FINE-GRAINED RESIDUAL SOILS, AND ANY OTHER DEBRIS ENCOUNTERED AT OR BELOW THE EXISTING GROUND SURFACE SHALL BE REMOVED AT THE LOCATIONS RECEIVING ANY POTENTIAL FILLS.
 4. THE SITE SHOULD BE GRADED TO PROVIDE ADEQUATE DRAINAGE SUCH THAT NO WATER IS ALLOWED TO POND ANYWHERE ON THE SITE OR MIGRATE BENEATH PROPOSED DEVELOPMENTS.
 5. ALL FILL MATERIAL SHALL BE PLACED IN HORIZONTAL LIFTS NOT TO EXCEED EIGHT INCHES (8") IN DEPTH AND SHALL BE COMPACTED MECHANICALLY.
 6. ALL FILL MATERIAL SHALL BE FREE OF ORGANICS, ROCKS LARGER THAN 3", WOODY DEBRIS, ROOTS, AND INORGANIC MATERIAL.
 7. ALL FILL MATERIAL SHALL HAVE A UNIFORM MOISTURE CONTENT AT OR NEAR OPTIMUM MOISTURE CONTENT AS DETERMINED BY TESTING AND APPROVED BY THE ENGINEER.
 8. NON-STRUCTURAL FILL SHALL BE COMPACTED TO A FIRM UNYIELDING SURFACE AS APPROVED BY THE ENGINEER.
 9. IT IS RECOMMENDED THAT ANY MATERIAL PROPOSED FOR STRUCTURAL FILL MATERIAL TO SUPPORT ANY FOUNDATIONS OR STRUCTURAL BUILDING ELEMENT AND ASSOCIATED UTILITIES BE COMPACTED AS OUTLINED IN THE SOILS REPORT.
 10. ALL FINAL SLOPES SHALL BE TO A SMOOTH AND EVEN GRADE, SHALL BE SURFACE TRACKMAKED, AND FINAL GRADED NOT TO EXCEED 1.5:1 (H:V).
 11. SUFFICIENT TESTING AND INSPECTION SHOULD BE PERFORMED TO MONITOR THE SUITABILITY OF FILL MATERIALS AND ASSURE COMPLIANCE WITH THE RECOMMENDED COMPACTION STANDARDS.
 12. AGGREGATE BASE MATERIAL MAY BE USED FOR PAVEMENT SUBGRADE, PLACED BETWEEN FOOTINGS OR FLOOR SLABS OR USED AS TROUGH BACKFILL. THIS MATERIAL SHOULD MEET THE REQUIREMENTS IN THE CALTRANS STANDARD SPECIFICATIONS FOR 3/4" - CLASS 2 AGGREGATE BASE.

- LEGEND:
- FENCE
 - ROCKLINE SPILLWAY
 - ROCKSLOPE PROTECTION (RSP)
 - BIOSWALE



November 2, 2017

PROJECT NO.	859.02
DATE OF ISSUE	FEBRUARY 2017
SCALE	AS SHOWN
DRAWN BY	H. NAVARRO
CHECKED BY	J. MCNIGHT
APPROVED BY	TVC

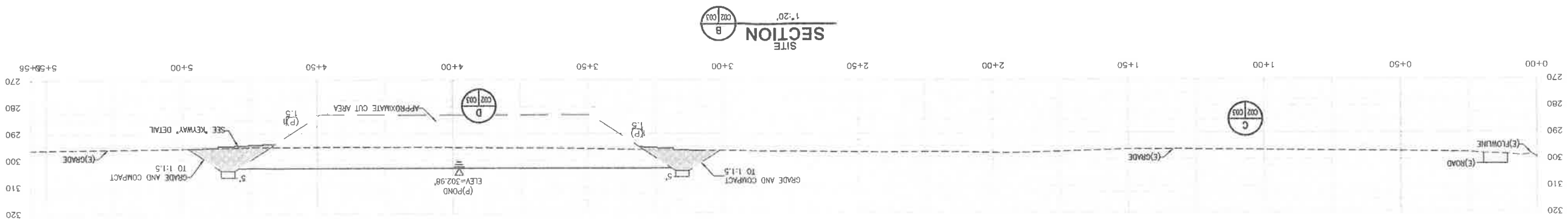
HONEYDEW VALLEY FARMS, LLC
PO BOX 171
HONEYDEW, CA 95545
GRADING AND DRAINAGE PLAN
HONEYDEW, HUMBOLDT COUNTY, CALIFORNIA

REV	DATE	DESCRIPTION	CHK	APP
1	12/20/16	PRELIMINARY DESIGN	JM	JM
2	2/16/17	REVISION FOR COUNTY COMMENTS DATED 2/8/17	EBK	JM
3				
4				
5				
6				
7				

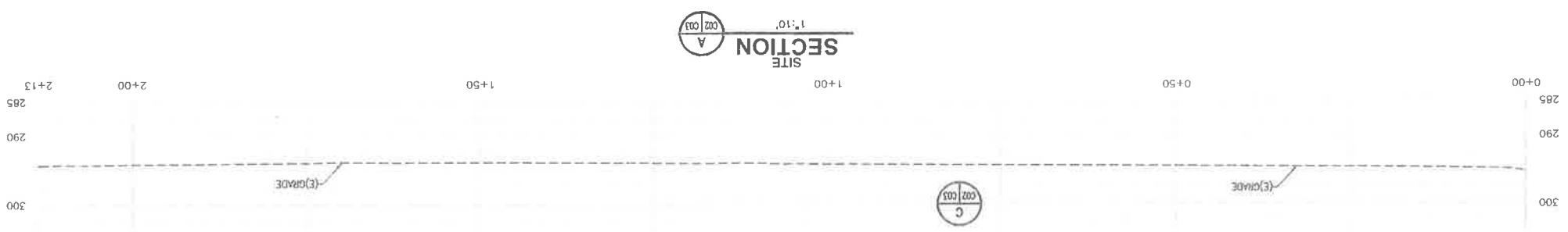
TVC

67 WILSON HWY
PO BOX 1567
MILLER CENTER, CA 95573
TEL: (530) 628-3011
FAX: (530) 628-3011

SECTION SITE
1"=20'



SECTION SITE
1"=10'



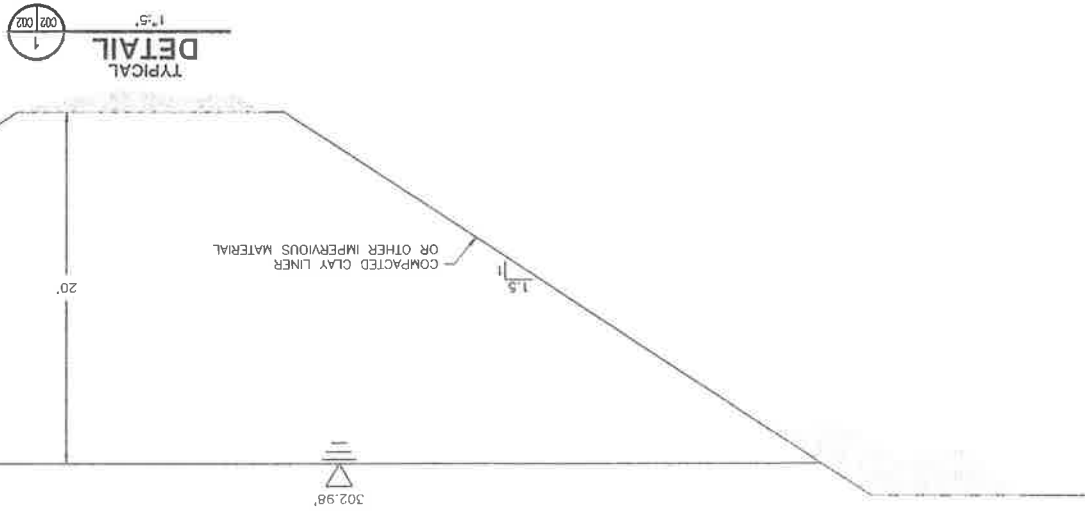
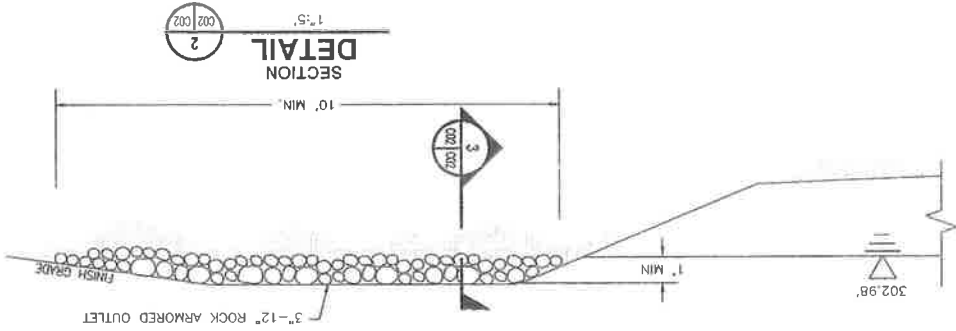
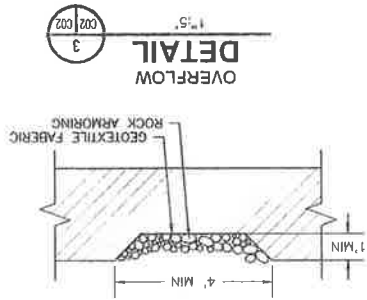
HONEYDEW VALLEY FARMS, LLC
PO BOX 171
HONEYDEW, CA 95545

SECTIONS AND DETAILS

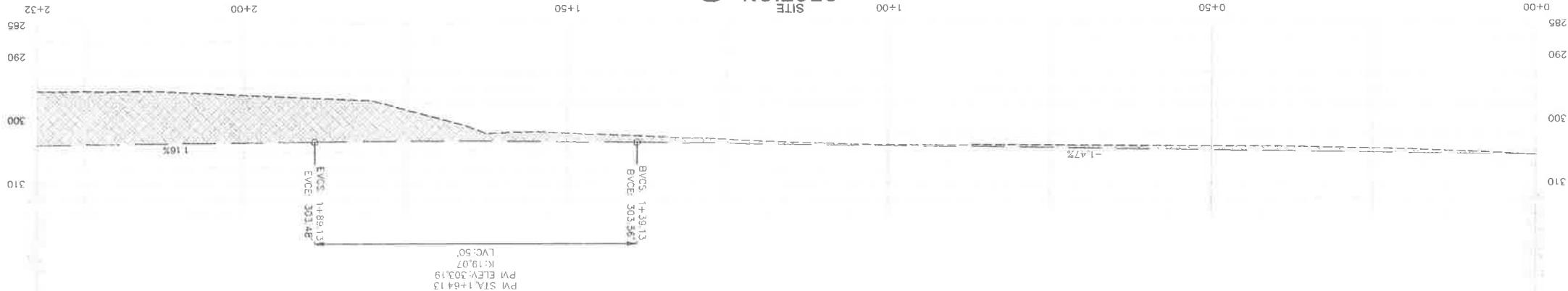
HONEYDEW, HUMBOLDT COUNTY, CALIFORNIA

A	12/20/16	PRELIMINARY DESIGN	EX	JTU	JTU	TYCE
A	2/16/17	REUSE PER COUNTY COMMENTS DATED 2/6/17	EX	JTU	JTU	JTU
REV	DATE	DESCRIPTION	ISS BY	ISS BY	CHK BY	APP BY

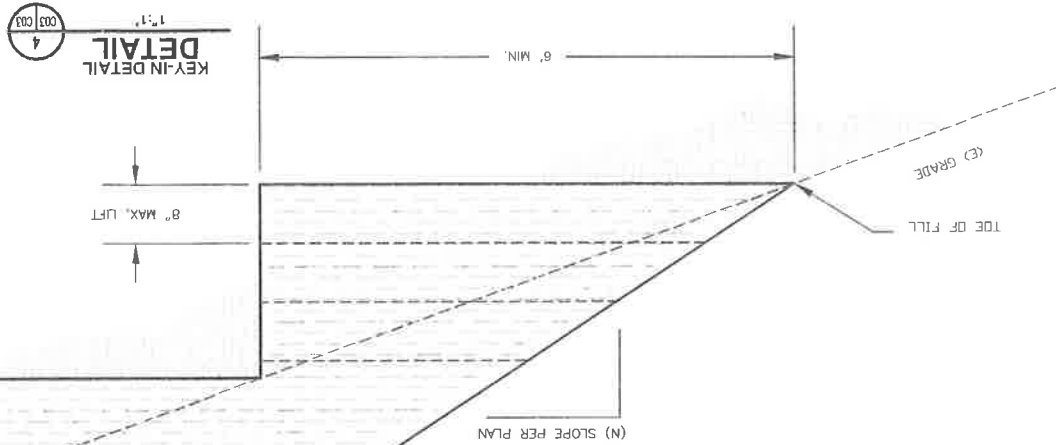
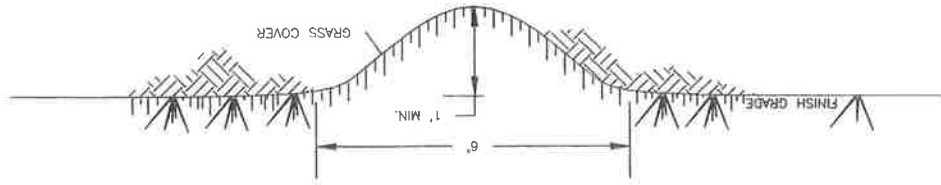




SECTION
SITE
E



SECTION
DRAINAGE SWALE
5



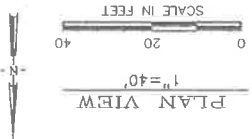
HONEYDEW VALLEY FARMS, LLC
PO BOX 171
HONEYDEW, CA 95545
SECTIONS AND DETAILS
HONEYDEW, HUMBOLDT COUNTY, CALIFORNIA

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	DATE	TYPE
A	12/20/16	PRELIMINARY DESIGN	EXX	JTM	JTM	TYPE
	2/18/17	REVIEW PER COUNTY COMMENTS DATED 2/8/17	EXX	JTM	JTM	

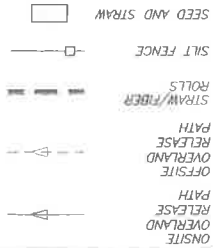


TYCE
67 WALNUT WAY
PO BOX 1567
HONEYDEW, CA 95573
PHONE (530) 628-3000
FAX (530) 628-3011

DRAWN BY: H. NAVARRO	DATE OF ISSUE: FEBRUARY 2017	SCALE: AS SHOWN	PROJECT NO: 859.02	DRAWING NO: C03.3
DESIGNED BY: JTM				
CHECKED BY: J. MCKNIGHT				
APPROVED BY: TYCE				



LEGEND:



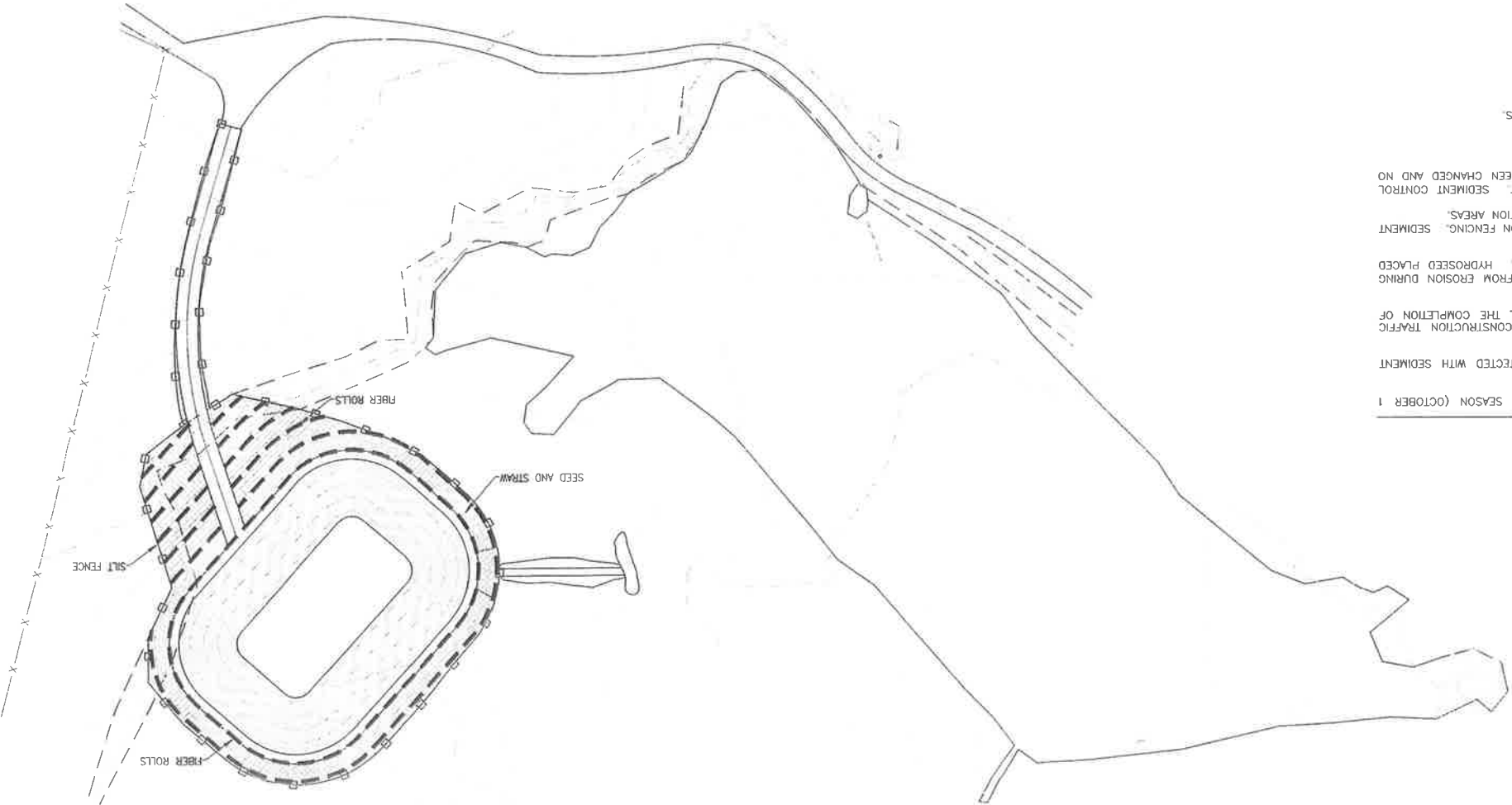
NOTE: 1. GRADING FOR THIS SITE HAD BEEN PERFORMED PREVIOUSLY, AND SITE IS STABILIZED. AT THIS TIME NO REMEDIAL GRADING IS REQUIRED. ANY FUTURE GRADING SHALL CONFORM TO THE REQUIREMENTS OF THIS PLAN.

BMP MAINTENANCE NOTES:

1. ALL OF THE IMPLEMENTED BMP'S SHALL BE INSPECTED AND CORRECTED AS NEEDED PRIOR TO, DURING, AND DIRECTLY FOLLOWING ANY STORM EVENT, OR WHENEVER PRACTICAL.

EROSION AND SEDIMENT CONTROL NOTES: 1. THROUGH APRIL 30), SEDIMENT CONTROL BMP'S SHALL BE INSTALLED AND MAINTAINED DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30). 2. ALL DRAINAGE INLETS IMMEDIATELY DOWNSTREAM OF THE WORK AREA AND WITHIN THE WORK AREA SHALL BE PROTECTED WITH SEDIMENT CONTROL AND INLET FILTER BAGS, YEAR ROUND. 3. ALL STABILIZED CONSTRUCTION ACCESS LOCATIONS SHALL BE CONSTRUCTED PER STANDARD DRAWING TC-1 WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES PAVED AREAS. THE STABILIZED ACCESS SHALL BE MAINTAINED ON A YEAR-ROUND BASIS UNTIL THE COMPLETION OF CONSTRUCTION. 4. ALL AREAS DISTURBED DURING CONSTRUCTION, BY GRADING, TRENCHING, OR OTHER ACTIVITIES, SHALL BE PROTECTED FROM EROSION DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30). HYDROSEED, IF UTILIZED, MUST BE PLACED BY SEPTEMBER 15. HYDROSEED PLACED DURING THE WET SEASON SHALL USE A SECONDARY EROSION PROTECTION METHOD. 5. SENSITIVE AREAS AND AREAS WHERE EXISTING VEGETATION IS BEING PRESERVED SHALL BE PROTECTED WITH CONSTRUCTION FENCING. SEDIMENT CONTROL BMP'S SHALL BE INSTALLED WHERE ACTIVE CONSTRUCTION AREAS DRAIN INTO SENSITIVE OR PRESERVED VEGETATION AREAS. 6. SEDIMENT CONTROL BMP'S SHALL BE PLACED ALONG THE PROJECT PERIMETER WHERE DRAINAGE LEAVES THE PROJECT. SEDIMENT CONTROL BMP'S SHALL BE MAINTAINED YEAR-ROUND UNTIL THE CONSTRUCTION IS COMPLETE OR THE DRAINAGE PATTERN HAS BEEN CHANGED AND NO LONGER LEAVES THE SITE. 7. ALL SLOPES GREATER THAN 1:1 SHALL RECEIVE SEED AND STRAW OR OTHER EROSION CONTROL. 8. ALL FENCING AND EROSION CONTROL METHODS SHALL BE MAINTAINED THROUGHOUT ALL ON-SITE CONSTRUCTION ACTIVITIES. 9. ALL BMP'S SHALL BE INSTALLED AND FUNCTIONING PRIOR TO ANY ANTICIPATED STORM EVENT.

PHASE OF CONSTRUCTION	BMP INSTALLATION SCHEDULE											
	EROSION AND SEDIMENT CONTROL MEASURES											
PRE-GRADING	HYDROSEEDING, OF EXISTING VEGETATION	•	•	•	•	•	•	•	•	•	•	•
	MULCHING	•	•	•	•	•	•	•	•	•	•	•
CUT AND FILL ACTIVITIES	STRAW/FIBER ROLLS	•	•	•	•	•	•	•	•	•	•	•
UNDERGROUND WORK	STORM DRAIN INLET PROTECTION	•	•	•	•	•	•	•	•	•	•	•
STORM DRAIN IMPROVEMENTS	TEMP. SEDIMENT TRAP	•	•	•	•	•	•	•	•	•	•	•
OFFSITE IMPROVEMENTS	STABILIZED CONSTRUCTION EQUIPMENT CONTROLS	•	•	•	•	•	•	•	•	•	•	•
COMPLETION	MATERIAL & WASTE DISPOSAL LOCATION	•	•	•	•	•	•	•	•	•	•	•
POST-GRADING	CONCRETE WASHOUT	•	•	•	•	•	•	•	•	•	•	•



REV	DATE	DESCRIPTION	CHK BY	APP BY
A	12/20/16	PRELIMINARY DESIGN	EXK	JTW
A	2/16/17	REVISE PER COUNTY COMMENTS DATED 2/6/17	EXK	JTW

67 WALNUT WAY
WOODLAND, CA 95673
PHONE: (530) 628-3000
FAX: (530) 628-3011

TYCE

REGISTERED PROFESSIONAL ENGINEER
JOSHUA T. MCKNIGHT
RCE 60687
EXP. 12/31/17
CIVIL

HONEYDEW VALLEY FARMS, LLC
PO BOX 171
HONEYDEW, CA 95545
EROSION CONTROL PLAN
HONEYDEW, HUMBOLDT COUNTY, CALIFORNIA

DRAWN BY: H. NAVARRO
CHECKED BY: JTW
APPROVED BY: J. MCKNIGHT
TYCE

DATE OF ISSUE: FEBRUARY 2017
SCALE: AS SHOWN

PROJECT NO: 859.02

DRAWING NO: C04.0

November 2, 2017



TRINITY VALLEY CONSULTING ENGINEERS, INC.	DRIVING NO. 18
PROJECT NO. 859.02	SCALE: AS SHOWN
DATE OF ISSUE: FEBRUARY 2017	DRAWN BY: H. NAVARRO
DESIGNED BY: JTM	CHECKED BY: J. MCKNIGHT
APPROVED BY: TYCE	

HONEYDEW VALLEY FARMS, LLC
PO BOX 171
HONEYDEW, CA 95545
EROSION CONTROL DETAILS
HONEYDEW, HUMBOLDT COUNTY, CALIFORNIA

REV	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE
A	12/20/16	PRELIMINARY DESIGN	JTM	JTM	
B	2/18/17	REVISE PER COUNTY COMMENTS DATED 2/8/17	JTM	JTM	

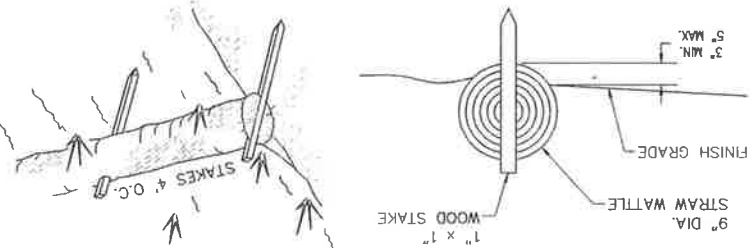


TYCE
67 WALNUT WAY
PO BOX 1567
WILLOW CREEK, CA 95573
PHONE (530) 629-3000
FAX (530) 629-3011



STRAW MULCH NOTES:

1. DOCUMENTS, NATIVE GRASS STRAW SHALL BE USED.
2. A TACKIFIER IS THE PREFERRED METHOD FOR ANCHORING STRAW MULCH TO THE SOIL ON SLOPES.
3. CRIMPING, PUNCH ROLLER-TYPE ROLLERS, OR TRACK WALKING MAY ALSO BE USED TO INCORPORATE STRAW MULCH INTO THE SOIL ON SLOPES. TRACK WALKING SHALL ONLY BE USED WHERE OTHER METHODS ARE IMPRACTICAL.
4. AVOID PLACING STRAW ONTO ROADS, SIDEWALKS, DRAINAGE CHANNELS, SOUND WALLS, EXISTING VEGETATION, ETC.
5. STRAW MULCH WITH TACKIFIER SHALL NOT BE APPLIED DURING OR IMMEDIATELY BEFORE RAINFALL.
6. APPLY STRAW AT A MINIMUM RATE OF 1.5 TONS/ACRE, EITHER BY MACHINE OR BY HAND DISTRIBUTION.
7. ROUGHEN EMBANKMENTS AND FILL RILLS BEFORE PLACING THE STRAW MULCH BY ROLLING WITH A CRIMPING OR PUNCHING TYPE ROLLER OR BY TRACK WALKING.
8. EVENLY DISTRIBUTE STRAW MULCH ON THE SOIL SURFACE.
9. ON SMALL AREAS, A SPADE OR SHOVEL CAN BE USED TO PUNCH IN STRAW MULCH.
10. ON SLOPES WITH SOILS THAT ARE STABLE ENOUGH AND OF SUFFICIENT TO SAFELY SUPPORT CONSTRUCTION EQUIPMENT WITHOUT CONTRIBUTING TO COMPACTION AND INSTABILITY PROBLEMS, STRAW CAN BE "PUNCHED" INTO THE GROUND USING A KNIFE BLADE ROLLER OR A STRAIGHT BLADED COULTER, KNOWN COMMERCIALLY AS A "CRIMPER".
11. ON SMALL AREAS AND/OR STEEP SLOPES, STRAW CAN ALSO BE HELD IN PLACE USING PLASTIC NETTING OR JUTE. THE NETTING SHALL BE HELD IN PLACE USING 11 GAUGE WIRE STAPLES, GEOTEXTILE PINS OR WOODEN STAKES AS DESCRIBED IN EC-7, GEOTEXTILES AND MATS.
12. TACKIFIER ACTS TO GLUE THE STRAW FIBERS TOGETHER AND TO THE SOIL SURFACE. THE TACKIFIER SHALL BE SELECTED BASED ON LONGEVITY AND ABILITY TO HOLD THE FIBERS IN PLACE. A TACKIFIER IS TYPICALLY APPLIED AT A RATE OF 125 LB/ACRE IN WINDY CONDITIONS. THE RATES ARE TYPICALLY 180LB/ACRE.

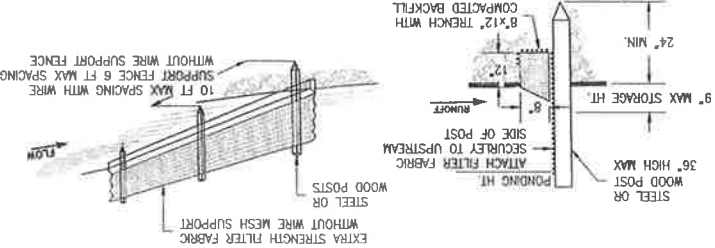


STRAW WATTLE NOTES:

1. STRAW WATTLES SHALL BE INSTALLED WITH 18 OR 24 INCH WOOD STAKES AT FOUR FEET ON CENTER. THE ENDS OF ADJACENT STRAW WATTLES SHALL BE ADJUTED TO EACH OTHER SNUGLY OR OVERLAPPED BY SIX INCHES.
2. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3'-5" DEEP. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND THE ROLL.

STRAW WATTLE INSTALLATION DETAIL

NTS



SILT FENCE NOTES:

1. THE CONTRACTOR SHALL INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT.
2. CONTRACTOR SHALL REMOVE SEDIMENT AS NECESSARY. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND IN AN AREA THAT CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE DETAILS

NTS

ATTACHMENT 1
RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE CONDITIONAL USE PERMITS IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED.

1. The applicant shall secure permits for all grading and structures related to the cannabis cultivation and other commercial cannabis activity. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.
2. The property owner shall enter into a Covenant and Agreement To Hold Property As One Parcel for the parcels of land known as Assessor Parcel Number (APN) 107-086-024 and the portion of APN 107-091-001 consisting of Lots 2, 3, and 4 and the Southeast Quarter of the Northwest Quarter of Section 3, Township 3 South Range 1 West, HBM. Release shall be given at such time when:
 - a) The parcel size requirements stipulated in Humboldt County Code Section 314-55.4.8.2.1.1 are rescinded by adopted resolution of the Humboldt County Board of Supervisors; or
 - b) The referenced parcels are consolidated into a single parcel of land by way of a voluntary merger, and the recordation of a Notice of Merger in accordance with the Humboldt County Subdivision Ordinance and Humboldt County Zoning Regulations; or
 - c) Upon the non-renewal of CUP 16-548, CUP 16-546, and CUP 16-545, verification by the Planning and Building Department that all commercial cannabis cultivation and associated activities have ceased and been removed, and receipt of the written request of the property owner.

The property owner shall initiate action on a "Conveyance and Agreement" on forms provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$111.00 plus recording fees) will be required.

3. Prior to initiating any commercial medical cannabis cultivation or associated appurtenant activities in 2018 the applicant shall obtain a Business License from the Humboldt County Tax Collector.
4. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection in order to keep the permit valid.
5. Prior to permit renewal, the applicant shall provide the Department of Environmental Health receipts or copy of a contract confirming sufficient use of portable toilets to serve cultivation staff for the duration of the first year.
6. The approved building plans shall meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary for the Building Inspection Division. Sign off on the Occupancy Permit by the Building Division shall satisfy this requirement.
7. The applicant shall provide a complete set of plans completed by a qualified licensed professional for the construction of the drying facility and rainwater catchment

ATTACHMENT 1
RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE CONDITIONAL USE PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED.

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6. The approved building plans shall meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary for the Building Inspection Division. Sign off on the Occupancy Permit by the Building Division shall satisfy this requirement.
7. The applicant shall provide a complete set of plans completed by a qualified licensed professional for the construction of the drying facility and rainwater catchment

2. If offsite processing is chosen to be the preferred method of processing, this permit shall be modified to identify the offsite licensed facility.
3. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO, as applicable to the permit type.
4. 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.
5. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MCRSA, 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 and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
7. Confinement of the area of cannabis cultivation, processing, manufacture or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any School, School Bus Stop, Church or other Place of Religious Worship, 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. Comply with the terms of any applicable Streambed Alteration (1600) Permit obtained from the California Department of Fish & Wildlife.
11. 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.
12. 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).
13. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
14. Pay all applicable application and annual inspection fees.
15. Where surface water diversion provides any part of the water supply for irrigation of cannabis cultivation, permittee shall either: 1) forebear from any such diversion during the period from

May 15th to October 31st of each year and establish on-site water storage for retention of wet season flows sufficient to provide adequate irrigation water for the size of the area to be cultivated, or 2) comply with the approved water management plan prepared by a qualified person such as a licensed engineer, hydrologist, or similar qualified professional, that establishes minimum water storage and forbearance period, if required, based upon local site conditions, or 3) adhere to the RWQCB approved Water Resources Protection Plan or other clearance issued by the agency. If the method of compliance changes during the term of the Conditional Use Permits, permittee shall notify the Planning and Building Department and furnish appropriate documentation of compliance with this standard.

16. At least one water meter shall be installed on the water line providing irrigation flow to the cultivation site. The water meter shall have the capacity to measure at least 100,000 gallons of flow before resetting. The water meter shall be used to measure the amount of water provided to the cultivation area during the forbearance period. The meter shall be installed at a point on the water line that provides an accurate measurement of the water used for irrigation. Household water use at the caretaker's residence shall be separately metered if required.
17. The noise produced by a generator used for cannabis drying, curing, and processing shall not be audible by humans at 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.
18. Storage of Fuel - Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's CUPA program, and in such a way that no spillage occurs.
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 MCRSA, 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. If cultural resources are encountered during ground disturbing 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.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916-653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the 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

The applicant is ultimately responsible for ensuring compliance with this condition.

2. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
3. This 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 construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. Once initiated, 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. The period within which construction or use must be initially commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code.

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, Section 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Conditional Use 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 mid-point of the density range specified in the plan designation).
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 State 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 substantial evidence which supports finding that the proposed development is in conformance with all applicable policies and standards of the Framework Plan (FRWK).

Plan Section and Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Land Use §2724 (FRWK) Agricultural Lands (AL): Remote, steep and high natural hazard areas, watershed and wildlife areas, occasional rural residence. Primary and compatible uses include resource production allowing intensive management opportunities, recreational uses, single-family residences and cottage industries.</p> <p>Density Range: One (1) dwelling unit per 160 acres to one (1) dwelling unit/ per 20 acres.</p> <p>§2723 (FRWK) Agriculture Grazing (AG): Agriculture Grazing includes lands characterized by any of the following:</p> <p>A. Lands which are not prime agricultural lands, but are in agricultural uses shall be planned for continued agricultural use. This should include lands rated "fair" to "very good" or "medium" to "very high" by soil-vegetation maps for grazing use.</p> <p>B. Lands which are not prime agricultural lands and are not currently being used for agricultural purposes but are in proximity to agricultural areas and which are predominantly of a suitable parcel size shall be planned for future agricultural use These lands can contribute to the maintenance of the long</p>	<p>The MCRSA, Health and Safety Code section 11362.777(a) provides that medical cannabis is an agricultural 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 proposed project includes approximately one-hundred-thirty-thousand-six-hundred-eighty square feet (sf) of cultivation in an outdoor cultivation area located on an approximately 368-acre parcel; a 1.5-million-gallon rainwater catchment impoundment; an approximately 6,000 sf drying facility; and four modular buildings for cannabis processing and employee quarters. At this time, the property hosts two single-family residences. The proposed project is therefore consistent with the general plan land use designations because it includes two single-family residences on the 368-acre parcel, an allowable commercial activity consistent with both a cottage industry level of use (the 6,000-sf drying facility), intensive management for resource production (the 130,680-sf growing area), and modular buildings that support the cultivation activities.</p>

term viability and integrity of the County's grazing lands.

C. Lands which are not in agricultural production, but which directly contribute to the viability of adjoining viable agricultural land, should be planned for uses compatible to and consistent with agriculture. Primary and compatible uses shall be limited to the production of food, fiber, plants, timber, timber agriculturally related uses, and agriculture related recreational uses. Very low intensity residential uses may be allowed if they are incidental to the property and if they support agricultural activities, or are necessary for the enhancement and protection of the natural resources of the area. Building sites shall be clustered adjacent to existing developed areas or on portions of land least suited for agricultural use with the least adverse effects on the environment.

Density Range: One (1) dwelling unit per 160 acres to one (1) dwelling unit/ per 20 acres.

§2722 (FRWK)

Agriculture Exclusive/Prime and Non-Prime Lands (AE):

Primary and compatible uses for Agriculture Exclusive include production of food, fiber, plants, timber, timber agriculturally related uses, and agriculture related recreational uses. Very low intensity residential uses may be allowed if they are incidental to the property and if they support agricultural activities, or are necessary for the enhancement and protection of the natural resources of the area.

<p>Minimum Parcel Size: Sixty (60) acres minimum parcel size except that divisions to 20 acres may be permitted where the parcel is subject to an agricultural preserve contract or agreement.</p> <p>Density Range: One (1) dwelling unit per 160 acres to one (1) dwelling unit/ per 20 acres.</p>	
<p>Cultural Resources §3500 (FRWK) Protect cultural resources, including historic, archaeological, and scenic resources.</p>	<p>The applicant retained Roscoe and Associates for the preparation of a Cultural Resource Investigation Report for APN 107-086-024 because the cultivation activities will only occur on this parcel. According to the report, the study area comprises the property and a 1/2-mile radius around it. Roscoe and Associates conducted a records search and literature review, in addition to a pedestrian archeological survey, and provided a report to the Bear River Band of Rohnerville Rancheria Tribal Historical Preservation Officer. The report concludes that there are no cultural, tribal, or historic resources within the project site.¹ Nonetheless, the conditions of approval incorporate the inadvertent discovery protocol to protect cultural resources.</p>
<p>Housing §2400 (FRWK) Encourage innovative designs that facilitate optimum use of sites.</p>	<p>Under the AL, AG, and AE land use designations that apply to the property, single family residences are identified as a primary and compatible use. There are two existing residences on the subject property. These residences will remain, and the project will not impact housing inventory.</p>
<p>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 reports according to the Geologic Hazards Land Use Matrix as denoted in the Framework Plan.</p>	<p>The project site is not located in a mapped Alquist-Priolo fault zone or is subject liquefaction. The site is located in an area designated as Low Instability (1), Moderate Instability (2) and High Instability (3) on the County's GIS Web Application. The building permit for the construction of the 1.5-million-gallon rainwater catchment impoundment and 6,000-sf cannabis drying facility requires the applicant to provide engineered plans. Based on the project and evidence before staff, the project does not pose any other threat to public safety related from exposure to natural or manmade hazards.</p>
<p>Hazards §3200 (FRWK)</p>	<p><i>The cultivation area is within Zone X, Areas of Minimal Flood</i></p>

¹ Cultural Resource Investigation Report for a Commercial Cultivation Permit APN 107-086-024, Humboldt County, California, by Roscoe and Associates.

<p>Flood §3220 (FRWK)</p> <p>Fire Hazards §3230 (FRWK)</p> <p>New development shall minimize risk to life and property in areas of high flood and fire hazards.</p>	<p><i>Hazard, of the FEMA Flood Insurance Rate Map (Map No. 06023C1775G, June 21, 2017). The project site is not subject to inundation from an upstream dam failure or tsunami.</i></p> <p>The subject parcel and the surrounding areas are located in an area with a high fire hazard rating and the subject property is located within the State Fire Responsibility Area for fire protection (Calfire).</p> <p>According to the applicant, there would be eight seasonal employees associated with this project. However, the employees have the option to stay in the on-site bunkhouse and the access road is used solely for the cannabis activities so the project would not generate substantial additional traffic due to employees driving to and from the project site.</p> <p>The applicant submitted a Road Evaluation Report on July 26, 2017, for the private road that leads to the applicant's property from publicly-maintained Mattole Road. The Report showed that the private road is developed to the equivalent of a road category 4 standard, and is therefore adequate for the proposed use.</p> <p>Prior to commencing operations, the access road encroachment shall be improved to meet the County visibility ordinance and encroachment permit ordinance standards. This requires that the access road encroachment be paved for a minimum width of 20 feet and a length of 50 feet.</p> <p>The applicant is proposing to construct a 1.5-million-gallon rainwater catchment impoundment that will provide cannabis irrigation for the proposed medical cannabis cultivation activities. The applicant's proposed water storage is adequate to provide irrigation water during the forbearance period and fire suppression.</p> <p>The Division of Environmental Health (DEH) has recommended approval of the project. The project's Conditions of Approval include providing receipts or copy of a contract confirming sufficient use of portable toilets to serve cultivation staff for the duration of the first year</p>
<p>Noise §3240 (FRWK)</p> <p>Conform with noise standards.</p>	<p>When ambient air temperatures exceed 80 degrees Fahrenheit, greenhouse fans will be powered by a 45-kW generator and will only be in use between the hours of 7 a.m. and 7 p.m. in interest of not disturbing wildlife or neighbors. This generator is rated at 65-decibel when ran at full capacity measured at 21-feet. Pacific, Gas & Electric power is anticipated to be developed at the cultivation site for use in September 2018. After PG&E power is installed, the generator would be used as backup power.</p>
<p>Sewage Disposal §4530, 4531.5, 4531.6, 3361.2 (FRWK)</p> <p>Goal: To ensure a safe means</p>	<p>The applicant has an onsite septic system associated with the four modular buildings and will two provide portable toilets near the cultivation area. The site is not on a 30% slope or within 50</p>

<p>for waste disposal and protect the County's water resources for the public's health and safety. Policy: Septic systems shall not be permitted where the slope exceeds 30% or within 50 feet from an unstable land form. Policy: Sewage disposal systems placed on an existing lot must meet all of the requirements of the Humboldt County Department of Public Health and the North Coast Regional Water Quality Control Board. Policy: Regulate development that would pollute watershed areas.</p>	<p>feet of an unstable land form. The project was referred to the County Department of Environmental Health which requested the applicant provide receipts or copy of a contract confirming sufficient use of portable toilets to serve cultivation staff for the duration of the first year.</p>
<p>Biological Resources §3400 (FRWK) Goal: To maximize where feasible, the long term public and economic benefits from the biological resources within the County by maintaining and restoring fish and wildlife habitats.</p> <p>Policies: Maintain values of significantly important habitat areas by assuring compatible adjacent land uses, where feasible.</p>	<p>The cannabis cultivation and processing activities will utilize water provided by the proposed 1.5-million-gallon rainwater catchment impoundment. CDFW deemed the impoundment non-jurisdictional. However, the impoundment could be potential bullfrog habitat, an invasive species. Ryan Bourque, an amphibian specialist with CDFW, visited the pond site in December 2016. With coordination with CDFW, the applicant and amphibian specialist identified Best Management Practices to be implemented to avoid potential bullfrog inhabitation.</p> <p>There is an old mill-pond onsite that was filled in several decades ago and has become a wetland due to the drainage outlet not being dug deep enough when the pond was filled in. The outlet to the wetland area is now experiencing head-cutting likely due to the surface grade. The head-cutting is referred to as a legacy site as it was not created nor will be exacerbated by the cultivation operation. The legacy site will be repaired October 1, 2017 per CDFW Notification Agreement No. 1600-2017-0149-R1.</p> <p>After site consultation with CDFW, the applicant agreed to construct a bridge crossing in place of the proposed rocked ford on the Class II watercourse. The watercourse contains special-status species, including steelhead trout and Chinook salmon. The applicant has agreed to amend the existing LSA (No. 1600-2017-0149-R1) to revise the proposed crossing by December 31, 2017.</p> <p>The project is consistent with the Biological Resource Protection policies based on comments from reviewing agencies and the project as proposed and condition.</p>

<p>§4220, 4237.7 (FRWK): Access Goal: To develop, operate, and maintain a well-coordinated, balanced, circulation system that is safe, efficient and provides good access to all cities, communities, neighborhoods, recreational facilities and adjoining areas. Policy: New Development shall only be approved which will not significantly create or aggravate safety, capacity or parking problems on County roads.</p>	<p>As discussed above, the parcel is accessed by a private road from Mattole Road. According to the applicant's Road Evaluation Report, received on July 26, 2017, the entire segment of private road from the publicly-maintained road, i.e., Mattole Road, to the project site is developed to the equivalent of a road category 4 standard.</p> <p>The intersection of the existing private access road and Mattole Road does not meet County standards. Prior to commencing operations, the access road encroachments should be improved to meet the County visibility ordinance and encroachment permit ordinance standards. This requires that the access road encroachment be paved for a minimum width of 20 feet and a length of 50 feet. The applicant is required to obtain an encroachment permit for this work from the Department of Public Works.</p>
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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.

Zoning Section and Summary of Applicable Requirements	Evidence That Supports the Zoning Finding
<p>Legal lot requirement: <u>A. Portion of APN 107-091-001:</u> 1. Patent, Certificate No. #386 granted to Alfred A. Hadley on February 10, 1881, a 160 acre parcel of land consisting of the Lots 2, 3, and 4 and the Southeast Quarter of the Northwest Quarter of Section 3, Township 3 South Range 1 West, HBM.</p> <p><u>B. APN 107-086-024:</u> 1. Patent Certificate No. 1618 granted to AA Hadley on July 1, 1871 a 160 acre parcel of land resulted in one separate legal parcel; 2. A deed recorded in Book 31 of Deeds Page 452 to the Upper Mattole School District conveyed a 0.787 acre portion of the parcel described above.</p>	<p>Findings:</p> <ol style="list-style-type: none"> 1. The action described in A.1 resulted in one separate legal parcel. 2. The action described in B.1 resulted in one separate legal parcel. 3. The action described in B.2 divided the land in B.1. As a conveyance to a governmental entity the action was exempt State and local subdivision regulations. 4. That a review of the Department's records show no further actions to divide or merge the parcels of land described in Findings 1 and 3 herein. 5. The two parcels of land known as APN 107-086-024, and the portion of APN 107-091-001 consisting of the Lots 2, 3, and 4 and the Southeast Quarter of the Northwest Quarter of Section 3, Township 3 South Range 1 West, HBM, are entitled to unconditional certificates of compliance.
<p>§314-7.1 Agricultural Exclusive (AE): The Agricultural Exclusive is intended to be applied in fertile areas in which agriculture is and should be the desirable predominant use and in which the protection of this use from encroachment from incompatible uses is essential to the general welfare.</p>	<p>New outdoor cannabis cultivation and accessory structures are an approved use on lands zoned AE. The proposed action would permit 130,680-sf of new outdoor cannabis cultivation; a proposed 1.5-million-gallon rainwater catchment impoundment; a proposed 6,000-sf drying facility; and four existing modular building for cannabis processing and employee quarters.</p>
<p>Min. Lot Size 20 acres</p>	<p>The project site land is greater than 20 acres and as subject to the Covenant and Agreement to Hold as One Parcel will be approximately 368 acres</p>
<p>Min. Lot Width 100 feet</p>	<p>Greater than 100 feet wide (approx. 4,000 feet)</p>
<p>Max. Ground Coverage 35%</p>	<p>Given the parcel size, the existing coverage is far below the maximum allowed.</p>

Zoning Section and Summary of Applicable Requirements	Evidence That Supports the Zoning Finding
<p>Setbacks Front: 30 feet Rear: 20 feet Side: 10% of average lot width but not more than 20 feet shall be required.</p>	<p>A review of the submitted site plan indicates that the all cannabis-related activities provide a 30-foot or greater setback.</p>
<p>Max. Building Height None specified</p>	<p>Not applicable.</p>
<p>314-55.4 Commercial Cultivation, Processing, Manufacturing and Distribution of Cannabis for Medical Use Inland Land Use Regulation (CMMLUO)</p>	
<p>§314-55.4.8.2.1.1 New Outdoor Cultivation On parcels 320 acres or larger in size, in the eligible zoning districts described in Section 55.4.8.2.1 (AE is included), one additional cultivation area permit of up to one acre each for each one hundred acre increment (e.g. 3 for a 320-acre parcel, 6 for a 600-acre parcel, etc.) up to a maximum of 12 permits, may be issued with a Use Permit, subject to the limitations contained in Section 55.4.8.10. No more than 20% of the area of Prime Agricultural soils on the parcel may be utilized for commercial medical marijuana cultivation activities.</p>	<p>The proposed 130,680-sf (3 acres) of cultivation area would occur on an approximately 368-acre property. The applicant is seeking the approval of 3 Conditional Use Permits, one acre each, for the new outdoor medical cannabis cultivation operation.</p> <p>Approximately 129 acres of the 368-acre property is designated as Prime Farmland. The proposed 3 acres of cannabis cultivation activities is well below 20% of the Prime Agricultural soils present on the subject property.</p> <p>To achieve the 320 acre minimum parcel size requirement the property owner will enter into a binding Covenant and Agreement to Hold as One Parcel. The project site is part of a larger working ranch historically used for timber and cattle production by the Hadley family. The applicant is leasing a portion of the ranch lands and is not acquiring fee title to the parcels described above under the Legal Lot finding. Using the Covenant and Agreement, a binding agreement, to achieve Use the binding agreement will enable the Conditional Use Permit applications to meet the minimum parcel size, while minimizing further fragmentation of ranchlands. The operation will be subject to the terms of the Covenant and Agreement until such as the terms of release are met. The terms of the Covenant and Agreement are binding on successors in interest.</p>
<p>§314-55.4.8.10 Permit Limit No more than four commercial cannabis activity permits may be issued to a single person, as defined in the referenced section.</p>	<p>According to records maintained by the Department, the applicant holds no other cannabis activity permits, and is entitled up to four. This application is for three conditional use permits for new outdoor cultivation.</p>

Zoning Section and Summary of Applicable Requirements	Evidence That Supports the Zoning Finding
<p>§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.</p>	<p>The project proposes to construct a 1.5-million-gallon rainwater catchment impoundment solely for cannabis irrigation. The applicant also plans to construct a 6,000-sf drying facility on an existing 65-foot by 100-foot concrete building pad. In addition, four existing modular buildings on-site would be used for cannabis process and employee quarters. The project's conditions of approval include the requirement that the applicant secure any required building permits.</p>
<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.</p>	<p>The applicant submitted the required registration form.</p>
<p>§314-55.4.10 Application Requirements Identifies the Information Required for All Applications</p>	<p>Attachment 3 identifies the information submitted with the application, and shows all the required information was received. Contents of the application are on file.</p>
<p>§314-55.4.11 Performance Standards Identifies the Performance Standards for Cannabis Cultivation Activities</p>	<p>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>
<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.</p>	<p>The County acknowledges that the applicant met the appropriate deadline requirements.</p>
<p>314-61.1 Streamside Management Area Placement of soil within Streamside Management Areas shall be prohibited, except where specifically authorized by the SMA ordinance. Development within Streamside Management Areas may include wildlife enhancement and restoration projects. Streamside Management Area buffer zones in areas within urban expansion areas shall be defined as 50 feet from perennial and 25 feet from intermittent streams.</p>	<p>The project applicant does not propose development within the streamside management area.</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 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 any environmental damage. All commenting agencies have recommended approval or conditional approval of the project.

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
§312-17.1.5 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 parcel was not included in the 2014 Housing Inventory.

6. Environmental Impact:

The project was found to be exempt from the California Environmental Quality Act for the following reasons. A portion of the existing cultivation operation is exempt from environmental review per Section 15301 (Existing Facilities), which applies to the four modular buildings to be used for cannabis processing and employee quarters, Section 15303 (New Construction of Small Structures), which applies to the construction of the rainwater catchment impoundment and 6,000-sf drying facility on the existing 65-foot by 100-foot concrete building pad, and Section 15304 (Minor Alterations to Land), which applies to the new 130,680-sf of outdoor cannabis cultivation. Furthermore, none of the exceptions to a Categorical Exemption pursuant to Section 15300.2 apply to the project. Therefore, the project may be found to be exempt from environmental review 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. (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. (To be handled by County)
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. (On file)
5. Copy of the statement of water diversion, or other permit, license or registration filed with the State Water Resources Control Board, Division of Water Rights, if applicable. (On file)
6. Description of water source, storage, irrigation plan, and projected water usage. (On file)
7. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Control Board demonstrating enrollment in Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (On file)
8. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the Department of Fish & Wildlife. (On file)

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

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	Approval	On file with Planning
Land Use Division	Conditional Approval	On file with Planning
Division of Environmental Health	Conditional Approval	On file with Planning
Humboldt County Agricultural Commissioner	No Response	
Department of Fish & Wildlife	Conditional Approval	On file with Planning
County Counsel	No Response	
NWIC	No Response	
Bear River Band of Rohnerville Rancheria	Other Comments – Will review after cultural report is complete.	On file with Planning
Supervising Planner	No Response	
CSD	No Response	
Calfire	Standard Response	On file with Planning
RWQCB	No Response	
School District: Mattole Unified School District	Standard Response	On file with Planning
District Attorney	No Response	
CA Division of Water Rights	No Response	

APN 107-086-024
Record of Covenant with APN 107-091-001
County of Humboldt Planning Apps #12139, 12143, and 12144
Project Description Updated August 4, 2017

PROJECT DESCRIPTION

Honeydew Valley Farms, LLC through a notarized lease agreement with Hadley Family Trust is applying for three, Type 3 Outdoor Licenses with the County of Humboldt, which would permit up to three acres of cultivation on prime farmland. The homesteaded property is a working cattle ranch and will remain as such with implementation of the cultivation operation. The family trust is structured so that the ranch cannot be subdivided and has a single successor designated as the trust signatory.

Prime Farmland

The cultivation and rainwater catchment impoundment footprint would not exceed 20 percent of the total prime farmland acreage on APN 107-086-024 (166.55-acre parcel, with approximately 210-acres of prime agricultural soil), which through a record of covenant will be effectively combined with APN 107-091-001 (201.36-acre parcel, with approximately 12-acres of prime agricultural soil) for a total acreage 367.91-acres. The 12-acres of prime agricultural soil on APN 107-091-001 are located within Patent Parcel 1 Certificate Number 1424 of APN 107-09-001. The Patent Parcel with Certificate Number 1424 is approximately 161-acres. The total prime farmland acreage on both parcels is approximately 222-acres. Prime farmland acreage provided here includes both “prime farmland” and “prime farmland if irrigated” designations, collectively referred to as prime farmland in this document. The acreage provided here does not include over lapping acreage with streamside management areas nor two-acres conservatively allocated to existing structures within the prime farmland footprint.

Mitigation by Design

The project is migrated by design, meaning the project has a low potential for impact to the environment. The following best management practices are incorporated into the project: creek setbacks are over 200-feet; wetland setback is 125-feet from the rainwater catchment impoundment; rainwater is the irrigation source; crops are planted in native soil (no importing of soil); bare ground is immediately mulched to prevent soil erosion and promote water conservation; to avoid wildlife disturbance generator use is limited to 7am to 7pm on and PG&E power is anticipated to be installed September 2018. Given the generator setbacks from property lines and wildlife corridors, decibel levels will not harass wildlife or the neighboring parcel. Refer to the plot plan for the generator location and the below protective measures and best management practices for further discussion.

Irrigation Water Source

There would be no surface water diversion associated with cannabis irrigation. The irrigation source for the three-acre operation would be a 1.5-million gallon rainwater catchment impoundment. Both the proposed cultivation site (aka irrigation site) and rainwater catchment impoundment (aka pond site) site would be located on APN 107-086-024. The cultivation site and pond site are respectively located on the southwest and northeast side of Mattole Road. Refer to the enclosed plot plan for the site layout and access routes.



CULTIVATION SITE (AKA IRRIGATION SITE)

Upon County permit issuance, three acres would be cultivated on site. In 2018, approximately two acres would be full-term outdoor, not under greenhouse cover and one-acre would be cultivated within fourteen greenhouses. It is proposed to construct the following fourteen greenhouses: eight - 34x100-feet, four - 30x100-feet, and two - 20x100-feet for a total of 43,200-square feet as shown in Table 1.

Table 1: Summary of Greenhouse Dimensions and Use

Number of Greenhouse (#)	Dimensions (Ft)	Square-Feet (Ft²)	Notes
2	20 X 100	4,000	Nursery
4	30 x 100	12,000	Light Deprivation
8	34 x 100	27,200	Light Deprivation
Totals			
2 Nursery	-	4,000	Total Nursery Square Footage
12 Light Deprivation	-	39,200	Total Light Deprivation Square-Footage
14 Greenhouses	-	43,200	Total Greenhouse Square-Footage

Nursery

Two 20x100-feet greenhouses will be utilized as the nursery for the operation, which is 4,000-square feet of the 43,200-total square feet of greenhouses. It is understood that this square-footage will be taxed as outdoor, as use of supplemental lighting for starts only is not considered mixed light.

Protective Measures

Cannabis would be planted in native soil with a minimum 200-foot buffer maintained from any waterways. No harmful pesticides would be utilized on site in association with the cannabis operation. Drip irrigation will be utilized to the extent practical to reduce water use. Irrigation will occur the morning or afternoon to reduce evapotranspiration. Mulch will be maintained during the cultivation season and a cover crop will be planted post-harvest. By continually maintaining soil cover, soil health is improved, the soil is protected from erosion. Improved soil health is attributed increased organic matter, water retention/storage capacity, and resistant to pests. Backup generator use would be limited to the hours of 7am and 7pm. Refer to the enclosed best management practices (BMP) list starting on page 6.

A six-foot deer fence will be constructed around the irrigation site to protect the crop from cows. Honeydew Valley Farms, LLC is a wildlife friendly farm and does not utilize any harmful pesticides. No supplemental lighting is proposed. In 2018, seasonal generator use will be limited to the hours of 7am to 7pm, only on days when the temperature exceeds 80°F, and decibel levels will not harass neighbors or wildlife. In September 2019, PG&E power is anticipated to be installed on site. Refer to the enclosed draft plot plan for cultivation site details.

Cultivation Site Generator

One, 50 kilowatt diesel generator with a manufacturer sound level rating of 65 dB (full load at 21 feet) and 70.8 horsepower will be utilized to power a total of fourteen greenhouses fans as needed when temperatures exceed 80°F. A minimum 100-foot setback between the generator and property lines, and 200-foot setback from a streamside management area will be maintained. The generator would be run from 7am to 7pm to avoid any disturbance to nocturnal wildlife. The generator will be winterized prior to the onset of rain. A secondary containment would be constructed for the 200-gallon diesel belly tank on the generator. A Hazardous Materials Business Plan for the generator fuel and waste oil was submitted and approved by the Department of Environmental Health, July 2017. PG&E Power is anticipated to be installed at the cultivation site September 2018. After September 2018, the generator would be used as backup power.

Cultivation Site Access Road

The access road to the cultivation site is in excellent shape and is well maintained. There are no creek crossings on this access road. Refer to the enclosed draft plot plan for the location of the cultivation site access road. An encroachment permit will be submitted to pave the first 50-feet of the access road per the County Public Works Land Use Division agency review and conditional approval.

Cultivation Site Point of Diversion (POD)

There would be no surface water diversions associated with the cultivation operation. Rainwater would be the sole source of irrigation water.

RAINWATER CATCHMENT IMPOUNDMENT SITE (AKA POND SITE)

The proposed rainwater catchment impoundment site was selected as the most suitable location given its proximity to a previous site location of a pond (as shown in the attached historic photographs), the flat topography, implementable setbacks from waterways, and to avoid utilization of prime agricultural soil and to avoid removing cattle forage area from production.

The irrigation water source would be a large rainwater catchment impoundment, which would need a County Grading Permit prior to being constructed. The pond design has a capacity of 1.5 million gallons, with less than 1-acre disturbance (approximately 0.73 acres of disturbance anticipated). The rainwater collection area of the pond is approximately 17,500-square feet. Water from the pond would be pumped under the Mattole Road, a County road, by connecting 1.25-inch ploy-pipe waterline to the sidewall of the concrete, 7-foot tall bottomless arched culvert (cattle breezeway), which serves as a cattle crossing under Mattole Road and does not convey water. An encroachment permit would be obtained from County Public Works Engineering Department to allow water to be pumped under the County road through the cattle breezeway. Refer to the attached pond construction details and Grading Plan, which contains the Erosion Control Plan. Also refer to the water balance provided in the Operations Plan.

On site, there was an old mill-pond that was filled in several decades ago and now has become a wetland due to the drainage outlet not being dug to a deep enough depth when the pond was filled in over a decade ago. This wetland area is a disturbed area containing nitrified water that drains from an upper cow pasture. The wetland area was conservatively mapped using change in vegetation, which corresponded to slight increases in the ground surface elevation. Within the wetland area pennyroyal (*Mentha pulegium* L.), an obligate wetland plant species occupies approximately 90-95% of the ground surface. An unidentified perennial grass (as it was not flowing in October at the time of the

site visit) makes up the additional 5-10% of the ground surface cover. Medusa head grass (*Taeniatherum caput-medusae* L.), an invasive upland plant species occupies approximately 75% of the upland ground surface. An unidentified perennial grass makes up the additional 25% of the ground surface cover of the upland area adjacent to the wetland.

The new pond site is clearly proposed within an upland area. The upland area vegetation consists of approximately 75% upland perennial grass (facultative or facultative upland plant) and 25% scotch broom (*Cytisus scoparius* (L.), (facultative upland plant). To avoid disturbing the wetland area, a 125-foot setback from the wetland boundary would be established and vehicles/equipment would be excluded from entering the area. Refer to the enclosed Plot Plan and Grading Plan.

Repair of Legacy Site (Not Associated or Exacerbated by Cannabis Operation)

The outlet to the wetland area, which was previously a mill pond filled in over twenty years ago is experiencing head-cutting likely due to the surface grade, post filling decades prior. This head-cutting is referred to as a legacy site as it was not created nor will be exacerbated by the cultivation operation. This legacy site will be repaired by October 1, 2017 per CDFW Notification Agreement #1600-2017-0149-R1. Refer to the attached historic photos and Grading Plan.

Rainwater Catchment Impoundment Site Access Road

The private access road off of Lindley Road will be utilized to bring equipment to the site for constructing the impoundment, repairing the legacy site, and conducting weekly monitoring for bullfrogs (*Lithobates Rana catesbeiana*) presence.

Existing 24-Inch Diameter Culvert on Class III Creek

The private road leading to the pond site directly off of Mattole Road, which will not be utilized, crosses a seasonal creek that flows through the 24-inch diameter culvert, which is typically dry from June through the beginning of October. The existing culvert is approximately currently 20-feet long. Uphill of the culvert, the creek continues approximately-30-feet uphill before reaching the outlet of the county installed culvert, which is also a 24-inch diameter pipe. CDFW does not need a permit for this creek crossing as no disturbance to the streambed is proposed. This was discussed at a pre-project consult meeting with Dave Manthorne, and Ryan Bourque CDFW on December 5, 2016. Ryan Bourque conducted a site visit on December 13, 2016 to confirm that there is no trigger present for requiring a 1602 Streambed Alteration Agreement. A 1602 permit was not deemed appropriate for this Class III crossing.

Domestic Use Point of Diversion (POD)

An on-site spring, identified on the Plot Plan, would serve domestic use, other than drinking water, which will be purchased. Water analysis results from the spring show zero E. coli in a sample obtained on 2/1/17.

A year-round spring, with no surface hydrological connectivity to Mattole River, daylighting from a hillside with a 1:1 slope, is located south of private access road to the processing facility, as shown on the Plot Plan. The on-site spring does not flow off property. The lowest production rate of the spring is roughly 3,000-4,000 gallons per week in September during drought years. An above ground pipe would connect the spring tank to tanks associated with the on-site modulators. The developed system would serve domestic use associated with the Bathhouse Modular and Dinning Modular shown on the plot plan. Refer to the enclosed Processing Plan for further details. Another option would be to utilize

rainwater collected in the impoundment as the domestic water source (excluding drinking water). Refer to the operations plan for further discussion.

Water Distribution System from Pond to Irrigation Site

The water distribution system would consist of one submersible water pump (metered PG&E power) in the rainwater catchment impoundment with approximately 3,200-feet of 1.25-inch poly-pipe leading from the pond to the irrigation site. The Mattole Road divides the pond site from the irrigation site. The pipeline will travel under the County road through the cattle breezeway. This cattle breezeway, which is a bottomless-arched-concrete culvert, does not convey water. The waterline would be attached to the west side of the concrete culvert wall about 4-5 inches above the ground surface. Once on the other side of Mattole Road, the pipeline will travel west, northwest approximately 1,000 feet adjacent to the road, on private property. There are three private dirt roads and one above ordinary high water (OHW) creek crossing along this 1,000-foot section. Once past the second private road crossing, the waterline would then continue another 1,160-feet along the property line before heading southwest, hugging the third private road before crossing underneath. The waterline would then remain heading southwest, above ground, toward the irrigation site. The pipe would be installed above ground, except where trenched under private driveways. The location of each of the road and above ordinary high water crossing is listed below in order of spatial sequence:

1. County Concrete Bottomless Arched Culvert (Cattle Breezeway): 40.2472° N, -124.1669° W
 - a. Waterline would be sent through this culvert, attached to the sidewall close to the ground surface.
2. First Private Road Crossing (Private Driveway): 40.2481° N, -124.1688° W
 - a. Waterline would be trenched 1-2 feet under the private road. No excess soil would result.
3. Above Ordinary High Water Creek Crossing: 40.2483° N, -124.1692° W
 - a. The waterline would extend over the creek, well above the ordinary high waterline, and be attached to the fence on either side of the creek. No ground disturbance to creek bed, creek banks, or riparian vegetation would result from installing the above ground waterline.
4. Second Private Road Crossing (Private Driveway): 40.2484° N, -124.1699° W
 - a. Waterline would be trenched 1-2 feet under the private road. No excess soil would result.
5. Third Private Road Crossing (Access Road to Cultivation Site): 40.2477° N, and -124.1740° W
 - a. Waterline would be trenched 1-2 feet under the private road. No excess soil would result.

Refer to the enclosed Cultivation, Rainwater Catchments, and Rainwater Pathway Photo Log and Plot Plan for further details on the location of the waterline.

CULTURAL RESOURCES

Given proximately to the Mattole River and flat terrain, a cultural resources survey was conducted for the operation prior to project implementation. Jamie Roscoe completed the Cultural Resources Investigation at Sonoma State University for the Area of Potential Effect on December 6, 2016. A Cultural Resources Survey, Jamie Roscoe and his field crew conducted the survey fieldwork on December 16, 2016. Jamie Roscoe surveyed the spring area the beginning of February. No cultural resources were found on site. The Cultural Resources Survey Report was completed as of mid-February 2017 and submitted to the Humboldt County Planning and Building Departments.

BEST MANAGEMENT PRACTICES (BMPS)

Refer to the Rainwater Catchment Impoundment Grading Plan, including the Erosion Control Plan on pages C04.0 and C04.1 for additional Best Management Practices and erosion control measures.

Cultivation/Irrigation Site BMPS

No supplemental lighting. No nighttime lighting (wildlife protection).

No use of generators between the hours of 7pm and 7am or on days with temperatures under 80°F.

Maintain a minimum 100-foot setback between generator and property line and 200-feet of waterways.

Maintain mulch during and after cultivation (water conservation).

Disturbed ground to be mulched until re-vegetated (water conservation and erosion control).

No ground clearing or grading when constructing greenhouses (minimal ground disturbance and potential for erosion).

Time irrigation for cool parts of the day to decrease evapotranspiration.

Avoid over watering and utilize drip irrigation as much as possible (water conservation).

Harmful pesticides will not be utilized for operations. Only regulation approved organics will be stored properly in secondary containment within greenhouses.

No cultivation within 200-feet of waterways.

Generator will have a secondary containment of adequate capacity for the 200-gallon diesel belly tank.

Spill kit to be kept on site.

Rainwater Catchment Impoundment Site BMPS

Refer to the attached Erosion Control Plan on pages C04.0 and C04.1 of the Grading Plan.

No equipment in wetland area.

Pond setback ≥ 125 feet from wetland (old mill pond is depicted in the attached historic photos).

Equipment shall be clean before use to prevent spread of invasives.

Fuel cell in the back of a 4x4 vehicle will be utilized to refuel equipment 100-feet away from the wetland and pond perimeter to avoid accidental contamination.

Utilization of fuel straw to prevent leaks when refueling equipment is required.

Staging of equipment and vehicles will be the existing concrete pad.

No trees to be removed due to rainwater catchment impoundment construction.

No stockpile of materials within 100-feet of wetland.

Spill kit to be kept on site during construction.

Waterline Installation BMPS

The waterline to be installed during the dry season by hand (except for trenching under private road).

No ground disturbance, except where trenching under driveways. The ditch-witch would disturb a one-square foot area across the length of the driveway, extending one-foot past either side road prism.

No ground disturbance when crossing above ordinary high water of the Class II creek.

No trees or vegetation to be removed to install waterline.

Skid steer/ditch-witch shall be clean before use to prevent spread of invasives.

Skid steer/ditch-witch shall be refueled outside of riparian area.

Utilization of fuel straw to prevent leaks when refueling ditch witch over 100-feet from any waterway.

Care would be taken when installing waterline above the seasonal swale ordinary high water, break in slope to not disturb the ground surface.

PERMITS TO BE SUBMITTED

The following permits are needed prior to beginning a new cultivation operation. The permits are listed in order of submittal priority, meaning the first permit listed is the first on that needs to be submitted in order to maintain the project timeline.

1. Grading Permit for Legacy Site Repair of wetland outlet head-cutting with less than a collective 10-cubic yards (cy) of cut (approximately 3-cy) and fill material (approximately 5-cy). John Ford, County Planning Department Director, approved a separate grading permit for this repair work in a meeting on August 1, 2017. The repair work needs to be completed by October 1, 2017 according to CDFW Notification #1600-2017-0149-R1.
2. Encroachment permit for waterline installation and paving of three private driveways to the County of Humboldt Department of Public Works Land Use Division. The Encroachment permit is ready to submit upon Cannabis Permit issuance.

PERMITS SUBMITTED TO DATE

The following permits have already been submitted for the cultivation operation and on site processing:

1. Cannabis Business License: Submitted to Humboldt County Treasurers Office under Honeydew Valley Farms, LLC on November 4, 2016.
2. County of Humboldt Three, Type 3 Outdoor Cultivation License (Three Conditional Use Permits) and Parcel Merger Application: Submitted December 19, 2016.
 - a. Merger now to be a Record of Covenant as of August 1, 2017 meeting with John Ford, Elizabeth Moreno, and Michelle Neilson, at the County Planning Department.
3. California Department of Wildlife 1602 Streambed Alteration Agreement: Water sump system installed in gravel bar and permitted with CDFW August 2, 1994 no longer proposed for use as of August 2017. Included spring diversion and repair work to old mill pond outlet with application. SUBMITTED 03/21/17. THE 1602 Notification Agreement was ISSUED 06/23/2017.
4. Grading Permit: Submit for pond construction January 2017. Ready to be issued upon Cannabis Permit approval.
5. Building Permits: Submit for greenhouses, modular remodel, and steel building construction where submitted to HCBP beginning of January 2017. A septic permit renewal for the modulars was submitted to DEH. The septic system is sized to accommodate approximately 60 individuals, which exceeds the project need. The residence and agricultural structures associated with the cattle ranch were built prior to 1962 and are exempt from needing a building permit. DONE
6. Regional Board Notice of Intent (NOI) Tier 2 Enrollment and Monitoring Reporting Plan Plan (MRP) SUBMITTED 2/4/2017. The site meets Tier 1 Enrollment conditions, but required assessment by the Regional Board or a certified third party.
7. A Hazardous Materials Business Plan was submitted and APPROVED by Department of Public Health in July 2017.
8. Form B4 was SUBMITTED to the State Water Resources Control Board (SWRCB) June 30, 2017 for domestic use of the spring that does not flow off site.

Attachments: Plot Plan, Grading Plan, Historic Photos, Operations Plan, and Processing Plan, and Photo Log

Operations Plan

Cultivation and Irrigation

APN 107-086-024

Honeydew Valley Farms, LLC

Date: August 2017

REVISED

Operations Plan for APN: 107-086-024

Record of Covenant with APN: 107-009-001

License Type: Three -New Type 3 Licenses

Apps #: 12139, 12143, and 12144

Property Location: 41088 Mattole Road, Petrolia, CA 95558

Phone: 707-225-0098

Mailing Address: P.O. Box 171, Honeydew, CA 95545

OPERATIONS PLAN

Honeydew Valley Farms, LLC is proposing to cultivate up to three-acres of organically grown cannabis on APN 107-086-024, with a Record of Covenant in association with APN 107-009-001, through applying for three, Type 3 Outdoor Licenses. Approximately 43,200-square feet (sf) of greenhouses and 87,400-sf of full-term plants would make-up the licensed 130,680-sf (which is three-acres) of canopy. Cannabis will be planted in native soil, meaning no soil will be imported to the site. The greenhouse dimensions are summarized in Table 1. The homesteaded ranch will remain a cattle ranch with implementation of the proposed project.

Environmental Protection Measures – Mitigation by Design

The project is migrated by design, meaning the project has a low potential for impact to the environment. Refer to the enclosed Project Description and rainwater catchment impoundment Grading and Erosion Control Plan for the best management practices (BMPs) that will be implemented on site with the object of preventing erosion, protecting water quality, improving soil health, and limiting disturbance to wildlife. Creek setbacks are over 200-feet; wetland setback is over 125-feet from the rainwater catchment impoundment; rainwater is the irrigation source; crops are planted in native soil (no importing of soil); organic farming practices are implemented; and bare ground is immediately mulched to prevent soil erosion, promote water conservation, improve soil health, and increase resistance to pests and mold. A seasonal generator will only be in use when ambient air temperatures exceed 80°F to run greenhouse fans, only between the hours of 7am and 7pm in interest of not disturbing wildlife, and decibel levels will not harass wildlife or neighbors. PG&E power will be installed in September 2018.

Cultivation Site Access Road, Parking, and Traffic Considerations

The cultivation site private access road off of Mattole Road, as identified on the attached Plot Plan is behind a locked gate. The access road has no creek crossings. The first 50-feet of the private driveway will be paved according the Department of Public Works Land Use Division encroachment permit specifications. Parking is available in the open pasture area at the cultivation site. Traffic considerations are moot as no other parcels use this private access road and cultivation employees have the option to stay in the on-site bunkhouse.



Table 1: Greenhouse Dimension and Use Summary

Number of Greenhouse (#)	Dimensions (Ft)	Square-Feet (Ft ²)	Notes
2	20 X 100	4,000	Nursery
4	30 x 100	12,000	Light Deprivation
8	34 x 100	27,200	Light Deprivation
Totals			
2 Nursery	-	4,000	Total Nursery Square Footage
12 Light Deprivation	-	39,200	Total Light Deprivation Square-Footage
14 Greenhouses	-	43,200	Total Greenhouse Square-Footage

On-Site Nursery

Two 20x100-feet greenhouses will be utilized as the nursery for the operation, which is 4,000-sf of the total 43,200-sf of greenhouses. It is understood that this square-footage will be taxed as outdoor, as use supplemental lighting for starts only is not considered mixed light. The nursery will only be used for the on-site operation.

Water Source

A 1.5-million gallon rainwater catchment impoundment (aka pond) will be the sole irrigation water source. There are no surface water diversions (or streambed alterations) associated with cannabis irrigation. California Department of Fish and Wildlife (CDFW) deemed the catchment to not be jurisdictional as it is solely filled with rainwater. Impoundment construction is anticipated to be constructed in September 2017. Refer to the water balance in Table 1.

Water Balance

The water balance is a projection of anticipated rainfall input and irrigation demand. Rainfall input is calculated using on-site rainfall gauge data. The equation used to calculate the potential rainwater collection volume is based on the pond water surface area (aka collection area) and rainfall input.

Table 2. Potential Rainwater Collection Volume Equation

Potential Collection Volume Equation $V=R*A*K*e$	
Equation Variables	Value
R= Precipitation	164-Inches Annually (On-Site Rain Gage)
A= Water Collection Surface Area Pond Water Surface Area 110 x 160-ft = 17,600-ft ² Rounded Down to Account for Contouring	17,500 Ft ²
K= Conversion Factors	0.08 Ft/In; 7.48 Gl/Ft ³
e= Efficiency (1 for Pond Collection, 0.8 for Roof)	1
V= Potential Collection Volume	Refer to Table 3

The above variables were used when calculating the projected water balance in Table 3.

Table 3. Projected Water Balance for Irrigation a Three Acre Canopy

Month	Rainfall Input ¹ (GL)	In Rainwater Catchment ² (GL)	Irrigation Use (GL)	Remaining In Rainwater Catchment ³ (GL)	Irrigated Acreage	Notes
Sep 2017	-	-	-	-	-	Construct Catchment Sep 2017
Oct 2017	55,000	55,000	0	55,000	0-Acres	Rainfall Input Starts Oct 15
Nov 2017	109,000	164,000	0	164,000	0-Acres	
Dec 2017	273,000	437,000	0	437,000	0-Acres	
Jan 2018	360,000	797,000	0	797,000	0-Acres	
Feb 2018	273,000	1,070,000	0	1,070,000	0-Acres	
Mar 2018	273,000	1,343,000	70,000	1,273,000	1-Acre	Plant 1-Acre of Greenhouses Early March
Apr 2018	218,000	1,491,000	77,000	1,414,000	1-Acre	Assume 10% Increase in Demand as Plant Grows
May 2018	164,000	1,578,000	170,000	1,408,000	3-Acres	Plant 2-Acres of Full Term Mid May
Jun 2018	55,000	1,463,000	373,000	1,090,000	3-Acres	
Jul 2018	0	1,090,000	418,000	672,000	3-Acres	Harvest Greenhouses-Replant
Aug 2018	0	672,000	361,000	311,000	3-Acres	
Sep 2018	0	311,000	201,000	110,000	3-Acres	Harvest Greenhouses and Fullterm in Oct
Oct 2018	55,000	165,000	13,000	152,000	Harvest	End of 2018 Irrigation Season Approximately Oct 7
Total	1,835,000	-	1,683,000	-	-	A remaining 152,000-gallons is 8% of the total rain input. Rainfall input could vary by 8% during a normal rainfall yr.

1: A total of 164-inches of annual precipitation according to on site rain gage data. Values rounded to nearest 1,000-gallons (gls).

2: Collected rainwater volume based on a collection area of 17,500-sf and monthly precipitation. Rounded to nearest 1,000-gls.

3: Extrapolated from nearby metered irrigation of 10,000-sf area with average weekly irrigation water demand of 6,600 to 6,800-gls.

Note the water balance provided in Table 3 is a projection, given rainfall can vary and irrigation demand is an extrapolated projection. Therefore, water collected and remaining in the catchment are an estimate subject to these variables.

American Bullfrog (*Lithobates Rana catesbeiana*) Management

The rainwater catchment impoundment could be potential bullfrog habitat, an invasive species. However, no bullfrogs or bullfrog egg masses have been identified on the property. Bullfrogs can be differentiated from other frogs given they are much larger. Ryan Bourque, amphibian specialists with CDFW, visited the pond site in December 2016. He stated weekly patrols for bullfrogs and draining the pond in the dry season when not in use are the BMPs for abating inhabitation by the nonnative species.

Only individuals that can properly identify a bullfrog will conduct weekly night patrols, May through August to extend beyond the breeding season, which is generally May through July for Humboldt County. If present, bullfrogs would be caught, and humanely exterminated. Bullfrog tadpoles may take one to two-years to transform. There is little protection from predators due to lack of cover; therefore, transformation into bullfrogs is very unlikely to occur.

If there is water remaining in the catchment in October after the irrigation season, and prior to the onset of rain and the bullfrog hibernation season, the pond will be drained to avoid potential bullfrog inhabitation.

PG&E and Generator Use

The pump that will convey water from the rainwater catchment impoundment, up to the rainwater storage tanks at the cultivation site will utilize existing PG&E power.

At the cultivation site, when the ambient air temperature exceeds 80°F, greenhouse fans will be powered by a 45-kW generator. The generator has a rating range of 37 to 56 –kW with an average load equivalent to 45-kW. This generator is rated at 65-decibel when ran at full capacity measured at 21-feet. PG&E power is anticipated to be developed at the cultivation site for use in September of 2018 as the wait time for installation of power is currently over one year from the time of application. After PG&E power is installed, the generator would be used as backup power.

Anticipated Schedule for 2017 – New Type 3 License

The timeline is dependent upon County issuance of the three, new, Type 3 Licenses.

Anticipate obtaining County Cultivation Type 3 License late August or early September.

Anticipate obtaining grading permit for rainwater catchment impoundment construction in September.

Construct rainwater catchment impoundment September

Anticipate obtaining building permit for Steel Building (drying building) in in late August or early September.

Construct Steel Building in September.

Anticipate obtaining building permit for modular remodel in late August or early September

Remodel modulars in October.

Anticipate obtaining building permit for greenhouses in late August or early September

Erect greenhouses October.

Have all erosion control measures in place prior to October 15, or first 0.5 inches of forecasted precipitation.

Cultivation Schedule for 2018 – Type 3 Permit

Start seeds in February.

Obtain 4-inch clones, and place clones under vegetative lights mid-March.

Plant 16-inch plants in native soil light deprivation greenhouses by the end of March.

Plant 24-inch full-term plants in native soil in May.

Pull tarps in light deprivation greenhouses to start flowering by end of May.

First light deprivation greenhouse harvest in July.

Second light deprivation greenhouse harvest end of September/early October.

Harvest full-term plants mid-October.

PG&E power anticipated to be installed in September.

Have all erosion control measures in place prior to October 15, or first 0.5 inches of forecasted precipitation.

Cultivation Employees and Housing

The number of individuals engaged in cultivation is not anticipated to exceed 8 total employees to cultivate three-acres. Two porta-potties with sinks with hand washing sinks will be utilized at the cultivation site. The porta-potty company sizes the holding tanks for hand washing water based on the effluent capacity of the facility, and the associated number of hand washes. Receipts will be kept as record of use. Drinking water will be purchased for cultivation employees. It is anticipated cultivation employees will work in mid-March through mid-October. After mid-October, cultivation employees may lateral over to processing work through mid-November. There is approximately four months of overlap, when both cultivation and processing employees will be working. The potential overlap period is mid-July through mid-October. Refer to the processing plan for discussion in regard to processing employees. The cultivation employees will have the option to stay in the bunkhouse identified on the plot plan. The modular bunkhouse will have eight bedrooms.

Effluent and Solid Waste Management

The porta-potties at the cultivation site will be serviced by the rental company as needed. Less than 30-pounds of refuse is anticipate to be generated weekly at the cultivation site. Refuse will properly stored for vector control and disposed of weekly at permitted waste facility. Refer to the processing plan and plot plan for further details on waste management.

Hazardous Waste Management

A Hazardous Materials Business Plan for 200-gallons of diesel generator fuel and generator waste oil, including EPA Waste ID # for waste oil was submitted California Environmental Reporting System (CERS) and accepted by Dean Adams, with the Humboldt County Department of Environmental Health (DEH). Storing 200-gls of fuel does not trigger a stand along Hazardous Fuels Management Plan.

County and State Licensure Alignment

California Department of Food and Agricultural (CDFA), CalCannabis, California Code of Regulations (CCR) Title 3. Food and Agricultural, Division 8. Medical Cannabis Cultivation, Chapter 1. Medical Cannabis Cultivation Program *Text of Proposed Regulations* in §8204. Cultivation License Limits, limit total canopy any one individual or entity can hold to be four-acres. The proposed Regulations do not limit the number of licenses any one individual or entity can hold.

Yet, §8205. Medium Cultivation License Limits, states that to obtain a license for more than one Medium license (1-acre of outdoor or 22,000-sf of mixed light), a producing dispensary license must be held.

However, Senate Bill No. 94, also known as Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), regulations state in Chapter 27, page 4, “producing dispensary and transporter licenses would not be available,” as of January 1, 2023.

The current State recognized solution, under draft regulations, for operations larger than one-acre of outdoor or 22,000-sf of mixed light, is to obtain numerous smaller permits to cover the square-footage, but may be subject to separate processing.

Given this information, the following three options, not necessary listed in the order of preference, are discussed as potential avenues for alignment of County and State licensure, based on proposed State regulations:

The proposal for County and State Licensure alignment may need to be modified when CDFA CalCannabis regulations for cultivation are finalized, which is anticipated to be November or December 2017.

Option 1 for Licensure Alignment

As stated above, the current State recognized permitting solution for operations larger than one-acre of outdoor or 22,000-sf of mixed light, is to obtain numerous small State permits to cover the square-footage. Separate processing may be required for permit. Permitting three-acres on one site may require obtaining the licenses as detailed in Table 4, which is subject to change when State regulations are finalized by January 2018.

Table 4: Proposal for Licensure Alignment Based on Draft Regulations

No. and Type of County License	County License Square Foot Coverage	No. and Type of State License	State License Square Footage	State License Square Foot Coverage
3-Type 3 Outdoor	Covers 130,680-SF	<i>Pending State Stance on Light Deprivation</i> 1- Medium Outdoor or 1-Medium Mixed Light and 2- Small Outdoor	<i>Pending State Stance on Light Dep</i> 43,560-SF or 22,000-SF and 2x10,000-SF = Total of 42,000-SF	Total of 43,200-SF of Greenhouses (GH) Note: Shorten 20x100-FT GH to 20x40-FT to Reduce Total GH to 42,000-SF
		9 - Small Outdoor	5,001-10,000-SF	87,480-SF of Full-Term Outdoor

Note: 3 Acres x 43,560-SF/Acre = 130,680-SF of Canopy.

Option 2 for Licensure Alignment

Another option is to phase out two-acres upon issuance of State licensure permitting approximately one-acre of canopy. If the State license application is submitted in January 2018, it is anticipated that the State license would be issued in 10-12 months, which would be after the 2018 cultivation season. It is anticipated that this option would require withdrawing two of Type-3 County licenses prior to the 2019 tax cycle. It is understood that a tax bill will be issued October 15, 2018 for the 2019 cultivation season.

If two-acres of cannabis is phased out after the 2018 cultivation season, a wheat crop, or pasture would be irrigated instead of cannabis. Wheat and cannabis have a similar water demand. If the native grassland pasture is irrigated, forage production would increase for the cattle on the homesteaded ranch. Irrigation acreage and/or irrigation demand would remain the same; therefore, rainwater stored in the impoundment would still be utilized according to the water balance in Table 3. Additional uses of the stored rainwater including utilizing the water for the projected 87,000 gallons (gls) of domestic use (excluding drinking water). Refer to the Processing Plan for discussion in regard to domestic use of water.

Option 3 for Licensure Alignment

Another option is to permit and cultivate one-acre of canopy, and withdrawal two of the Type-3 permit applications. The rainwater catchment would have the same footprint as proposed for irrigating a three-acre canopy, but would have a shallower depth, and a total catchment capacity of 675,000-gls, with a projected total irrigation demand of 561,000-gls (1,683,000-gls/3-acres = 561,000-gls/acre). Surplus water, if any, would be used to irrigate a wheat crop, or open pasture. If native grassland pasture is irrigated, forage production would increase for the cattle on the homesteaded ranch. Note the water balance provided in Table 3 is a projection, given rainfall can vary and irrigation demand is an extrapolated projection. Therefore, water collected and remaining in the catchment are an estimate subject to these variables.





Processing Plan

Drying and Trimming
APN 107-086-024

Honeydew Valley Farms, LLC

Date: August 2017

Processing Plan for APN: 107-086-024

Record of Covenant with APN 107-009-001

License Type: Three -New Type 3 Licenses

Apps #12139, 12143, and 12144

Property Location: 41088 Mattole Road, Petrolia, CA 95558

Phone: 707-225-0098

Mailing Address: P.O. Box 171, Honeydew, CA 95545



PROCESSING PLAN

Honeydew Valley Farms, LLC is proposing to cultivate up to three acres of cannabis on APN 107-086-024, with a Record of Covenant in association with APN 107-009-001. Drying and trimming will also occur on this parcel. Drying will occur in a steel building and trimming will occur in a modular. The steel building and modular are collectively referred to as the processing facility. Please refer the below discussion for a description of the proposed drying and trimming facilities.

Processing Facility Access Road, Parking, and Traffic Considerations

The access road to the drying and trimming facilities is a private road, off of Lindley Road. Lindley Road is paved and meets the equivalent road category 4 standard, according to Department of Public Works Land Use Division evaluation criteria. The private access road can only be accessed through a locked gate. There is a second locked gate on the private road, prior to reaching the processing area. Adequate parking is provided on-site as shown on the Plot Plan. Processing employees have the option to stay on site, which will keep traffic to a minimum. No other parcels use the private access road. Given this information traffic considerations are moot.

Drying at APN 107-086-024 (Steel Building Drying Area)

Product will be dried in a permitted facility proposed to be constructed in 2017 to meet Humboldt County Building Department specifications. There is a 65x100 foot concrete pad on the northeast side of Mattole Road that will be utilized to site a 14-foot tall, 60x100 foot steel building. Given that two levels of drying (double stacking) could occur in this building the effective drying square footage is 12,000-square feet. The steel building has engineered plans and will be anchored to the concrete pad. The concrete pad will be the foundation for the steel building. Power will be supplied by PG&E to run portable dehumidifiers and small portable heaters in the late fall/early winter. The space will be unconditioned as there will not be a built-in heating source.

Effective Drying Square Footage: When a single-story room has the capacity for two levels of hanging product, it doubles the drying square footage that can be utilized. This is referred to as "double stacking" a room.

Steel Building Water Source and Power Source

There is no need for a water source for the steel building. Power will be PG&E.

Steel Building Permit

A building permit was previously submitted for construction of the steel building with a pre-site inspection conducted. The building permit is ready for issuance upon cannabis permit approval.

The steel building where drying will occur is in close proximity to the processing modular where trimming will occur on site.

Trimming at APN 107-086-024 (Processing Modular)

Dried product will be trimmed in a modular proposed to be remodeled in 2017 to meet Humboldt County Building Department specifications. The modular is identified on the plot plan as the Processing Modular. Working hours proposed are 7am to 10pm, with one-to-two shifts of workers, and on-site parking. Workers will have the option to stay on site.

Modular Use

There are four modulares on-site that were previously occupied by the Mattole Triple Junction High School (MTJHS). The MTJHS students were relocated to the Petrolia campus over seven years ago. Given the modulares were associated with a high school, the facility was designed to be compliant with applicable building codes.

The four modulares shown on the plot plan are identified as follows: Processing Modular for trimming, Bathhouse Modular with sinks, toilets, and showers for each gender, a Dining Modular for self-prepared meals and break area, and a Bunkhouse Modular for sleeping.

Americans with Disabilities Act Compliance

All four modulares are Americans with Disabilities Act (ADA) compliant. The modulares have ADA access. The Processing Modular also has a ADA accessible work space. The Bathhouse has an ADA accessible stall and shower. The Dining Modular has an ADA accessible counter and sitting space. The Bunkhouse has a ADA accessible bedroom. There is an existing ADA parking spot near the Processing Modular as identified on the plot plan.

Modular Power Source and Water Source

An existing PG&E hookup provides power to all four modulares. The Processing Modular utilized during working hours is required to have a sprinkler system. The Bunkhouse Modular utilized during sleeping hours is also required to have a sprinkler system. The Processing Modular and Bunkhouse Modular are the same square footage. The water source of the sprinkler system will be 6,000-gallons (gls) of rainwater collection tanks, which is 3,000-gls per modular. Drinking water will be purchased for the employees. The Bathhouse Modular and Dining Area Modular water source is further discussed below, following the discussion of

drinking water. Refer to the power source, water source, and water use description summary for each modular in Table 1 as well.

Table 1: Modular Power Source, Water Source, and Water Use Description Summary

Modular Building	Power Source	Water Source	Description of Water Use	Agency Approvals Obtained
Processing Modular	Existing PG&E	6,000-Gl RW Collection Tank for Sprinkler System Purchase Drinking Water	Working Area Will Have a Sprinkler System for Fire Protection <u>and</u> Drinking Water	County Building Department Approved Sprinkler System County Planning and Building Department Approves Purchase of Drinking Water
Bathhouse Modular	Existing PG&E	Spring That Does Not Flow of Site	Domestic: Sinks for Washing Hands, Flushing Toilets, Limited Short Showers	CDFW Notification #1600-2017-0149-R1 and SWRCB Form B4 Submittal
Dinning Modular -Self-Serve	Existing PG&E	Spring That Does Not Flow of Site	Domestic: Sinks for Washing Hands, High Capacity Dishwasher for Washing Dishes, and General Cleaning	CDFW Notification #1600-2017-0149-R1 and SWRCB Form B4 Submittal
Bunkhouse Modular	Existing PG&E	6,000-Gl RW Collection Tank for Sprinkler System Purchase Drinking Water	Sleeping Area Will Have a Sprinkler System for Fire Protection <u>and</u> Drinking Water	County Building Department Approved Sprinkler System County Planning and Building Department Approves Purchase of Drinking Water

During CDFW's second site visit to the property on June 15, 2017, use of the spring in association with the bathroom modular and dining modular was discussed with Ryan Bourque and Scott Bauer. CDFW considered such use to be domestic and allowed 400-gls per day. The

water use was also described to Peter Barns with the Cannabis Division of the SWRCB, during a phone conversation on June 29, 2017. The SWRCB considers such use to be domestic. When inquiring if the number of individuals utilizing the spring was a consideration in regard to domestic use, it was stated the SWRCB does not limit the number of individuals who can utilize water at a single location under domestic use.

Modular Structures Remodel Permit

A building permit was submitted for the remodel of the four modular buildings with a pre-site inspection conducted. The building permit is ready for issuance upon cannabis permit approval. The four modular buildings currently on site will be repaired to fix effects from weather and remaining unoccupied for approximately seven years.

The structures are bolted into the ground according to standard modular construction specifications to prevent roll over in the event of an earthquake. The structures are also conditioned meaning that infrastructure for heating and cooling is in place, but needs to be cleaned and repaired in order to operate reliably. Working areas will be on a sprinkler system.

The Bathhouse Modular contains two restrooms, one for each gender. Each restroom contains two stalls, for a total of four toilets. Showers need to be installed, one for each gender in the extra room of this modular. The water source for restroom domestic use is described below.

Processing Employees and Housing

It is anticipated that an average of eight total employees will be engaged in on-site processing activities mid-July through mid-November. The employees will work in the ADA accessible Processing Modular identified on the plot plan. There will be an ADA accessible work space in the Processing Modular.

Employees will have the option to stay on site in the Modular Bunkhouse, with a total of eight bedrooms, one of which is ADA accessible.

Processing employees will also have access to ADA accessible Modular Bathhouse containing restrooms and showers for each gender.

Effluent Management - Permitted Septic System

The septic system was originally designed and permitted to serve approximately 60 students as a part of the Mattole Tripe Junction High School. The septic system capacity meets employee needs.

Drinking Water

Drinking water will be purchased for processing employees and receipts will be kept as record.

Domestic Water Use associate with Bathhouse Modular and Dinning Modular

There is a spring, with no surface hydrologic connectivity to the Mattole River, that will provide domestic water to the bathhouse modular for flushing toilets, taking limited short showers, and washing hands. The spring will also provide domestic water to the dining modular for washing hands, washing dishes, and general cleaning. The spring water source was tested and has zero E. coli. Refer to the project description for further details.

The spring does not flow off site. Per CDFW Lake and Streambed Agreement Notification #1600-2017-0149-R1, a domestic allowance of 400-gls per day during the May 15 through October 15 forbearance period. Form B4 was submitted to the State Water Resources Control Board for domestic use of this spring (that does not flow off site).

Average water use will be typical of a school with a cafeteria and showers (day time use) or summer camp (day and night use), meaning water use is primarily associated with flushing toilets, washing hands, preparing food, washing dishes, limited short showers, and no on-site laundry. Water diverted from the spring will be stored in two, 2,500-gl tanks for a total of 5,000-gl of tank storage. Water from the spring will be diverted to storage beginning in 2018 and tanks will be filled prior to April 15, 2018.

If domestic water use in 2018 begins before mid-July, use would not exceed 13,640-gl for the month. A 1,240-gl of the 13,640-gl would be utilized from storage to meet forbearance period conditions for the month. Projected domestic water use is displayed in Table 2 on the following page.

Given the existing 5,000-gl of tank storage, forbearance period restrictions will be met. Additionally, 2,500-gl of tank storage will be added in 2018, and 2,500-gl in 2019 to decrease the volume of water diverted for domestic use during the forbearance period and for fire safety protection. Diverted flow will be metered and recorded weekly in a log book kept on site.

Another option would be to utilize rainwater collected in the impoundment as the domestic water source (excluding drinking water). Refer to the Operations Plan for further discussion.

Solid Waste Management

A designated holding area as identified on the plot plan will serve as a locked quarantine area for waste cannabis, prior to compositing on site, per State regulations.

Composting will be conducted on site as shown on the plot plan, per State regulations.

Solid waste (i.e., refuse and recycling) will be stored in covered receptacles and disposed of weekly at a permitted facility in accord with the County Department of Environmental Health regulations. Less than 50-lbs per week of refuse is anticipated to be generated at the processing facility. Less than a total of 80-lbs per week of refuse and recycling is anticipated to be generated from both the processing site and cultivation site.

Table 2: Projected Domestic Water Use from Spring

	Domestic Use by Processing Employees			Domestic Use by Cultivating Employees			Domestic Use Water Balance					Forbearance Period Compliance Strategy Notes
	Avg No People Using Domestic Water	Estimated GL Per Person ¹		Avg No People Using Domestic Water	Estimated GL Per Person ¹		Water Use Total/ Month	Forbearance Period Allowance of 400-GPD	Needed Storage to Comply with Forbearance Period	Water Balance Notes	Projected Gallons Remaining in Storage	
548, 546	Mar 1-15	0	55	8	15		1,800	N/A	N/A	Total 2018 Tank Storage: 7,500		Fill Storage Tanks Prior to April 1
545 Honeydew Family Farms 12139	April	0	55	8	15		3,600	12,000	-8,400	Negative "Needed Storage" Value Indicates Allowance Exceeds Projected Use	SWRCB Forbearance Period Starts April 1	Start Weekly Recording of Water Meter in Log Book
	May 1-15	0	55	8	15		1,800	6,000	-4,200	May 15, 2018 CDFW Forbearance Period Starts: Allowance Exceeds Use		
	May 16-31	0	55	8	15		1,920	6,400	-4,480	Allowance Exceeds Projected Use		
	June	0	55	8	15		3,600	12,000	-8,400	Allowance Exceeds Projected Use		
	Jul	0	55	8	15		3,720	12,400	-8,680	Processing Employee Domestic Water Use Starts July 15		
	Jul 16-31	8	55	8	15		8,960	6,400	2,560	Positive "Needed Storage" Value Indicates Use Exceeds Existing Storage	4,940	Positive" Project Gallons Remaining in Storage" Indicates Tanks Have Stored Water for Next Month
Page 60	Aug	8	55	8	15		17,360	12,400	4,960	Use Exceeds Storage - Use Existing Storage	-20	Re-evaluate Projected Water Use Based on Metered Use March-Aug 2017

[illegible]

1: Approximately 7,500-gal of water will be diverted to storage prior to April 15, 2018.

2: High capacity dishwasher will utilize same amount of water regardless of number of people preparing meals. Cultivation employees utilized two porta potties with wash sinks during working hours at the cultivation site. Showers are limited to every other day to limit the number of individuals utilizing showers to no more than eight per day.

3: Daily domestic water use based on average "Summer Camp" use for processing employees. Daily domestic use for cultivation employees is based on average "School with Cafeteria, Showers, and Gym", given information stated above, in table footnote number two. Refer to the Attached Water Use Chart.

Source: infohouse.p2rice.org/ref/42/41980.pdf accessed July 7, 2017.

Baseline Water Consumption Worksheet

If you have your utility bill or regular water meter readings for your facility

1. Gather the bills or meter readings for a 12-month period (or as close as possible).
2. Calculate the average gallons consumed in one day:
 - You will probably have to convert your measurements from cubic feet (what most water meters and bills are measured in) to gallons. $1 \text{ ft}^3 = 7.48 \text{ gal}$.
 - In some cases, water consumption may be very low on days when no one is in the facility (i.e. weekends and holidays). If this is the case at your facility, consider calculating average consumption per workday.
Keep in mind that in some situations HVAC systems and other machinery (like water-cooled refrigerators, vending machines, and icemakers) may consume water regardless of occupancy. Find out if these machines are or are not turned off on weekends and holidays and consider this information in your calculations.
 - Consider calculating average consumption per shift, or another increment that may be more useful in determining your maximum times and areas of water consumption.
3. Create a spreadsheet to display and analyze your data. The [Baseline Spreadsheet Template](#) is available as an aid.
4. Also, consider calculating the estimated water consumption based on the guidelines below, to compare your actual water consumption to the estimated guidelines for a similar facility.

If you do not have accurate water meter readings

Consider the following estimated consumption guidelines to calculate your approximate water consumption per day of operation.

Note: If you must use this table, you will have only an estimated water consumption value for your baseline on the plan template. Without actual bills or water meter readings, calculating the actual average consumption is impossible.

Facility Estimation Guidelines

Facility Type	Gallons per Day
Auditorium	5 g per seat
Camp – construction camp	60 g per person
Camp – summer camp	55 g per person
Campground (no water or sewer hookups)	100 g per campsite
Campground (with hookups)	120 g per campsite
Day Care	15 g per person
Factory (not including industrial waste)	25 g per person per shift
Hospital	300 g per bed
Institution (with residents)	100 g per person
Laundry	400-500 g per standard-size machine
Marina (no bathhouse)	10 g per boat slip
Marina (with bathhouse)	30 g per boat slip
Motor pool	300 g per car washed
Office buildings (without cafeteria)	25 g per employee
Restaurant – 24 hour	50 g per seat
Restaurant – standard (or cafeteria)	35 g per seat or 15 g per 15 ft ²

Restaurant –food stand	50 g per 100 ft ² of total floor space
School –boarding school	60 g per student
School –day school (no cafeteria or showers)	10 g per student
School –day school (with cafeteria)	12 g per student
School –day school (with cafeteria, showers, gym)	15 g per student
Service station	1000 g for first bay or pump island 500 g per additional bay/pump island
Stadium	5 g per seat
Swimming pool	10 g per swimmer
Swimming pool (with hot water shower)	13 g per swimmer

Data compiled from:

NC Division of Water Quality's regulations on Wastewater Not Discharged to Surface Waters, pages 37-39.

(<http://h2o.enr.state.nc.us/admin/rules/2H.0200.pdf>)

Residential Water Use Research Project of the Johns Hopkins University and the Office of Technical Studies of the Architectural Standards Division of the Federal Housing Administration, 1963. Found on page 79 of Water Supply and Pollution Control, 6th Edition, W. Viessman, 1998.

The Community Water Systems Source Book, 5th Edition. Table 1.

Toilet Estimation Guidelines

When Manufactured	Gravity Tank Type	Flush Valve Type
Before 1977	5.0 – 7.0 gpf	4.5 – 5.0 gpf
1977 to mid 1990's	3.5 gpf (some 5.0 gpf)	3.5 gpf
After mid 1990's	1.6 gpf maximum	1.6 gpf maximum

*gpf = gallons per flush

Water Efficiency Manual for Commercial, Industrial, and Institutional Facilities. "Water Management Options: Sanitary and Domestic." P.31.