



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

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

Hearing Date: May 2, 2019

To: Humboldt County Zoning Administrator

From: Cliff Johnson, Supervising Planner

Subject: **Green Leaf Nurseries, LLC**  
Record Number PLN-2018-15154-SP2  
Assessor's Parcel Number 208-341-023  
Willow Creek, CA

<b>Table of Contents</b>	<b>Page</b>
Agenda Item Transmittal	2
Recommended Action and Executive Summary	3
Draft Resolution	5
<b>Maps</b>	
Topo Map	6
Aerial Map	7
Zoning Map	8
Project Plans	9
<b>Attachments</b>	
Attachment 1: Recommended Conditions of Approval	11
Attachment 2: Staff Analysis of the Evidence Supporting the Required Findings	13
Attachment 3: Applicant's Evidence in Support of the Required Findings	24
Attachment 4: CEQA Addendum to an EIR on the CCLUO	40
Attachment 5: Referral Agency Comments and Recommendations	43

Please contact Isaac Hansen, Planner, at (707) 441-2623, or by email at [vendorlaco@co.humboldt.ca.us](mailto:vendorlaco@co.humboldt.ca.us), if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
May 2, 2018	Special Permit	Isaac Hansen

**Project Description:** A Special Permit (SP) pursuant to Humboldt County Code Section 314-55.5.6.4.4(f) to allow a relaxation of the six-hundred foot (600') setback requirement from a Public Park (Six Rivers National Forest). Two other applications are being processed concurrently on the parcel: (1) a Zoning Clearance Certificate for a commercial cannabis nursery and distribution facility (being processed under the same record number - PLN-2018-15154-ZCC2) pursuant to the Commercial Cannabis Land Use Ordinance (CCLUO), and (2) a Special Permit for 10,000 square feet of existing outdoor medical cannabis cultivation (SP16-644 – Application #12776) pursuant to the Commercial Medical Marijuana Land Use Ordinance (CMMLUO).

**Project Location:** The property is located in the Dinsmore area, on the Northeast side of State Highway 36, approximately 200 feet Northeast from the intersection of State Highway 36 and Cobb Road, on the property known to be in Section 11 of Township 01 North, Range 05 East, Humboldt Base & Meridian.

**Present Plan Land Use Designation:** Residential Agriculture (RA20)

**Present Zoning:** Unclassified (U)

**Record Number:** PLN-2018-15154-SP2

**Assessor Parcel Number:** 208-341-023

**Applicant**

Green Leaf Nurseries, LLC  
Attn: Emily Talentino  
PO Box 242  
Mad River, CA 95552

**Owner**

Travis & Cydnee Bowen  
PO Box 354  
Cave Junction, OR 97523

**Agent**

N/A

**Environmental Review:** An Addendum to a previously adopted Environmental Impact Report has been prepared for consideration per §15164 of CEQA Guidelines

**Major Issue:** None.

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

## Green Leaf Nurseries, LLC Special Permit

Record Number PLN-2018-15154-SP2

Assessor's Parcel Number (APN): 208-341-023

### Recommended Zoning Administrator Action

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

*Find that the Zoning Administrator has considered the addendum to the previously adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section §15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit based on evidence in the staff report, and adopt the Resolution approving the proposed Green Leaf Nurseries, LLC Special Permit subject to the recommended conditions.*

### Executive Summary

The applicant seeks approval of a Special Permit (SP) pursuant to Humboldt County Code Section 314-55.5.6.4.4(f) to allow a relaxation of the six-hundred foot (600') setback requirement from a Public Park (Six Rivers National Forest).

Two other associated applications are being processed concurrently on the parcel: (1) a Zoning Clearance Certificate for a commercial cannabis nursery and distribution facility (PLN-2018-15154-ZCC2) pursuant to the Commercial Cannabis Land Use Ordinance (CCLUO), and (2) a Special Permit for 10,000 square feet of existing outdoor medical cannabis cultivation (SP16-644 – Application #12776) pursuant to the Commercial Medical Marijuana Land Use Ordinance (CMMLUO).

The nearest commercial cannabis activity would be located approximately 150 feet from an adjacent parcel of land owned by the Six River National Forest (APN 208-071-033). This parcel is not used as a developed and designated public park. Moreover, cultivation activities will be visually screened from the adjacent parcel, providing a clear buffer between public resources and the project.

The proposed commercial cannabis activities include approximately 7,500 square feet of Distribution and Nursery uses in addition to the existing outdoor cultivation use. Water for irrigation would be sourced from an existing well on an adjacent property (APN 208-341-021) with common ownership to the subject parcel, in addition to the Community Services District. The applicant states that no employees, other than the owners of Green Leaf Nurseries LLC, are required for operations. Power would be supplied from PGE along with the purchase of carbon credits. Any supplemental light used for operations would be subject to the performance standards prescribed by the CCLUO and/or the CMMLUO.

The adjacent public land is subject to the *Land and Resource Management Plan - Six Rivers National Forest 1995 (L&RMP)*. The proposed cannabis projects would be consistent with the L&RMP because the applicant would minimize potential impacts to biological resources and wildlife through implementation of specific mitigation measures. The applicant has submitted a Biological Resources Assessment for the area that indicates that, although there are possible direct impacts to wildlife associated with this project, they may be mitigated to non-significant levels. Artificial lighting would be shielded in a way to meet the performance standards of county cannabis ordinances, as well as International Dark Sky Standards. Electricity for the operations would be powered by an on-site PG&E connection, eliminating reliance on generator power. Further, the project will also protect fisheries and aquatic habitat on forest lands by maintaining buffers from streams and by avoiding surface water diversions. Water would be sourced from the Ruth Lake Community Services District, and from an existing well on an adjacent parcel. The

applicant would use a drip irrigation and hand-watering methods to encourage water conservation. Additional protection methods include monitoring the use of pesticides, rodenticides and fertilizers, and adhering to the County's Fire Safe Regulations and providing adequate road access. The L&RMP's provisions for protection of heritage resources is consistent with the proposed project as consultation with Tribal Historic Preservation Officers occurred. The cultural resources report indicated that no tribal cultural resources exist on the subject property.

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

**Alternatives:** Several alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; 3) The Zoning Administrator could deny approval of the requested permits if you are unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, Planning Division staff does not recommend further consideration of these alternatives.



**RESOLUTION OF THE ZONING ADMINISTRATOR  
OF THE COUNTY OF HUMBOLDT  
Resolution Number 19-XX**

**Record Number PLN-2018-15154-SP2  
Assessor's Parcel Number: 208-341-023**

**Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Green Leaf Nurseries, LLC Special Permit request.**

**WHEREAS**, Green Leaf Nurseries, LLC submitted an application and evidence in support of approving the Special Permit to relax the six-hundred foot (600') setback from Six Rivers National Forest; and

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

**WHEREAS**, the project has been previously considered by an Environmental Impact Report (EIR) for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section §15164 of the State CEQA Guidelines, and staff has prepared an addendum to the EIR; 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 Special Permit; and

**WHEREAS**, a public hearing was held on the matter before the Humboldt County Zoning Administrator on May 2, 2019.

**NOW, THEREFORE**, be it resolved, determined, and ordered by the Humboldt County Zoning Administrator that the following findings be and are hereby made:

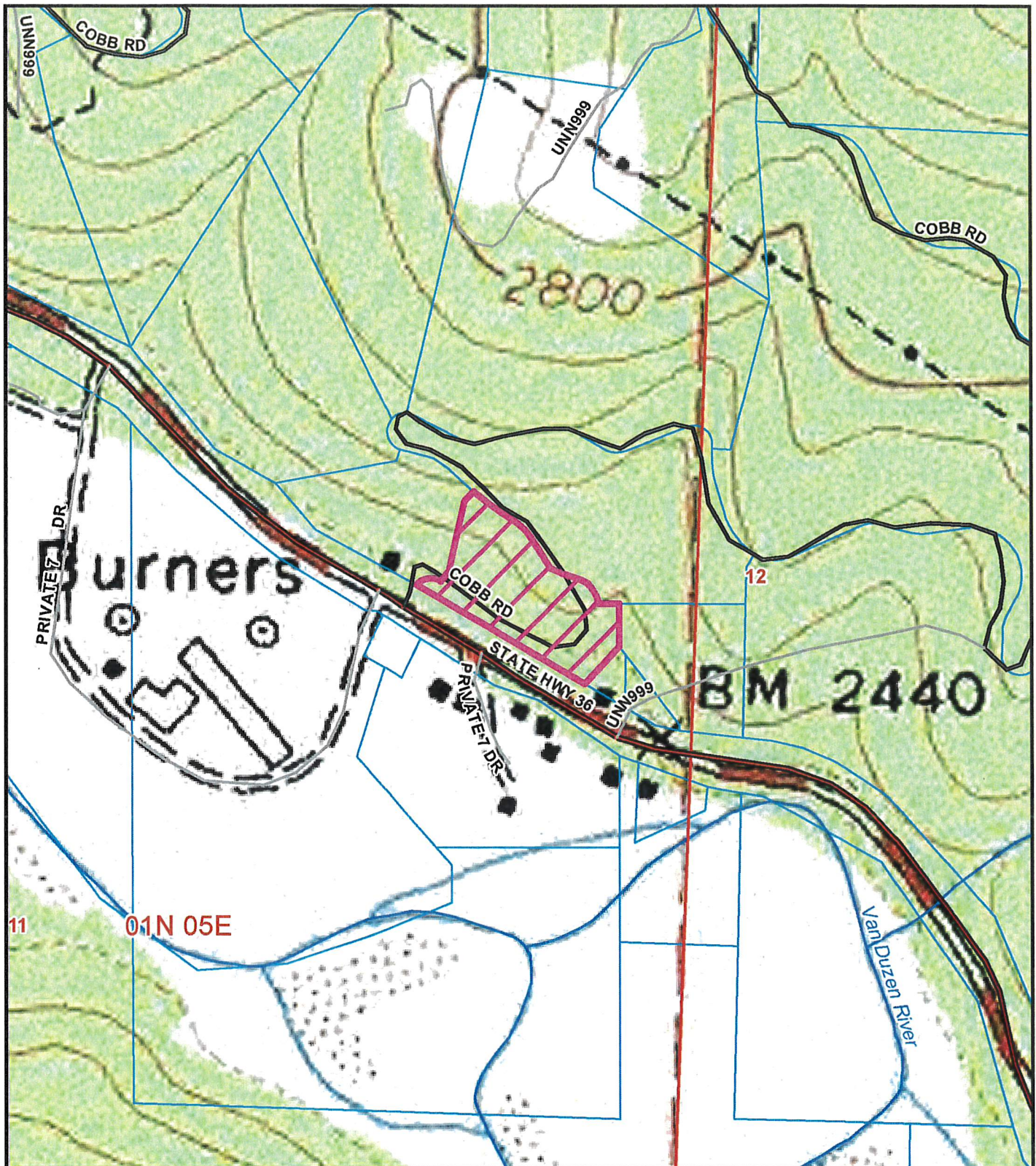
1. The project has been previously considered by an Environmental Impact Report (EIR) for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section §15164 of the State CEQA Guidelines, and staff has prepared an addendum to the EIR; and
2. The Zoning Administrator makes the findings in Attachment 2 of the Planning Division staff report for the Special Permit associated with Record Number PLN-2018-15154-SP2 based on the submitted substantial evidence; and
3. The Special Permit associated with Record Number PLN-2018-15154-SP2 is approved as recommended and conditioned in Attachment 1.

Adopted after review and consideration of all the evidence on May 2, 2019.

I, John Ford, Zoning Administrator 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 Zoning Administrator at a meeting held on the date noted above.

\_\_\_\_\_  
John Ford  
Zoning Administrator  
Planning and Building Department





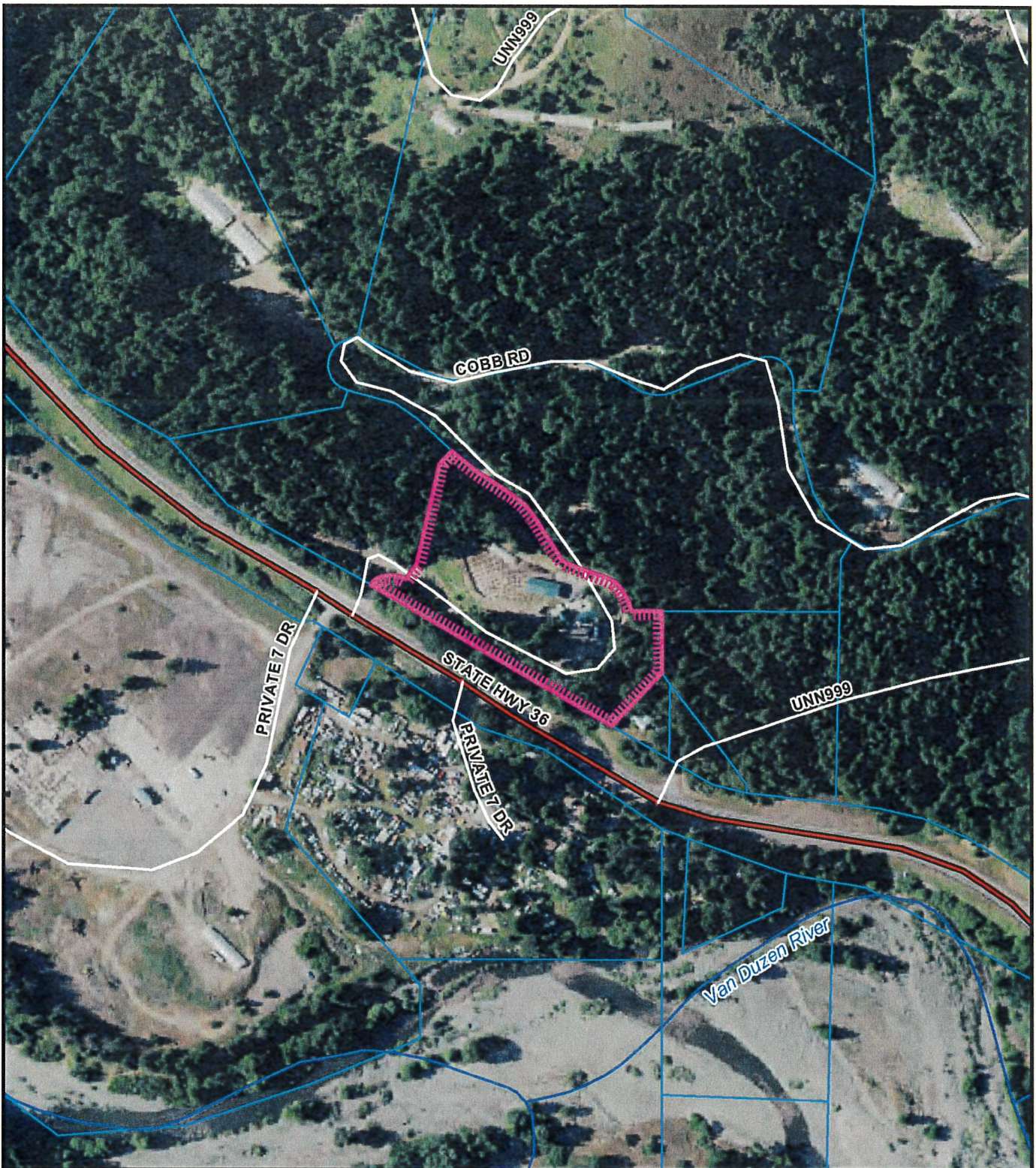
**TOPO MAP  
PROPOSED GREEN LEAF NURSERIES  
DINSMORE AREA  
PLN-2018-15154-ZCC  
APN: 208-341-023  
T01N R05E S11 HB&M (DINSMORE)**

**Project Area =** 

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

0 487.5 975 Feet






**AERIAL MAP  
PROPOSED GREEN LEAF NURSERIES  
DINSMORE AREA  
PLN-2018-15154-ZCC  
APN: 208-341-023  
T01N R05E S11 HB&M (DINSMORE)**

**Project Area =** 

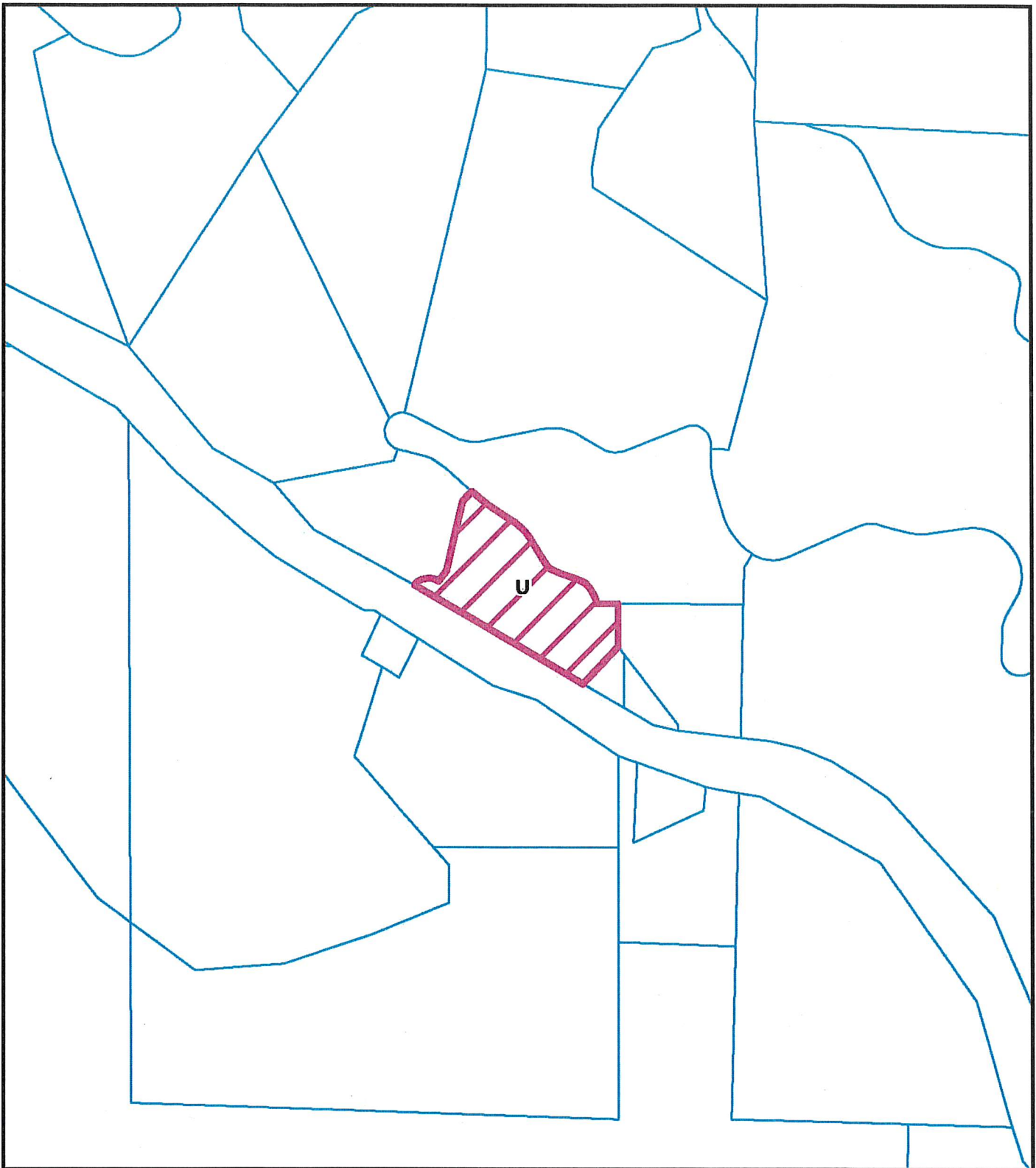
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0 340 680 Feet








Project Area = 

**ZONING MAP  
PROPOSED GREEN LEAF NURSERIES  
DINSMORE AREA  
PLN-2018-15154-ZCC  
APN: 208-341-023  
T01N R05E S11 HB&M (DINSMORE)**



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

0 487.5 975 Feet

A horizontal scale bar with three segments. The first segment is labeled '0', the second '487.5', and the third '975'. The word 'Feet' is at the right end.



Staff alternative  
Site Plan - IMH 4.19.19





Green Leaf Nurseries Site Plan

Parcel # 208-341-023

Site Plan	Description	Sq Footage	Type of Activity
A	Existing Greenhouse 96x20	1,920	Nursery
B	Existing Greenhouse 94x20	1,880	Nursery
C	Proposed Greenhouse 96x20	1,920	Cultivation (Permit #12776)
D	Existing Warehouse	850	Nursery
D	Proposed: Enclosure of remaining Warehouse canopy	600	Nursery
E-F	Proposed clone buildings 12x40 each	960	Nursery
G	Existing Designated outdoor space	3,500	Cultivation (12776)
Shared spaces for nursery & cultivation:			
H	Existing Office	120	Admin/Security
I	Proposed Waste Management Area		
J	Existing Water Storage tanks		
K	Existing Vegetative Buffer for stormwater management		
L	Existing Enclosed Fertilizer/Chemical/Tool storage shed	120	
P	Existing Parking: 8 spaces		

## ATTACHMENT 1

### Recommended Conditions of Approval

**APPROVAL OF THE SPECIAL PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE ASSOCIATED ZONING CLEARANCE CERTIFICATE (PLN-2018-15154-ZCC2) AND SPECIAL PERMIT (SP16-644) CAN BE FINALIZED.**

1. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
2. All components of project shall be developed, operated, and maintained in conformance with the Project Description, approved Site Plan, and Operations Plan that would be approved as part of the other two projects on the parcel and associated conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.

#### Informational Notes:

1. The permit is specific to the waiver of the 600 foot setback from public lands used for open space and wildlife purposes associated with cannabis cultivation and processing activities consistent with the County's Commercial Cannabis Land Use Ordinance (CCLUO) and Commercial Medical Marijuana Land Use Ordinance (CMMLUO). It does not affect any other setback or requirement of the CCLUO, CMMLUO, or zoning applied to the property.
2. The Special Permit 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. The period within which construction or use must be commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code.
3. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50 foot buffer of the discovery location. A qualified archaeologist 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 require 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 responsible for ensuring compliance with this condition.

4. 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.
5. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and

all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

6. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will send a bill to the Applicant for all staff costs incurred for review of the project for conformance with the conditions of approval. All Planning fees for this service shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.



## ATTACHMENT 2

### Staff Analysis of the Substantial Evidence Supporting the Required Findings

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

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

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

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

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

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Land Use Chapter 4</p> <p>Public Lands Section 4.7</p>	<p>Public lands policy PL-P6 requires that discretionary review of permit applications adjacent to public lands shall consider impacts to public lands and consistency with applicable management plans.</p>	<p>The nearest commercial cannabis activity would be located approximately 150 feet from an adjacent parcel of land owned by the Six River National Forest (APN 208-071-033). This parcel is not used as a developed and designated public park. Moreover, cultivation activities would be visually screened from the adjacent parcel, providing a clear buffer between public resources and the project.</p> <p>The adjacent public land is subject to the Land and Resource Management Plan - Six Rivers National Forest 1995 (L&amp;RMP). The proposed cannabis projects would be consistent with the L&amp;RMP because the applicant would minimize potential impacts to biological resources and wildlife through implementation of specific mitigation measures. The applicant has submitted a Biological Resources Assessment for the area that indicates that, although there are possible direct impacts to wildlife associated with this project, they may be mitigated to non-significant levels. Artificial lighting would be shielded in a way to meet the performance standards of county cannabis ordinances, as well as International Dark Sky Standards. Electricity for the operations would be powered by an on-site PG&amp;E connection, eliminating reliance on generator power. Further, the project would also protect fisheries and aquatic habitat on forest lands by maintaining buffers from streams and by avoiding surface water diversions. Water would be sourced from the Ruth Lake Community Services District, and from an existing well on an adjacent parcel. The applicant would use a drip irrigation and hand-watering methods to encourage water conservation. Additional protection methods include monitoring the use of pesticides, rodenticides and fertilizers, and adhering to the County's Fire Safe Regulations and providing adequate road access. The L&amp;RMP's provisions for protection of heritage resources is consistent with the proposed project as consultation with Tribal Historic Preservation Officers occurred. The cultural resources report indicated that no tribal cultural resources exist on the subject property.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Land Use Chapter 4</p> <p>Land Use Designations Section 4.8</p>	<p><b>Residential Agriculture (RA20):</b> Large lot residential uses that typically rely upon on-site water and wastewater systems. Varying densities are reflective of land capabilities and/or compatibility issues. RA20 is a rural residential designation for lands with slopes less than 30% and served by individual water and/or wastewater and good road access. Compatible uses include single-family residences, guest houses, cottage industries, general and intensive agriculture, timber production, and similar compatible uses.</p> <p>Density range is 20 acres/unit</p>	<p>This Special Permit is limited to relaxation of the 600 foot setback from public lands.</p> <p>The proposed uses associated with the cannabis applications (existing cultivation, nursery, and distribution) on the parcel would be permitted as an agricultural use. The site has been historically used for agriculture purposes, and the proposed project is in line with both historic and compatible uses of the parcel.</p>
<p>Circulation Chapter 7</p>	<p>Goals and policies contained in this Chapter relate to a balanced, safe, efficient, accessible and convenient circulation system that is appropriate for each type of unincorporated community (C-G1, C-G2); coordinated planning design, development, operations, and maintenance between the County and other transportation system service providers (C-G3); and access for all transportation mode types with improved opportunities to move goods within, into and out of Humboldt County (C-G4, C-G5)</p> <p>Related policies: C-P3. Consideration of Transportation Impacts in Land Use Decision Making in Land Use Decision Making</p>	<p>Access to the site is directly off a State Highway and has no access to County maintained roadways. The Department of Public Works has not required any improvements to the access route. The project was referred to CalTrans, but comments have not been received.</p> <p>Approval of the setback reduction is not anticipated to increase the level of potential impact to circulation above the potential impacts associated with the other projects on the parcel.</p>



Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Housing Chapter 8	<p>Goals and policies contained in this Element seek to identify existing and projected housing needs and establish goals, policies, standards and measures for the preservation, improvement, and development of housing.</p> <p>Related policies: H-P3, Development of Parcels in the Residential Land Inventory</p>	<p>The project does not involve residential development, nor is the project site part of the Housing Element Residential Land Inventory. The project would not preclude any future residential development. The project would 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.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Open Space Section 10.2</p>	<p>Goals and policies contained in this Chapter relate to an Open Space and Conservation Program that is complimentary to other agencies' plans and that preserves the county's unique open spaces (CO-G1, CO-G3)</p> <p>Related policies: CO-P1, Conservation and Open Space Program; CO-P12, Development Review, CO-S1. Identification of Local Open Space Plan, and CO-S2. Identification of the Open Space Action Program</p>	<p>The area of development being discussed as part of this project is set back from any points of public observation. Vegetative buffers consisting of trees and bushes are in place to screen the visibility of any development.</p> <p>The proposed project is included in the Open Space Land Plan because the project site is designated Residential Agriculture (RA20). Cannabis cultivation would be an agricultural activity and an allowable use type in these designations, consistent with this policy.</p>



Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Conservation and Open Space Chapter 10</p> <p>Biological Resources Section 10.3</p>	<p>Goals and policies contained in this Chapter relate to mapped sensitive habitat areas where policies are applied to protect fish and wildlife and facilitate the recovery of endangered species (BR-G1, Threatened and Endangered Species, BR-G2, Sensitive and Critical Habitat, BR-G3, Benefits of Biological Resources)</p> <p>Related policies: BR-P1. Compatible Land Uses, BR-P5. Streamside Management Areas.</p>	<p>The applicant has submitted a Biological Resource Survey (BRS) that covers the entire parcel. The results of the BRS indicate that there are possible direct impacts to wildlife associated with this project that may be mitigated to non-significant levels and contains recommended mitigation and monitoring measures. These measures would be required of the applicant if the associated cannabis activities on the parcel were approved.</p> <p>Approval of the setback reduction is not anticipated to impact biological resources above the potential impacts associated with the other projects on the parcel.</p> <p>The California Department of Fish and Wildlife (CDFW) provided comments on the project as a whole (including the cultivation, distribution, and nursery uses). CDFW comments did not include any specific recommendations regarding the Special Permit for setback reduction.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Cultural Resources Section 10.6</p>	<p>Goals and policies contained in this Chapter relate to the protection and enhancement of significant cultural resources, providing heritage, historic, scientific, educational, social and economic values to benefit present and future generations (CU-G1, Protection and Enhancement of Significant Cultural Resources)</p> <p>Related policies: CU-P1. Identification and Protection, CU-P2. Native American Tribal Consultation]</p>	<p>The applicant retained the services of Nick Angeloff to conduct a Cultural Resources Study (CRS) that covers the subject parcel. This CRS involved coordination with local Native American tribes and the results indicate that no cultural resources exist on the subject property. Ongoing conditions of approval are incorporated regarding the inadvertent discovery protocol to protect cultural resources.</p> <p>The Special Permit for setback reduction is not expected to impact sensitive cultural resources.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Conservation and Open Space Chapter 10</p> <p>Scenic Resources Section 10.6</p>	<p>Goals and policies contained in this Chapter relate to the protection of scenic areas that contribute to the enjoyment of Humboldt County's beauty and abundant natural resources (SR-G1); and a system of scenic highways roadways that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County. (SR-G2)</p> <p>Related policies: SR-S4. Light and Glare</p>	<p>The area of development being discussed as part of this project is set back from any points of public observation. Vegetative buffers consisting of trees and bushes are in place to screen the visibility of any development. The use of artificial light for the associated cannabis projects would be shielded in accordance with International Dark Sky standards.</p> <p>The Special Permit for setback reduction is not expected impact scenic resources.</p>
<p>Water Resources Chapter 11</p> <p>Stormwater Drainage</p>	<p>Goals and policies contained in this Chapter relate to coordinated watershed planning and land use decision making to advance management priorities (WR-G3, WR-G4, WR-G5); watershed conservation and restoration efforts aimed at de-listing water bodies and watersheds which are restored to meet all beneficial uses, including water use, salmon and steelhead recovery plans, recreational activities, and the economy (WR-G1, WR-G2, WR-G7, WR-G8, WR-G9); and</p> <p>Related policies: WR-P10. Erosion and Sediment Discharge; WR-P42. Erosion and Sediment Control Measures.</p>	<p>The Project site falls within Tier 2 of the North Coast Regional Water Quality Control Board's (NCRWQCB) Order No. 2015-0023 (Order), which requires preparation of a Water Resources Protection Plan (WRPP) to protect water quality from cannabis cultivation and related activities. The applicant retained Natural Resources Management Corporation for the preparation of a WRPP. The WRPP has been prepared to describe and address the required elements and compliance with the 12 Standard Conditions established by the Order. The WRPP identified areas where the Project site does not meet all 12 Standard Conditions and set a preliminary schedule prioritizing corrective actions to reach full compliance with the Order.</p> <p>Based on the topography on the site, any runoff is expected to drain away from public lands. The Special Permit for setback reduction is not expected impact stormwater drainage.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Water Resources Chapter 11</p> <p>Onsite Wastewater Systems</p>	<p>Goals and policies contained in this Chapter relate to adequate public water supply as well as onsite wastewater systems and natural and developed storm drainage systems that minimize interference with surface and groundwater flows and storm water pollution (WR-G6, WR-G9, WR G10)</p> <p>Related policies: WR-IM7. Basin Plan Septic Requirements; and IS-P17. On-Site Sewage Disposal Requirements.</p>	<p>The Site Plan shows an existing septic system attached to the house. The applicant is responsible for maintaining proper permits for the system at all times.</p> <p>The Special Permit for setback reduction is not expected to impact the public water supply, drainage, pollution, or runoff.</p>
<p>Noise Chapter 13</p>	<p>Goals and policies contained in this Chapter discourage incompatible uses within communities and reduce excessive noise through the application of standards (N-G1, N-G2)</p> <p>Related policies: N-P1, Minimize Noise from Stationary and Mobile Sources; N-P4, Protection from Excessive Noise</p>	<p>The primary electricity source for the project is a connection to the Pacific Gas and Electric Company grid. Any noise impacts as part of the proposed cannabis activities will be analyzed separately. The Special Permit for setback reduction is not expected to impact noise levels.</p>
<p>Safety Element Chapter 14</p> <p>Geologic &amp; Seismic</p>	<p>Goals and policies contained in this Chapter relate to communities that are designed and built to minimize the potential for loss of life and property resulting from natural and manmade hazards; and to prevent unnecessary exposure to areas of geologic instability, floodplains, tsunami run-up areas, high risk wildland fire areas, and airport areas planned and conditioned to prevent unnecessary exposure of people and property to risks of damage or injury (S-G1, S-G2)</p> <p>Related policies: S-P11. Site Suitability, S-P7. Structural Hazards.</p>	<p>The project site is not located in a mapped Alquist-Priolo fault zone nor is subject to liquefaction. The proposed new activities would occur in areas of the parcel on slopes of 15% or less, in an area seismically classified as low instability. Given the relatively mild slope, the proposed uses are not expected to be affected by geologic instability.</p> <p>The Special Permit for setback reduction is not expected to impact geologic or seismic hazards.</p>



Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Safety Element Chapter 14</p> <p>Flooding</p>	<p>Goals and policies contained in this Chapter relate to the use of natural drainage channels and watersheds that are managed to minimize peak flows in order to reduce the severity and frequency of flooding. (S-G3)</p> <p>Related policies include: S-P12, Federal Flood Insurance Program; S-P13, Flood Plains; S-P15, Construction Within Special Flood Hazard Areas</p>	<p>No proposed activities would occur within the mapped 100-year or 500-year flood zones. The project site is not within a mapped dam or levee inundation area and is outside the areas subject to tsunami run-up.</p>
<p>Safety Element Chapter 14</p> <p>Fire Hazards</p>	<p>Goals and policies of this Chapter encourage development designed to reduce the risk of structural and wildland fires supported by fire protection services that minimize the potential</p> <p>Related policies: S-P19, Conformance with State Responsibility Areas (SRA) Fire Safe Regulations</p>	<p>The subject property is located within the State Fire Responsibility Area where the State of California has the primary financial responsibility for the prevention and suppression of wildland fires. The parcel is also served by the Ruth Lake Community Services District, which provides fire protection. All cultivation is located on the west side of the access road, leaving the area to the east clear if fire suppression activity needed to occur. The proposed cannabis uses have designated parking areas to ensure the access road is clear for any emergency services. The Special Permit for setback reduction is not expected to impact fire hazards.</p>
<p>Air Quality Chapter 15</p>	<p>Goals and policies contained in this Chapter relate to improved air quality to meet current and future state and federal standards, including attainment of particulate matter requirements (AQ-G1, AQ-G2, AQ-G3) and the successful reduction of greenhouse gas emissions to levels consistent with state and federal requirements (AQ-G4)</p> <p>Related policies: AQ-P4, Construction and Grading Dust Control; AQ-S1, Construction and Grading Dust Control; AQ-P7, Interagency Coordination.</p>	<p>The proposed cannabis activities would be required to implement dust control practices during construction, and grading would need to comply with NCAQMD fugitive dust emission standards. Odor-reduction mitigation would be incorporated into design. The Special Permit for setback reduction is not expected to impact air quality.</p>



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

Zoning Section	Summary of Applicable Requirement	Evidence
§312-1.1.2  Legal Lot Requirement:	Development permits shall be issued only for a lot that was created in compliance with all applicable state and local subdivision regulations.	The parcel of land known as APN 208-341-023 is Parcel 17 of Tract 289 (Cobb Station) per Recorded Map recorded in August of 1987 in Book 19 of Maps, page 27. There is no evidence indicating there have been any subsequent acts to merge or divide this parcel. Therefore, the subject parcel was lawfully created in its current configuration and can be developed as proposed.
§314-5.2 Flood Plain	The Flood Plain Zone is intended to be applied to areas which have been inundated by flood waters in the past and may reasonably be expected to be inundated in the future.	No proposed activities would occur within the mapped 100-year or 500-year flood zones. The project site is not within a mapped dam or levee inundation area.
Minimum Lot Area:	6,000 square feet	3.57 acres
Minimum Lot Width:	50 feet	≈ 220 feet
Maximum Lot Depth:	Three (3) times the width	≈ 580 feet
Max. Lot Coverage:	Not specified	Approximately 17,500 square feet of coverage (11% of lot)
Min. Yard Setbacks (through the SRA requirements):	Front: 30 feet Rear: 30 feet Side: 30 feet	All proposed uses are located 30 feet or more from property lines.  The applicant seeks approval of a Special Permit (SP) pursuant to Humboldt County Code Section 314-55.5.6.4.4(f) to allow a relaxation of the six-hundred foot (600') setback requirement from a Public Park (Six Rivers National Forest). The nearest commercial cannabis activity would be located approximately 150 feet from an adjacent parcel of land owned by the Six River National Forest (APN 208-071-033).
Max. Building Height:	Not specified	A single-story processing structure is proposed on the parcel as part of a separate application.

Zoning Section	Summary of Applicable Requirement	Evidence
§314-61.1 Streamside Management Area (SMA)	Placement of soil within SMAs shall be prohibited, except where specifically authorized by the SMA ordinance. Development within SMAs may include wildlife enhancement and restoration projects. The SMA of perennial streams outside of urban development and expansion areas is defined as 100 feet from the stream transition line.	As discussed above, the project does not propose to use a surface water diversion. Irrigation water for the purposes of the proposed cannabis activities would be sourced from an existing well and a Community Services District. There are no mapped SMA areas on the parcel. The Special Permit for setback reduction is not expected to impact streamside management areas.
§314-109.1 Off-Street Parking	Off Street Parking for Agricultural use*: Parking space per employee at peak shift. A minimum of two parking spaces are required.  <i>*Use for this activity is not specified. Per Section 314-109.1.2.9, the Director may fix the required number of parking spaces based on standards for most comparable use.</i>	The Special Permit for setback reduction is not expected to impact the number of required off-street parking spaces. The proposed cannabis applications have designated off-street parking places and loading zones shown on the submitted site plan. Staff finds that there is sufficient area all anticipated uses.

**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 would not be detrimental to the public health, safety and welfare since all responsive referral agencies have recommended approval, either outright or with conditions, 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.



**5. Residential Density Target:** The following table identifies the evidence that 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 following table identifies the evidence that supports finding that the proposed development will not adversely impact the environment.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
California Environmental Quality Act §15164	Addendum to an EIR or Negative Declaration.	As lead agency, the Department prepared an Addendum to the previously adopted Environmental Impact Report (MND) (State Clearinghouse # 2017042022) prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) and adopted by the County Board of Supervisors May 8, 2018. The EIR prepared for the CCLUO analyzed the environmental effects of implementing the ordinance, including permitting nurseries, distribution, and setback reduction. The proposed project is consistent with all regulations within the CCLUO and all mitigation measures of the EIR, therefore staff finds that the environmental review for this project is included in the EIR. The addendum (Attachment 4) includes the setback reduction as well as the nursery and distribution uses. An additional application on the parcel to permit existing cannabis cultivation is being processed under a separate ordinance (#2559), and would have its own environmental determination.

## ATTACHMENT 3

### Applicant's Evidence in Support of the Required Findings

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

1. The name, contact address and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (On file)
3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including: access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within ¼ mile (1,320 ft.) of a school, school bus stop, church or other place of religious worship, public park, or Tribal Cultural Resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (Attached – staff alternative version dated April 19, 2019)
4. A cultivation and operations plan (for the other proposed cannabis projects on the parcel) that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; and proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel, and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season. (Attached)
5. 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)
6. 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)
7. 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)

8. Cultural Resources Investigation (Confidential -On file)





Green Leaf Nurseries Site Plan

Parcel # 208-341-023

Site Plan	Description	Sq Footage	Type of Activity
A	Existing Greenhouse 96x20	1,920	Nursery
B	Existing Greenhouse 94x20	1,880	Nursery
C	Proposed Greenhouse 96x20	1,920	Cultivation (Permit #12776)
D	Existing Warehouse	850	Nursery
D	Proposed: Enclosure of remaining Warehouse canopy	600	Nursery
E-F	Proposed clone buildings 12x40 each	960	Nursery
G	Existing Designated outdoor space	3,500	Cultivation (12776)
Shared spaces for nursery & cultivation:			
H	Existing Office	120	Admin/Security
I	Proposed Waste Management Area		
J	Existing Water Storage tanks		
K	Existing Vegetative Buffer for stormwater management		
L	Existing Enclosed Fertilizer/Chemical/Tool storage shed	120	
P	Existing Parking: 8 spaces		

# Green Leaf Nurseries

## Cannabis Support Facility

### Operations Manual



*Please note that unless otherwise noted, this permit application and operations manual specifically refer to operations and practices for the cannabis support facility (commercial nursery & distribution). The outdoor cultivation has been issued an Interim Permit and all operations/procedures for this aspect of the business are in the original application for that permit #12776.*

#### **Table of Contents:**

Mission & Project Description .....	2
Operations Plans .....	3
Water Management .....	8
Irrigation Plan .....	4
Soil Management Plan .....	7
Parking Plan .....	8
Energy Management .....	9
Security .....	10
Hazardous Materials .....	10
Waste Management .....	11
Light Pollution Control Plan.....	12



### Mission:

Green Leaf Nurseries will produce high quality cannabis clones and flowers that supports the artisanal heritage of the plant and the legacy of Humboldt County as a world class cannabis producer.

### Project Description:

Green Leaf Nurseries seeks a Zoning Clearance Certificate for a Cannabis Support Facility Permit in order to operate commercial nursery and distribution facility. Additionally, Green Leaf will continue to operate an existing outdoor cultivation that currently has an interim permit for 7,959 square feet.<sup>1</sup> The new Cannabis Support Facility would be approximately 7,500 square feet and the majority of the facility and space overlaps with the footprint of the permitted outdoor cultivation. Green Leaf (GL) wishes to grow and clone starter cannabis plants in order to provide local licensed cultivators with immature plants that are contaminant-free and genetically pure. The distribution permit will allow GL to transport clones directly to licensed cultivators in the area in a safe, secure manner as well as distribute cannabis products between licensees. The distribution permit request is for transportation only; cannabis products, except for what is directly produced by Green Leaf Nurseries, will not be warehoused or stored on-site. During the off-season from the nursery, GL will run the outdoor cultivation in the previously approved areas.

Green Leaf Nurseries currently has a State of California temporary commercial cannabis license for cultivation. Upon approval of the local land use permit for a cannabis support facility, GL will apply for appropriate commercial cannabis licenses through the State of California's Bureau of Cannabis Control and CDFA.

GL will adhere to all applicable local and state laws and regulations pertaining to the cannabis business including but not limited to regulations set forth by the Humboldt County Planning and Building Department, DEH, CDFW, NCRWQCB, OSHA, BCC, CDFA, and other regulatory agencies.

### Location:

The proposed Project will occur on legal Parcel No. 208-341-023 located on State Highway 36, in the southeast quarter of the northeast quarter of Section 11, Township 1 North, Range 5 East, Humboldt Meridian. The parcel is zoned RA and, based on Ordinance 2.0 regulations, is zoned appropriately for a Zoning Clearance Certificate for a Cannabis Support Facility.

### History:

Green Leaf Nurseries originally applied and received an interim permit for 7,959 square feet of cultivation on this APN in 2016. Based on the changing needs of emerging cannabis industry in Humboldt County, Green Leaf has decided that it can increase its productivity and better meet the needs of the local industry by operating a commercial nursery that could provide local cultivators with clean, genetically sound clones. Many cultivators have had product fail post-harvest and then

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<sup>1</sup> Please note that unless otherwise noted, this permit application and operations manual specifically refer to operations and practices for the cannabis support facility (commercial nursery & distribution). The outdoor cultivation has been issued an Interim Permit and all operations/procedures for this aspect of the business are in the original application for that permit #12776.

their crop is worthless and must be destroyed per California state regulations. Offering high quality, lab tested clones to cultivators will help ensure that their crop passes regulatory lab tests at the end of the season and that Humboldt's cannabis products remain superior to those produced elsewhere in the state. By selecting strains that are unique to the Emerald Triangle, Green Leaf Nurseries will help to preserve the cannabis legacy and assist with the artisanal branding and reputation of the region.

Almost all of the previous research and documents submitted for the interim permit (application #12776) are applicable as the activities are very similar. Green Leaf Nurseries strives to operate a green business that operates in an eco-friendly manner and is a champion in environmental responsibility for the region. Currently, growers either purchase their clones from nurseries located much farther away causing a large carbon footprint due to the required transportation or they are forced to grow their own clones, often depending on heat and light from generators throughout the winter.

## **GENERAL OPERATIONS**

### **FACILITY-WIDE PRACTICES & STANDARDS**

Sensi Valley has developed best practices and standard operating procedures based on the County and State regulations, observations and recommendations from other cannabis businesses already in operation, cannabis industry professionals, and other similar industry models. Our goal is to create a safe, clean environment which fosters high quality work and products and uses systems to ensure consistency and quality.

The facility will not be open to members of the public. Only owners (managers/members) will be allowed on-site and involved in the operations. Any distribution and sale of clones or cannabis products will be conducted via Green Leaf directly transporting products from their site to the licensed buyer/distributor.

### **EMPLOYEES**

Green Leaf Nurseries does not intend to hire any employees at this time. All labor will be completed by the owners (members/managers) of the LLC. If employees need to be hired in the future, Green Leaf will notify the County and State as required and update the Operational Manual to reflect employment practices in addition to bringing buildings and infrastructure up to commercial code as required by the Humboldt County Planning and Building Department. If there are any referrals to "employees" in this manual or the application, it refers to members/managers of Green Leaf Nurseries LLC.

### **SITE PLAN**

Green Leaf proposes continued use of the 7,959 square feet of existing outdoor cultivation from June to November and 7,500 square feet for a cannabis support facility for an enclosed commercial nursery and distribution. See Site Plan for layout of outdoor cultivation and nursery operations.



This includes:

Site Plan	Description	Sq Footage	Type of Activity
A	Existing Greenhouse 96x20	1,920	Nursery & Cultivation
B	Existing Greenhouse 94x20	1,880	Nursery & Cultivation
C	New Greenhouse 96x20	1,920	Nursery & Cultivation
D	Existing Garage/Warehouse	1,624	Nursery
E-F	New clone buildings 12x40 each	960	Nursery & Distribution
G	Designated outdoor space	2,239	Cultivation
H	Existing Office	120	Admin/Security
I	Secured Waste Management area		
J	Water Storage Tanks		
K	Vegetative Buffer for runoff management		
L	Chemical/Fertilizer/Tool Storage shed	120	

#### OPERATIONS SCHEDULE

Commercial nursery: Mothers will be kept on-site year-round basis. Clones will be primarily produced from December to July, however they may be produced on a year-round basis based on market demand.

Outdoor Cultivation will occur from May to November.

#### COMMERCIAL NURSERY PLAN

Sensi Valley will operate a commercial retail nursery to provide high quality clones and starter plants to local cultivators. The Nursery will operate primarily from December to July. Months of nursery operations schedules will adjust according to market demand. Mother plants will be kept on-site year-round.

Green Leaf seeks to create a commercial nursery production program utilizing either Oasis Cubes, Hydroponic or tissue culture procedures to propagate clones or plants from seeds for customers.

Seeded plants and/or Clones will be created in a secure room environment and gradually transitioned to buyers.

Non-flowering plants are less odorous than flowering plants and are raised primarily indoors thus there is minimal odor pollution. PG&E energy helps mitigate sound as generators by cultivators are reduced. All productions produce less than zoning allowance for sound generation/noise pollution.

#### ***Irrigation Plan***

Irrigation will be necessary for commercial nursery activities. Water will be administered to clones and mother plants. Either drip irrigation or hand watering will be utilized for mature clones and mother plants

Immature clones will be incubated within clone machines that have a closed-loop irrigation system that recycles water and has no discharge

Moisture content will be monitored to reduce over-watering and encourage water conservation;

Irrigation times will be during the early morning hours to reduce transpiration, or as needed depending on meteorological factors;

Once commercial activities begin, flow meters will be installed in order to provide accurate data and information for monitoring and reporting as required by the CDFW and SWRCB

### ***Genetic Sourcing***

Plants for production can come from three sources: Seed, Clone or tissue culture. Seeds are naturally 50/50 male and female, but some companies now specialize in feminization, where it's possible to guarantee all female plants. A clone is a cutting from one plant that is rooted and allowed to grow into a self-sufficient plant form which they were cut. Tissue culture is a relatively new practice with cannabis, but is common in agriculture. Tissue is cut from a plant and put into a petri dish where it can be stored for years, cleansed of disease, and duplicated into another identical plant. The result is genetically the same as a clone, but with purification.

### ***Pest Management & Disease***

A record will be kept of all products used to treat plants and soil for pests, diseases, and other problems including the product name, active ingredient, purpose, application rate, timing within the life cycle of the plant, method and history of application and MSDS. Only authorized products allowed by the state of California will be utilized. The California Dept of Pesticide Regulations are very inefficient. In order to provide our members and operatives robust pesticide information we are using a blend of information gathered from the State of Oregon and Colorado and our Integrated Pest Management system.

### ***Integrated Pest Management (IPM)***

IPM means understanding pest threats and developing a prevention plan. The UN's Food and Agriculture Organization defines IPM as "the careful consideration of all available pest control techniques and subsequent integration of appropriate measures that discourage the development of pest populations and keep pesticides and other interventions to levels that are economically justified and reduce or minimize risks to humans, health and environment. IPM emphasizes the growth of a healthy crop with the least possible disruption to agro-ecosystems and encourages natural pest control mechanisms".

- Nursery operatives will be trained to know native pests, their reproductive rates and how they thrive. Some nationally common pests and disease include spider mites, thrips, whiteflies, fungal gnats, root aphids, aphids. Budworms, powdery mildew, botrytis, pythium, phytophthora and fusarium. Pests and disease to be avoided because they can require or encourage the use of pesticides and fungicides which may be unhealthy for human consumption. Infested plants are also unhealthy plants and unhealthy plants make for a lower quality product.
- Nursery operative education will provide knowledge of natural predators and commercial



bio-controls for local pests. Commercial bio-controls are predator insects, bacteria and fungus commercially bred for agriculture. Operatives will be educated on how these predators interact with each other and the plant.

- Prevention of pest introduction is paramount with clean entrance and exit locations into nursery facilities.
- Prevention of pest and disease starts with the seed, clone or tissue.
- Pest and disease levels are set with monitoring and recording systems in place that provide data showing clean or the need for quarantine.
- Regularly scheduled events will be imposed for preventative measures, balancing plant health, plant growth phases and pest reproductive phases.
- Plans for low impact pest control are provided

### OUTDOOR CULTIVATION

See Operations Plan and permit application that was previously submitted by Green Leaf Nurseries for existing outdoor cultivation. Interim permit number 12776 was issued in June 2018.

### DISTRIBUTION

Nursery Products: Green Leaf will transport clones/starters directly to licensed cultivators, distributors, and/or retailers, or will contract a licensed third-party transportation company to provide these services. Immature plants will not be available for sale on the parcel itself.

Full-term Cannabis Products: GL will obtain a State transport-only distribution license so that they can transport cannabis products between licensees. GL may also opt to use a licensed third-party for transportation of its cannabis products. GL will not warehouse or store any cannabis products from other licensees on the site; the only products to be stored on-site are starter plants and products directly produced by GL.

Prior to distribution, a third party laboratory will test all batches to ensure that all regulatory standards are met as required by the State of CA.

1. If the batch does not pass the minimum established standards, the batch will be marked with a red 'x' and sent back for remediation if possible. If the problem is unable to be remediated, the product will move to waste (see waste management plan).
2. Products that meet the required specifications may be released for distribution.
3. Chain of custody will be tracked using a seed-to-sale/track-and-trace software.
4. Products will only be sold to licensed/permitted distributors and retailers, and licensed cultivators in the case of clones.
5. Products required by the State to be packaged and labelled will be completed by a licensed third-party.

### ***Recall Plan***

In the event that a product is returned due to a significant problem (such as adverse health consequences) or Green Leaf learns that there may be a problem with a product that has been distributed, GL manager(s) will determine if a recall is needed. If a recall is needed, the manager will contact all cultivators, retailers, & distributors who purchased the affected products that are

being recalled. Green Leaf will work with the distributor/retailer to notify customers if the product has already been sold and may use media communications or any means necessary to reach the consumer. Any recalled cannabis that is returned to Green Leaf will be properly disposed of [see waste management plan].

#### CHAIN OF CUSTODY AND RECORD KEEPING

Green Leaf follows strict procedures for chain of custody in order to ensure that all products are sourced from and sold/distributed to licensed individuals/businesses. GL will create and maintain an active account within the County and State's track and trace systems if and when available. If unavailable, GL will contract with a third-party track-and-trace software provider to ensure that all product is accounted for. In the event that the online track and trace system is down, GL will keep manual records and enter the information into the system when it is back online.

Required records will be kept on file, electronically or printed, for a minimum of seven years as required by the State.

All cannabis plants will be individually tagged with a UID label. In the case of clones/starters, batches will be labelled until each plant reaches a predetermined size.

As required by the State, GL shall record in the track and trace system all commercial cannabis activity, including:

- (1) Packaging of cannabis goods.
  - (2) Sale and transfer of cannabis goods.
  - (3) Transportation of cannabis goods to a licensee.
  - (4) Receipt of cannabis goods.
  - (5) Return of cannabis goods.
  - (6) Destruction and disposal of cannabis goods.
  - (7) Laboratory testing and results.
  - (8) Any other activity as required pursuant to this division, or by any other licensing authority.
- (b) The following information shall be recorded for each activity entered in the track and trace system:
- (1) Name and type of the cannabis goods.
  - (2) Unique identifier of the cannabis goods.
  - (3) Amount of the cannabis goods, by weight or count, and total sale price wholesale cost of the cannabis goods, as applicable.
  - (4) Date and time of the activity or transaction.
  - (5) Name and license number of other licensees involved in the activity or transaction.
  - (6) If the cannabis goods are being transported:
    - (A) The licensee shall transport pursuant to a shipping manifest generated through the track and trace system, that includes items (1) through (5) of this subsection, as well as:
      - (i) The name, license number, and licensed premises address of the originating licensee.
      - (ii) The name, license number, and licensed premises address of the licensee transporting the cannabis goods.



- (iii) The name, license number, and licensed premises address of the destination licensee receiving the cannabis goods into inventory or storage.
- (iv) The date and time of departure from the licensed premises and approximate date and time of departure from each subsequent licensed premises, if any.
- (v) Arrival date and estimated time of arrival at each licensed premises.
- (vi) Driver license number of the personnel transporting the cannabis goods, and the make, model, and license plate number of the vehicle used for transport.

#### **SOILS MANAGEMENT PLAN**

Minimal soil will be used for the nursery as all clones and starters will be propagated in ways not requiring soil. Mother plants will be kept in pots so there is no soil discharge or runoff.

All soils will be purchased from a certified soil consultant and will be balanced and tested to maximize the soil fertility and ensure that it is free of contaminants. At the end of the season (or as needed), soil will be assessed for quality and structure to determine if it can be reused. When possible, GL will remediate and refortify the soil to be used again. In cases in which the soil cannot be reused, such as due to contamination, then the soil will be disposed of according to GL's waste management plans.

Green Leaf will track how much soil is used annually, how much soil is reused, and how much is disposed of. In an effort to remain as environmentally sustainable as possible, GL will strive to reduce the amount of new soil purchased and the amount of old soil disposed of each year.

#### **PARKING PLAN**

Green Leaf Nurseries will be solely operated by owners of the company. GL or a third-party transportation company will deliver all clones to licensed cultivators in order to minimize impact to traffic on the road. Parking spaces for the owners and delivery van are marked on the site plan.

#### **WATER**

##### **Water source(s)**

The source of water for the nursery is a non- hydrologically connected permitted well on an adjacent property, Parcel No. 208-341-021 which is owned by the same owner, Travis Bowen. No forbearance period is applicable.

ISWDU has been submitted under property owner's name to secure right to divert from a well located on Parcel No. 208-071-032.

##### **CDFW Lake and Streambed Alteration Agreements (LSAA-1600/1602)**

It was determined that a LSAA-1600/1602 is required for this Project because water diversion was secured as an option. See attached LSAA. Periodic inspections may be conducted by a third-party agent, on behalf of CDFW.

### Water Discharge

Initial inspections by Natural Resources Management (NRM) regarding water usage and discharges have been conducted. The initial notice of intent and monitoring/reporting forms, under the Waste Water Discharge, have been filed with the SWRCB under the NCRWQCB. A reporting/recording system will be developed, monitored, and reported to comply with annual renewal requirements under this order.

### Water Resource Protection Plan (WRPP)

A WRPP was generated by NRM for the original cultivation site and is applicable to the nursery operations. This document is held by NRM and applicant and maintained onsite to satisfy any request by the NCRWQCB. This ensures protection of nearby habitats via management of spoils, management of runoff/discharges, use of DPR-approved inputs, correct use of fertilizer, and proper storage of fungicides, pesticides and fuels.

### Water Storage

Water will be stored in three on-site tanks (3,000; 1,100; & 500 gallons) that are filled from the permitted well on the adjacent parcel. Tanks are marked on the site plan.

Additional tanks will be added as needed in the future to increase storage capacity.

### Water Usage

Green Leaf will use a combination of a timed direct feed irrigation system and hand watering will be minimized to insure maximize efficiency and reduce water consumption and eliminate discharge. The commercial nursery will use approximately 500 gallons per day of water with 0 discharge. Any overflow of irrigation will be recycled to be used again.

Climate-controlled activities will help mitigate waste and minimize the discharge. Effluent from nursery activities will be captured, gathered and recycled to minimize risk of nutrient transport to nearby watercourses.

Once commercial activities begin, flow meters will be installed in order to provide accurate data and information for monitoring and reporting efforts as required by the CDFW and SWRCB

### Waste Water Management

No waste water will be produced through the nursery or cultivation operations. A septic system exists on-site for the private residence and will be used by the owners for bathroom, handwashing and sanitation needs.

### Storm water Management, Irrigation, Site drainage, including runoff and erosion control measures.

- Existing site drainage has minimal risk to impact surface waters, due to slope less than 5%.
- Best Management Practices (BMPs) to reduce runoff and erosion will include: maintaining existing vegetative buffers, developing drainage management areas that would include (i.e.) the use of bio swales, self-retaining areas, encouraging



permeable/porous surfaces, bio-stabilization and habitat enhancement by rehabilitation/mitigation, etc.

- Irrigation will occur at agronomic rates and erios.

See attached Well Report, letter from NCRWQCB, and Water Resource Protection Plan.

## **ENERGY MANAGEMENT**

Green Leaf seeks to operate in an energy efficient manner that incorporates green technology and minimizes its carbon footprint. This includes:

- Conducting an annual energy audit
- Building structures that have proper insulation, and efficient HVAC and lighting systems
- Utilizing green and alternative energy sources when possible.

The primary source of power is electricity from PG&E. Renewable energy credits will be purchased to offset 100% our carbon footprint.

Green Leaf will explore the possibility to install solar panels in order to reduce its dependency on electricity from PG&E.

A propane or LP gas will be the fuel provided for a back-up generator to be kept in a secure location on-site and to be used only in emergencies, such as power outages, to ensure the security and safety of the site and the protection of the product.

## **SECURITY**

1. All buildings will remain locked. All exterior doors will have commercial grade locks. All Owners/Employees will have keys or access cards so that they can only access the buildings related to their job functions. All visitors must be buzzed in. All authorized personnel, suppliers and visitors must sign in and out of the premises.
2. A secure perimeter may be established around the entire facility to prevent access by unauthorized persons and protect the physical access to the grounds and buildings.
3. The main entrance/exit gate(s) will remain locked at all times.
4. An alarm system will be turned on when the facilities are not in use and will automatically notify management if the secured perimeter is breached.
5. An inventory control will be conducted at least weekly to prevent against theft and loss of cannabis, products, and money.
6. Secure and backed up electronic records will be maintained and will have systems in place to prevent unauthorized access.
7. As required by the State of CA, there will be a complete digital video surveillance system with a minimum camera resolution of 1280x1024 pixels of all building, premises surrounding the facilities, and property entrance/exits. The system shall record all predetermined surveillance areas regardless of lighting conditions and shall be capable of supporting remote access by a supervisor/employee or third party security company. All video surveillance cameras will be installed in a manner that prevents intentional obstruction, tampering with, and/or disabling to the extent reasonably possible while

conforming to local and state regulatory requirements. The system shall record continuously 24 hours per day at a minimum of 20 frames per second and shall be kept on the recording device for a minimum of 30 days.

- a. Areas to be recorded on video are: any location where cannabis products are weighed, packed, stored, loaded/unloaded, processed, manufactured, and moved between locations, areas where cannabis is destroyed, security rooms, limited-access areas, areas containing surveillance-system storage devices, interior and exterior of all entrance and exits to the premises and buildings.
8. Additionally, security guards may be hired or a third party security company may be contracted if needed.

### **HAZARDOUS MATERIALS**

The following chemicals and hazardous materials may be kept on site: pesticides, fertilizers, herbicides, plant nutrients, cleaning agents. Only pesticides and chemicals allowed by the State of CA will be used and stored on-site. Material Safety Data Sheets (MSDS) for all materials are kept on site and, if required, filed with the County.

STORAGE OF CHEMICALS: All chemicals, including pesticides, fertilizers, herbicides, cleaning solvents, are stored per their specified direction.

TRANSPORT OF CHEMICALS: Green Leaf will transport any chemicals according to the specific protocol of the given chemical.

HANDLING OF CHEMICALS: All persons who are handling chemicals will be trained on how to properly handle each chemical required by their specific job description including proper personal protective equipment, exposure protocols, how to use, and how to dispose of.

DISPOSAL OF HAZARDOUS WASTE: All hazardous waste will be properly disposed of by the licensed third-party waste management company that Green Leaf has contracted with and in accordance with EPA, State, and County regulations.

### **WASTE MANAGEMENT**

Green Leaf will use Eel River Transportation & Salvage (ERTS) in Fortuna, CA, a licensed waste management company, to provide waste management services including but not limited to the disposal of soil, plant waste, concrete and debris, and hazardous waste. ERTS will be responsible for transporting the waste to their location in Fortuna and will provide GL with a weight receipt and any other required documentation. General (non-cannabis) trash will be transported by GL to the Van Duzen Transfer Station in Mad River.

GL strives to operate in as eco-friendly a manner as possible and thus will use reusable materials (such as greenhouse covers) as much as possible in addition to reducing the amount of packaging, single use plastics, and other non-reusable/non-recyclable materials.

A waste management area is designated on the Site Plan (letter I) and will be secured and fenced with surveillance as required by the State to ensure the public does not have access to cannabis waste. GL may opt to compost organic materials which will also take place in a secured area that is not accessible to the public.



### **LIGHT POLLUTION CONTROL PLAN**

The nursery facilities and any other cannabis-related structures shall be designed so that no light escapes between sunset and sunrise. Any security lights will be shielded and angled in such a way so as to prevent light from spilling outside of the boundaries of the parcel or directly focusing on any surrounding areas.

Lighting shall be compatible with the existing setting. All lighting, fixtures, and street standards will be fully shielded, designed and installed to minimize off-site lighting and to direct light within the property boundaries. All cultivation and nursery lighting shall comply with International Dark Sky Association standards. If necessary, light shielding will be provided on greenhouse operations to prevent light pollution

**ATTACHMENT 4**

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

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

***APN 208-341-023, 5735 Burr Valley Road, Dinsmore, County of Humboldt***

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

**April 2019**



## Background

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

The project involves a Zoning Clearance for a commercial cannabis nursery and distribution facility and a Special Permit to allow a relaxation of the six-hundred foot (600') setback requirement from a Public Park (Six Rivers National Forest). The nearest commercial cannabis activity would be located approximately 150 feet from an adjacent parcel of land owned by the Six River National Forest (APN 208-071-033). Cultivation activities will be visually screened from the adjacent parcel, providing a clear buffer between public resources and the project. A Special Permit for 10,000 square feet of existing outdoor medical cannabis cultivation (SP16-644 – Application #12776) is being processed concurrently pursuant to the Commercial Medical Marijuana Land Use Ordinance (CMMLUO). The existing cannabis cultivation will comply with all aspects of the CMMLUO and is additionally consistent with the mitigation measures identified in the EIR for the CCLUO. The existing cultivation proposed under the CMMLUO and the commercial nursery and distribution facility have demonstrated compliance with all of the mitigation measures of the EIR for the CCLUO and is therefore consistent with this document.

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

1. Substantial changes are proposed in the project which require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Final EIR was certified as

complete, shows any of the following: A) the project will have one or more significant effects not discussed in the previous Final EIR; B) significant effect previously examined will be substantially more severe than shown in the Final EIR; C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or D) mitigation measures or alternatives which are considerably different from those analyzed in the Final EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

### **Summary of Significant Project Effects and Mitigation Recommended**

No changes are proposed for the Final EIR recommended mitigations. The proposal to authorize the project to bring the operation into compliance with the CCLUO is fully consistent with the impacts identified and adequately mitigated in the Final EIR. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the Final EIR.

### **Other CEQA Considerations**

Staff suggests no changes for the revised project.

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

See Purpose statement above.

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

### **FINDINGS**

1. The proposed project will permit a new cannabis nursery and distribution facility on a site that was identified under the EIR as suitable for the use provided that specific mitigation measures are applied. The project has demonstrated compliance with all measures intended to adequately mitigate environmental impacts.
2. The circumstances under which the project was approved have not changed substantially. There are no new significant environmental effects and no substantial increases in the severity of previously identified effects.
3. For the current proposed project, there has been no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted as complete.

### **CONCLUSION**

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



## ATTACHMENT 5

### Referral Agency Comments and Recommendations

The project was referred to the following referral agencies for review and comment. Recommendations received are summarized, and the locations of the recommendations are noted.

Referral Agency	Recommendation	Location
Public Works Land Use Division	Approval	Attached
California Department of Fish and Wildlife	Provided comments regarding this Special Permit and the other proposed cultivation applications	Attached
CAL-FIRE	Provided comments	Attached
Northwest Information Center	Recommended further consultation	On file with Planning
Six Rivers National Forest	No Response	N/A
Health and Human Services Environmental Health Division	No Response	N/A
Public Works Building Inspection Division	No Response	N/A
Ruth Lake Community Services District	No Response	N/A
North Coast Unified Air Quality Management District	No Response	N/A
Southern Trinity Joint Unified School District	No Response	N/A
CalTrans District 1	No Response	N/A
Bear River Band THPO	No Response	N/A

Referral comments located only in Accela

☐

County

☒

PW Land Use

☐

03/28/2019



03/29/2019



KFREED

Approved

☐

The subject parcel fronts a State Highway and has no access to County maintained roadways

check spelling



California Department of Fish and Wildlife  
CEQA: Project Referral Comments

Applicant: Emily Talentino		Date: 4/12/2019	
APPS No.: 15154/12776	APN: 208-341-023	DFW CEQA No.: 2019-0166	Case No.: ZCC
<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Existing		Proposed: <input checked="" type="checkbox"/> Distribution and Nursery (SF): 7,500 + 10,000 outdoor	

Thank you for referring this application to the California Department of Fish and Wildlife (CDFW) for review and comment.

CDFW offers the following comments on the Project in our role as a Trustee and Responsible Agency pursuant to the California Environmental Quality Act (CEQA; California Public Resource Code Section 21000 *et seq.*). These comments are intended to assist the Lead Agency in making informed decisions early in the planning process.

- ☐ Recommend Approval. The Department has no comment at this time.
- ☐ Recommend Conditional Approval. Suggested conditions below.
- ☐ Applicant needs to submit additional information. Please see the list of items below.
- ☐ Recommend Denial. See comments below.

**Please provide the following information prior to Project Approval:** *(All supplemental information requested shall be provided to the Department concurrently)*

- ☒ Provide additional information on the water source(s) for the parcel(s) including both domestic use and irrigation.
  - a. If the source is a well(s), provide a copy of the well completion log.
- ☒ If the project proposes ground disturbing activities, include protocol level surveys, conducted by a qualified botanist, for any California Rare Plant Ranked Species that may be present within 200 feet of the proposed project site. See:  
<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline=1>
- ☒ If the project proposes to remove vegetation, include a description of the type of vegetation, amount (in square feet), and location.

**Please note the following information and/or requested standard conditions of Project approval:**

- ☒ Water for this Project is sourced from a groundwater well. It is estimated that water use may be as high as 250,000 gallons per year. CDFW requests that the groundwater well be inspected annually to evaluate drawdown, and the potential for the well to go dry. This evaluation should include a standard pump test or other standard procedure to be conducted during the dry season. Evaluation of the pump test results should be conducted by a licensed professional with expertise. Since the County is the lead agency on land use and associated groundwater well use and management, planning staff should evaluate the location and water use of other proximal wells to this Project and require storage as necessary to avoid excessive aquifer drawdown. CDFW recommends additional water storage at this site in the event that the well does not produce in perpetuity.
- ☒ All artificial light used for cannabis cultivation, including indoor and mixed-light cultivation, shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be enclosed between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to



crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program; see: <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>. Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of Low Pressure Sodium (LPS) light or low spectrum Light Emitting Diodes (LED) with a color temperature of 3000 kelvins or less and 3) only placed where needed.

- ☒ Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any erosion control and/or cultivation materials that contain synthetic (e.g., plastic or nylon) netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.
- ☒ Leave wildlife unharmed. If any wildlife is encountered during the Authorized Activity, Permittee shall not disturb the wildlife and shall allow wildlife to leave the work site unharmed.
- ☒ The environmental impacts of improper waste disposal are significant and well documented. CDFW requests, as a condition of Project approval, that all refuse be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
- ☒ Human induced noise pollution may adversely affect wildlife species in several ways including abandonment of territory, loss of reproduction, auditory masking (inability to hear important cues and signals in the environment), hindrance to navigation, and physiological impacts such as stress, increased blood pressure, and respiration. To avoid disturbance, CDFW requests, as a condition of project approval, the construction of noise containment structures for all generators parcel; noise released shall be no more than 60 decibels measured from 100ft.
- ☒ This project has the potential to affect sensitive fish and wildlife resources such as mammals, birds, and other riparian species.

Thank you for the opportunity to comment on this Project. Please send all inquiries regarding these comments to [david.manthorne@wildlife.ca.gov](mailto:david.manthorne@wildlife.ca.gov) .

Sincerely,

California Department of Fish and Wildlife  
619 2nd Street  
Eureka, CA 95501

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

- ☐ The Department has no comment at this time.
- ☐ Suggested conditions attached.
- ☐ Applicant needs to submit additional information. List of Items attached.
- ☐ Recommend denial.
- ☒ Other comments.

Forester Comments:

CAL FIRE RM has reviewed the RPFs evaluation of the illegal conversion activity on this property. Further action may be taken at a later date. Any proposed activities on this project that involving tree removal may need a operational document from CAL FIRE. Seek input before any tree removal begins.

Battalion Chief Comments:

Summary: