



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: August 1, 2019

To: Humboldt County Zoning Administrator

From: Cliff Johnson, Supervising Planner

Subject: **William Rolff Special Permit**
Record Number: PLN-11835-SP
Assessor's Parcel Number: 221-181-026
5000 Crooked Prairie Road, Whitethorn, CA

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Please contact Stephen Luther Planner, at 707-268-3737, or by email at sluther@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
August 1, 2019	Special Permit	Stephen Luther

Project Description: A Special Permit for an existing 7,800-square-foot outdoor commercial cannabis operation located in two distinct cultivation areas. This permit would authorize relocation of the historic cultivation areas to a single environmentally superior location. Cultivation occurs from March to October. There are up to two cycles per year using light deprivation. Propagation of juvenile plants occurs on-site in an 800-square-foot appurtenant nursery. The estimated annual water use for irrigation is 138,060 gallons. There is a total of 289,000 gallons of water storage in an existing 244,000-gallon off-stream pond, a 30,000-gallon concrete tank, and five (5) hard-sided tanks. Processing will occur off-site at a licensed processing facility. All work will be completed by owner-operators with up to four (4) family members on-site. No employees are used. Power will be provided by a solar array and a backup generator.

Project Location: The project is located in the Honeydew area, on the southeast side of Crooked Prairie Road, approximately 7.5 miles from the intersection of Mattole Road and Crooked Prairie Road, on the property known to be in 5000 Crooked Prairie Road, Whitethorn, CA.

Present Plan Land Use Designation: Residential Agriculture (RA40)- Minimum parcel size 40 acres, Density: 20 to 60 acres per dwelling unit, Slope Stability: Moderate Instability (2).

Present Zoning: Unclassified (U)

Record Number: PLN-11835-SP

Assessor's Parcel Numbers: 221-181-026

Applicant	Owner	Agent
William Rolff PO Box 2093 Redway, CA 95560	Ronda and William Rolff PO Box 2093 Redway, CA 95560	Timberland Resource Consultants Attn: David Spinosa 165 S. Fortuna Boulevard Fortuna, CA 95540

Environmental Review: An Addendum to a previously adopted Mitigated Negative Declaration 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.

William Rolff Special Permit
Record Number: PLN-11835-SP
Assessor's Parcel Number: 221-181-026

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 Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to 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 William Rolff Special Permit subject to the recommended conditions.

Executive Summary

A Special Permit for an existing 7,800-square-foot (SF) outdoor commercial cannabis operation. The site is developed with a 384 square foot storage shed, a 1,080 square foot barn, a 300 square foot cabin and a 1,680 square foot residence. The northwestern corner of the parcel is a vineyard.

Cultivation will occur in hoop houses and in-ground outdoor cultivation. According to the operations plan, 3,900 SF will be in hoop houses and 3,900 SF will be full-sun outdoor. There are up to two cycles per year using light deprivation in the greenhouses. Propagation of juvenile plants occurs on-site in an 800 square foot nursery. Supplemental light used in propagation will comply with International Dark Sky Standards. The projected water usage is 138,060 gallons per year. This equates to approximately 17.7 gallons per square foot per year. Peak water use occurs in July with approximately 35,640 gallons needed to irrigate. The irrigation water source is a 244,000 gallon off-stream rainwater catchment pond. In addition, water from the pond is stored in a 30,000 gal concrete tank and five (5) hard-sided tanks.

The pond was constructed circa. 2005 without the benefit of County review. Based on a review of topographic images, the pond does not appear to be hydrologically connected to surface waters. Conditions of approval require the applicant to notify the California Department of Fish and Wildlife (CDFW) to determine if improvements are required to ensure there's a spillway that can handle a 100-year storm event, minimize wildlife entrapment and draft and implement a bullfrog management plan. The conditions of approval also require the applicant to contact the State Water Resources Control Board to determine if appropriate water rights are required to divert and use water stored in the pond. Conditions of approval also require the applicant to meter the water used for the operation to ensure there is sufficient water for annual irrigation.

The applicant has enrolled in the North Coast Regional Water Quality Control Board (NCRWQCB) Cannabis Cultivation Waste Discharge Regulatory Program (Order No. R1-2015-0023) as a Tier 2 discharger. A Water Resources Protection Plan (WRPP) was prepared for the project site by Timberland Resource Consultants in October 2017. As a condition of approval, the remedial actions recommended in the WRPP shall be implemented. By July 2019, the applicant shall enroll in the State Water Board General Order. A Site Management Plan will be prepared for the relocation site.

The nearest Northern Spotted Owl activity center is located over 3 miles away. A query of the California Natural Diversity Database (CNDDB) found no sensitive species within a 0.7 mile buffer

around the subject parcel. Power for the operation is supplied primarily by solar panels, with a backup generator.

This permit will allow the relocation of historic cultivation to a single environmentally superior location on-site. The proposed relocation site is in the north of the parcel and located adjacent to a previously disturbed, graded area. The site is gently sloped, with slopes ranging from less than 15% to 30%. Pictures from the Building Inspection pre-site show a portion of the proposed relocation area. It is located along a hard-packed dirt road that is used to access the rainwater catchment pond at the north of the parcel. The area is an open meadow interspersed with scrub brush. No commercial trees that would constitute timber conversion will be removed from the proposed cultivation area.

The existing cultivation took place in two (2) distinct areas. The first cultivation area, approximately 4,300 SF according to the County Cultivation Area Verification (CAV), consisted of outdoor pots terraced on steep slopes ranging from 30 % to more than 50%. The area is 200 feet from a Class II drainage. This area was decommissioned in 2016 and has naturally revegetated. The second cultivation area, approx. 3,500 SF, is located in the center of the parcel on slopes between 30-50%. The Cultivation and Operations Plan prepared in June 2019 describes this area as occurring on unstable ground exhibiting visible signs of movement. By relocating this area to the site in closer proximity to the water source, water line will be removed and recycled. In addition, road usage on the site will decrease and fertilizer storage will be consolidated. All cultivation materials will be removed from the historic areas. No recontouring is proposed, and the areas will naturally revegetate.

The applicant is proposing to dry cannabis off-site in an Ag barn approximately 0.5 miles away on APN 221-181-007. The parcel is under the same ownership. No trimming or packaging can occur at this location until state and County clearances allow for processing. Further processing will take place off-site at a licensed third-party processing facility. No employees are proposed for the operation, and all work is completed by the resident-operators and immediate family members. The residence on APN 221-181-026 is served by a permitted septic system. The project was referred to the Division of Environmental Health and the recommendation was approval.

The site is accessed via Dutyville Road and Crooked Prairie Road. Road Evaluation Reports were submitted for the 0.7 mile section of Dutyville Road where it intersects Ettersburg Road, and the 3.7 miles of Crooked Prairie Road that serves as access to the site. The entire road system was self-certified by the applicant to meet the functional equivalent of a Category 4 road. The Department of Public Works commented on the project. Conditions of approval are included requiring the applicant to pave the access road for a minimum width of 20 feet and a length of 50 feet where it intersects the County road. In addition, all driveways and private road intersections shall be maintained in accordance with the Sight Visibility Ordinance.

Environmental review for the proposed project was conducted, and based on the results of that analysis, staff believes the existing cultivation and processing aspects of the project are consistent with the Mitigated Negative Declaration that was adopted for the Commercial Medical Marijuana Land Use Ordinance due to the fact that this is existing cultivation that is being brought into conformance with county and state requirements. No additional development other than that which was contemplated under the previously adopted MND is proposed. An addendum to the MND has been prepared for this project.

Staff recommends that the Zoning Administrator describe the application as a part of the consent agenda, survey the audience to see if any person would like to discuss the application and, if no one requests discussion, make all the required findings based on the evidence in the record and

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 staff does not recommend further consideration of these alternatives.

**RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE COUNTY OF HUMBOLDT**

Resolution Number 19-

**Record Number: PLN-11835-SP
Assessor's Parcel Number: 221-181-026**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the William Rolff, Special Permit request.

WHEREAS, William Rolff, submitted an application and evidence in support of approving the Special Permit for 7,800 square feet existing outdoor cannabis cultivation; 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 County Planning Division, the lead agency, prepared an Addendum to the Final Mitigated Negative Declaration prepared for the Commercial Medical Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016. The proposed project does not present substantial changes that would require major revisions to the previous mitigated negative declaration. No new information of substantial importance that was not known and could not be known at the time was presented as described by § 15162(c) of CEQA Guidelines; and

WHEREAS, 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 (Record Number PLN-11835-SP) and

WHEREAS, a public hearing was held on the matter before the Humboldt County Zoning Administrator on August 1, 2019.

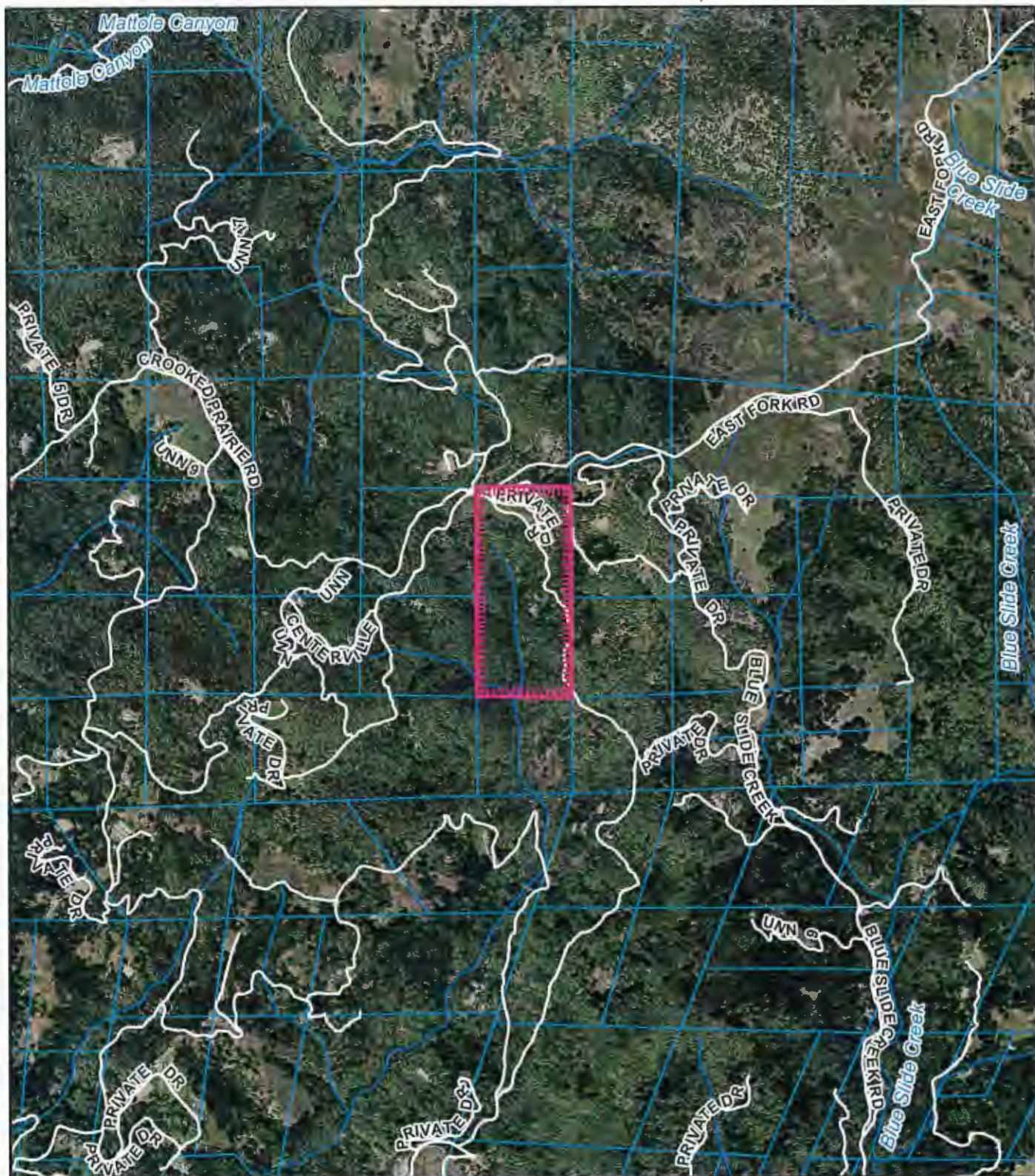
NOW, THEREFORE, be it resolved, determined, and ordered by the Humboldt County Zoning Administrator that:

1. The proposed project is exempt from environmental review; and
2. The Zoning Administrator makes the findings for approval in Attachment 2 of the Planning Division staff report based on the submitted substantial evidence; and
3. Special Permit Record Number PLN-11835-SP is approved as recommended and conditioned in Attachment 1.

Adopted after review and consideration of all the evidence on August 1, 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
County of Humboldt



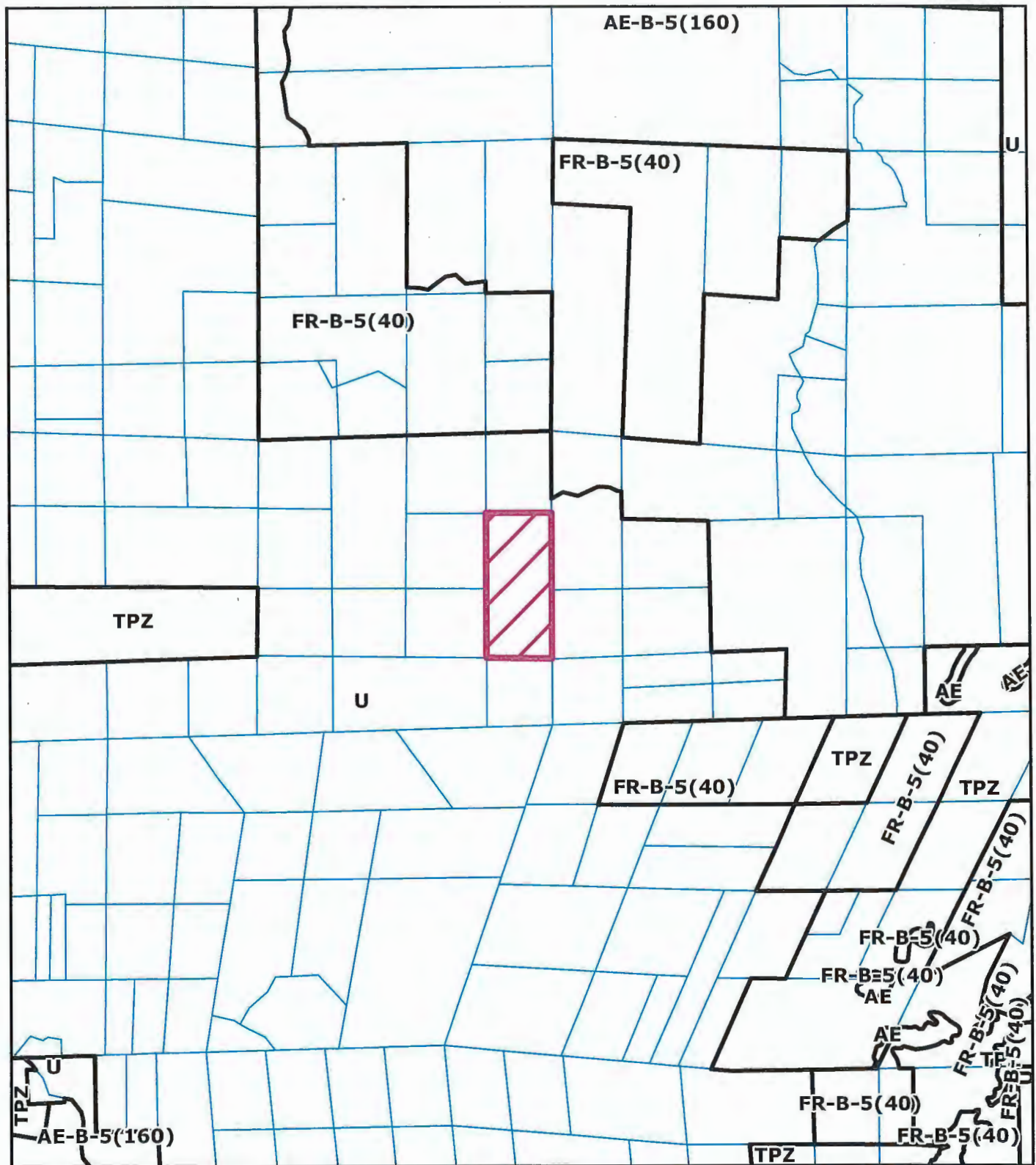
AERIAL MAP
PROPOSED FEM-O-RAL FARMS
ETTERSBURG AREA
SP-16-816
APN: 221-181-026
T03S R02E S33 HB&M (ETTERSBURG)

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 1,000 2,000 4,000 Feet



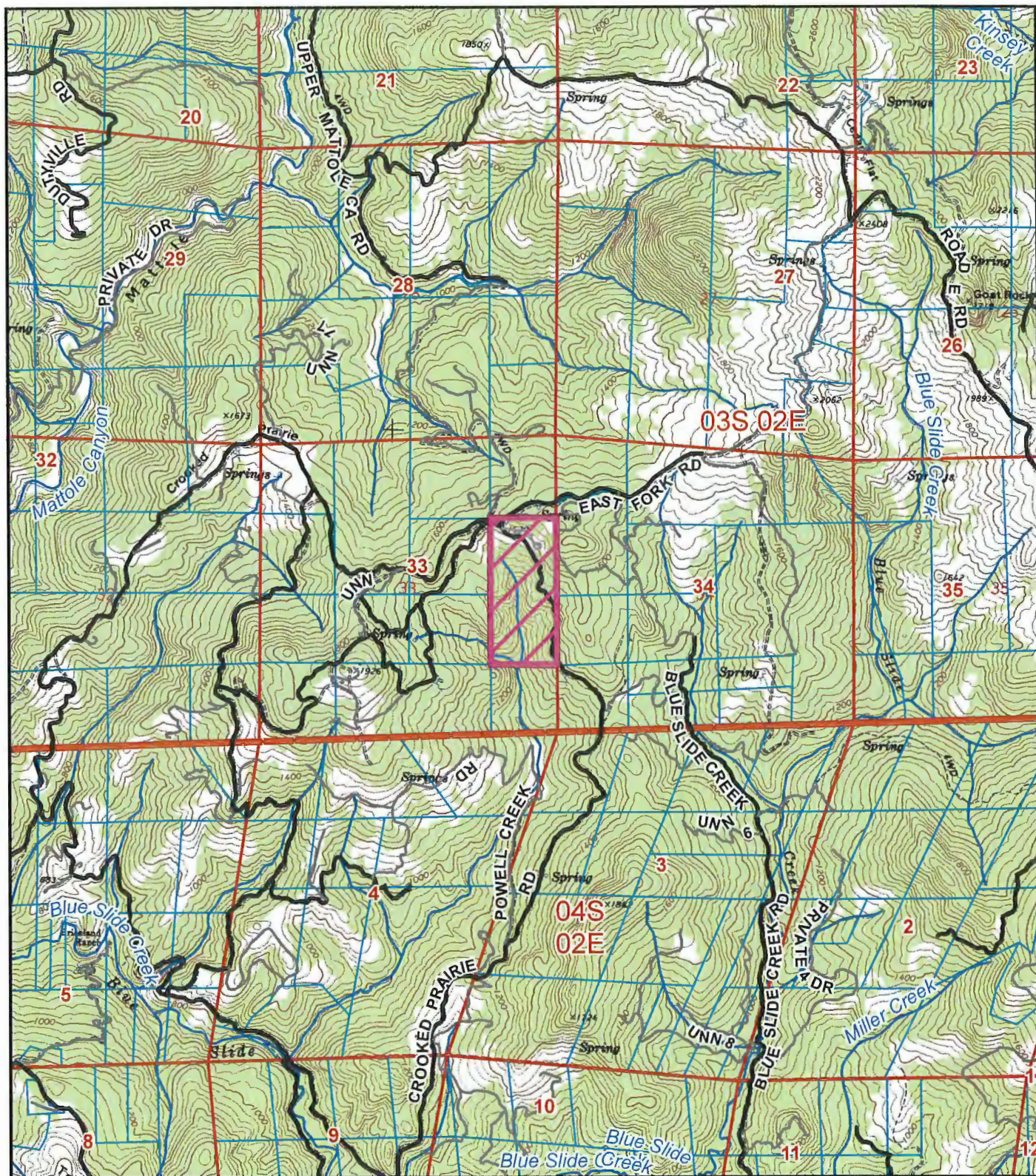
Project Area = 

**ZONING MAP
PROPOSED FEM-O-RAL FARMS
ETTERSBURG AREA
SP-16-816
APN: 221-181-026
T03S R02E S33 HB&M (ETTERSBURG)**

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 0.25 0.5 1 Miles





**TOPO MAP
PROPOSED FEM-O-RAL FARMS
ETTERSBURG AREA
SP-16-816
APN: 221-181-026
T03S R02E S33 HB&M (ETTERSBURG)**

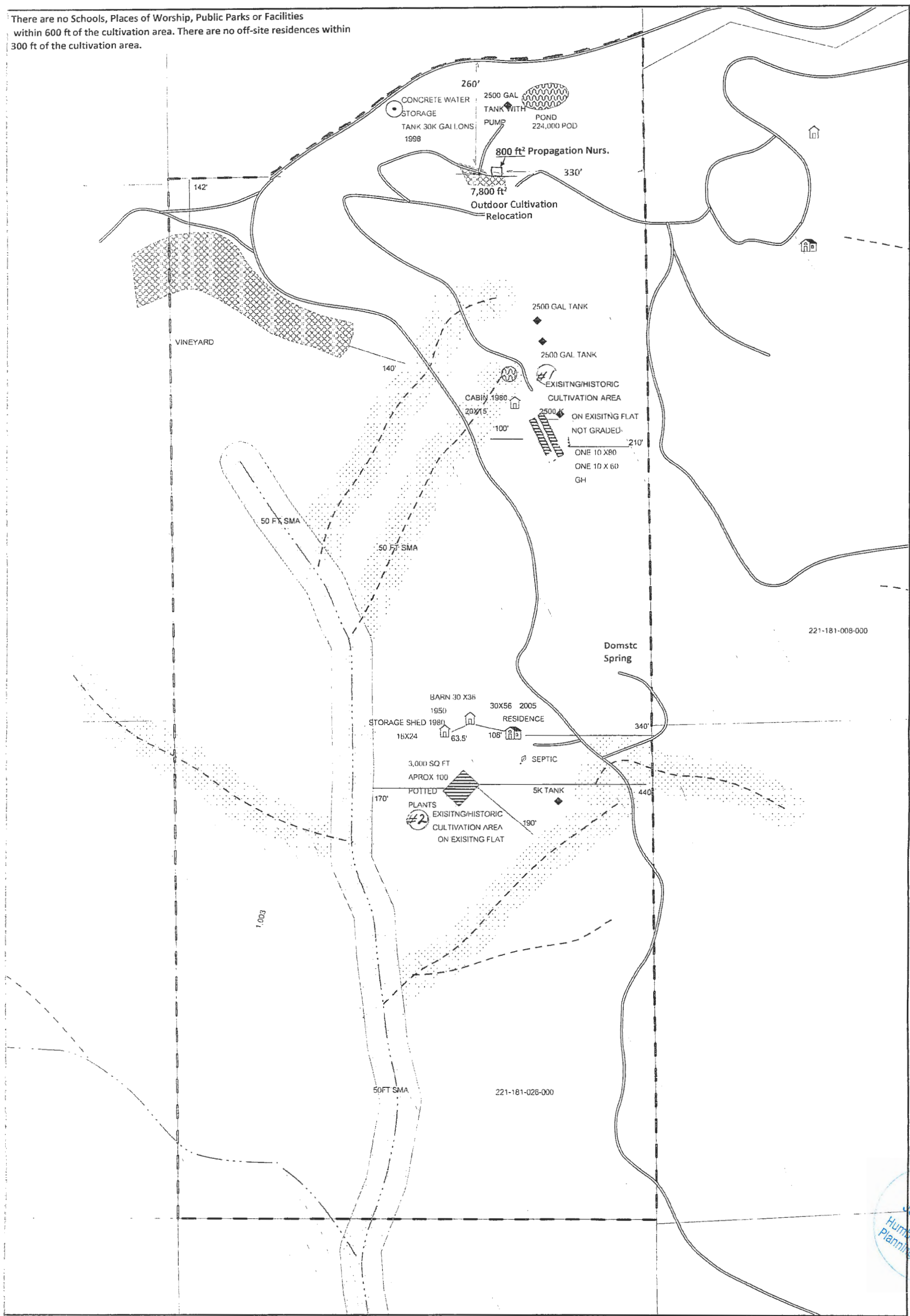
Project Area = 

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 0.25 0.5 1 Miles



There are no Schools, Places of Worship, Public Parks or Facilities within 600 ft of the cultivation area. There are no off-site residences within 300 ft of the cultivation area.



- | | | |
|---------------------------------------|------------------------------------|------------------------|
| PROPERTY BOUNDARY | RESIDENCE | RANCH ROAD |
| HISTORIC VINEYARD PROPOSED RELOCATION | AUXILIARY STRUCTURE | CLASS II WATER COURSE |
| EXISTING CULTIVATION | WATER TANK CEMENT 1998 30K GALLONS | CLASS III WATER COURSE |
| POND | WATER TANKS ALL INSTALLED 1998 | 50 FT SMA |

APPS	11835	From Redway continue on
APN	221-181-026	Briceland Rd
APPLICANT	William Rolff	Turn north on Ettersberg Road
OWNER	William Rolff	continue
PARCEL SIZE	80 ac.	To Dutyville Road going north
ZONING	Unclassified	connect to
CULTIVATION AREA	7,800 ft ²	Crooked Prairie Road – enters at north end of parcel

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 PROVISIONAL CANNABIS CULTIVATION PERMIT CAN BE FINALIZED.

1. The applicant shall execute a Compliance Agreement with the Humboldt County Planning Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval #5 – 13. The agreement shall provide a timeline for completing all outstanding items. All activities detailed under the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
2. All mixed light cultivation used in the appurtenant nursery shall comply with International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1 and be designed to regulate light spillage onto neighboring properties resulting from backlight, up light, or glare (BUG). International Dark Sky Association standards exceed the requirements of Scenic Resources Standard SR-S4, Light and Glare, that lighting be fully shielded, and designed and installed to minimize off-site lighting and direct light within the property boundaries. Should the Humboldt County Planning Division receive complaints that the lighting is out of alignment or not complying with these standards, within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment has been repaired, inspected, and corrected as necessary. No mixed-light in the appurtenant nursery is authorized by this permit until the structures and greenhouses can be demonstrated to comply with these standards.
3. The applicant shall provide receipts of the use of portable toilets and handwashing stations for cultivation staff, or demonstrate the existing septic system serving the residence is adequate for the operators and up to four (4) family members. No processing can occur onsite until an on-site waste water disposal system (OWTS) has been permitted for a commercial processing facility. A letter from the Division of Environmental Health (DEH) indicating approval has been issued will satisfy this condition.
4. Noise generated from generators shall not exceed 50db at 100 feet from the generator or at the edge of the nearest forest habitat, whichever is closer, as required by Section 314-55.4.11(o) Humboldt County Code. No mixed-light in the appurtenant nursery is authorized by this permit until the structures and greenhouses can be demonstrated to comply with these standards.
5. The applicant shall obtain all necessary building permits and grading permits from the Building Inspection Division (BID) for all structures related to the commercial cannabis cultivation operation, including all greenhouses, agricultural buildings, sheds, and barns used in cultivation. The applicant shall submit floor plans including dimensions with electrical, mechanical and plumbing details for all existing Agriculture Exempt Structures and an Agriculture Exempt letter of intent for each. The applicant shall submit two complete sets of construction plans developed by a California-licensed engineer for the building permits. All building plans submitted for approval shall be consistent with those approved by the Zoning Administrator.
6. The applicant shall complete and implement all corrective actions detailed within the WRPP developed for the parcel (attached) prepared pursuant to Tier 2 enrollment under the North

Coast Regional Water Quality Control Board (RWQCB) Cannabis Waste Discharge Regulatory Program, including those measures later determined necessary during annual and periodic site inspections in accordance with the monitoring element. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted annually to the Planning and Building Department concurrent with the submittal to the RWQCB a letter or similar communication from the RWQCB verifying that all their requirements have been met by the listed dates or the applicant has proven to the satisfaction of RWQCB that the plan to complete the improvements by the listed dates is sufficient, will satisfy this condition. [After July 31, 2019, plans and reporting shall conform to the Cannabis Cultivation Policy and Cannabis General Order adopted October 17, 2017 by the State Water Board.]

7. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding any hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection in order to keep the permit valid.
8. The access road Dutyville Road shall be paved for a minimum width of 20 feet and a length of 50 feet where it intersects Ettersburg Road. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way.
9. All private road intersections onto the County Road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance). This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.
10. The applicant is to notify the California Department of Fish and Wildlife (CDFW) to determine if improvements are required to ensure the pond is hydrologically disconnected to surface waters and there is a spillway that can handle a 100-year storm event, to minimize wildlife entrapment and to draft and implement a bullfrog management plan. The applicant shall adhere to all terms and conditions of the Final Streambed Alteration Agreement if CDFW determines the pond is jurisdictional to that agency. A copy of the Final Streambed Alteration Agreement or letter from CDFW stating an agreement is not required will satisfy this condition.
11. The applicant shall comply with the Bullfrog Management Plan for the pond prepared by CDFW. The applicant shall provide a copy of Bullfrog Management Plan to the Planning Department. A letter or similar communication from the California Department of Fish and Wildlife shall satisfy this condition.
12. Water meters shall be installed to measure water usage for irrigation. Logs of monthly water use shall be kept on site and made available during the annual inspection. In the event the pond does not store enough water for irrigation needs, the applicant shall either reduce the cultivation area or develop an additional water source.
13. The applicant shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning Division.

14. 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.

Ongoing Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project:

1. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.
2. If offsite processing is chosen to be the preferred method of processing, this permit shall be modified to identify the offsite licensed facility.
3. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MAUCRSA, as applicable to the permit type.
4. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning and Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort towards compliance can be shown within the two years following the issuance of the provisional clearance or permit, The Planning Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow for additional time to meet the outstanding requirements.
5. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
6. Compliance with all statutes, regulations and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
7. Confinement of the area of cannabis cultivation, processing, manufacture or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any School, School Bus Stop, Church or other Place of Religious Worship, or Tribal Cultural Resources, except where a reduction to this setback has been approved pursuant to County Code Section 55.4.11(d).
8. Maintain enrollment in Tier 1, 2 or 3, certification with the NCRWQCB Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.

9. For cultivation area(s) for which no enrollment pursuant to RWQB Order No. R1-2015-0023 is required by that Order, comply with the standard conditions applicable to all Tier 1 dischargers.
10. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday – Friday, 9:00 am – 5:00 pm, excluding holidays).
11. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
12. Pay all applicable application, review for conformance with conditions and annual inspection fees.
13. Power is to be supplied by solar. If the back-up generator is used in an emergency situation for cannabis operations the noise from the generator or fans shall not be audible by humans from neighboring residences. The decibel level for generators measured at the property line shall be no more than 60 decibels. Where applicable, sound levels must also show that they will not result in the harassment of Marbled Murrelet or Spotted Owl species. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. Under these guidelines, generator noise may not exceed 50 decibels as measured at 100 feet from the generator or at the edge of the nearest Marbled Murrelet or Spotted Owl habitat, whichever is closer.
14. Storage of Fuel - Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's CUPA program, and in such a way that no spillage occurs.
15. The Master Log Books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
16. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Section 719-1 et seq.).
17. Participate in and bear costs for permittee's participation in the Cannabis Track and Trace Program administered by the Humboldt County Agricultural Commissioner.
15. The use of monofilament netting for all uses, including but not limited for erosion control, shall be prohibited. Geotextiles, fiber rolls, and other erosion control measure materials shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves to minimize the risk of ensnaring and strangling wildlife.
16. 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.
17. The environmental impacts of improper waste disposal are significant and well documented. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
18. Artificial light used in cultivation and clone/start propagation operations will adhere to shielding and International Dark Sky Association standards as set forth in the CMMLUO.

Performance Standards for Cultivation and Processing Operations

18. Pursuant to the MCRSA, Health and Safety Code Section 19322(a)(9), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
19. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include: federal and state wage and hour laws, CAL/OSHA, OSHA, California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
20. Cultivators engaged in processing shall comply with the following Processing Practices:
 - I. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
 - II. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
 - III. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
 - IV. Employees must wash hands sufficiently when handling cannabis or use gloves.
21. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
 - i. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
 - 1) Emergency action response planning as necessary;
 - 2) Employee accident reporting and investigation policies;
 - 3) Fire prevention;
 - 4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - 5) Materials handling policies;
 - 6) Job hazard analyses; and
 - 7) Personal protective equipment policies, including respiratory protection.
 - ii. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
 - 8) Operation manager contacts;
 - 9) Emergency responder contacts;
 - 10) Poison control contacts.
 - iii. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
 - iv. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
22. All cultivators shall comply with the approved Processing Plan as to the following:
 - i. Processing Practices.

- ii. Location where processing will occur.
- iii. Number of employees, if any.
- iv. Employee Safety Practices.
- v. Toilet and handwashing facilities.
- vi. Plumbing and/or septic system and whether or not the system is capable of handling increased usage.
- vii. Drinking water for employees.
- viii. Plan to minimize impact from increased road use resulting from processing.
- ix. On-site housing, if any.

23. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation Special Permit issued pursuant to the CMMLUO shall expire after one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.

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

24. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed in which the cultivation area is located will not support diversions for irrigation.

Permittee further acknowledges and declares that:

- (1) All commercial cannabis activity that I, my agents, or employees conduct pursuant to a permit from the County of Humboldt for commercial cultivation, processing, manufacturing, and distribution of cannabis for adult use or medicinal use within the inland area of the County of Humboldt, shall at all times be conducted consistent with the provisions of the approved County permit; and
- (2) All cannabis or cannabis products under my control, or the control of my agents or employees, and cultivated or manufactured pursuant to local Ordinance and the State of California Medicinal and Adult Use Cannabis Regulation and Safety Act ("MAUCRSA") (SB 94), will be distributed within the State of California; and
- (3) All commercial cannabis activity conducted by me, or my agents or employees pursuant to a permit from the County of Humboldt will be conducted in compliance with the State of California MAUCRSA.

25. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements, and

agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:

- (1) Identifying information for the new Owner(s) and management as required in an initial permit application;
- (2) A written acknowledgment by the new Owner in accordance as required for the initial Permit application;
- (3) The specific date on which the transfer is to occur; and
- (4) Acknowledgement of full responsibility for complying with the existing permit; and
- (5) Execution of an Affidavit of Non-diversion of Commercial Cannabis.

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

Informational Notes:

1. Pursuant to Section 314-55.4.11 (a) of the CMMLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state of county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity but in no event more than two (2) years of the date of issuance of the provisional clearance or permit. Plans for curing the violations shall be submitted to the Planning and Building Department by the Permittee within one (1) year of the issuance of the provisional certificate or permit. The terms of the compliance agreement may be appealed pursuant to section 314-55.4.13 of the CMMLUO.

2. This provisional permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where the Compliance Agreement per Condition of Approval #1 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in Conditions of Approval #24 of the On-Going Requirements /Development Restrictions, above.

3. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

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

4. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

5. 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.

6. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. Within three days of the effective date of permit approval, it is requested that the applicant submit a check or money order for the required filing fee in the amount of \$50 payable to the Humboldt County Clerk/Recorder. If this payment is not received within this time period, the Department will file the NOD and will charge this cost to the project.

7. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions prior to release of building permit or initiation of use and at time of annual inspection. In order to demonstrate that all conditions have been satisfied, applicant is required to pay the conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

ATTACHMENT 2

Required Findings for Approval

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 will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.
5. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation) unless the following written findings are made supported by substantial evidence:
 - 1) the reduction is consistent with the adopted general plan including the housing element; and
 - 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and
 - 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.
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.

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 2017.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use Chapter 4 Land Use Designations 4.8	Residential Agriculture (RA): This designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems. Density range is 40 -160 acres/unit.	The proposed project includes approximately 7,800 square feet of outdoor cannabis cultivation on lands designated as Residential Agriculture. General agriculture is allowable use type for this designation.
Circulation Chapter 7	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,CT-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) Related policies: C-P3. Consideration of Transportation Impacts in Land Use Decision Making.	The subject parcel is accessed via a private driveway off of Crooked Prairie Road. A Road Evaluation Report has been prepared by the applicant self-certifying that the entire road segment is developed to the functional equivalent of a Category 4 road standard (see Attachment 4). Public Works has commented on the project and requested conditions of approval which are included in Attachment 1. The private road intersect of Dutyville Road at the paved County-maintained Ettersburg Road shall be maintained in accordance with the County Site Visibility Ordinance and have a paved encroachment 20 feet wide and 50 feet long.
Housing Chapter 8	Goals and policies contained in this Element seek to identify existing and projected housing needs and establish goals, policies, standards and measures for the	The project does not involve residential development, nor is the project site part of the Housing element Residential Land Inventory. However, the project will not preclude any future residential development. The project will not reduce the residential density for any parcel

	<p>preservation, improvement, and development of housing.</p> <p>Related policies: H-P3, Development of Parcels in the Residential Land Inventory.</p>	<p>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 proposed project is located within Open Space Land Plan because the project site is planned Residential Agriculture and is zoned Unclassified. The project can be found consistent with the Open Space Plan because the proposed project is consistent with the allowable uses of the Land Use Designation.</p>
<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>There are no sensitive or threatened species mapped on or within a 0.7 mile radius of the parcel according to the California Natural Diversity Database (CNDDB). Northern Spotted Owl (NSO) activity center is more than 2.75 miles away from the project site. Marbled murrelet habitat is located approximately 1.42 miles to the northwest of the northern cultivation area. Potential impacts to habitat are minimized as power to the subject parcel is provided primarily by solar power. Generators are only used as a back-up power source in the case of an emergency. On-going conditions of approval require noise from the operation not to exceed 60 dB at the property line. Additionally, the supplemental lighting used in the 800-square-foot nursery greenhouse be shielded as described by Dark Sky standards to prevent lighting impacts on wildlife.</p> <p>There is one mapped Streamside Management Area (SMA) located in the central portion of the subject parcel that is a Class II tributary to Blue Slide Creek. The operations plan and site plan indicate</p>

		<p>there are Class III watercourses that are tributaries to the unnamed Class II watercourse. The SMA for the Class III watercourse near the cultivation area requires a minimum of a 50-foot setback from the top of bank or edge of riparian. The cultivation area is located 180 feet away from the Class III watercourse as mapped on the site plan.</p> <p>The irrigation water source is a 224,000-gallon off-stream pond located in the northeastern portion of the subject parcel. The pond was constructed without the benefit of County review. A condition of approval requires the applicant to notify the California Department of Fish and Wildlife (CDFW) to determine if improvements are required for the pond.</p> <p>The proposed project includes relocation of the two historic cultivation areas into one cultivation area located in the northeastern portion of the subject parcel near the off-stream pond.</p> <p>The project was referred to California Department of Fish and Wildlife (CDFW) and comments were received on July 18, 2019. A response was sent to CDFW with the requested information (see Attachment 5).</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 project was referred to the Bear River Band of the Rohnerville Rancheria and Intertribal Sinkyone Wilderness Council. The Bear River Band responded indicating an archaeologic survey is not required at this time. The Bear River Band THPO recommended a condition of project approval be incorporated regarding inadvertent discovery protocol. Ongoing conditions of approval are incorporated regarding the inadvertent discovery protocol to protect cultural resources.</p>
<p>Conservation and Open Space Chapter 10</p>	<p>Goals and policies contained in this Chapter relate to the protection of scenic areas that contribute to the enjoyment of Humboldt</p>	<p>The ancillary nursery will utilize artificial lighting for propagation. The CMMLUO requires that mixed-light cultivation activities comply with International Dark Sky Association standards for Lighting</p>

Scenic Resources Section 10.7	<p>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>Zone 0 and Lighting Zone 1 and be designed to regulate light spillage onto neighboring properties resulting from backlight, uplight, or glare (BUG). International Dark Sky Association Standards exceed the requirements of Scenic Resources Standard SR-4, Light and Glare, that lighting be fully shielded, and designed and installed to minimize off-site lighting and direct light within the property boundaries. The project complies with International Dark Skies Association standards by covering the nursery greenhouse with lightproof covers during hours when supplemental lighting is applied.</p>
Water Resources Chapter 11 Stormwater Drainage	<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)</p> <p>Related policies: WR-P10. Erosion and Sediment Discharge; WR-42 Erosion and Sediment Control Measures.</p>	<p>The applicant is enrolled as a Tier 2 discharger (WDID 1B170401CHUM) under the North Coast Regional Water Quality Control Board's (NCRWQCB) Order No. 2015-0023 (Order). A Water Resources Protection Plan (WRPP) was prepared for the project site by Timberland Resource Consultants in October 2017. Field observations identified inadequate drainage control on roads resulting in erosion. No irrigation runoff was observed. The remedial actions recommended in the WRPP will be implemented. Conditions of Approval required the Applicant to adhere to the WRPP and implement the corrective measures. The applicant shall enroll in the State Cannabis Discharge program by July 2019.</p>
Water Resources Chapter 11 Onsite Wastewater Systems	<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>The applicant has a permitted Onsite Wastewater Treatment System (OWTS) to serve the residence (DEH 04/05-0115). The project was referred to the County Division of Environmental Health which has recommended approval of the project. The applicant shall provide receipts of the use of portable toilets and handwashing stations for cultivation staff, or demonstrate the existing septic system serving the residence is adequate for the operators and up to four (4) family members. No processing can occur</p>

	Related policies: WR-IM7. Basin Plan Septic Requirements; and IS-P20. On-Site Sewage Disposal Requirements.	onsite until an on-site waste water disposal system (OWTS) has been permitted for a commercial processing facility.
Noise Chapter 13	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) Related policies: N-P1, Minimize Noise from Stationary and Mobile Sources; N-P4, Protection from Excessive Noise.	The subject parcel is not located in an area that requires special noise attenuation measures due to proximity to known noise sources. Power is provided by a solar array and backup power is provided by an EU3000 generator rated at 58 decibels. Northern Spotted Owl (NSO) activity center is more than 2.75 miles away from the project site. Marbled murrelet habitat is location approximately 1.42 miles the northwest of the northern cultivation area. Potential impacts to habitat are minimized as power to the subject parcel is provided primarily by solar power. Generators are only used as a back-up power source in the case of an emergency. On-going conditions of approval require noise from the operation not to exceed 60 dB at the property line.
Safety Element Chapter 14 Geologic & Seismic	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) Related policies: S-P11. Site Suitability, S-P7. Structural Hazards.	The parcel is mapped as having moderate geologic instability. The project site is not located in a mapped Alquist-Priolo fault zone or subject to liquefaction. The applicant is proposing to relocate the two existing cultivation areas to one centrally located cultivation area in the northern portion of the subject parcel near the pond. According to USGS data layer on Humboldt County WebGIS, the slopes where cultivation historically occurred are variable from 30% to more than 50% (see Attachment 4). The proposed relocation site has gentle slopes of less than 15% up to 30%. The existing uses, which are proposed to continue, are not expected to be affected by geologic instability. Conditions of approval require the applicant to obtain a grading permit from the Building Inspection Division for all existing and proposed grading associated with the areas developed for cannabis cultivation to ensure stability of the development and compliance with State and local regulations for earthwork.

		As conditioned, the project does not pose a threat to public safety related from exposure to natural or manmade hazards.
<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-P10, Federal Flood Insurance Program; S-P11, Flood Plains; S-P15, Construction Within Special Flood Hazard Areas.</p>	<p>The subject site is outside any mapped flood hazard areas. The project site is not within a mapped dam or levee inundation area and, at approximately 15 miles distance from the coast, 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-P15, Conformance with State Responsibility Areas (SRA) Fire Safe Regulations.</p>	<p>The subject parcel is located within an area with a high fire hazard severity. The subject property is located within the Briceland Fire Protection District and within the State Fire Responsibility Area for fire protection (CAL-FIRE). California Department of Forestry and Fire Protection comments recommended compliance with the requirements of the County's Fire Safe Regulations. The Humboldt County Fire Safe Ordinance (Section 3111-1 <i>et seq.</i>) establishes development standards for minimizing wildfire danger in state responsibility designated areas.</p> <p>With respect to the Fire Safe Ordinance (Section 3111-1 <i>et seq.</i>), all existing and proposed improvements are setback at least 30 feet from all property lines. Applicant has a designated fire turn-around and pullout area for emergency vehicles and adequate water storage available for fire suppression.</p>
<p>Community Infrastructure and Services Element, Chapter 5</p> <p>Implementation Action Plan</p>	<p>IS-S5 requires new industrial, commercial and residential development located outside of fire district boundaries to obtain written acknowledgment of available emergency response and fire suppression services from the local fire</p>	<p>The subject property is located within the Briceland Fire Protection District.</p>

	agency, including any recommended mitigation.	
Air Quality Chapter 15	<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-G3)</p> <p>Related policies: AQ-P4, Construction and Grading Dust Control, AQ-S1. Construction and Grading Dust Control, AQ-P7. Interagency Coordination.</p>	<p>Applications for grading and/or building permits shall be referred to the North Coast Unified Air Quality Management District (NCUAQMD) for review and consultation. Dust control practices during construction and grading shall achieve compliance with NCAQMD fugitive dust emission standards. Per the 2009 Housing Element H-IM3 to reduce and avoid air quality impacts from naturally occurring asbestos the County shall refer all building permits on parcels which appear to be underlain by ultramafic rock to the NCUAQMD for appropriate standards and recommendations.</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 Requirements	Evidence That Supports the Zoning Finding
§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 qualifies for a Certificate of Compliance pursuant to section 66499.35 of the Subdivision Map Act due to approval of Building Permit 05-0899B3. The parcel configuration in the approved building permit is rectangular and does not follow the road on the northern property boundary. However, the assessor's map book at the time of the building permit approval does show the parcel configured with a zig zag northern property line. Therefore, this is the legal parcel configuration.
314-8.1 Unclassified	Unclassified (U): Principally permitted uses include general agriculture, including accessory agricultural uses and structures.	The proposed project is a Special Permit with a total of 7,800 square feet of outdoor cannabis cultivation on a parcel zoned U. The proposed use is specifically allowed with Special Permit in this zoning district and under Section 314-55.4.8.2.2 of the CMMLUO.
Min. Lot Size:	6,000 sq ft	80 acres

Min. Lot Width:	50 feet	1,170 feet
Max. Ground Coverage:	40%	<40%
Minimum Yard Setbacks: (Through the SRA setbacks)	Front: 20 feet Side: 5 feet Rear: 10 feet SRA: 30 feet, all sides	Front: >30 feet Side: >30 feet Rear: >30 feet
Max. Building Height:	None specified	<35 feet
§314-61.1 Streamside Management Area (SMA)	Purpose: To provide minimum standards pertaining to the use and development of land located within Streamside Management Areas (SMAs) and other wet areas (OWA) to implement the County's Open Space Element of the General Plan.	There is one mapped Streamside Management Area (SMA) located in the central portion of the subject parcel that is a Class II tributary to Blue Slide Creek. The operations plan and site plan indicate there are Class III watercourses that are tributaries to the unnamed Class II watercourse. The SMA for the Class III watercourse near the cultivation area requires a minimum of a 50-foot setback from the top of bank or edge of riparian. The cultivation area is located 180 feet away from the Class III watercourse as mapped on the site plan. The irrigation water source is a 224,000- gallon off-stream pond located in the northeastern portion of the subject parcel.
Off-Street Parking §314-109.1	Off Street Parking: Multiple Use and Joint Use: whenever more than one use is proposed for a development site, the total off-street parking spaces required shall be the sum of the spaces required for each use. Agricultural use*: Parking space per employee at peak shift. A minimum of three 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>	2 spaces

314-55.4 Commercial Cultivation, Processing, Manufacturing and Distribution of Cannabis for Medical Use Inland Land Use Regulation (CMMLUO)

§314-55.4.8.2 Timber Conversion	Commercial cannabis cultivation is allowed on parcels zoned U, that are one acre or larger and have been designated in the General Plan for agricultural development. In all zones where cultivation is allowed consisting of timberland, the commercial cultivation of cannabis for medical use shall only be permitted within a 3-acre conversion exemption area, or non-timberland open area.	A review of aerial imagery indicates there no additional timber conversion at the lower historic cultivation site near the residence since 2005. Timber conversion associated with the northern historic cultivation area was observed between 2012 – 2014. Conditions of approval require the applicant to submit a Timber Conversion Evaluation Report prepared by a Registered Professional Forester (RPF) for the timber removed for cannabis cultivation at the northern cultivation area.
§ 314-55.4.8.2.2 Existing Outdoor and Mixed-Light Cultivation Areas	A Zoning Clearance Certificate, Special Permit (SP) or Use Permit may be issued for outdoor or mixed-light commercial cannabis cultivation for some or all of the cultivation area in existence prior to January 1, 2016, in zoning district... TPZ (on parcels one acre or larger), but only when possible to bring the cultivation into compliance with all applicable standards set forth in this section and to eliminate existing violations as specified in this ordinance. The total cultivation area allowed on a single parcel shall not exceed one acre for outdoor cultivation or 22,000 square feet for mixed-light cultivation. No expansion of the existing cultivation area shall be permitted.	Aerial imagery submitted by the applicant and verified by Department staff shows existing cultivation on the parcel prior to January 1, 2016. Satellite imagery from TerraServer® September 18, 2015, shows approximately 7,800 sf of cultivation in two mixed light greenhouses and an outdoor area. The existing cultivation areas are situated in a steep area with unstable ground, and are proposed to be relocated to a single environmentally superior area on the site. The cultivation area, type, status, and zoning of the parcel are consistent with the requirements for a Special Permit. The applicant will comply with all conditions of the CMMLUO, as specified in the recommended conditions of approval.
§314-55.4.8.10 Permit Limit	No more than four commercial cannabis activity permits may be issued to a single person, as defined in the referenced section.	According to records maintained by the Department, the applicant, William Rolff, has one other application for a cannabis permit, and is entitled to four. This application is for a single permit for outdoor cultivation.
§314-55.4.9.1 Accessory Processing	Processing for cultivation requiring a Special Permit or Use Permit will be considered in the Use Permit application.	Cannabis will be dried on site with all remaining processing to occur off site a licensed processing facility.

§314-55.4.10 Application Requirements	Identifies the Information Required for All Applications	Attachment 4 identifies the information submitted with the application and shows all the required information was received. Contents of the application are on file.
§314-55.4.11 Performance Standards	Identifies the Performance Standards for Cannabis Cultivation Activities	All the applicable performance standards are included as conditions of project approval. They are required to be met throughout the timeframe of the permit.
§314-55.4.11.c Performance Standards- Water	Compliance with all statutes, regulations and requirements of the California State Water Resources Control Board, Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration.	The irrigation water source is a rainwater catchment pond. The projected water usage is 138,060 gallons per year. This equates to approximately 17.7 gallons per square foot per year. Peak water use occurs in July with approximately 35,640 gallons needed to irrigate. The irrigation water source is a 244,000 gallon off-stream rainwater catchment pond. The pond does not appear to be hydrologically connected to surface waters according to USGS topographical maps. Conditions of approval require the applicant to notify the California Department of Fish and Wildlife (CDFW) to determine if improvements are required. The conditions of approval also require the applicant to contact the State Water Resources Control Board to determine if appropriative water rights are required to divert and use water stored in the pond. Conditions of approval also require the applicant to meter the water used for the operation to ensure there is sufficient water for annual irrigation. In addition, water from the pond is stored in a 30,000 gal concrete tank and five (5) hard-sided tanks. Cultivation is being relocated in order to increase the buffer from watercourses. The proposed relocation site is required to provide a Site Management Plan and demonstrate conformance with the Cannabis General Order.
§314-55.4.11.d Performance Standards- Setbacks	The area of cannabis cultivation and on-site processing shall be setback at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, public park, or tribal cultural resources (TCRs).	There are no schools or school bus stops within 600 feet of the cultivation operation. There are no parks as defined HCC Section 314-55.4.7 within 600 feet of the cultivation site based on a review of aerial imagery. Nor is there a place of religious worship within 600 feet. Per comments provided by the Bear River Band THPO, there are no TCRs present on the site. The site plan shows the project complies with property line setback.

§314-55.4.11.o Performance Standards-Generator Noise	The noise produced by a generator used for cannabis cultivation shall not be audible by humans from neighboring residences. The combined decibel level for all noise sources, including generators, at the property line shall be no more than 60 decibels. Where applicable, sound levels must also show that they will not result in the harassment of Marbled Murrelet or Spotted Owl species, when generator use is to occur in the vicinity of potential habitat. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service	The subject parcel is not located in an area that requires special noise attenuation measures due to proximity to known noise sources. Power is provided by a solar array and backup power is provided by an EU3000 generator rated at 58 decibels. Northern Spotted Owl (NSO) activity center is more than 2.75 miles away from the project site. Marbled murrelet habitat is location approximately 1.42 miles the northwest of the northern cultivation area. Potential impacts to habitat are minimized as power to the subject parcel is provided primarily by solar power. Generators are only used as a back-up power source in the case of an emergency. On-going conditions of approval require noise from the operation not to exceed 60 dB at the property line.
§314-55.4.17 Sunset Date	No application for any Use Permit pursuant to the CMMLUO shall be processed for issuance or approval that is received after December 31, 2016.	The application was submitted on December 14, 2016.

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

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

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

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.5 Housing Element Densities	The proposed development shall not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.	This permit will not preclude further residential development and therefore does not reduce the residential density.

6. Environmental Impact: The following evidence which supports finding that the proposed development will not adversely impact the environment.

As lead agency, the Department prepared an Addendum to the previously adopted Mitigated Negative Declaration (MND) (State Clearinghouse # 2015102005) prepared for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) and adopted by the County Board of Supervisors January 26, 2015. The MND prepared for the CMMLUO established that the environmental effects of existing cultivation operations would be reduced from the baseline impacts through the regulations applied by the CMMLUO. The proposed project is consistent with all regulations within the CMMLUO and all mitigation measures of the MND. The project is for the approval of an existing cultivation, authorization to restore a point of diversion that supplied water for irrigation and on-site processing activities, such as drying. The environmental document on file include detailed discussions of all the relevant environmental issues.

ATTACHMENT 3
CEQA Addendum

**CEQA ADDENDUM TO THE
MITIGATED NEGATIVE DECLARATION FOR THE COMMERCIAL MEDICINAL MARIJUANA LAND USE
ORDINANCE**

***Commercial Medical Marijuana Land Use Ordinance Mitigated Negative Declaration (MND)
(State Clearinghouse # 2015102005), January 2016***

APN 221-181-026, 5000 Crooked Prairie Road, Whitethorn, County of Humboldt

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

July 2019

Background

Modified Project Description and Project History - The Commercial Medical Marijuana Land Use Ordinance (CMMLUO) established specific regulations for commercial cannabis operations in Humboldt County. These regulations were developed in concert with the Mitigated Negative Declaration (MND) that was adopted for the ordinance in order to implement the mitigation measures of the MND. The MND addressed the broad environmental impacts that could be expected to occur from the adoption and implementation of the ordinance. The MND specified that the regulations established in the CMMLUO 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. Commercial cannabis cultivation in existence as of December 31, 2015 was included in the environmental baseline for the MND and the MND states that "Bringing existing operations into compliance will help to attenuate potential environmental effects from existing cultivation activities, including aesthetic impacts resulting from improper operation or poor siting." The current project was contemplated by the MND and compliance with the provisions of the CMMLUO will fully mitigate all environmental impacts of the project to a less than significant level.

The modified project involves a Special Permit for an existing 7,800-square-foot outdoor commercial cannabis operation. The applicant is proposing to relocate cultivation from two historic grow areas to a single environmentally superior area on-site. Cultivation will take place in greenhouses. An 800 square foot nursery will be constructed for propagation of immature plants. The estimated annual water use for irrigation is 138,060 gallons. There is a total of 289,000 gallons of water storage in an existing rainwater catchment pond, a concrete tank, and five (5) hard-sided tanks. Processing will occur off-site at a licensed facility. The primary power source for the operation is a solar array, with a generator on-site for backup power.

The modified project is consistent with the adopted MND for the CMMLUO because it complies with all standards of the CMMLUO which were intended to mitigate for impacts associated with newly developed cultivation sites. These include development away from sensitive riparian areas on steep or unstable slopes, and proper storage of fertilizers and soil amendments. Noise and light used for mixed light nursery greenhouses will be regulated to keep noise at 50 db at 100 feet from the source and not allow artificial lighting to escape between sunset and sunrise, thus resulting in an improvement from baseline conditions.

Purpose - Section 15164 of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an addendum to a previously certified Mitigated Negative Declaration (MND) 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 MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
or
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND 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 previous MND was certified as complete, shows any of the following: A) the project will have one or more significant effects not discussed in the previous MND; B) significant effect previously examined will be substantially more severe than shown in the previous MND; 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 previous MND 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 original MND recommended mitigations. The proposal to authorize the operation of a 7,800 square foot commercial cannabis farm is fully consistent with the impacts identified and adequately mitigated in the original MND. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the MND. Compliance with the CMMLUO ensures consistency with the adopted MND and provides for mitigation of all project related impacts to a less than significant level.

In reviewing the application for consistency with the adopted MND, the County considered the following information and studies, among other documents (see Attachment 4 for a complete listing of information and studies):

- Cultivation and Operations Plan dated June 18, 2019 .
- Water Resource Protection Plan, prepared by Timberland Resource Consultants, dated October 7, 2017.
- Road Evaluation Report prepared by applicant dated February 26, 2019.
- Septic system permit approved by Humboldt County Division of Environmental Health (Permit # 04-05-0115)

Other CEQA Considerations

Staff suggests no changes for the revised project.

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

See Purpose statement above.

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

FINDINGS

1. The proposed project will permit an existing cannabis operation on a site that is fully in compliance with county and state requirements intended to adequately mitigate environmental impacts.

2. The circumstances under which the project was approved have not changed substantially. There are no new significant environmental effects and no substantial increases in the severity of previously identified effects.
3. For the current proposed project, there has been no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted as complete.

CONCLUSION

Based on these findings it is concluded that an Addendum to the certified MND 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 MND, remain in full force and effect on the original project.

ATTACHMENT 4

Applicant's Evidence in Support of the Required Findings

Attachment 4 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

1. The name, contact address and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (Not Applicable)
3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including: access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within ¼ mile (1,320 ft.) of a school, school bus stop, church or other place of religious worship, public park, or Tribal Cultural Resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (Attached)
4. A cultivation and operations plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; and proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel, and a description of cultivation activities (mixed light, 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. Copy of the statement of water diversion, or other permit, license or registration filed with the State Water Resources Control Board, Division of Water Rights, if applicable. (Condition of Approval)
6. Description of water source, storage, irrigation plan, and projected water usage. (Attached- in operations plan)
7. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Control Board demonstrating enrollment in Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (On file)
8. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the Department of Fish & Wildlife. (On file)

9. If the source of water is a well, a copy of the County well permit, if available. (Not applicable)
10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (CAL-FIRE). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with CAL-FIRE. (Not applicable)
11. Consent for onsite inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
12. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in section 55.4.8.2.3, and plan for compliance with applicable Building Codes. (Not applicable)
13. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed will not support diversions for irrigation. (On file)
14. Acknowledge that the county reserves the right to engage with local Tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the Tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize or mitigate impacts to Tribal Cultural Resources, as defined herein. Examples include, but are not limited to: conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The county shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On file)
15. Road Evaluation Report dated February 26, 2019. (Attached)
16. DEH Worksheet. (On File)
17. Water Resource Protection Plan (WRPP) prepared by Timberland Resource Consultants October 7, 2017. (Attached)
18. Photographs showing proposed relocation area. (Attached)
19. Sewage Disposal System Permit Application, Permit 04/05-0115. (Attached)

ATTACHMENT 5

Referral Agency Comments and Recommendations

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

Referral Agency	Response	Recommendation	Location
Building Inspection Division	✓	Conditional Approval	Attached
Public Works Land Use Division	✓	Conditional Approval	Attached
Division of Environmental Health	✓	Approval	Attached
Department of Fish & Wildlife		No Response	Requested
NWIC	✓	Recommended Tribal Review	On file with Planning
Bear River Band	✓	Conditional Approval	On file with Planning
Intertribal Sinkyone Wilderness Council		No Response	
Southern Humboldt Joint School District		No Response	
CALFIRE		No Response	
RWQCB		No Response	
Agricultural Commissioner		No Response	
District Attorney		No Response	
Humboldt County Sheriff		No Response	
County Counsel		No Response	



APPS:11835

Updated Operations Plan (06/18/2019)

APN: 221-181-026

Project Description: The applicant is seeking approval under the Humboldt County CMMLUO to allow continued outdoor cannabis cultivation up to 7,800 ft² on the subject parcel as allotted under the ZCC for an Interim Permit (copy included).

The applicant acknowledges that the commercial cannabis activity approval being sought under the aforementioned conditional use permit, pursuant to CMMLUO, is subject to compliance with all other applicable Humboldt County zoning and land use regulations, as well as other applicable provisions of the Humboldt County Code and applicable state laws. Determination of compliance will require multi-agency review of proposed activity/development described in the aforementioned special permit and, may also require site inspections by personnel from various governmental agencies.

If development and/or activities on the subject parcel are determined, for some reason, to be out of compliance with any applicable State or County code, regulation or policy, a compliance agreement can be formulated between the applicant and relevant agency or agencies, which includes a compliance timeline whereby operations may continue under a “*Provisional Clearance or Permit*” and corrective action is initiated to achieve compliance under agreed upon terms.

Parcel Information: The subject parcel (221-181-026) is approximately 80 acres and is zoned U – Unclassified with AL40 framework designation. The address assigned to the subject parcel is 5000 Crooked Prairie Road, Whitethorn, CA.

Topography/Landscape: The native ground surface surrounding the cultivation areas gently sloped towards the SW. The parcel is primarily forested hillside with Class II & III watercourses flowing southward.

Surface Water Features: Class II watercourse running through depression near central portion of parcel with various Class III feeder connections. Off-stream rain catchment pond at north property line.

Roads/Stream Crossings/Easements: Crooked Prairie Road passes through the subject parcel allowing access to neighboring parcels. Interior road conditions including stream crossings were assessed in the development of a site-specific Water Resources Protection Plan (WRPP). Where necessary, the WRPP prescribes corrective measures to upgrade specific road condition deficiencies identified and sets a time frame in which to complete work. Work prescribed within a WRPP does not preclude the need to comply with other state and county road requirements applicable to the aforementioned permit application. **A County Road Evaluation is included with this submission.**

Utilities: The subject parcel was developed for residential occupancy under permit from Humboldt County. Electrical power is supplied through solar facilities, domestic propane is provided by Blue Star Gas. The residence is served by a permitted septic system.

Water Supply: Agricultural water will be sourced from a pond near the north property line. The pond has an approximate surface area of 4,000 ft² and an average depth of 8 feet which yields approximately 244,000 gallon storage capacity.

Documentation which demonstrates and defines the legal authorization, terms and conditions for the ongoing use of the existing water source(s) and/or development of other potential water sources (applicable to activity/development proposed under the aforementioned permit application) shall be provided as it becomes available.

Water Storage: The pond stores agricultural water needed and a 30,000 gallon concrete block tank is also linked to the pond in.

(4) – 2,500 gallon tanks

(1) – 5,000 gallon tank

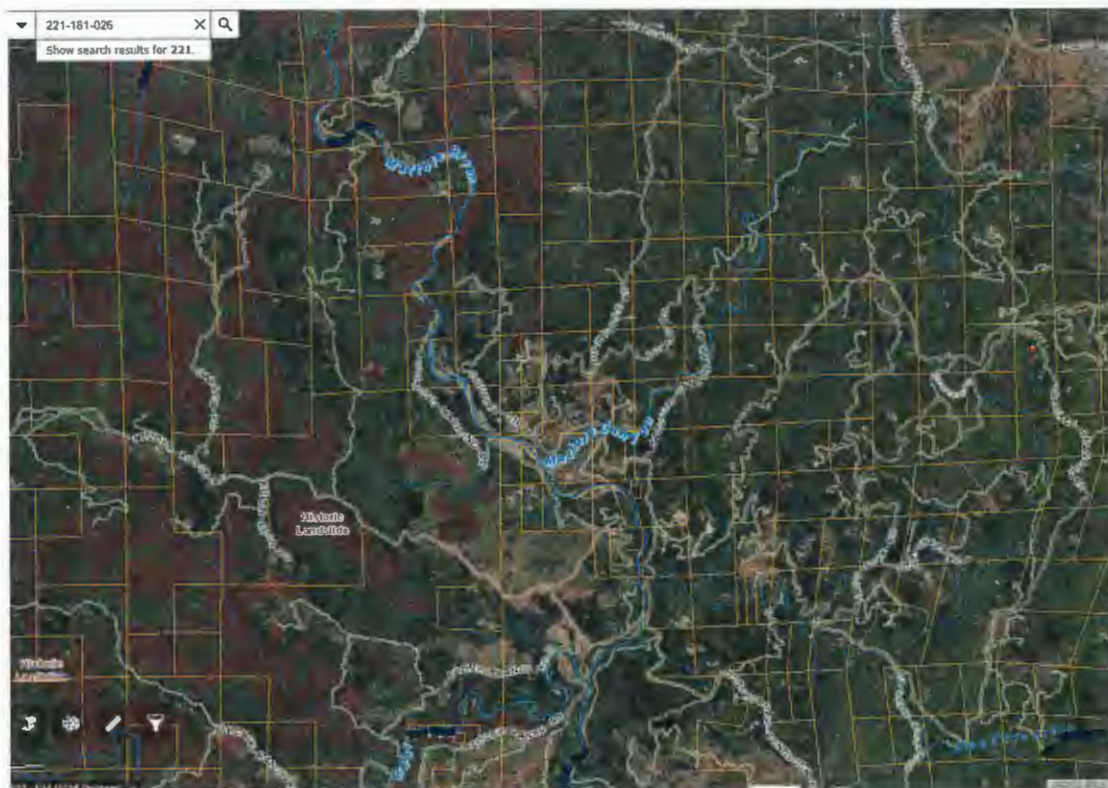
Cultivation Area(s) and/or other graded flats: As allotted under Interim permit:

Total cultivation is **7,800 ft²** outdoor cultivation

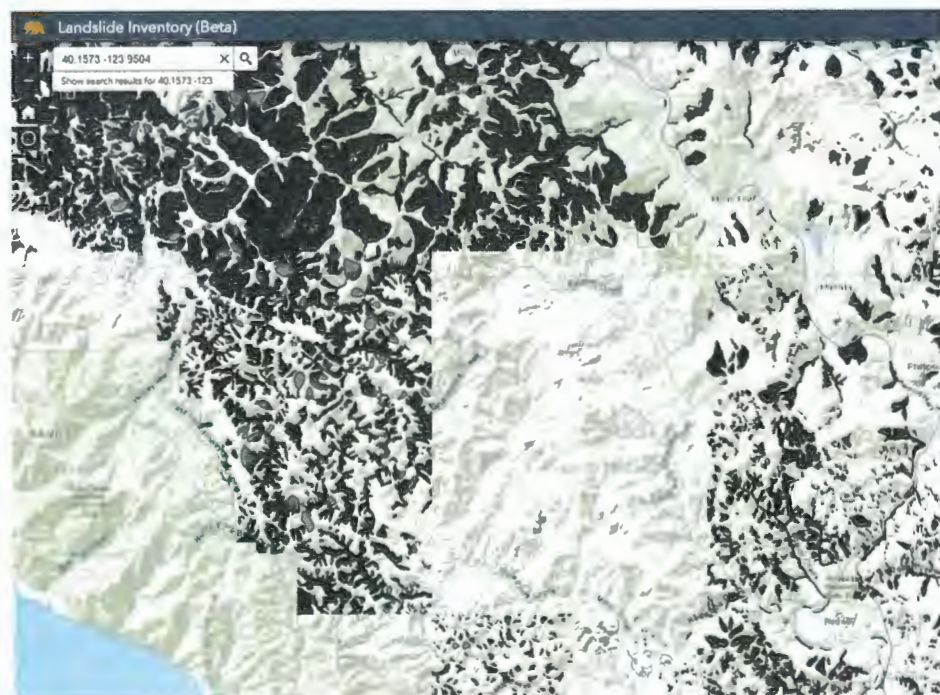
Proposed cultivation calls for decommissioning/restoration of Cultivation areas 1 and 2 for **relocation to a single environmentally superior** cultivation area located at the north portion of the parcel. The site plan and aerial imagery show legacy cultivation areas and the proposed relocation area.

The cultivation areas proposed for decommissioning/relocation are on unstable ground exhibiting visible signs of movement with the southern cultivation area (#2) set within a steep hillside above a watercourse.

Following map images from the Humboldt GIS *Historic Landslide* layer and the CA Dept. of Conservation *Landslide Inventory* currently **do not contain landslide data** for the area in which the subject parcel is located. It is apparent from the CA Dept of Conservation map that the area in which the subject parcel is located would contain significant landslide features.



Note: above, the distinct delineation of the Humboldt GIS *Historic Landslide* layer (shaded red) occurring between the western section of the image and the area to the east (currently showing no *Historic Landslide* occurrence). Below, the CA Dept. of Conservation Landslide Inventory is currently lacking data for the area where the subject parcel is located.



Cultivation Areas 1 and 2 are proposed to be **relocated from unstable areas** to a single gently sloped area comprised of grassland with a few scattered trees, approximately seven (7) acres, located near the north property line (NE of the vineyard). A review of historical imagery shows the relocation site existed in the present form for at least the past fourteen (14) years.



January 2019 Field Investigations of **Cultivation Area 1** - shown in the **image above** - revealed that the ground surface immediately below the pots/bags was retreating downslope causing an irregular/disrupted ground surface commonly associated with landslide processes. Continued use of this area for cultivation is not warranted given the availability and conditions of the aforementioned relocation site.



The image above shows the view from the top of Cultivation Area 2 looking towards the residence.

The image below is looking through Cultivation Area 2 towards the residence.



As stated previously, unstable land features are present throughout this area and it is situated above a watercourse. Continued cultivation in this area is not warranted given the availability and conditions of the relocation site.

The forthcoming cultivation within the relocation area shall **comply with standard conditions** as described under Order R1-2015-0023. An assessment of the newly created cultivation area and appurtenant features under **actual operative conditions is necessary** in order to identify conditions which may require corrective measures. This assessment shall occur as the subject parcel must **enroll under SWRCB Order WQ 2017-0023-DWQ (Site Management Plan)** this year (**2019**). An assessment of the cultivation area and related features (as well as legacy cultivation areas) will be completed. If found, deficiencies will be described in the Site Management Plan along with corrective measures. Required site monitoring/reporting will continue in accordance with current applicable State mandates to ensure the ongoing protection of water resources

The proposed **7,800 ft²** cultivation area and **800 ft²** propagation nursery will be within the area delineated in the image below. The proposed cultivation would comprise less than three (3) percent of the total surrounding area exhibiting similar landscape/habitat features



An attached **CNDDb** Map with a 0.7 mile buffer zone around the subject parcel is included; no sensitive species appeared within the buffer. Cultivation on the scale proposed, occurring within the aforementioned area, can be accomplished with insignificant impact to native habitat/biota.

This relocation will reduce unnecessary road usage thus reducing potential for erosion/sediment transport.

The relocation of the two cultivation areas will allow removal and proper disposal of plastic water-line and other cultivation waste materials; helping prevent unwanted materials from being transported by animals/weather to sensitive locations or impacting habitat.

The use of agricultural fertilizers and petroleum products associated with cannabis cultivation limited to a single cultivation location completely eliminates the risk of spillage and/or unwanted discharge from needlessly transporting to multiple areas.

Consolidation of cultivation prevents ongoing habitat fragmentation and reduces the total disturbance footprint from agricultural activity.

Restoration of Decommissioned Cultivation Areas:

Cultivation Areas 1 and 2 and surrounding ground surfaces were evaluated in the development of a site-specific Water Resources Protection Plan (WRPP) and a CDFW LSAA. The evaluations concluded that there were no features or landscape characteristics **associated with either cultivation contributing to erosion or sediment transport.**

All materials, equipment and cultivation related waste shall be removed from the cultivation areas and disposed of and/or recycled in an approved manner. As noted previously, there were no features/characteristics observed at either cultivation area which would impact water quality. Also noteworthy is the combined cultivation areas comprised less than 8,000 ft². Given these facts the cultivation areas, once cleared of all cultivation remnants, shall be left undisturbed allowing native vegetation to repopulate.

Peak Water Demand (include Monthly Water Use Table): The peak water demand anticipated to maintain cultivation during the warmest summer months is 14,850 gallons

The “Monthly Water Use” table below shows water use at different growth stages during the grow season. Water usage will be monitored and recorded by use of in-line totalizing flow meters in accordance with applicable regulations.

	<i>Greenhouse Beds (3,900 ft²)</i>	<i>Outdoor Inground (3,900 ft²)</i>	<i>Plant Stage</i>	<i>Gallons</i>
<i>March</i>	4,500		seedlings	4,500
<i>April</i>	9,000		Veg	9,000
<i>May</i>	9,000		Veg	9,000
<i>June</i>	18,000	8,820	Veg	26,820
<i>July</i>	18,000	17,640	Veg	35,640
<i>August</i>	9,000	17,640	Veg	26,640
<i>September</i>		17,640	Veg	17,640
<i>October</i>		8,820	Flower	8,820

Irrigation Method(s): Irrigation is accomplished by use of gravity flow drip lines. The flow to drip lines is regulated by timers and adjusted for maximum efficiency taking into consideration temperature, plant demand etc. Water delivery throughout the system is carefully monitored on a regular basis to ensure proper function and responsible water use. Mulch is carefully placed as a top dressing to optimize soil water retention. Occasional hand watering may be employed if needed.

Irrigation Runoff/Erosion control: The use of carefully regulated drip irrigation minimizes the chance of overwatering or residual discharge of irrigation solutions outside of the “targeted” root zone. In the unlikely event that residual discharge did occur it would contact permeable soil on nearly level ground in and around cultivation areas and be rapidly absorbed. **Movement or runoff** of any irrigation solution away from the point of ground contact is very unlikely. The ground surface in and around cultivation areas is proactively managed year-round to prevent any unwanted migration of entrained constituents such as fine sediment, fertilizer or other organic particles

Watershed Protection: Watershed Protection is accomplished through implementation of BMP’s and corrective measures prescribed in a site-specific Water Resources Protection Plan developed by Timberland Resource Consultants, RWQCB approved Third Party Program Administrator.

Once enrolled under R1-2015-0023, participants are required to engage in ongoing monitoring, reporting and maintenance including periodic site inspections and reviews of operational practices to ensure regulatory requirements related to the following items are being met.

<i>Site maintenance, erosion control, and drainage features</i>	<i>Stream crossing maintenance</i>
<i>Riparian and wetland protection and management</i>	<i>Spoils management</i>
<i>Water storage and use</i>	<i>Irrigation runoff</i>
<i>Fertilizers and soil amendments</i>	<i>Pesticides and herbicides</i>
<i>Petroleum products and other chemicals</i>	<i>Cultivation-related wastes</i>
<i>Refuse and human waste</i>	

Additionally, participants ensure that management measures and controls are effectively protecting water resources, and that any newly developing problems representing a water quality concern are identified and corrected quickly.

A Portable Honda EU3000 **generator** is retained on-site for back-up emergency purposes. If ever used, it would be at a location no closer than 250 feet to the nearest property line. With a sound pressure level of 58db(A) at full load the expected level at the nearest property line using http://www.engineeringtoolbox.com/inverse-square-law-d_890.html would be 12dB.

Cultivation Related Wastes: Cultivation related wastes are sorted such that compostable materials are recycled/composted onsite within a small area equipped with perimeter and top containment to prevent unwanted movement of materials due to weather conditions or animals/pests. Other materials, unsuitable for composting, are stored in conventional lid trash containers along with domestic garbage and hauled to an approved transfer station/disposal facility as needed.

Soils Management:

Soils are normally managed carefully to allow seasonal refurbishment and subsequent reuse.

If necessary, exhausted soil is removed from cultivation beds and carefully mixed and spread over native soils on level ground at select locations to initiate microbial reconditioning and prevent unwanted constituent migration. Spent growth medium containing inorganic substances such as perlite, will be stored in weatherproof containers and hauled to an approved waste facility as needed.

Fertilizers, Pesticides, and other Regulated products:

List and describe machinery and equipment used for cultivation and associated activities.

Back-up generator

Describe equipment service and maintenance; including where it is done (oil change, cleaning, etc.)

Equipment service/maintenance is done by qualified service providers at either Redway or Garberville.

List and describe petroleum products and automotive fluids used onsite.

Conventional 5 gallon gas cans stored in garage.

List and describe compressed gases, cleaners, solvents and sanitizers; indicate amounts normally stored and how/where they are stored. n/a

Fertilizers, Pesticides, other Regulated products: The fertilizers/amendments listed below are used at the start of the grow season; only quantities needed are purchased and brought to the site. Annual reporting of fertilizer/amendment use is required under RWQCB Order No. R1-2015-0023 and the data is provided on page 4, Appendix C (RWQCB Order No. R1-2015-0023).

Mixing of the products listed below takes place only within a small area near cultivation sites and the products are kept protected from accidental spillage or disturbance from wildlife while mixing takes place.

Stutzman Farms – Sup’R Green Composted Chicken Manure 3-2-2
Dr. Earth – All Purpose Fertilizer 5-5-5
Finnish Bone Meal

If soil amending is required following initial start-up, additional products from the list above will be obtained as needed for specific application. There is no storage of these products.

There are no pesticides or herbicides used or stored at the premises or cultivation areas.

The applicant acknowledges that the storage and/or use of certain materials in specified volumes and/or weights will be subject to regulation through Humboldt County Division of Environmental Health CUPA and may require: submittal of inventories for those materials, documentation of emergency and training procedures, maintenance of hazardous waste disposal records, obtaining an EPA generator ID number and be subject to site inspections.

Human Waste: Septic system serves the house on the parcel in which the family members reside. It is readily available and easily accessed.

Cultivation Operations/Practices: There are no employees utilized at this operation; all activity is carried out by owner-resident/applicant.

<i>January</i>	<i>Monitor and maintain site/infrastructure</i>
<i>February</i>	<i>Ongoing site and infrastructure maintenance</i>
<i>March</i>	<i>Establish seedlings in propagation nursery, utilize tarps to prevent light spill.</i>
<i>April</i>	<i>Prepare outdoor gardens for planting, inspect water lines - ongoing propagation</i>
<i>May</i>	<i>Set young plants in outdoor gardens. (ongoing garden care, utilize solar fans as needed,</i>
<i>June</i>	<i>Ongoing garden care and site maintenance, 1st round harvest starts,</i>
<i>July</i>	<i>Ongoing garden care, complete full term planting – cage plants as needed.</i>
<i>August</i>	<i>Ongoing garden care, monitor water supply, etc. – use solar fans as needed.</i>
<i>September</i>	<i>Ongoing garden care</i>
<i>October</i>	<i>Ongoing garden care-harvest 2nd round and full term, initiate site cleanup</i>
<i>November</i>	<i>Complete harvest/trimming, start site preparations for winter.</i>

Processing: Harvested plants are brought to the Ag barn on 221-181-007 (under the same ownership) and set to dry. Domestic fans and/or dehumidifiers may be used to facilitate drying. All equipment, surfaces and tools which come into contact with harvested cannabis are washed and sanitized throughout the day.

Further trimming /processing will be conducted at a licensed facility.

The applicant intends to develop the aforementioned Ag barn to serve cultivation occurring on *applicant owned* adjoining parcels. All cultivation on the *applicant owned* adjoining parcels will be carried out by family members and each parcel has a CMMLUO permit application on file. All product to be processed in the Ag barn would originate from adjoining parcels under the same ownership; each operated by family members. Only family members would engage in processing.

Family members involved with processing would utilize PPE including disposable face masks, hair nets and latex gloves. Ample potable water for handwashing along with permitted restroom facilities equipped with potable water, first aid kits and an eye-wash station will be readily accessible.

Security: Access to the subject parcel is restricted by placement of locked metal gates at entrance roads. Cultivation areas are fenced. There is usually one or more family members on the premises.

HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT

PART A: Part A may be completed by the applicant

Applicant Name: William Rolff APN: 221-181-026

Planning & Building Department Case/File No.: APPS: 11835

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

From Road (Cross street): Ettersburg Road

To Road (Cross street): Crooked Prairie Road

Length of road segment: 0.7 miles Date Inspected: 2/26/2019

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

Check one of the following:

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

Box 2 ☒ The entire road segment is developed to the equivalent of a road category 4 standard. If checked, then the road is adequate for the proposed use without further review by the applicant.

An equivalent road category 4 standard is defined as a roadway that is generally 20 feet in width, but has pinch points which narrow the road. Pinch points include, but are not limited to, one-lane bridges, trees, large rock outcroppings, culverts, etc. Pinch points must provide visibility where a driver can see oncoming vehicles through the pinch point which allows the oncoming vehicle to stop and wait in a 20 foot wide section of the road for the other vehicle to pass.

Box 3 ☐ The entire road segment is not developed to the equivalent of road category 4 or better. The road may or may not be able to accommodate the proposed use and further evaluation is necessary. Part B is to be completed by a Civil Engineer licensed by the State of California.

The statements in PART A are true and correct and have been made by me after personally inspecting and measuring the road.

Signature

Date

William F. Rolff

Name Printed

Important: Read the instructions before using this form. If you have questions, please call the Dept. of Public Works Land Use Division at 707.445.7205.

Apps: 11835



HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT

PART A: Part A may be completed by the applicant

Applicant Name: William Rolff APN: 221-181-026

Planning & Building Department Case/File No.: APPS: 11835

Road Name: Crooked Prairie Road (complete a separate form for each road)

From Road (Cross street): Dutyville Road

To Road (Cross street): SUBJECT PARCEL

Length of road segment: 3.7 miles Date Inspected: 2/26/2019

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

Check one of the following:

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

Box 2 ☒ The entire road segment is developed to the equivalent of a road category 4 standard. If checked, then the road is adequate for the proposed use without further review by the applicant.

An equivalent road category 4 standard is defined as a roadway that is generally 20 feet in width, but has pinch points which narrow the road. Pinch points include, but are not limited to, one-lane bridges, trees, large rock outcroppings, culverts, etc. Pinch points must provide visibility where a driver can see oncoming vehicles through the pinch point which allows the oncoming vehicle to stop and wait in a 20 foot wide section of the road for the other vehicle to pass.

Box 3 ☐ The entire road segment is not developed to the equivalent of road category 4 or better. The road may or may not be able to accommodate the proposed use and further evaluation is necessary. Part B is to be completed by a Civil Engineer licensed by the State of California.

The statements in PART A are true and correct and have been made by me after personally inspecting and measuring the road.

Signature

Date

Name Printed

Important: Read the instructions before using this form. If you have questions, please call the Dept. of Public Works Land Use Division at 707.445.7205.

Apps: 11835





17 min
4.4 miles

● Crooked Prairie Road
APPS: 11835

RECEIVED
MAR 06 2019
Hamilton County
Criminal Svc.

5015 Ettersburg Road

August 1, 2019

Water Resource Protection Plan

WDID# - 1B170401CHUM

APN 221-181-026

COPY

Prepared by:

Timberland Resource Consultants

165 South Fortuna Blvd

Fortuna, CA 95540

10-7-2017



Property Description

The property assessed consists of one parcel located in primarily oak woodland. The property is located in Section 33, T3S, R2E, HB&M, Humboldt County, from the Ettersburg 7.5' USGS Quad Map and is approximately 2.6 miles NE from Ettersburg. Access to the property is from US Highway 101 to un-named roads.

Project Description

There is currently one active cultivation area located on the property. The cultivation area is approximately 11,200 ft² and consists of a meadow with in-ground plants totaling approximately 9,300 ft² of actual cultivation measures by total canopy area. All water used for the irrigation of cannabis is derived from a rain catchment pond located on the property.

Monitoring Plan

Tier 2 Dischargers shall include a monitoring element in the Water Resource Protection Plan that at a minimum provides for periodic inspection of the site, checklist to confirm placement and efficacy of management measures, and document progress on any plan elements subject to a time schedule. Tier 2 Dischargers shall submit an annual report (Appendix C) by March 31 of each year that documents implementation and effectiveness of management measures during the previous year. Tier 2 annual reporting is a function that may be provided through an approved third party program.

Monitoring of the site includes visual inspection and photographic documentation of each feature of interest listed on the site map, with new photographic documentation recorded with any notable changes to the feature of interest. At a minimum, all site features must be monitored annually, to provide the basis for completion of the annual re-certification process. Additionally, sites shall be monitored at the following times to ensure timely identification of changed site conditions and to determine whether implementation of additional management measures are necessary to prevent, minimize, and mitigate discharges of waste to surface water: 1) just prior to October 15 to evaluate site preparedness for storm events and storm water runoff, 2) following the accumulation of 3" total precipitation or by November 15, whichever is sooner, and 3) following any rainfall event with an intensity of 3" precipitation in 24 hours. Precipitation data can be obtained from the National Weather Service Forecast Office (e.g. by entering the zip code of the parcel location at <http://www.srh.noaa.gov/forecast>). Sites requiring monitoring are indicated as such within the WRPP Mitigation report in the follow pages.

Monitoring Plan Reporting Requirements

Order No. R1-2015-0023, Appendix C must be submitted to the Regional Water Board or approved third party program upon initial enrollment in the Order (NOI) and annually thereafter by March 31. Forms submitted to the Regional Water Board shall be submitted electronically to northcoast@waterboards.ca.gov. If electronic submission is infeasible, hard copies can be submitted to: North Coast Regional Water Quality Control Board, 5550 Skylane Boulevard, Suite A, Santa Rosa, CA 95403.

Assessment of the Standard Conditions

Assessment of Standard Conditions consisted of field examinations in the winter of 2016 and the subsequent spring. The examination evaluated areas near, and areas with the potential to directly impact, watercourses for sensitive conditions including, but not limited to, existing and proposed roads, skid trails and landings, unstable and erodible watercourse banks, unstable upslope areas, debris, jam potential, inadequate flow capacity, changeable channels, overflow channels, flood prone areas, and riparian zones. Field examinations also evaluated all roads and trails on the property, developed areas, cultivation sites, and any structures and facilities appurtenant to cultivation on the property. Anywhere the Standard Conditions are not met on the property, descriptions of the assessments and the prescribed treatments are outlined in the Mitigation Report to follow.

Summary of Standard Conditions Compliance

1. Site Maintenance, Erosion Control, and Drainage Features Y☐/N☒
2. Stream Crossing Maintenance Y☐/N☒
3. Riparian And Wetland Protection and Management Y☒/N☐
4. Spoils Management Y☒/N☐
5. Water Storage and Use Y☒/N☐
6. Irrigation Runoff Y☒/N☐
7. Fertilizers and Soil Amendments Y☒/N☐
8. Pesticides and Herbicides Y☒/N☐
9. Petroleum Products and Other Chemicals Y☒/N☐
10. Cultivation-Related Wastes Y☒/N☐
11. Refuse and Human Waste Y☒/N☐

1. Site Maintenance, Erosion Control, and Drainage Features

Roads on the property have been historically used for ranching. Roads are being classified as “permanent” (being used year-round), “seasonal” (being used primarily during summer months), and “trail” (being rarely used for occasional access to features on the property).

During multiple inspection of the roads, cultivation areas, and watercourses, six sites were identified where road surface runoff was not being adequately dispersed and erosion of the road surface was occurring. Of these six sites, three have existing surface drainage structures in need of maintenance. Further details can be found in the Mitigation Report to follow.

The cultivation area is located in a meadow, on natural hillslopes of approximately 25%. Surrounding the cultivation area are densely vegetated grassland with the nearest riparian area approximately 200' away. The cultivation area is well drained with no associated erosion.

A decommissioned cultivation area is approximately 1,600 ft² of garden are no longer used for the cultivation of cannabis. Prior cultivation consisted of both in-ground plants and above ground pots. The area within and surrounding this prior cultivation area is densely vegetated with grasses. There are no watercourses within

Summary of Standard Conditions Compliance (Cont.)

200' of this decommissioned cultivation area and there is no erosion or sediment delivery associated with this site.

The property also contains a vineyard of approximately 6,500 ft². The vineyard is approximately 60' from an adjacent Class III watercourse with no associated erosion or sediment delivery.

2. Stream Crossing Maintenance

There are two stream crossings located on the property. Both of these crossings (Sites 4 & 13) lack a drainage structure. New drainage structures adequately sized to handle calculated flows associated with a

100-year storm even shall be installed per the BMP's. Calculation results for appropriate culvert sizes can be seen in the following table. Further details can be found in the Mitigation Report to follow.

ID#	Existing Culvert (D) Diameter (in)	Headwall (HW) Height (in)	HW/D (ratio)	Selected Discharge Method	Q100 (cfs)	Culvert Capacity (cfs)	Culvert is Undersized	Recommended Culvert Dia. (in)	Recommendation Based On
Site 4	0	0	0.0	RATIONAL	3	0	TRUE	18	Q100
Site 13	0	0	0.0	RATIONAL	9	0	TRUE	24	Q100

3. Riparian and Wetland Protection and Management

Multiple assessments of the property concluded that cultivation areas and associated facilities are not located or occurring within 100' of any Class I or II watercourse or within 50' of any Class III watercourse or wetland, buffers maintain natural slopes with native vegetation, and buffers are of sufficient width to filter wastes from runoff discharging from production lands and associated facilities to all wetlands, streams, drainage ditches, or other conveyances.

4. Spoils Management

Currently, no spoils are not stored or placed in or where they can enter any surface water. Any/all spoils are adequately contained or stabilized to prevent sediment delivery to surface waters. Any/all spoils generated through development or maintenance of roads, driveways, earthen fill pads, or other cleared or filled areas have not been sidecast in any location where they can enter or be transported to surface waters. Any/all future spoils generated as a result of any future construction projects that are to be stored on the property shall be done so in accordance with the BMP's.

5. Water Storage and Use

All water on the property is derived from a rain catchment pond located on the property. This pond meets and exceed the required water demands for agricultural use. Domestic water is sourced from two non-jurisdictional springs and one diversion.

At this time, for the use of cannabis cultivation, the discharge has 12,500 gallons of water storage tanks installed as well as the pond, which is estimated to hold 200,000 gallons. Water metering device(s) shall be installed prior to cultivation, 2018, to meter water used for the irrigation of cannabis.

Water Resource Protection Plan

Site Map [WDID# - 1B170401]



- Property Boundary
- Cultivation Area
- Decommissioned Cultivation Area
- Vinyard
- Pond

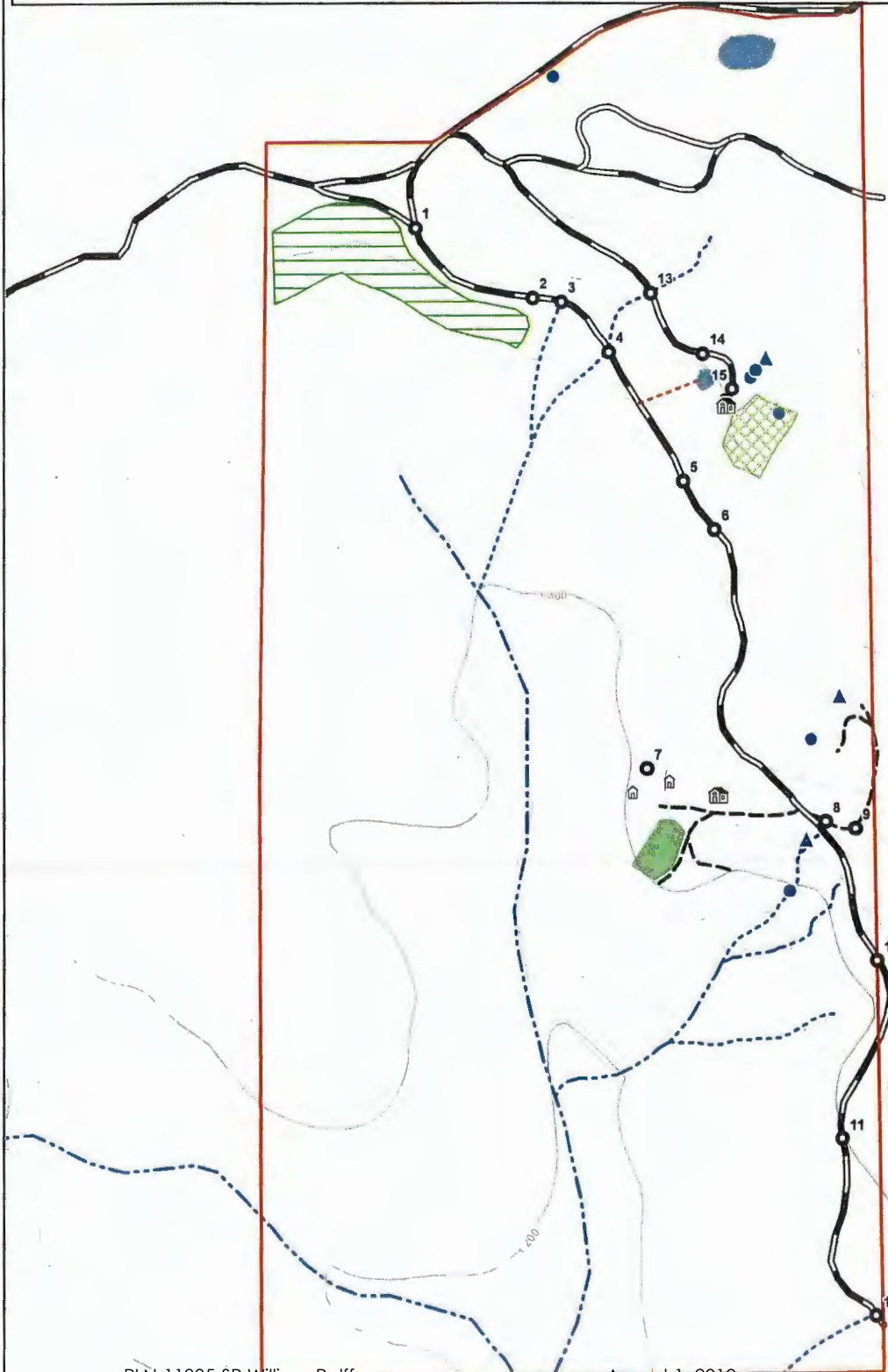
- Roads**
- Permanent
- Seasonal
- Trail

- Watercourses**
- Class II
- Class III
- Unclassified

- Site
- Structure
- House
- POD
- Tank



1801010070203TRC268





APPS:
11835
CULT. AREA
#1

RECEIVED
JUN 18 2019
Humboldt County
Cannabis Svcs.

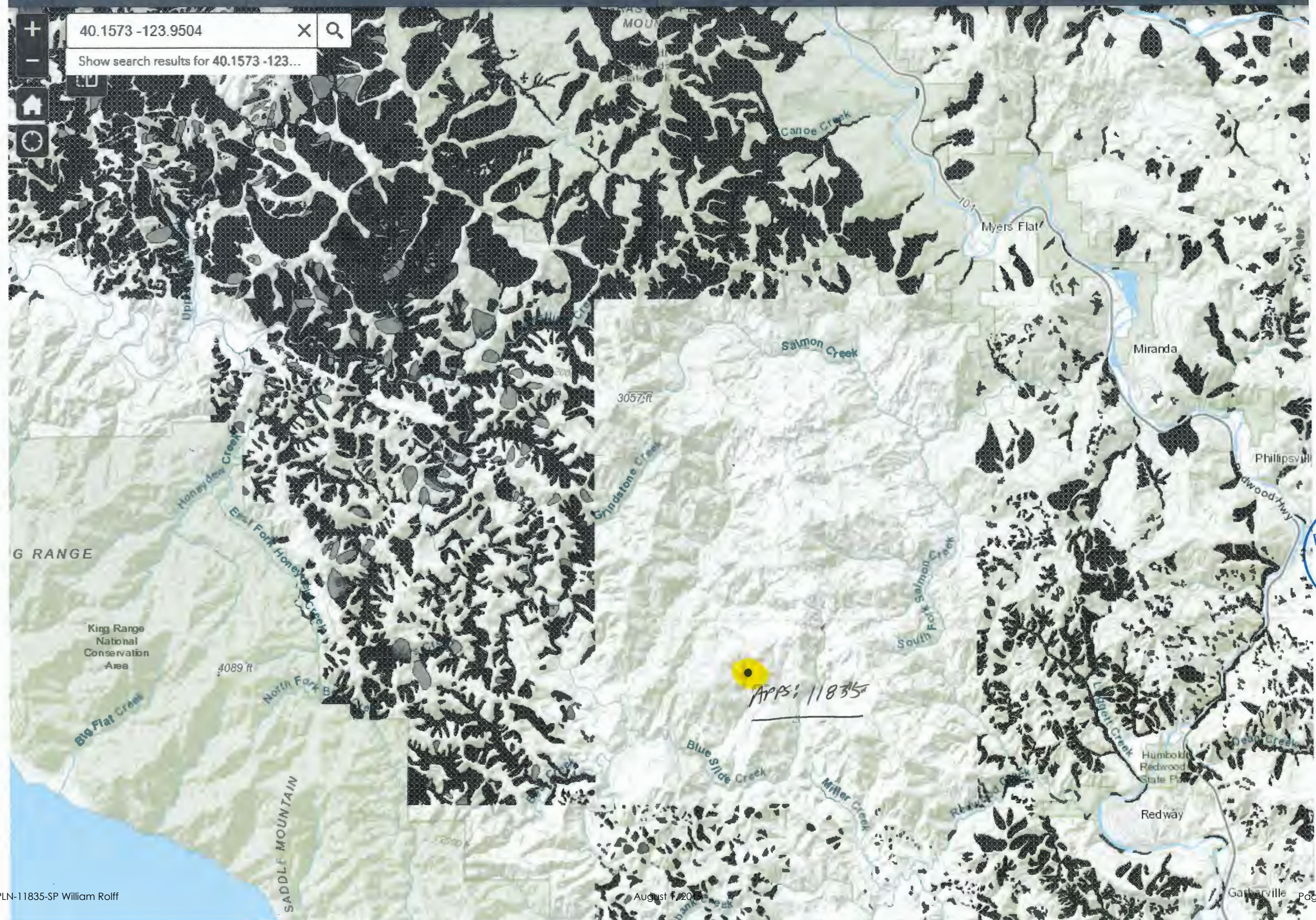


Landslide Inventory (Beta)



40.1573 -123.9504 X Q

Show search results for 40.1573 -123...



RECEIVED
JUN 18 2019
Humboldt County
Cannabis Svcs.

Proposed relocation area







HUMBOLDT COUNTY DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF ENVIRONMENTAL HEALTH
100 H STREET, SUITE 100, EUREKA, CA 95501 - 707-445-6215

SEWAGE DISPOSAL SYSTEM PERMIT APPLICATION

04/05-0115

Application is hereby made to the Humboldt County Division of Environmental Health (DEH) for a permit to construct, repair, modify, renew or destroy a sewage disposal system as specified below, in compliance with the laws and standards of Humboldt County and the State of California.

Legal Conformance

DES
8/31/04

Fee 1037.00

☒ New Construction
☐ Repair
☐ Modification
☐ Renewal
☐ Destruction

Receipt No.

101933
3/9/15

Application No.

80504

Site Address 5000 Crooked Prairie
Etnessburg

Assessor's Parcel No. (APN) 221-181-026

Previous APNs

Directions to Site Turn off Etnessburg Road
onto Duddyville Road. Turn Right
Crooked Prairie 4 1/2 miles

Owner's Name P.J. Stewart

Mailing Address PO Box 185

City/State/Zip Redway CA 95560

Phone 707 986-7716

☐ Standard System

☐ * Non-Standard System

* Please note that non-standard systems require an operating permit pursuant to HCC, Chapter 6. The owner / operator will be subject to permit fees and inspections.

Installation Will Serve:

☒ Residence

☐ Multiple Housing

☐ Commercial

☐ Mobile Home Park

No. of Units:

1

No. of Bedrooms:

2

Water Supply:

☐ Public ☒ Private

Septic Tank Size:

1500 or

Pump Chamber Size: 1200 gal

No. of Lines:

2

Line Length:

75' each

Trench Depth:

36" max.

Special Requirements / Comments:

SEE APPROVED PLANS

Terms of Permit

1. DEH personnel will be notified a minimum of 48 hours prior to final inspection. Please note that some systems may require several inspections. Should situations arise that prohibit a final inspection at the appointed time, the applicant or the applicant's agent shall notify DEH and reschedule the appointment. Failure to do so may result in additional charges to the applicant at the current hourly rate.
2. An inspection by DEH personnel, or other qualified professional (when approved by the Health Department), will be obtained prior to covering the system.
3. An inspection will not be performed unless a copy of the approved sewage disposal system design is available at the job site.
4. Any deviation from the approved plan without prior clearance from DEH may result in revocation of this permit.

It is understood that the issuance of a permit in no way indicates that a guarantee of perfect and indefinite operation of this system is made by DEH. Approval is based upon information submitted by the applicant. Field conditions and observations that vary significantly from submitted application information may void this permit.

The undersigned applicant for a sewage disposal system permit certifies as follows:

Contractors' License Law Certificate

☐ A. The applicant's contractor is licensed under the provisions of the Contractors' License Law, under license number _____, which is in full effect.

☒ B. The applicant is exempt from the provisions of the Contractors' License Law.

Workers' Compensation Certificate

☐ A. A currently effective certificate of Workers' Compensation Insurance is on file with the Humboldt County Health Department. Compensation Insurance: Policy: _____ Company: _____

☒ B. I certify that in the performance of the work for which this permit is issued that no person will be employed in such a manner as to become subject to the Workers' Compensation laws of California.

I hereby acknowledge that I have read this application and that the above is correct and agree to comply with all County Ordinances and State Law regulating construction of sewage disposal systems.

This permit shall expire if work authorized is not commenced prior to 1 year following the Building Issuance Date.

X

Signature of Owner / Owner's Agent

6/29/04

Date

Building Issuance Date:

7-18-15 Exp 7-18-06

System Design
Approved by:

Date:

8/31/04

Construction
Approved by:

Date:

AP# 221-181-024



RECEIVED

MAR - 9 2009

HUMAN HEALTH DIVISION
OF ENVIRONMENTAL HEALTH





AP# 221-181-026

RECEIVED
MAR - 9 2009
HUMBOLDT CO. DIVISION
OF ENVIRONMENTAL HEALTH



DIVISION OF ENVIRONMENTAL HEALTH
FILE NOTES

A.P. FILE # 221-181-026

DATE

8/31/04

Phone call from Vicki Maylor @ SHW - TA
results indicate zone 2 sandy clay loam from
sample collected @ 48" bgs. She will
mail results shortly. power

10/12/06

I returned call to contractor who has
called for a final inspection of the new
SDS - I asked that he take photos of
the installation, including the new tank
D-Box + ends of the lines, since I
was unable to do the inspection (2 hours
one-way from Eureka). power



95560-0185 707 9867716

ATTACHMENT 5

Referral Agency Comments and Recommendations

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

Referral Agency	Response	Recommendation	Location
Building Inspection Division	✓	Conditional Approval	Attached
Public Works Land Use Division	✓	Conditional Approval	Attached
Division of Environmental Health	✓	Approval	Attached
Department of Fish & Wildlife	✓	Comments	Attached
NWIC	✓	Recommended Tribal Review	On file with Planning
Bear River Band	✓	Conditional Approval	On file with Planning
Intertribal Sinkyone Wilderness Council		No Response	
Southern Humboldt Joint School District		No Response	
CALFIRE		No Response	
RWQCB		No Response	
Agricultural Commissioner		No Response	
District Attorney		No Response	
Humboldt County Sheriff		No Response	
County Counsel		No Response	



HUMBOLDT COUNTY
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541

PROJECT REFERRAL TO: Health and Human Services Environmental
Health Division

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Sinkyone, Southern Humboldt Joint School District

DEH received
10-13-17

17/18-0905

Applicant Name Fem-o-ral Farms **Key Parcel Number** 221-181-026-000

Application (APPS#) 11835 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** SP16-816

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

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

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

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

Return Response No Later Than

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

We have reviewed the above application and recommend the following:

Approval

Comments:

Response Date: 7/2/2018 **Recommendation By:** Adam Molofsky

*



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

ARCATA-EUREKA AIRPORT TERMINAL
MCKINLEYVILLE
FAX 839-3596

AVIATION

839-5401

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
FAX 445-7409

ADMINISTRATION
BUSINESS
ENGINEERING
FACILITY MAINTENANCE

445-7491
445-7652
445-7377
445-7493

NATURAL RESOURCES
NATURAL RESOURCES PLANNING
PARKS
ROADS & EQUIPMENT MAINTENANCE

445-7741
267-9540
445-7651
445-7421

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

LAND USE

445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Michelle Nielsen, Senior Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer *KMF*

DATE: 5-10-2018

RE:

Applicant Name	Fern-o-ral Farms
APN	221-181-026
APPS#	11835 SP16-816

The Department has reviewed the above project and has the following comments:

- ☒ The Department's recommended conditions of approval are attached as **Exhibit "A"**.
- ☐ Additional information identified on **Exhibit "B"** is required before the Department can review the project. Please re-refer the project to the Department when all of the requested information has been provided.
- ☐ Additional review is required by Planning & Building staff for the items on **Exhibit "C"**. No re-refer is required.
- ☒ *Road Evaluation Reports(s)* are required; See **Exhibit "D"**. No re-refer is required.

*Note: Exhibits are attached as necessary.

Additional comments/notes:

Applicant shall repair the entrance onto Briceland
thorne Road at the time of surfacing the entrance

// END //

Exhibit "A"

Public Works Recommended Conditions of Approval

(All checked boxes apply)

APPS # 11835

☐ **COUNTY ROADS- FENCES & ENCROACHMENTS:**

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

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

☐ **COUNTY ROADS- DRIVEWAY (PART 1):**

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

☐ **COUNTY ROADS- DRIVEWAY (PART 2):**

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

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

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

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

☐ **COUNTY ROADS- DRIVEWAY (PART 3):**

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

☐ **COUNTY ROADS-PARKING LOT- STORM WATER RUNOFF:**

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

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

☒ **COUNTY ROADS- DRIVEWAY & PRIVATE ROAD INTERSECTION VISIBILITY:**

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

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

☒ **COUNTY ROADS- PRIVATE ROAD INTERSECTION:**

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

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

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

☐ **COUNTY ROADS- ROAD EVALUATION REPORT(S):**

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

// END //



HUMBOLDT COUNTY
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541

10/13/2017

PROJECT REFERRAL TO: Building Inspection Division

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Sinkyone, Southern Humboldt Joint School District

Applicant Name Fem-o-ral Farms **Key Parcel Number** 221-181-026-000

Application (APPS#) 11835 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** SP16-816

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

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

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

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

Return Response No Later Than 10/28/2017 Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

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

- ☐ Recommend Approval. The Department has no comment at this time.
- ☐ Recommend Conditional Approval. Suggested Conditions Attached.
- ☒ Applicant needs to submit additional information. List of items attached.
- ☐ Recommend Denial. Attach reasons for recommended denial.
- ☐ Other Comments: _____

DATE: 2/15/18

PRINT NAME: Rudy Marengi

221-181-026



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
BUILDING DIVISION

3015 H STREET EUREKA CA 95501
PHONE: (707) 445-7245 FAX: (707) 445-7446

Building Division's Referral Comments for Cannabis Operations:

Application No.: 45560/11835
Parcel No.: 221-181-026
Case No.: SP16-816

The following comments apply to the proposed project, (check all that apply).

- ☐ Site/plot plan appears to be accurate.
- ☒ Submit revised site/plot plan showing all of the following items: all grading including ponds and roads, location of any water course including springs, all structure including size and use and all setbacks from the above stated to each other and property lines.
- ☐ Existing operation appears to have expanded, see comments: _____
- ☐ Existing structures used in the cannabis operation shall not to be used/occupied until all required permits have been obtained.
- ☐ Proposed new operation has already started.
- ☒ Recommend approval based on the condition that all required grading, building, plumbing electrical and mechanical permits and or Agricultural Exemption are obtained.
- ☒ Other Comments: Revise plot plan to show property line following north of 224,000 gallon pond, the (2) GH's in CA #1 as (1) 10x80 and (1) 10x60, 3000 sqft Outdoor CA in CA #1. Applicant is pursuing a RRR for this parcel and needs to update plan of operation to show this.

Name: Rudy Marengi

Date: 2/15/18

Note: Remember to take photographs and then save them to the Planning's case number. File location J, Current Planning, Projects, (CUP, SP, ZCC) Case number.



COUNTY OF HUMBOLDT
Planning and Building Department – Current Planning
3015 H Street, Eureka, CA 95501 ~ PHONE (707) 445-7541
PROJECT TRANSMITTAL

APPLICANT KEY PARCEL 221-181-026-000 DATE 6/21/2019 CONTACT Stephen Luther APPS# PLN-11835-SP

PROJECT INFORMATION

SUBJECT William Rolff - SP for 7,800 sf existing OD cultivation

PROJECT TYPE Special Permit (CCLU01)

PROJECT DESCRIPTION A Special Permit for an existing 7,800-square-foot outdoor commercial cannabis operation. This permit authorizes relocation of historic cultivation to a single environmentally superior location on-site. Cultivation occurs from March to October. There are up to two cycles per year using light deprivation, which requires the use of supplemental lighting to support vegetative growth in the greenhouses. The estimated annual water use for irrigation is 138,060 gallons. There is a total of 289,000 gallons of water storage in an existing 244,000 gal rainwater catchment pond, a 30,000 gal concrete tank, and five (5) hard-sided tanks. Processing will occur off-site at a licensed processing facility. All work will be completed by owner-operators and no employees are used. Power will be provided by a solar array and a backup generator.

PROJECT LOCATION

The project is located in Humboldt County, in the Ettersburg area, on both sides of Crooked Prairie Road, approximately 4.0 miles northeast from the intersection of Dutyville Road and Crooked Prairie Road, on the property known as 5000 Crooked Prairie Road.

PRESENT PLAN DESIGNATIONS Residential Agriculture (RA), 2017 General Plan, Density: 40 acres per unit, Slope Stability: Moderate Instability (2).

PRESENT ZONING
Unclassified (U)

KEY PARCEL NUMBER 221-181-026-000

ADDITIONAL PARCEL #S

APPLICANT INFORMATION

Name William Rolff
Address 1
Address 2 PO Box 2093
City Redway **State** CA **Zip** 95560
Phone (707)923-1014 **E-Mail**

OWNER INFORMATION

Name Rolff William F & Ronda A
Address 1
Address 2 Po Bx 2093
City Redway **State** CA **Zip** 95560
Phone **E-Mail**

AGENT INFORMATION

Name Timberland Resource Consultants
Address 1 David Spinosa
Address 2 165 S Fortuna Blvd.
City Fortuna **State** CA **Zip** 95540
Phone **E-Mail**
dspinosa@timberlandresource.com

ADDITIONAL PROJECT INFORMATION

ADDITIONAL OWNERS

DECISION MAKER Zoning Administrator

ENVIRONMENTAL REVIEW REQUIRED? No

MAJOR ISSUES None

STATE APPEAL STATUS Project is NOT appealable to the California Coastal Commission

PRELIMINARY CEQA FINDINGS Environmental Review Required

CEQA EXEMPTION SECTION

EXEMPTION DESCRIPTION



Applicant: William Rolff		Date: 7/18/2019	
APPS No.: 11835	APN: 221-181-026	DFW CEQA No.: 2017-0915	
<input checked="" type="checkbox"/> Existing	Proposed: <input checked="" type="checkbox"/> Outdoor (SF): 7,800		

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.

The project indicates that relocation is proposed to an environmentally superior site. CDFW requests information on the justification of the relocation. In addition, CDFW requests information on the site where relocation is proposed. Water is sourced from an off-parcel rainwater catchment pond that appears to be held under different ownership. CDFW requests further information on the pond including total volume, estimated use by this applicant, estimated use by the property owner of the pond, and detail on how the water will be managed between the two parcels.

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

- ☒ 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. Surveys should be conducted in order to identify and establish buffers for any sensitive natural communities, such as wetlands, springs, seeps, and riparian areas, or plants with a State Rare Plant Rank of 1 or 2. CDFW databases such as the California Natural Diversity Database (CNDDDB), and the Biogeographic Information and Observation System (BIOS), can be used as scoping tools for minimum baseline information regarding sensitive biological resources within the 7.5-minute quadrangle and all adjoining quadrangles. Biological, botanical, and/or wetland delineation surveys should be conducted by a qualified biologist with appropriate training. Botanical surveys should follow the protocol in CDFW's 2009 "Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities" (See: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline=1>)

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

- ☒ 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 and greenhouse fans on parcel; noise released shall be no more than 50 decibels measured from 100ft.
- ☒ 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.

- ☒ That all imported soil located onsite be fully contained and setback a minimum of 150ft from watercourses and/or wet areas; and that all discarded soil and trash present onsite be removed and properly disposed of at a waste management facility.
- ☒ The referral materials state that there is an existing pond designated as water sources for this project. CDFW requests:
 - That the applicant comply with the attached CDFW Bullfrog Management Plan (**Exhibit A**). Reporting requirements shall be submitted to CDFW at 619 2nd Street, Eureka, CA 95501, no later than December 31 of each year.
 - That fish stocking be prohibited without written permission from the Department pursuant
- ☒ The applicant submitted a Notification of Lake or Streambed Alteration (LSA#: 1600-2019-0309-R1). As of July 2019, the application has been deemed incomplete.
- ☒ This project has the potential to affect sensitive fish and wildlife resources such as Steelhead Trout (*O. mykiss*), Foothill Yellow-legged Frog (*Rana boylei*), Pacific Giant Salamander (*Dicamptodon tenebrosus*), Southern Torrent Salamander (*Rhyacotriton variegatus*), Northwestern Salamander (*Ambystoma gracile*), Rough-skinned Newt (*Taricha granulosa*), Northern Red-legged Frog (*Rana aurora*), Tailed Frog (*Ascaphus truei*), Boreal Toad (*Anaxyrus boreas boreas*), Western Pond Turtle (*Actinemys marmorata marmorata*), and amphibians, reptiles, aquatic invertebrates, mammals, birds, and other aquatic and riparian species.

Thank you for the opportunity to comment on this Project.

Sincerely,

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

Luther, Stephen

From: Luther, Stephen
Sent: Thursday, July 25, 2019 5:08 PM
To: 'Manthorne, David@Wildlife'
Cc: Ryan, Meghan; Johnson, Cliff; Bocast, Kalyn@Wildlife; Bauer, Scott@Wildlife
Subject: RE: CDFW Referral Comments: , William Rolff (APPS: 11835), CEQA 2017-0915, APN: 221-181-026
Attachments: Assessor's Map Book 221 pg 18.pdf; Rolff Relocation.docx

David,

Thank you for the comments. Please see my response below.

1. In response to the relocation, pages 2-7 of the June 18, 2019 version of the Cultivation and Operations Plan (attached) shows the steep slopes and downward retreat of the previous cultivation areas. The proposed site is gently sloped in an open meadow.
2. The off-stream rainwater catchment pond is located on the subject parcel. Although GIS does not show the jog in the northern parcel boundary, the attached Assessor's map book does show the pond is on the parcel.
3. The pond capacity is 244,000 gallons (approx. surface area of 4,000 sq. ft. and depth of 8 ft.). Water is also stored in 45,000 gal tanks. Irrigation water use is 138,060 gal/year. In addition, note that because the pond was constructed without the benefit of County review, a condition of approval was incorporated requiring the applicant to notify CDFW to determine if improvements are required for the pond.

Additional comments regarding noise, protection of wildlife, prohibition on synthetic netting and Bullfrog management have been incorporated as conditions of approval.

Thank you,



Stephen Luther
Planner, Cannabis Division
Planning and Building Department
707.268.3737

From: Manthorne, David@Wildlife <David.Manthorne@wildlife.ca.gov>
Sent: Thursday, July 18, 2019 5:08 PM
To: Planning Clerk <planningclerk@co.humboldt.ca.us>
Cc: Ryan, Meghan <mryan2@co.humboldt.ca.us>; Luther, Stephen <SLuther@co.humboldt.ca.us>; Johnson, Cliff <CJohnson@co.humboldt.ca.us>; Bocast, Kalyn@Wildlife <Kalyn.Bocast@Wildlife.ca.gov>; Bauer, Scott@Wildlife <Scott.Bauer@wildlife.ca.gov>
Subject: CDFW Referral Comments: , William Rolff (APPS: 11835), CEQA 2017-0915, APN: 221-181-026

To Whom it May Concern:

Please see the attached comments regarding the subject application, William Rolff (APPS: 11835), CEQA 2017-0915, APN: 221-181-026.

Thank you for the opportunity to comment on this project.

David Manthorne
Senior Environmental Scientist Specialist
Habitat Conservation and Planning (WET)
California Department of Fish and Wildlife
619 Second Street
Eureka, CA 95501
(707) 441-5900