COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: January 23, 2020

To: Humboldt County Planning Commission

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

Subject: **Reed Mountain Pharms Cooperative Inc. Conditional Use Permit and Special Permit**
Application Number: 12723
Case Number: CUP16-819
Assessor's Parcel Number (APN): 223-043-005
Sections 8 and 17 of Township 05 South, Range 04 East, Humboldt Base & Meridian, Benbow Area

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Please contact Meghan Ryan, Senior Planner, at 707-445-7541 or by email at mryan2@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
January 23, 2020	Conditional Use Permit and Special Permit	Meghan Ryan

Project Description: A Conditional Use Permit for existing 21,000 square feet of mixed light and 19,370 square feet of outdoor medical commercial cannabis cultivation. Total cultivation area is 40,370 square feet in one consolidated cultivation area. Cultivation activities extend all year and there will be a maximum of two outdoor and four mixed light cultivation cycles. Initially, cannabis will be cultivated in hoop houses and immature plants will be purchased from a licensed nursery. The applicant proposes to construct commercial greenhouses to replace hoop houses in the future. Irrigation water is sourced from a groundwater well located on APN 223-043-003 and is supplemented by rainwater catchment, and is stored in hard tanks for water storage. The Applicant expects to use 475,000 gallons annually for irrigation. There is 50,000 gallons of water storage in two 25,000-gallon rain catchment tanks. The applicant proposes to construct two structures to support operations: one 4,000-square-foot, single-story propagation building and one 4,000-square-foot, two-story accessory structure. The two-story structure will be utilized for maintaining 'mother' plants and house processing facilities for drying, curing and trimming. The Applicant states that 2 full time employees and 10 seasonal employees are needed for operations. Power is generated by generators. The proposed project includes a Special Permit for development within the Streamside Management Area for restoration of historic cultivation areas. for restoration of three historic cultivation areas. The cultivation areas that totals 2.47 acres will be remediated and restocked with timber. The applicant is proposing some timber conversion to expand the northern cultivation area by 1.63 acres to accommodate relocation of the cultivation areas out of the SMA. With the remediation and restocking of the western cultivation area, there will be no net loss in timberland as a result of this project.

Project Location: The project is located in Humboldt County, in the Benbow area, on both sides of Reed Loop Road, approximately 1.45 miles north from the intersection of Reed Loop Road and Ranch Road, on the property known as 1000 Reed Loop Road, and on the property known to be in the southwest and northwest quarters of Section 17 of Township 05 South, Range 04 East, Humboldt Base & Meridian.

Present Plan Land Use Designations: Agricultural Grazing (AG), 2017 General Plan, Density: 20-160 acres per unit, Slope Stability: Moderate Instability (2).

Present Zoning: Timberland Production (TPZ)

Application Number: 12723 **Case Number:** CUP16-819

Assessor Parcel Number: 223-043-005

Applicant	Owner	Agent
Reed Mountain Pharms Cooperative, Inc. Attn: Amos Faraon PO Box 1905 Redway, CA 95560	The Rally Preservation Group LLC Co PO Box 1905 Redway, CA 95560	NorthPoint Consulting Group, Inc. Attn: Derek Roelle 1117 Samoa Boulevard Arcata, CA 95521

Environmental Review: An Addendum to a previously adopted Mitigated Negative Declaration has been prepared for consideration per §15164 of CEQA Guidelines.

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

Major Issues: None.

REED MOUNTAIN PHARMS COOPERATIVE, INC.
Case Number: CUP16-819
Assessor's Parcel Number: 223-043-005

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

Find that the Commission 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 Conditional Use Permit and Special Permit based on evidence in the staff report and adopt the Resolution approving the proposed Reed Mountain Pharms Cooperative, Inc., project subject to the recommended conditions.

Executive Summary: A Conditional Use Permit in compliance with the County Commercial Medical Marijuana Land Use Ordinance (CMMLUO) for an existing outdoor and mixed-light commercial medical cannabis cultivation operation located on Assessor's Parcel Number (APN) 223-043-005, which is approximately 166 acres in size. The operation consists of 19,370 square feet (SF) of existing outdoor cultivation and 21,000 SF of existing mixed-light cultivation. The total cultivation area altogether is 40,370 square feet (SF) and there is 8,000-square-foot of propagation area proposed within two structures. appurtenant nursery. The subject parcel is zoned Timberland Production (TPZ). Currently, the parcel is only developed with two cultivation areas; there are no existing structures.

Cultivation activities occur throughout the year. There is a maximum of two cultivation cycles annually for outdoor cultivation and four mixed-light cultivation cycles. The applicant estimates 475,000 gallons of water is required to meet annual needs (approximately 3.8 gallons/sf/cycle). Irrigation water for cultivation activities will be supplied by a groundwater well located on APN 223-043-003 and supplemented by rainwater. There are two 25,000-gallon rainwater catchment tanks that provide water storage on the subject parcel. Irrigation is done by hand and drip emitters, allowing for daily inspection of each plant to reduce water and nutrient waste conservation. The applicant is proposing to construct two structures, including: one 4,000-square-foot, single-story propagation area and one 4,000-square-foot, two-story multi use facility that will contain additional propagation area and processing facilities (see Site Plan for additional details). Only cannabis cultivated on the subject parcel will be processed at this location. A maximum of 12 employees will be on-site during peak operations (2 permanent and 10 seasonal). Development of the processing facility will also include installation of an appropriately-sized Onsite Wastewater Treatment Facility (OWTS) that will accommodate employees on site during peak operations. Processing will be conducted off-site at a licensed processor until the processing facility and OWTS are permitted. Power to the site is provided by several gasoline generators. The generators will be replaced by a single 30-kW generator.

The applicant is proposing to consolidate three cultivation areas into one central location that was previously disturbed. According to the *Rally Preservation Group, LLC, Restoration Narrative* prepared by NorthPoint Consulting Group, Inc., dated October 2019, the western cultivation area was previously a log landing that was expanded in 2012. A Class II watercourse was diverted to circumvent the graded flat. The cutslope above the graded flat has exposed subsurface water causing a perennial seep and sediment erosion due to steep slopes and instability. Although the graded flat appears stable, the entire cultivation area will be restored and the stream channel realignment to its pre-development condition. Total disturbed area to be restocked with timber is approximately 2.47 acres (see *Rally Preservation Group, LLC, Restoration Narrative* and associated site plans prepared by NorthPoint Consulting Group, Inc., dated October 2019, in Attachment 4). Conditions of approval require the applicant to submit a Final Restoration Site Plan for the restoration of the western cultivation area that show the channel realignment, replanting plan, restocking plan and states cubic yards of cut and fill amounts. The plan shall include a schedule of activities, list additional permits required and provide a monitoring and reporting program of at least three years with an 85% success rate. The applicant is required to obtain all State and local permits necessary to complete

restoration of the western cultivation site.

The *Amos Faraon Less Than three Acre Conversion Mitigation Plan* prepared by Mad River Properties, Inc. received December 23, 2019, details timber conversion activities on the parcels where the applicant had a Non-industrial Timber Management Plan (NTMP) created. The NTMP covers several parcels under different ownership and for purposes of the proposed project, the findings will focus on the conclusions in the report that refers to APN 223-043-005 (subject parcel). As labeled by the *Amos Faraon Less Than three Acre Conversion Mitigation Plan* prepared by Mad River Properties, Inc. received December 23, 2019, GS2 - GS5 are the historic cultivation areas on the subject parcel. Recommendations for restoration in the report include: recontouring, replanting of Doug fir trees, 1-2 years old to a minimum stocking of 300 trees per acre. Monitoring is required for three years or when the trees reach 3 feet. The applicant is also required to restore the stream channel (see Section 314-61.1 *Streamside Management Area* of this staff report for additional information). The applicant is proposing to expand the northern cultivation site from 1.37 acres to 3 acres to allow for the cultivation area from the western portion of the parcel to be relocated (see Less Than 3 Acre Conversion application in Attachment 4). The Less Than 3 Acre Conversion application covers multiple parcels that were included in the NTMP, however, not all parcels are associated with this application.

Access to the site is via Reed Mountain Road, a privately-maintained road. A Road Evaluation Report was prepared by NorthPoint Consulting Group, Inc. stating the road can be considered the functional equivalent to a Category 4 road and accommodate the increased traffic from the project (see Attachment 4). The Road Evaluation Report estimated that average daily traffic (ADT) of Reed Mountain Road was 40 based on number of parcels it serves and the project would increase the ADT to 60, which is minimal and not expected to impact traffic by causing congestion. Because of 25 MPH speed limit and low traffic, Reed Mountain Road is considered to be a very-low volume road with low speeds. The Road Evaluation Report evaluated six points along Reed Mountain Road to determine if improvements were required. Although maintenance of existing turnouts were recommended, no additional improvements were required for the road to continue functioning as Category 4 road equivalent.

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.

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

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

The Commission could also decide the project may have environmental impacts that would require further environmental review pursuant to CEQA. Staff did not identify any potential impacts. As Lead Agency, the Department has determined that the Project is consistent with the Mitigated Negative Declaration adopted for the CMMLUO. However, the Commission may reach a different conclusion. In that case, the Commission should continue the item to a future date at least two months later to give staff the time to complete further environmental review.

RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 20-

Case Number: CUP16-819
Assessor Parcel Number: 223-043-005

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Reed Mountain Pharms Cooperative, Inc., Conditional Use Permit and Special Permit request.

WHEREAS, Reed Mountain Pharms Cooperative, Inc., submitted an application and evidence in support of approving a Conditional Use Permit to permit an existing 40,370 square foot cannabis cultivation operation, consisting of 19,370 SF of outdoor cultivation and 21,000 SF of mixed-light cultivation. There is 475,000 gallons of water required for irrigation. Water is provided by a well located on APN 223-043-003 and rainwater. There is 50,000 gallons of water storage in two 25,000-gallon rainwater catchment tanks. construct two structures, including: one 4,000-square-foot, single-story propagation area and one 4,000-square-foot, two-story multi use facility that will contain additional propagation area and processing facilities. Processing activities will occur at an off-site, licensed processing facility until the processing structure and Onsite Wastewater Treatment System are installed. There will be a maximum of 12 people on-site during peak operations. Power is provided by solar and generators; and

WHEREAS, Reed Mountain Pharms Cooperative submitted and application and evidence in support of approving a Special Permit for development within the Streamside Management Area for restoration of historic cultivation areas; and

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

WHEREAS, the 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, The Planning Commission considered the Addendum to the MND adopted for the Commercial Medical Marijuana Land Use Ordinance; and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on January 23, 2020.

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

1. The Planning Commission considered the Addendum to the MND adopted for the Commercial Medical Marijuana Land Use Ordinance; and

2. The Planning Commission makes all of the required findings for approval in Attachment 2 of the Planning Commission staff report for Case Number CUP16-819 based on the submitted substantial evidence; and

3. The Conditional Use Permit and Special Permit CUP16-819 is approved as recommended and conditioned in Attachment 1 for Case Number CUP16-819.

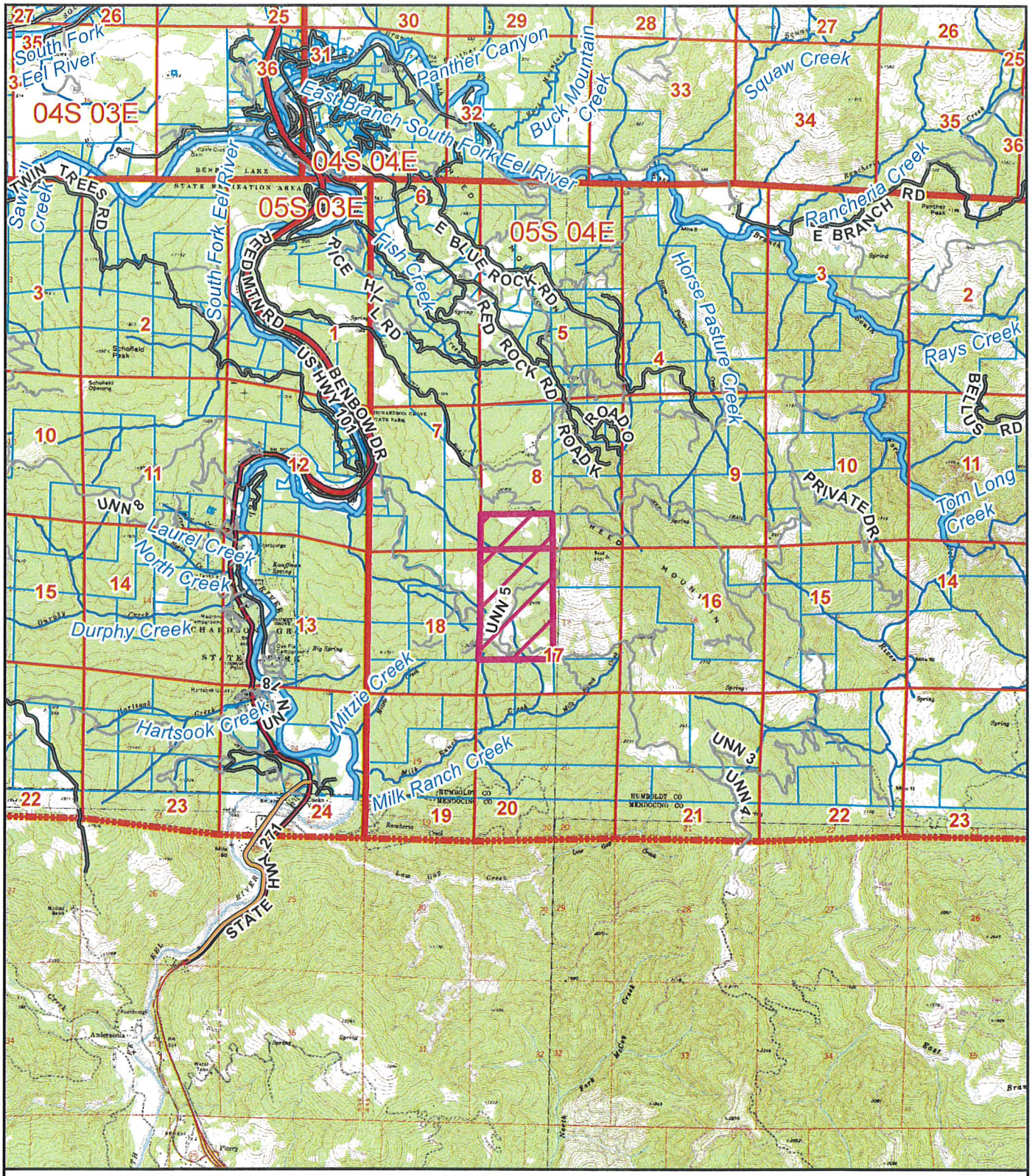
Adopted after review and consideration of all the evidence on January 23, 2020.

The motion was made by Commissioner ____ and seconded by Commissioner ___.

AYES: Commissioners:
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:
DECISION:

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

_____
John Ford, Director
Planning and Building Department



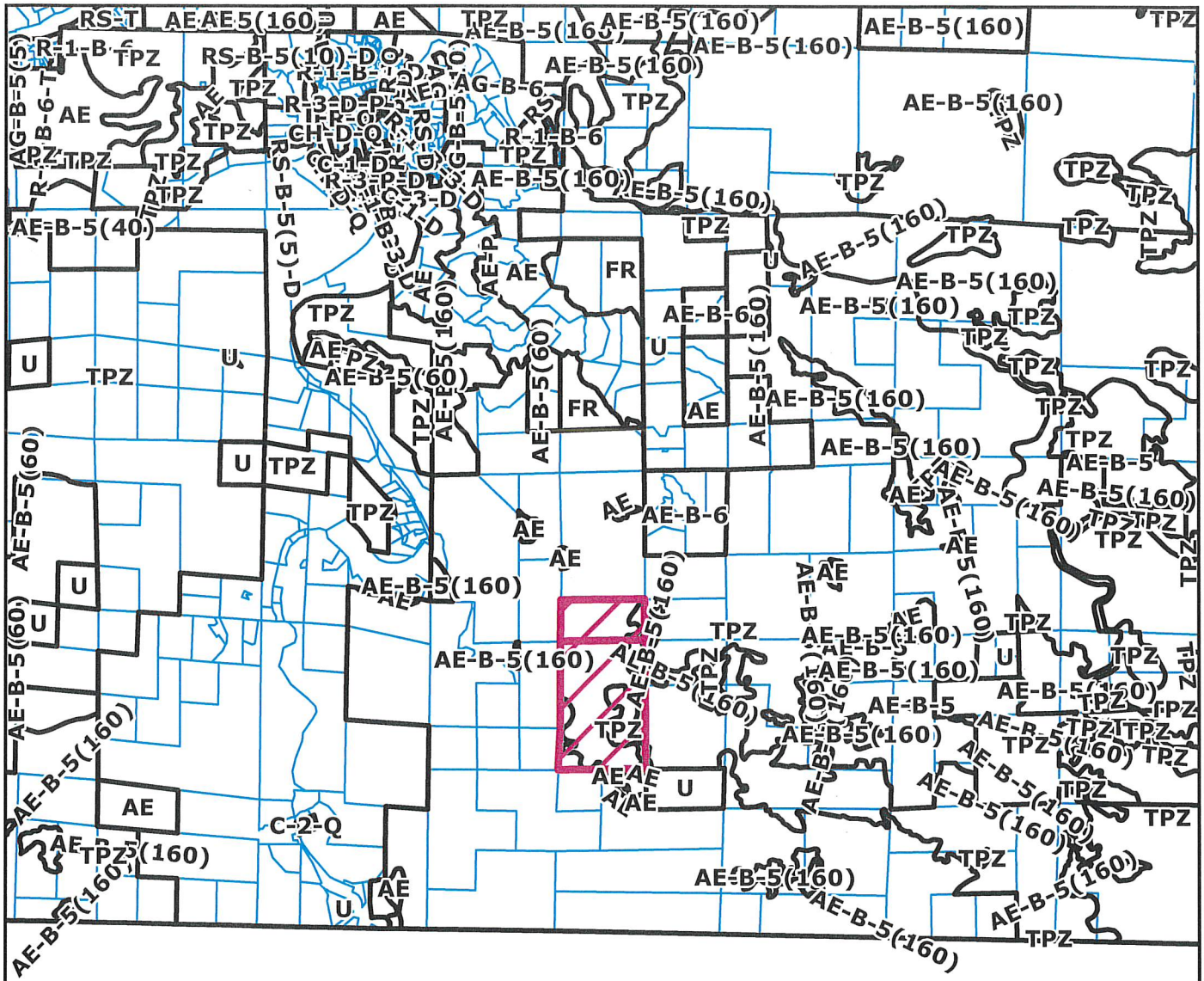
TOPO MAP
PROPOSED REED MOUNTAIN PHARMS
GARBERVILLE AREA
CUP-16-819
APN: 223-043-004; 223-042-006
T05S R04E S8; S17 HB&M (GARBERVILLE)

Project Area =

N

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 0.5 1 2 Miles



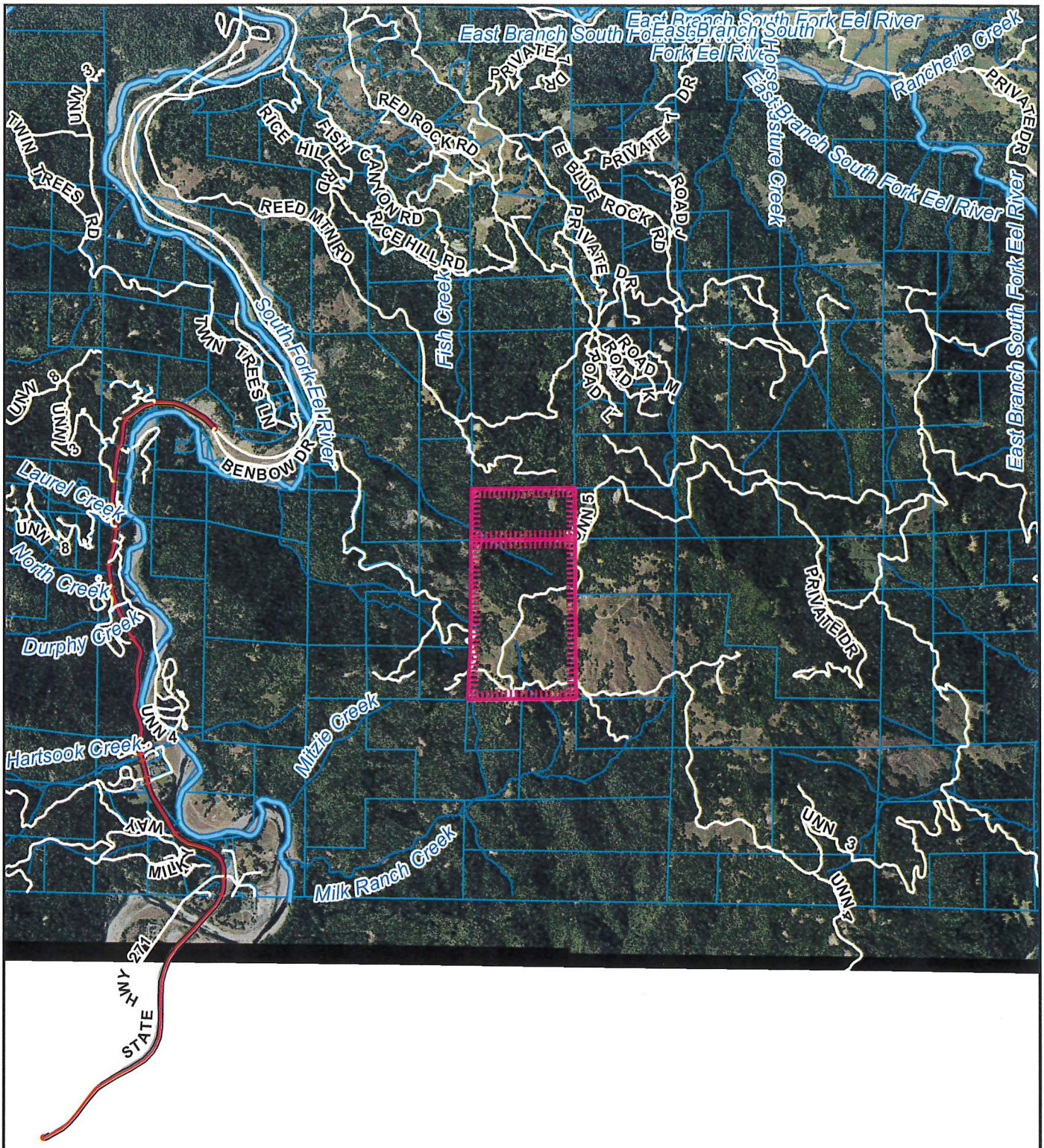
ZONING MAP
PROPOSED REED MOUNTAIN PHARMS
GARBERVILLE AREA
CUP-16-819
APN: 223-043-004; 223-042-006
T05S R04E S8; S17 HB&M (GARBERVILLE)

Project Area =

N

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 0.5 1 2 Miles



AERIAL MAP
PROPOSED REED MOUNTAIN PHARMS
GARBERVILLE AREA
CUP-16-819
APN: 223-043-004; 223-042-006
T05S R04E S8; S17 HB&M (GARBERVILLE)

Project Area =

N

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 0.375 0.75 1.5 Miles

THE RALLY PRESERVATION GROUP, LLC.

CONCEPTUAL RESTORATION PLAN

APN: 223-043-005

VICINITY MAP
NOT TO SCALE

DIRECTIONS TO SITE:
FROM EUREKA, CA
- TAKE US 101 S (APPROX. 69 MILES)
- TAKE EXIT 636 TURN LEFT ONTO BENBOW DRIVE CONTINUE BACK UNDER THE BRIDGE OVER THE LOWER BRIDGE. TURN RIGHT ONTO REED MOUNTAIN ROAD AND CONTINUE PAST THE GATE (APPROX. 3 MILES)
- AT INTERSECTION TURN BACK LEFT AND HEAD UP THE HILL (APPROX. 1 MILE)
- DESTINATION ON RIGHT

PROJECT DESCRIPTION:
THE RALLY PRESERVATION GROUP, LLC IS PROPOSING TO FULLY RESTORE AND REMEDIATE 2.55 ACRES OF LAND THAT HAS BEEN USED FOR CANNABIS CULTIVATION. THE 2.55 ACRES IS LOCATED WITHIN THREE AREAS, RESTORATION SITE #1, #2 AND #3.

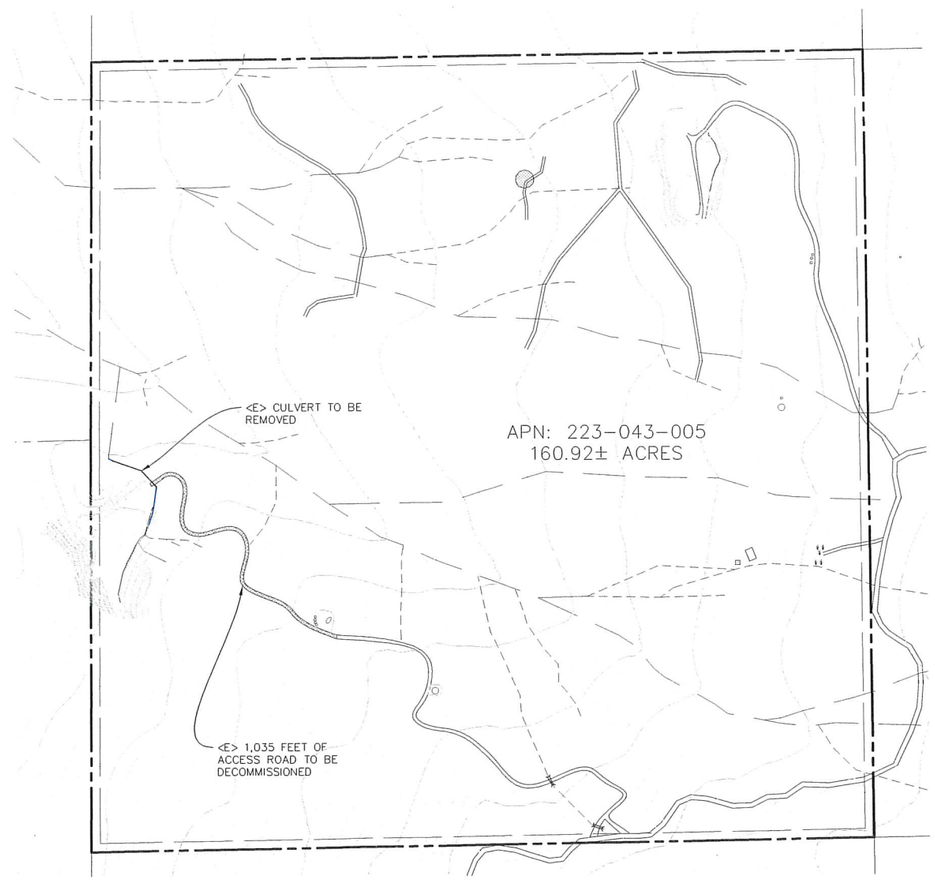
RESTORATION SITE #1 IS COMPRISED OF A LARGE GRADED FLAT, SMALLER FLATS UTILIZED FOR WATER STORAGE INFRASTRUCTURE AND AN ASSOCIATED ACCESS ROAD. THE LARGE GRADED FLAT WAS CONSTRUCTED WITHIN A CLASS II WATERCOURSE. THE LARGE GRADED FLAT IS TO BE FULLY REMIEDATED AND RECONTOURED TO NATURAL CONDITIONS. THE CLASS II WATERCOURSE IS TOP BE RESTORED TO ENHANCE AQUATIC AND RIPARIAN HABITAT. APPROXIMATELY 1,035 FEET OF THE ASSOCIATED ACCESS ROAD LEADING TO RESTORATION SITE #1 IS ALSO TO BE DECOMMISSIONED.

RESTORATION SITE #2 IS AN ABANDONED CULTIVATION SITE LOCATED WITHIN A CLASS III STREAM SIDE MANAGEMENT AREA. ALL CANNABIS CULTIVATION INFRASTRUCTURE IS TO BE REMOVED FROM RESTORATION SITE #2.

RESTORATION SITE #3 IS AN ABANDONED CULTIVATION SITE LOCATED WITHIN A CLASS III STREAM SIDE MANAGEMENT AREA. ALL CANNABIS CULTIVATION INFRASTRUCTURE IS TO BE REMOVED FROM RESTORATION SITE #3.

THE PROPOSED RESTORATION OF THE SITES IS TO ENHANCE AND INCREASE NATURAL HABITAT. THE GOAL OF THE RESTORATION IT TO REPLICATE THE NATURAL, STABLE CONDITIONS OF THE AREA, PRIOR TO LAND USE CONVERSIONS.

THE PROJECT CONSISTS OF THE FOLLOWING:
- STREAM CROSSING REMOVAL
- DAYLIGHTING OF APPROX. 200 FT OF STREAM
- STREAM CHANNEL RESTORATION AND REALIGNMENT
- HILL SLOPE RESTORATION AND STABILIZATION
- REVEGETATION / RESTOCKING
- DECOMMISSION APPROX. 1,035 FEET OF ACCESS ROAD



PLOT PLAN
22x34 SHEET: 1"=400'
11x17 SHEET: 1"=800'
0 200 400 800

SHEET INDEX:

C0 – CONCEPTUAL RESTORATION PLAN
C1 – PROPOSED RESTORATION SITES
C2 – RESTORATION SITE #1
C3 – DETAIL #1 – EXISTING AND PROPOSED
C4 – DETAIL #1 – TYPICAL SECTION VIEW
C5 – EROSION CONTROL

PROJECT INFORMATION:

APPLICANT:
THE RALLY PRESERVATION GROUP, LLC.
PO BOX 1905
REDWAY, CA 95560

PROPERTY OWNER:
MILK RANCH CREEK, LLC
PO BOX 2482
REDWAY, CA 95560

APPLICANTS AGENT:
NORTHPOINT CONSULTING GROUP, INC
1117 SAMOA BLVD
ARCATA, CA 95521
(707) 798-6438

SITE ADDRESS:
APN: 223-043-005
REED MOUNTAIN ROAD
BENBOW, CA 95542

TREES TO BE REMOVED = NONE

EARTHWORK QUANTITIES = TBD TOTAL CU.YD. CUT/FILL

WATER = PRIVATE
SEWER = PRIVATE

PROPERTY SIZE = ±160.92 ACRES

ZONING = TPZ
GENERAL PLAN DESIGNATION = AG

BUILDING SETBACKS:

	AG	TPZ	SRA
FRONT	20'	20'	30'
SIDE	6'	30'	30'
REAR	20'	30'	30'

SRA AREA: = YES
IN COASTAL ZONE: = NO
IN 100 YR FLOOD ZONE: = NO

RECEIVED
DEC 23 2019
Humboldt County
Planning Division

GENERAL NOTES:

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM HUMBOLDT COUNTY 2015 GIS DATA. NORTHPOINT CONSULTING GROUP, INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
3. CLASSIFICATION OF WATERCOURSES AS IDENTIFIED IN TIMBERLAND RESOURCE CONSULTANTS WATER RESOURCES PROTECTION PLAN.

DATE	REVISIONS	DRAWN BY

NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

THE RALLY PRESERVATION GROUP, LLC
REED MOUNTAIN ROAD BENBOW, CA / APN: 223-043-005
CONCEPTUAL RESTORATION PLAN

PROJ. MGR.: PW
DRAWN BY: DDR
DATE: 10/18/19
SCALE: AS SHOWN

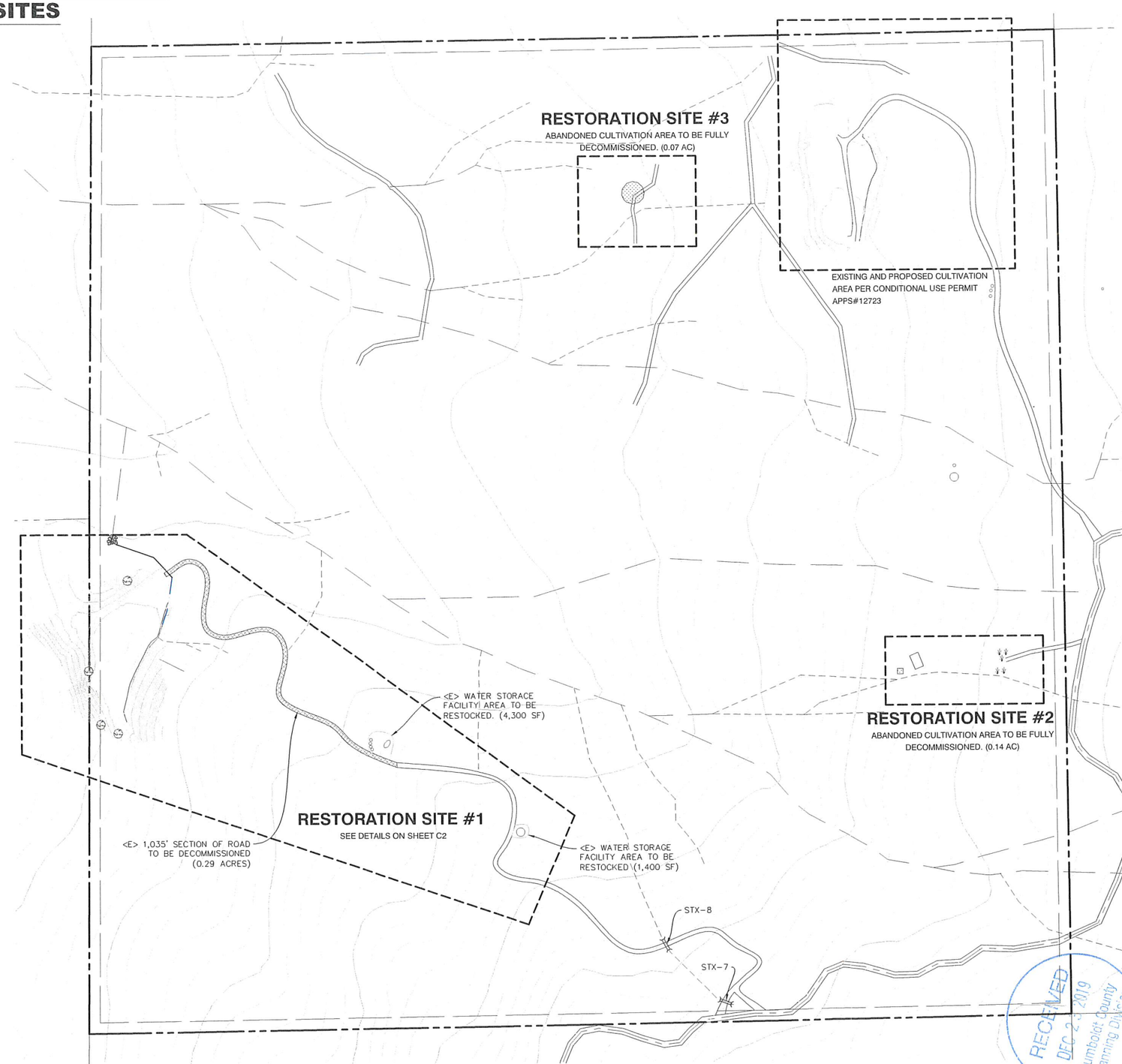
SHEET
C0
18-040

PRELIMINARY

THE RALLY PRESERVATION GROUP, LLC.

PROPOSED RESTORATION SITES

APN: 223-043-005



PLOT PLAN

22x34 SHEET: 1"=150'
11x17 SHEET: 1"=300'

0 75 150 300

N

RECEIVED DEC 2 3 2019 Humboldt County Planning Division

DATE	REVISIONS	DRAWN BY

NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

THE RALLY PRESERVATION GROUP, LLC
REED MOUNTAIN ROAD BENBOW, CA / APN: 223-043-005
PROPOSED RESTORATION SITES

PROJ. MGR.: PW
DRAWN BY: DDR
DATE: 10/18/19
SCALE: AS SHOWN
SHEET C1
18-040

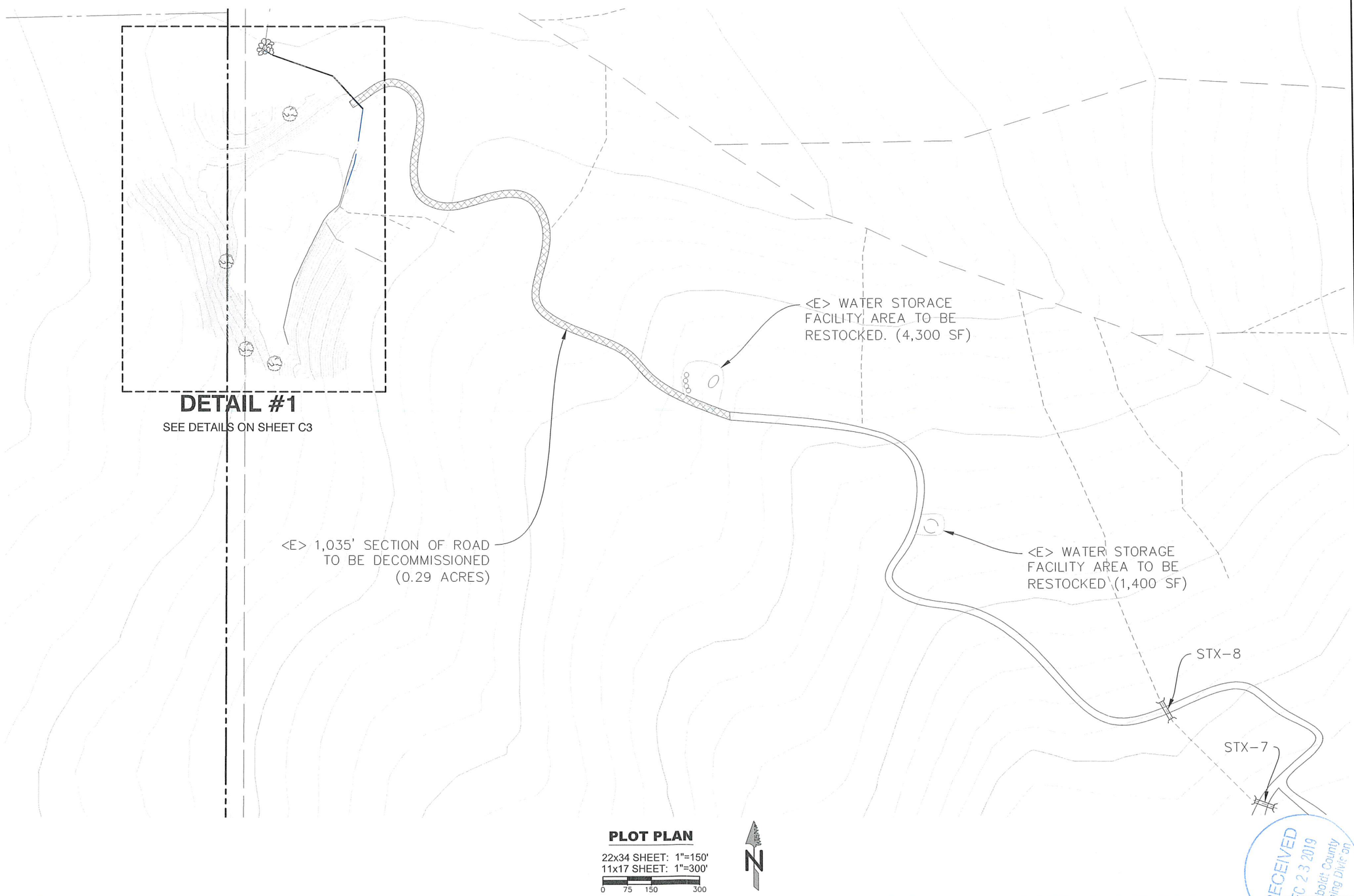
PRELIMINARY

December 5, 2019 - 13:40 Dwg Name: P:\18-040 - Reed Mountain Pharms #8 - Amos Fenton\CAD\19087 - UpFront - RESTORATION.dwg Updated By: Dave Roche

THE RALLY PRESERVATION GROUP, LLC.

RESTORATION SITE #1

APN: 223-043-005



REVISIONS	
DATE	DRAWN BY

NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

THE RALLY PRESERVATION GROUP, LLC
REED MOUNTAIN ROAD BENBOW, CA / APN: 223-043-005
RESTORATION SITE #1

PROJ. MGR.: PW
DRAWN BY: DDR
DATE: 10/18/19
SCALE: AS SHOWN
SHEET C2
18-040

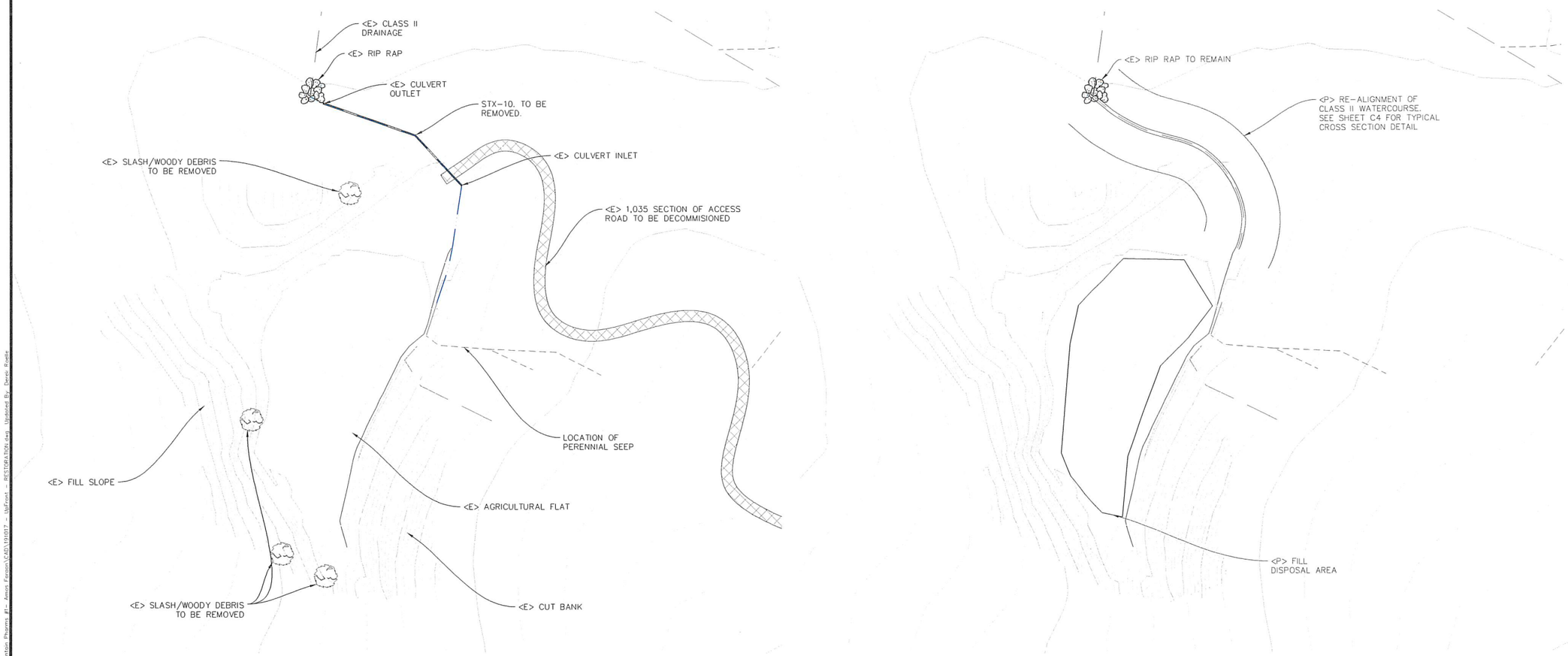
PRELIMINARY

November 5, 2019 - 13:40 Dwg Name: P:\18-040 - Reed Mountain Pharms JF - Amos Parson\CADD\18017 - MyFirst - RESTORATION.dwg Updated By: Derek Roelle

THE RALLY PRESERVATION GROUP, LLC.

DETAIL #1 - EXISTING AND PROPOSED

APN: 223-043-005



EXISTING SITE PLAN

22x34 SHEET: 1"=60'
11x17 SHEET: 1"=120'
0 30 60 120

N

PROPOSED SITE PLAN

RECEIVED DEC 23 2019 Humboldt County Planning Division

DATE	REVISIONS	DRAWN BY

NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

THE RALLY PRESERVATION GROUP, LLC
REED MOUNTAIN ROAD BENBOW, CA / APN: 223-043-005
DETAIL #1 - EXISTING AND PROPOSED

PROJ. MGR.: PW
DRAWN BY: DDR
DATE: 10/18/19
SCALE: AS SHOWN

SHEET
C3
18-040

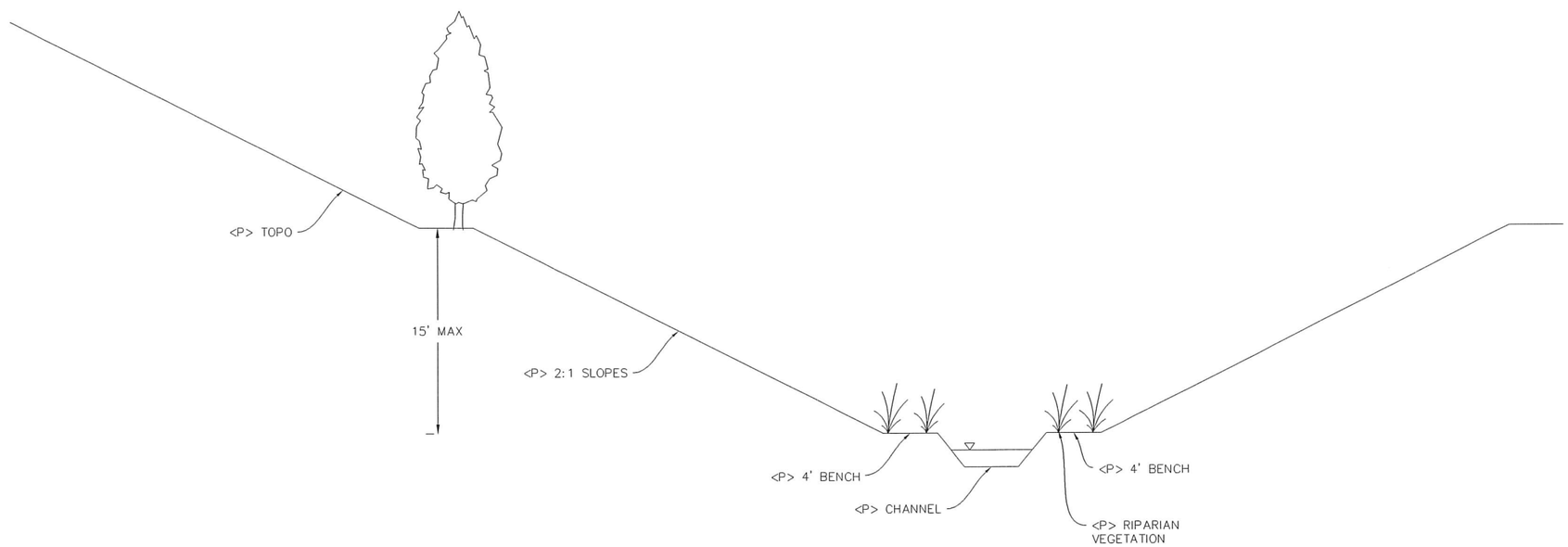
PRELIMINARY

November 5, 2019 - 13:40 Dwg Name: P:\18-040 - Reed Mountain Pharms #1- Aerial Fossils\C4D\191107 - AlsFort - PESTORATION.dwg Updated By: Dave Tuttle

THE RALLY PRESERVATION GROUP, LLC.

DETAIL #1 - TYPICAL SECTION VIEW

APN: 223-043-005



TYPICAL SECTION VIEW

NTS

RECEIVED
DEC 2 2 2019
Humboldt County
Planning Divisi on

DATE	REVISIONS	DRAWN BY

NORTHPOINT
CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

THE RALLY PRESERVATION GROUP, LLC

REED MOUNTAIN ROAD BENBOW, CA / APN: 223-043-005

DETAIL #1 - TYPICAL SECTION VIEWS

PROJ. MGR.: PW
DRAWN BY: DDR
DATE: 10/18/19
SCALE: AS SHOWN

SHEET
C4
18-040

PRELIMINARY

November 5, 2019 - 11:10 Reed Mountain Pharms P:\18-040 - Reed Mountain Pharms P1 - Annex Farms\CAD\191017 - dp\Final - REDTOPA1NOV.dwg Updated By: David Powers

EROSION CONTROL NOTES

CONSTRUCTION SITE STORM WATER SOIL LOSS & POLLUTION PREVENTION PLAN (SLPPP)

ENGINEER'S DECLARATION

THIS SLPPP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON CURRENT KNOWLEDGE OF AVAILABLE CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPS) FOR EROSION CONTROL, SEDIMENT CONTROL, AND POLLUTION PREVENTION.

PRAJ O. WHITE, PE #C65025, EXPIRATION 6-30-15

DATED:

GENERAL INFORMATION AND REQUIREMENTS

1. EROSION CONTROL, SEDIMENT CONTROL, AND POLLUTION PREVENTION MEASURES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS OF THE CONSTRUCTION SITE EROSION CONTROL ORDINANCE. (EUREKA MUNICIPAL CODE SECTIONS 150.200 THROUGH 150.217)
2. FOR PURPOSES OF THIS SLPPP, THE SITE CONTRACTOR IS ASSUMED TO BE THE LANDOWNER'S REPRESENTATIVE AND THE ENTITY RESPONSIBLE FOR IMPLEMENTATION OF ALL BMPS.
3. THE SITE CONTRACTOR OWNER SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL BMPS FOLLOWING EACH SIGNIFICANT RAINFALL EVENT (AT A MINIMUM) TO VERIFY THAT ALL MEASURES ARE IN PROPER WORKING ORDER.
4. IN THE EVENT THAT ANY EROSION OR SEDIMENT CONTROL BMP FAILS, THE SITE CONTRACTOR IS RESPONSIBLE FOR IMMEDIATELY REPORTING SUCH A FAILURE TO THE ENGINEER. THE ENGINEER SHALL ADVISE THE SITE CONTRACTOR OF NECESSARY REMEDIAL ACTIONS, AND THE SITE CONTRACTOR SHALL CORRECT THE SITUATION.

EROSION CONTROL BMPS

PROJECT SCHEDULING:

1. SITE GRADING WORK AND OTHER LAND DISTURBING ACTIVITIES SHOULD BE SCHEDULED SO AS TO MINIMIZE THE AMOUNT OF SOIL EXPOSURE AND THE DURATION OF SOIL EXPOSURE TO WIND, RAIN AND VEHICLE TRACKING.
2. SITE CLEARING, GRADING, EXCAVATION, FOUNDATION WORK AND UTILITY INSTALLATION SHOULD BE SEQUENCED SUCH THAT THE AMOUNT OF SOIL EXPOSED TO WIND, RAIN AND VEHICLE TRACKING IS MINIMIZED AT ALL TIMES.
3. ALL GRADING WORK SHALL OCCUR BETWEEN APRIL 15TH AND OCTOBER 15TH. ALL OTHER LAND DISTURBING ACTIVITIES SHOULD BE MINIMIZED OUTSIDE OF THESE DATES.
4. UNLESS OTHERWISE NOTED, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH AND/OR PRIOR TO ANY RAIN EVENT WITH A 72-HOUR FORECAST OF 40% CHANCE OR GREATER. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING DAILY FORECASTS FOR RAINFALL AS NECESSARY TO COMPLY WITH THIS PROVISION.
5. ALL SOIL STABILIZATION MEASURES INVOLVING THE INSTALLATION OF PHYSICAL DEVICES OR THE PLANTING OF VEGETATION SHALL BE INSTALLED IN ADVANCE OF PREDICTED OR PROBABLE RAINFALL EVENTS AS NECESSARY FOR THOSE MEASURES TO BE EFFECTIVE.

HYDRO-MULCHING / HYDRO-SEEDING:

1. HYDRO-MULCHING AND/OR HYDRO-SEEDING SHOULD BE USED ON DISTURBED AREAS TO PROMOTE SOIL PROTECTION AND RAPID PLANT GROWTH.
2. ALL EXPOSED AREAS SHALL BE HYDRO-MULCHED, HYDRO-SEEDED OR OTHERWISE LANDSCAPED PRIOR TO OCTOBER 15TH.
3. MULCH AND SEED MIXTURES INCLUDE, BUT ARE NOT LIMITED TO WET SLURRIES OF SEED, MULCH FIBER, FERTILIZER AND WATER. ACCEPTABLE MULCH FIBERS INCLUDE: VEGETABLE FIBERS, WOOD BARK CHIPS, HYDRAULIC MULCHES FROM RECYCLED PAPER, HYDRAULIC MULCHES FROM WOOD FIBER AND HYDRAULIC BONDED FIBER MATRICES.
4. ALL MULCH OR SEED MIXTURES SHALL BE APPLIED SUCH THAT COVERAGE IS CONSISTENT, DEEP ENOUGH TO HOLD SEEDS IN PLACE AND TO RETAIN MOISTURE, AND AS OTHERWISE SPECIFIED BY THE MANUFACTURER.
5. ON STEEP SLOPES AND SLOPES SUSCEPTIBLE TO WIND, MULCH AND SEED MIXTURES SHOULD BE HYDRAULICALLY APPLIED OR OTHERWISE APPROPRIATELY ANCHORED.
6. TO PREVENT DISPLACEMENT BY WIND, HYDRAULIC FIBER MULCHES AND/OR TACKIFYING AGENTS MAY BE USED.
7. MULCH AND SEED MIXTURES SHALL BE APPLIED TO ALL EXPOSED AREAS AT LEAST 24-48 HOURS BEFORE EROSION PROTECTION IS NEEDED, OR AS OTHERWISE SPECIFIED BY THE MANUFACTURER.

PRESERVATION OF EXISTING VEGETATION:

1. EXISTING VEGETATION SHOULD BE PRESERVED FOR EROSION AND SEDIMENT CONTROL WHENEVER AND WHEREVER POSSIBLE.
2. AREAS NOT TO BE DISTURBED SHALL BE CLEARLY MARKED AND/OR FENCED PRIOR TO THE COMMENCEMENT OF SOIL-DISTURBING ACTIVITIES, AND ALL CONTRACTORS ON-SITE SHALL BE NOTIFIED OF THESE AREAS.

SEDIMENT CONTROL BMPS

FIBER ROLLS:

1. FIBER ROLLS SHALL BE INSTALLED AT ALL LOCATIONS INDICATED ON THE SLPPP, AND AT ANY OTHER LOCATION DEEMED NECESSARY BY THE SITE CONTRACTOR.
2. FIBER ROLLS SHOULD BE USED ALONG THE FACE OF EXPOSED SLOPES TO SHORTEN SLOPE LENGTH AND DECREASE FLOW VELOCITY; AT GRADE BREAKS WHERE SLOPES TRANSITION TO STEEPER SLOPES; AND ALONG STREAM BANKS TO ASSIST STABILIZATION, AND IN DRAINAGE SWALES TO SLOW FLOWS. ON 1:1 SLOPES PLACE FIBER ROLLS SPACED AT 10' INTERVALS PARALLEL TO SLOPE, ON 1.5:1 SLOPES PLACE FIBER ROLLS SPACED AT 15' INTERVALS PARALLEL TO SLOPE, AND ON 2:1 SLOPES PLACE FIBER ROLLS SPACED AT 20' INTERVALS PARALLEL TO SLOPE.
3. FIBER ROLLS SHALL CONSIST OF BIODEGRADABLE FIBERS STUFFED INTO A PHOTO-DEGRADABLE OPEN WEAVE NETTING. THEY SHALL BE DESIGNED TO ALLOW WATER TO PASS THROUGH THE FIBERS; TO TRAP SUSPENDED SEDIMENT; INCREASE FILTRATION RATES; AND TO SLOW RUNOFF.
4. FIBER ROLLS SHALL BE PLACED SUCH THAT THEY OVERLAP AND FOLLOW THE CONTOUR LINES OF THE SLOPE ON WHICH THEY ARE PLACED.
5. FIBER ROLLS SHALL BE INSPECTED PERIODICALLY THROUGHOUT THE COURSE OF CONSTRUCTION, ONCE AFTER EACH RAINFALL EVENT, AND ONCE EVERY 24 HOURS DURING EXTENDED RAINFALL EVENTS. ANY SPLIT, TORN, UNRAVELED OR SLUMPING FIBER ROLLS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

SILT FENCES: (IF NECESSARY)

1. SILT FENCES SHALL BE INSTALLED AT ANY LOCATION DEEMED NECESSARY BY THE SITE CONTRACTOR.
2. SILT FENCES SHOULD BE USED ALONG THE PERIMETER OF THE PROJECT SITE, ALONG STREAMS AND WATERCOURSES, AT THE BOTTOM OF EXPOSED SLOPES, AND AROUND TEMPORARY SOIL STOCKPILES TO ACT AS A FILTER AND TO SLOW THE FLOW OF SEDIMENT-LADEN RUNOFF. SILT FENCES SHALL NOT BE USED IN STREAMS, CHANNELS OR ON SLOPES.
3. SILT FENCES SHALL BE INSTALLED ALONG LEVEL CONTOURS, WITH THE BOTTOM EDGE OF THE FENCE BELOW GRADE, BACKFILLED, AND POINTING UPSLOPE.
4. THE LENGTH OF SLOPE DRAINING INTO A STRETCH OF SILT FENCING SHOULD BE NO GREATER THAN 100 FEET.
5. ANY SINGLE STRETCH OF SILT FENCING SHOULD BE LIMITED TO 500 FEET IN LENGTH. INDIVIDUAL SILT FENCE SEGMENTS SHOULD NOT BE CONNECTED.
6. THE LAST 6 FEET ON EITHER SIDE OF A SILT FENCE SHOULD BE ORIENTED UPSLOPE IN A "J" OR "L" SHAPE TO ALLOW FOR PONDING.
7. WHEN SEDIMENT BUILD-UP BEHIND A SILT FENCE REACHES ONE-THIRD OF FENCE HEIGHT, THE SEDIMENT SHALL BE REMOVED AND PLACED IN A LOCATION WHERE IT WILL NOT BE CONVEYED TO A WATERCOURSE OR STORMDRAIN SYSTEM.
8. SILT FENCES SHALL BE INSPECTED PERIODICALLY THROUGHOUT THE COURSE OF CONSTRUCTION, ONCE AFTER EACH RAINFALL EVENT, AND ONCE EVERY 24 HOURS DURING EXTENDED RAINFALL EVENTS. ANY UNDERCUT, SPLIT, TORN, OR SLUMPING FENCE SEGMENTS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

GRAVEL / SAND BAG BARRIERS: (IF NECESSARY)

1. GRAVEL AND/OR SAND BAG BARRIERS SHALL BE INSTALLED AT ANY LOCATION DEEMED NECESSARY BY THE SITE CONTRACTOR.
2. GRAVEL OR SAND BAGS SHOULD BE USED ALONG THE PERIMETER OF A CONSTRUCTION SITE OR PARALLEL TO ROADWAYS TO INTERCEPT AND SLOW THE FLOW OF SEDIMENT-LADEN WATER, AND TO KEEP SEDIMENT OFF OF PAVED AREAS. THEY MAY ALSO BE USED TO DIVERT RUNOFF FLOW, OR TO CREATE CHECK DAMS OR TEMPORARY SEDIMENT BASINS.
3. GRAVEL BAGS - NOT SAND BAGS - SHOULD BE USED NEAR STORM DRAIN INLETS TO FILTER WATER WITHOUT PREVENTING IT FROM ENTERING THE STORM DRAIN.
4. GRAVEL OR SAND BAGS SHOULD NOT BE USED TO DETAIN RUNOFF FLOWS WITH HIGH SEDIMENT CONCENTRATIONS.
5. GRAVEL OR SAND BAGS PLACED IN THE FLOW-LINE OF A CURB AND GUTTER SHOULD BE PLACED SUCH THAT THEY CREATE AN L OR J SHAPE FROM THE CURB POINTING UPSLOPE TO CAUSE A PONDING EFFECT.
6. GRAVEL AND SAND BAGS SHOULD NEVER BE PLACED ABOVE THE LEVEL OF A CURB.
7. WHEN SEDIMENT BUILD-UP BEHIND A GRAVEL OR SAND BAG BARRIER REACHES ONE-THIRD OF BARRIER HEIGHT, THE SEDIMENT SHALL BE REMOVED AND PLACED IN A LOCATION WHERE IT WILL NOT BE CONVEYED TO A WATERCOURSE OR STORMDRAIN SYSTEM.
8. GRAVEL AND SAND BAGS SHALL BE INSPECTED PERIODICALLY THROUGHOUT THE COURSE OF CONSTRUCTION, ONCE AFTER EACH RAINFALL EVENT, AND ONCE EVERY 24 HOURS DURING EXTENDED RAINFALL EVENTS. ANY SPLIT, TORN, WASHED OUT OR OTHERWISE DAMAGED BAGS SHOULD BE REPAIRED OR REPLACED IMMEDIATELY.

STORM DRAIN INLET PROTECTION:

1. STORM DRAIN INLET PROTECTION SHALL BE INSTALLED AT ALL LOCATIONS INDICATED ON THE SLPPP, AND AT ANY OTHER LOCATION DEEMED NECESSARY BY THE SITE CONTRACTOR.
2. ALL STORM DRAIN INLETS RECEIVING RUNOFF FROM THE PROJECT SITE SHOULD BE PROTECTED TO PREVENT SEDIMENT-LADEN SURFACE RUNOFF FROM ENTERING THE STORMDRAIN SYSTEM WITHOUT FIRST BEING FILTERED.
3. INLET PROTECTION MAY BE ACHIEVED BY MEANS OF FIBER ROLLS, SILT FENCES, AND/OR GRAVEL BAGS, BASED ON THE STRENGTH OF EXPECTED STORMFLOWS, AND ON EXPECTED AMOUNT OF FILTERING OR SETTLING REQUIRED TO PREVENT SEDIMENT TRANSPORT. DRAIN INLETS SHALL NOT BE COMPLETELY SURROUNDED WITH GRAVEL OR SAND BAGS.
4. ALL BARE GROUND AROUND EACH INLET SHALL BE STABILIZED, SMOOTH, COMPACT AND BROUGHT UP TO THE GRADE OF THE INLET.
5. ANY AMOUNT OF BUILT-UP SEDIMENT BEHIND AN INLET PROTECTION DEVICE SHALL BE REMOVED UPON DISCOVERY AND PLACED IN A LOCATION WHERE IT WILL NOT BE CONVEYED TO A WATERCOURSE OR STORMDRAIN SYSTEM.
6. ALL STORM DRAIN INLETS RECEIVING RUNOFF FROM THE PROJECT SITE SHALL BE INSPECTED PERIODICALLY THROUGHOUT THE COURSE OF CONSTRUCTION, ONCE AFTER EACH RAINFALL EVENT, AND ONCE EVERY 24 HOURS DURING EXTENDED RAINFALL EVENTS. ANY FAILED INLET PROTECTION MEASURES SHOULD BE REPAIRED, REPLACED, OR UPGRADED IMMEDIATELY.

DUST CONTROL:

1. DUST CONTROL MEASURES SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT SOILS AND DUSTS FROM BEING TRANSPORTED BY WIND. DUST CONTROL MAY BE ACHIEVED BY CHEMICAL AND/OR STRUCTURAL MEANS.
2. CHEMICAL DUST CONTROL MEASURES INCLUDE APPLYING WATER, SALTS OR ORGANIC SPRAY-ON ADHESIVES TO EXPOSED AREAS. EXCESSIVE OR IMPROPER USE OF CHEMICAL DUST CONTROL MEASURERS MAY CAUSE UNWANTED NON-STORM WATER DISCHARGES, AND MUST THEREFORE BE AVOIDED.
3. STRUCTURAL DUST CONTROL MEASURES INCLUDE COVERING EXPOSED AREAS WITH BLANKETS, GEOTEXTILES OR TARPS. SUCH COVERINGS MUST BE PROPERLY ANCHORED TO RESIST HIGH WINDS.
4. DUST CONTROL MEASURES SHALL BE APPLIED TO ALL EXPOSED AREAS DURING AND MATERIALS STOCKPILES ALL PHASES OF CONSTRUCTION BETWEEN INITIAL GROUND DISTURBANCE AND THE COMPLETION OF PAVING, LANDSCAPING, AND SITE CLEANUP.
5. ALL AREAS AND MATERIAL STOCKPILES EXPOSED TO EXCESSIVE WINDS OR VEHICLE TRAFFIC SHOULD BE INSPECTED DAILY FOR ADEQUATE DUST CONTROL. ANY MEASURES DEEMED NECESSARY TO PROTECT SUCH AREAS FROM AIRBORNE DUST AND SOIL LOSS SHOULD BE IMPLEMENTED IMMEDIATELY.

CONSTRUCTION SITE ENTRANCE / EXIT:

1. A STABILIZED CONSTRUCTION SITE ENTRANCE / EXIT SHALL BE INSTALLED AT THE LOCATION INDICATED ON THE SLPPP, AND AT ANY OTHER LOCATION WHERE MUD OR DIRT CAN BE TRACKED ONTO PUBLIC ROADS, OR AS DEEMED NECESSARY BY THE SITE CONTRACTOR TO REDUCE OR ELIMINATE SEDIMENT BEING TRACKED ONTO PUBLIC ROADWAYS BY CONSTRUCTION VEHICLES.
2. ACCESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO THE DESIGNATED ENTRANCE / EXIT, SHALL BE CLEARLY MARKED AT ALL TIMES, AND ALL CONTRACTORS ON-SITE SHALL BE NOTIFIED OF SUCH DESIGNATED ACCESS.
3. IF A STABILIZED CONSTRUCTION SITE ENTRANCE / EXIT FAILS TO SUFFICIENTLY REDUCE OR ELIMINATE SEDIMENT BEING TRACKED ONTO PUBLIC ROADWAYS BY CONSTRUCTION VEHICLES, ADDITIONAL MEASURES, INCLUDING, BUT NOT LIMITED TO A TIRE WASH MAY BE NECESSARY.
4. ALL STABILIZED CONSTRUCTION ENTRANCES / EXITS SHALL BE INSPECTED PERIODICALLY THROUGHOUT THE COURSE OF CONSTRUCTION, ONCE AFTER EACH RAINFALL EVENT, AND ONCE EVERY 24 HOURS DURING EXTENDED RAINFALL EVENTS. ANY NECESSARY REPAIRS, UPGRADES, OR ADDITIONAL TOPPING MATERIALS SHALL BE APPLIED IMMEDIATELY.

LANDSCAPE MANAGEMENT:

1. LANDSCAPE MANAGEMENT MEASURES SHALL BE IMPLEMENTED AS NECESSARY TO REDUCE EROSION, DECREASE SEDIMENT RUNOFF, AND TO PREVENT THE DISCHARGE OF SEDIMENT INTO STORMDRAINS AND WATERCOURSES.
2. ALL LANDSCAPE-RELATED GRADING AND EXCAVATION SHALL BE SCHEDULED FOR DRY WEATHER.
3. ALL EXPOSED AREAS SHALL BE HYDRO-MULCHED, HYDRO-SEEDED OR OTHERWISE LANDSCAPED PRIOR TO OCTOBER 15TH.
4. NATIVE, NON-INVASIVE, DROUGHT-TOLERANT AND PEST-TOLERANT VEGETATION SHOULD BE USED WHENEVER POSSIBLE.
5. NON-TOXIC CHEMICALS SHOULD BE USED WHENEVER POSSIBLE. CHEMICAL USE SHOULD BE LIMITED TO THE MINIMUM AMOUNT NECESSARY.
6. ALL LANDSCAPING AND OTHER STOCKPILED MATERIALS SHALL BE STORED UNDER PROPERLY-ANCHORED TARPS OR OTHER COVERINGS AT ALL TIMES TO PROTECT THEM FROM EXPOSURE TO WIND AND RAIN.
7. ALL RE-VEGETATED AREAS SHALL BE INSPECTED PERIODICALLY THROUGHOUT THE COURSE OF CONSTRUCTION, AND ONCE AFTER EACH RAINFALL EVENT. ANY UNDER-ESTABLISHED AREAS SHOULD BE REPLANTED AS NECESSARY.

POLLUTION PREVENTION BMPS

SPILL PREVENTION AND CONTROL:

1. SPILL PREVENTION AND CONTROL MEASURES SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT THE DISCHARGE OF HAZARDOUS AND NON-HAZARDOUS MATERIALS INTO SITE SOILS, STORM DRAINS, WATERCOURSES. HAZARDOUS AND NON-HAZARDOUS MATERIALS INCLUDE, BUT ARE NOT LIMITED TO FUELS, LUBRICANTS, PAINTS, SOLVENTS, CEMENT, MORTAR, HERBICIDES AND FERTILIZERS.
2. DESIGNATED STORAGE AREAS FOR ALL HAZARDOUS AND NON-HAZARDOUS MATERIALS SHALL BE PROVIDED ON-SITE AS INDICATED ON THE SLPP, AND ALL CONTRACTORS ON-SITE SHALL BE NOTIFIED OF SUCH AREAS.
3. ALL ON-SITE FLUID CONTAINERS SHALL BE LEAK-PROOF.
4. ANY FUELING AREAS (IF PRESENT) SHALL BE DESIGNATED BY THE SITE CONTRACTOR, SHALL BE LOCATED AWAY FROM STORMDRAINS AND WATERCOURSES, SHALL BE PROPERLY CONTAINED WITH BERMS, SANDBAGS OR OTHER APPROPRIATE BARRIERS, AND ALL CONTRACTORS ON-SITE SHALL BE NOTIFIED OF SUCH AREAS.
5. ANY CONTAINMENT FACILITIES FOR HAZARDOUS MATERIAL STORAGE (IF PRESENT) SHALL BE DESIGNATED BY THE SITE CONTRACTOR, SHALL BE LOCATED AWAY FROM STORMDRAINS AND WATERCOURSES, SHALL BE PROPERLY CONTAINED WITH BERMS, SANDBAGS OR OTHER APPROPRIATE BARRIERS, AND ALL CONTRACTORS ON-SITE SHALL BE NOTIFIED OF SUCH FACILITIES.
6. APPROPRIATE SPILL CONTROL PLANS AND CLEANUP MATERIALS FOR EACH FUEL AND CHEMICAL ON-SITE SHALL BE LOCATED NEAR MATERIAL STORAGE, USE AREAS AND FUELING AREAS. CONTROL PLANS AND CLEANUP MATERIALS SHALL BE UPDATED REGULARLY, BASED ON WHICH FUELS AND CHEMICALS ARE PRESENT AND IN USE ON-SITE.
7. WHEN A HAZARDOUS SPILL OCCURS, IMMEDIATELY NOTIFY THE STATE OFFICE OF EMERGENCY SERVICE (OES) AT 1.800.852.7550.

VEHICLE AND EQUIPMENT MAINTENANCE:

1. ALL MAJOR MAINTENANCE, FUELING AND WASHING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL BE CONDUCTED OFF-SITE WHENEVER FEASIBLE.
2. ALL CONSTRUCTION VEHICLES AND EQUIPMENT SHALL BE REGULARLY MAINTAINED AND INSPECTED FOR DAMAGED HOSES, LEAKY GASKETS AND OTHER SERVICE PROBLEMS. ANY NECESSARY REPAIRS SHALL BE MADE IMMEDIATELY.
3. VEHICLE AND EQUIPMENT SERVICE AND STORAGE AREAS (IF PRESENT) SHALL BE DESIGNATED BY THE SITE CONTRACTOR, SHALL BE LOCATED AWAY FROM STORMDRAINS AND WATERCOURSES, SHALL BE PROPERLY CONTAINED WITH BERMS, SANDBAGS OR OTHER APPROPRIATE BARRIERS, AND ALL CONTRACTORS ON-SITE SHALL BE NOTIFIED OF SUCH AREAS.
4. ANY DRAINING OR REPLACING OF FLUIDS ON-SITE FOR CONSTRUCTION VEHICLES AND EQUIPMENT SHALL EMPLOY DRIP PANS, DRIP CLOTHS, AND OTHER APPROPRIATE EQUIPMENT AS NECESSARY TO COMPLETELY CONTAIN AND TO PROPERLY DISPOSE OF ALL SUCH FLUIDS.
5. VEHICLE AND EQUIPMENT SERVICE AND STORAGE AREAS (IF PRESENT) SHALL BE INSPECTED AT LEAST TWICE WEEKLY. ANY NECESSARY REPAIRS OR UPGRADES TO THESE AREAS OR THEIR ASSOCIATED CONTAINMENT BARRIERS SHALL BE MADE IMMEDIATELY.
6. CONSTRUCTION VEHICLES AND EQUIPMENT SHALL BE WASHED AT COMMERCIAL WASHING FACILITIES WHENEVER POSSIBLE. ANY NECESSARY ON-SITE VEHICLE AND EQUIPMENT WASHING SHALL BE CONDUCTED AT THE DESIGNATED CONCRETE WASHOUT FACILITY, OR OTHER APPROPRIATELY DESIGNATED AND CONTAINED FACILITIES. SOAPS AND CHEMICALS SHALL NOT BE USED FOR SUCH PURPOSES, AND ALL ASSOCIATED RUNOFF SHALL BE DIRECTED TO AREAS WHERE IT WILL BE CONTAINED AND PROPERLY DISPOSED OF, OR WHERE IT WILL SAFELY INFILTRATE INTO THE GROUND.

CONCRETE AND CEMENT DISPOSAL:

1. CONCRETE AND CEMENT DISPOSAL MEASURES SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT THE DISCHARGE OF CEMENTOUS MATERIALS INTO STORM DRAINS AND WATERCOURSES.
2. A DESIGNATED CONCRETE WASHOUT FACILITY PER CALTRANS 2006 STANDARD PLAN T59 SHALL BE PROVIDED AS INDICATED ON THE SLPPP, SHALL BE CLEARLY MARKED AT ALL TIMES, AND ALL CONTRACTORS ON-SITE SHALL BE NOTIFIED OF SUCH A FACILITY.
3. THE DESIGNATED CONCRETE WASHOUT FACILITY SHALL BE SIZED APPROPRIATELY TO CONTAIN THE MAXIMUM AMOUNT OF EXCESS CONCRETE AND WASH-WATER TO BE GENERATED.
4. EQUIPMENT EXPOSED TO CONCRETE AND OTHER CEMENTOUS MATERIALS ON-SITE SHALL ONLY BE WASHED IN THE DESIGNATED CONCRETE WASHOUT FACILITY.
5. CONCRETE WASHOUT FACILITIES SHALL BE SHALL BE INSPECTED AT LEAST OR MORE FREQUENTLY AS USE OF THE FACILITIES DICTATES. ANY NECES UPGRADES TO SUCH FACILITIES SHALL BE MADE IMMEDIATELY.
6. AT THE END OF CONSTRUCTION ACTIVITIES, OR AS OTHERWISE AP RAINFALL, CONCRETE WASHOUT FACILITIES SHALL BE DISMANTLE SOLID WASTES SHALL BE PROPERLY DISPOSED OF.

WATER / RUNOFF CONSERVATION MEASURES:

1. ALL WATER EQUIPMENT SHALL BE KEPT IN GOOD WORKING CC INSPECTED AT LEAST TWICE WEEKLY. ANY LEAKY EQUIPMENT
2. IRRIGATION CONTROLLERS, IF ANY, SHALL BE SET ACCORDING
3. THE SITE CONTRACTOR SHALL AVOID CLEANING CONSTRUCTION PRACTICAL, AND SHALL NOT USE SOAPS OR CHEMICALS FOR S. CONSTRUCTION WASH-WATER RUNOFF SHOULD BE DIRECTED TO CONTAINED AND PROPERLY DISPOSED OF, OR WHERE IT WILL SAFL GROUND.

RECEIVED
DEC 23 2019
Humboldt County
Planning Division

DATE	REVISIONS	DRAWN BY

NORTHPOINT
CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

THE RALLY PRESERVATION GROUP, LLC
REED MOUNTAIN ROAD BENBOW, CA / APN: 223-043-005
EROSION CONTROL NOTES

PROJ. MGR.: PW
DRAWN BY: DDR
DATE: 10/18/19
SCALE: AS SHOWN
SHEET
C5
18-040

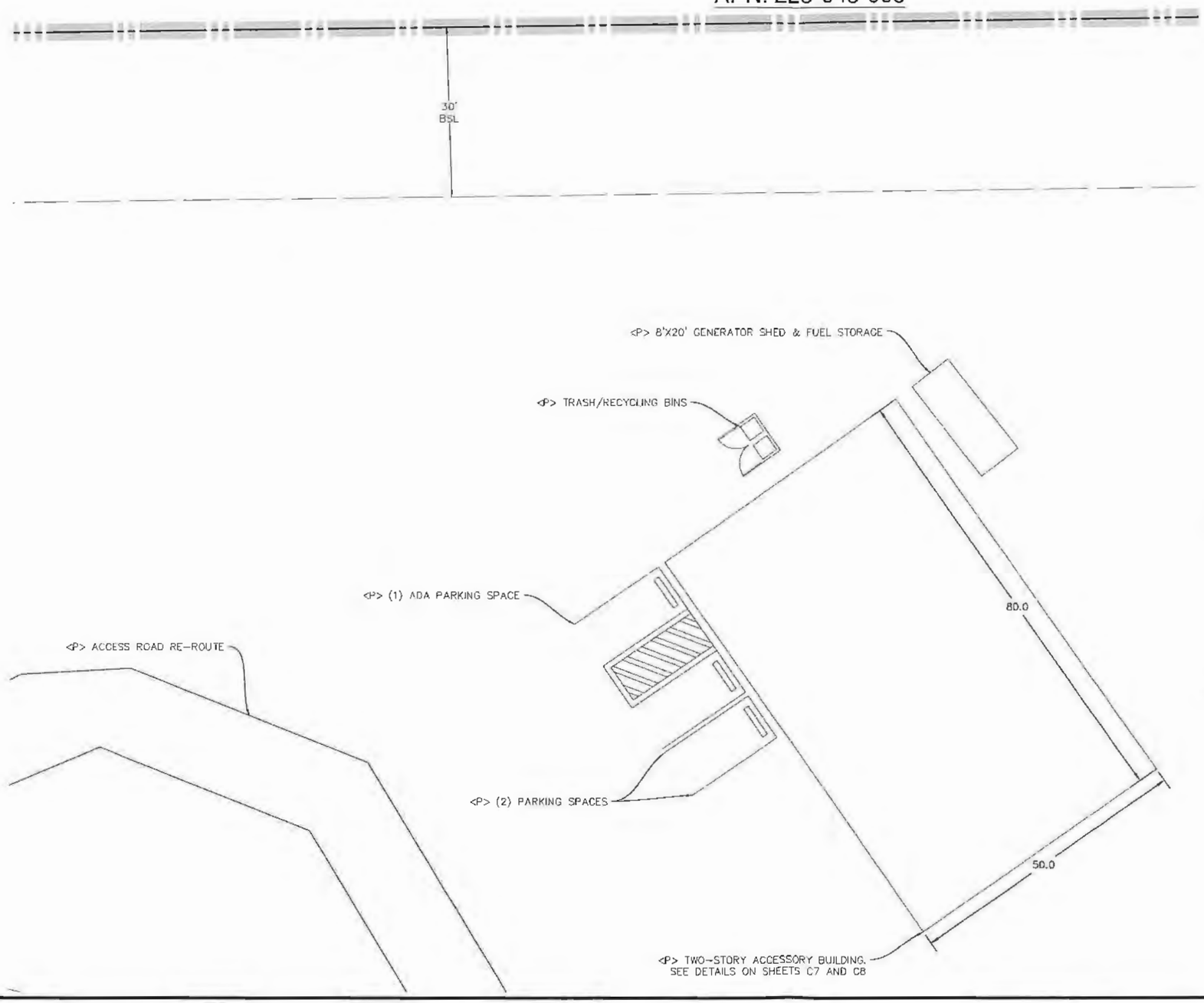
PRELIMINARY

November 5, 2019 - 13:40 Dwg Name: P:\18-040 - Reed Mountain Pharms #1 - Admin Fac\cnn\CAD\191017 - UpFront - RESTORATION.dwg Updated By: Derek Roche

REED MOUNTAIN PHARMS, LLC

DETAIL 1 - PROPOSED TWO-STORY ACCESSORY BUILDING

APN: 223-043-005



FT²	USE TYPE	SPACE/USE SQFT	EMPLOYEES	SPACE/EMPLOYEE	PARKING REQUIRED
144	OFFICE	1/300 FT²	1	1:1	1
800	MANUFACTURING	1/1500 FT²	2	1:1	2
856	WAREHOUSE	1/2500 FT²	2	1:4	0

PARKING SUMMARY	
PARKING REQUIRED	3 SPACES
PARKING PROVIDED	3 SPACES
ACCESSIBLE PARKING PROVIDED	1 SPACES

GENERAL NOTES:

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THERE ARE NO NEARBY SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL RESOURCES WITHIN 600 FEET OF THE PROPOSED MANUFACTURING FACILITY/DISTRIBUTON FACILITY/CULTIVATION AREA.
3. THERE ARE NO RESIDENCES ON ADJOINING PARCELS WITHIN 300 FEET OF THE PROPOSED CULTIVATION AREAS.

22x34 SHEET: 1"=10'
11x17 SHEET: 1"=20'
0 5 10 20

NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

REED MOUNTAIN PHARSM, LLC
APN: 223-043-005
DEATIL 1 - PROPOSED ACCESSORY BUILDING

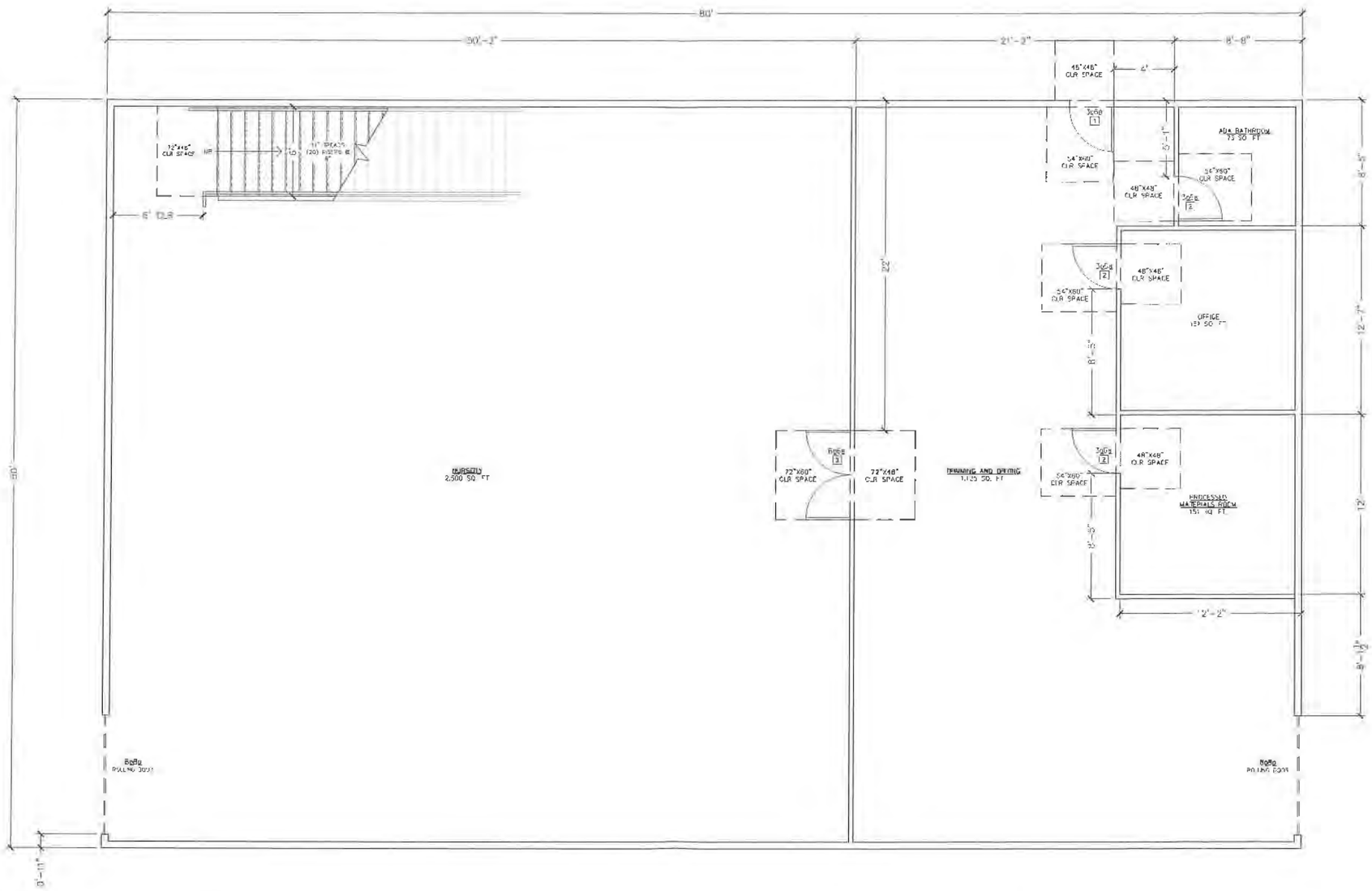
PROJ MGR: FN
DRAWN BY: DDB
DATE: 10/17/19
SCALE: AS SHOWN
SHEET C6
18-040

RECEIVED DEC 23 2019 Humboldt County Planning Division

REED MOUNTAIN PHARMS, LLC

PROPOSED ACCESSORY BUILDING - FIRST FLOOR

APN: 223-043-005



FIRST FLOOR PLAN

SCALE: 1/4"= 1'-0" (11x17 SHEET: 1/8"= 1'-0")

NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

REED MOUNTAIN PHARSM, LLC
APN: 223-043-005
PROPOSED ACCESSORY BUILDING - FIRST FLOOR

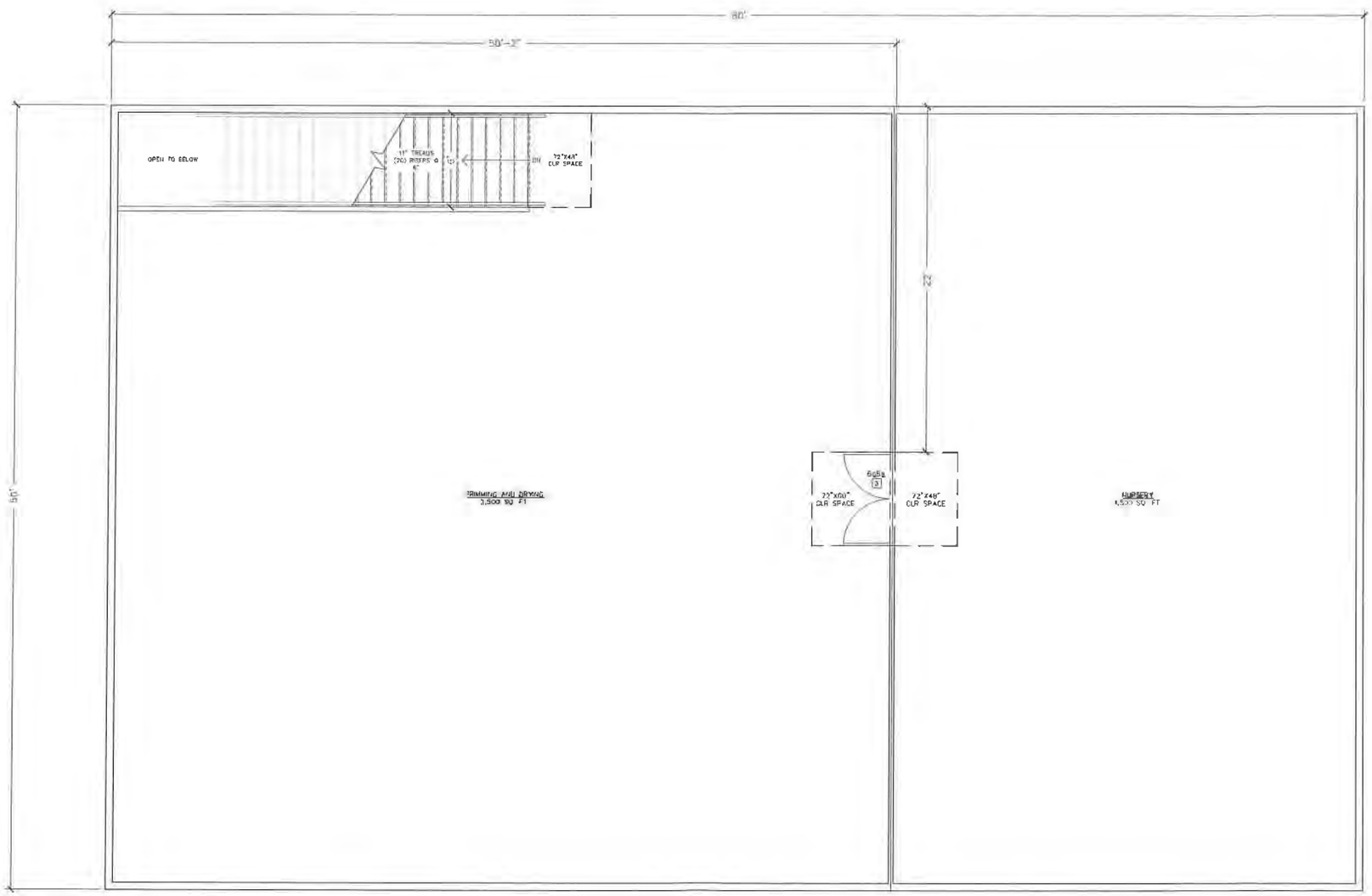
PROJ MGR. PW
DRAWN BY CG
DATE 11/20/19
SCALE AS SHOWN
SHEET C7
18-040

RECEIVED DEC 2 3 2019 Humboldt County Planning Dev'l Div.

REED MOUNTAIN PHARMS, LLC

PROPOSED ACCESSORY BUILDING - SECOND FLOOR

APN: 223-043-005



SECOND FLOOR PLAN

SCALE: 1/4"= 1'-0" (11x17 SHEET: 1/8"= 1'-0")

NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

REED MOUNTAIN PHARSM, LLC
APN: 223-043-005
PROPOSED ACCESSORY BUILDING - SECOND FLOOR

PROJ. MGR: JW
DRAWN BY: CG
DATE: 11/20/19
SCALE: AS SHOWN

SHEET
C8

18-040

RECEIVED DEC 23 2019 Humboldt County Planning Divison

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE CONDITIONAL USE PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE PROVISIONAL CANNABIS CULTIVATION PERMIT CAN BE FINALIZED.

1. Within 60 days of the effective date of project approval, the applicant shall execute a Compliance Agreement with the Humboldt County Planning Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval #3 –23. The agreement shall provide a timeline for completing all outstanding items. All activities detailed under the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.

2. The applicant shall submit a Final Restoration Site Plan for the restoration of the western cultivation area that show the channel realignment, replanting plan, restocking plan and states cubic yards of cut and fill amounts. The plan shall include a schedule of activities, list additional permits required and provide a monitoring and reporting program of at least three years with an 85% success rate. The applicant is required to obtain all State and local permits necessary to complete restoration of the western cultivation site.

3. The applicant shall secure permits for all unpermitted grading and structures (including, but not limited to: greenhouses, propagation structure, processing facilities, parking areas, restoration activities and road improvements) related to the cannabis cultivation and other commercial cannabis activity. The plans submitted for building permit approval shall be consistent with the project description and approved project site plan. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.

4. The applicant shall secure the approval of the Division of Environmental Health for the on-site sewage disposal system showing it can accommodate the proposed use. A letter from those agencies indicating approval has been issued will satisfy this condition.

5. The applicant shall utilize portable toilet and handwashing facilities for cultivation employees only. Processing must occur off-site until permanent Onsite Wastewater Treatment System (OWTS) is installed to the satisfaction of DEH. The applicant shall furnish receipts or other documentation to the DEH for the continual use of portable toilets for employees until a permanent septic system is installed to their satisfaction. A letter or similar communication from DEH verifying that all their requirements have been met will satisfy this condition.

6. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection in order to keep the permit valid.

7. The approved building plans shall meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary for the project by the Building Inspection Division. Sign off on the Occupancy Permit by the Building Division shall satisfy this requirement.

8. The applicant shall demonstrate the driveway and emergency vehicle turn around conform with the Humboldt County Code Section 3112-12, the Fire Safe Regulations. The applicant shall be responsible for implementing any necessary improvements to bring the driveway and emergency vehicle turn around into compliance. A letter from a qualified engineer shall satisfy this requirement.

9. All mixed light cultivation 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. No mixed-light is authorized by this permit until the structures and greenhouses can be demonstrated to comply with these standards.

10. 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.

11. The 30-kW generator must be housed in a containment structure prior to use. Photographs showing the containment structure shall be submitted to the Planning Department for review and approval prior to utilizing the 30-kW generator to provide power for operations.

12. The applicant shall submit a copy of the Final Streambed Alteration Agreement issued by CDFW. Reporting requirements shall be submitted to the Planning Department and the California Department of Fish and Wildlife at 619 Second Street, Eureka, CA 95501, no later than December 31 of each year.

13. The applicant shall adhere to the Final Streambed Alteration Agreement issued by the California Department of Fish and Wildlife (CDFW) and comply with all applicable terms.

14. The applicant shall not use any erosion control measures that contain synthetic (e.g. plastic or nylon) monofilament netting, including photo- or biodegradable plastic netting, on a regular and on-going basis. 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 weaves.

15. All refuse shall be contained in wildlife proof containers, at all times, and relocated to an authorized waste management facility, in compliance with State and local laws, on a regular and on-going basis.

16. The applicant shall submit one copy of the final Water Resource Protection Plan (WRPP) to the Planning and Building Department. The applicant shall implement all corrective actions detailed within the Water Resource Protection Plan (WRPP) developed for the parcel, prepared pursuant to Tier 2 enrollment under the North Coast Regional Water Quality Control Board Cannabis Cultivation Waste Discharge Regulatory Program, including those measure determined necessary during annual and periodic site inspections in accordance with the monitoring element. A copy of the report 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 NCRWQCB.

17. The applicant shall provide a copy of the Notice of Applicability from the SWRCB.

18. The applicant shall provide the Planning Department of copy of the Site Management Plan developed for the parcel prepared pursuant to Tier 1 enrollment under the State Water Resources Control Board (SWRCB) Cannabis Cultivation Policy, General Order. The applicant shall provide substantial evidence that all corrective actions detailed within the Site Management Plan have been completed.

19. The applicant shall obtain a non-exclusive easement for access and use of the well located on APN 223-043-003 within one year of the effective date of this permit. If the applicant is unable to secure the non-exclusive easement with one year of the effective date of the permit, the applicant shall modify this permit to allow for another water source to support cultivation.

20. The applicant shall contact the local fire service provider [Garberville Fire Protection District] and furnish written documentation from that agency of the available emergency response and fire suppression services and any recommended project mitigation measures. Mitigation measures shall be incorporated into the project, if applicable. If emergency response and fire suppression services are not provided, the applicant shall cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required.

21. The applicant to adhere to *Amos Faraon Less Than three Acre Conversion Mitigation Plan* prepared by Mad River Properties, Inc. received December 23, 2019, the *Rally Preservation Group, LLC, Restoration Narrative* prepared by NorthPoint Consulting Group, Inc., dated October 2019. Annual reports, including the status of the restocking and photographs, shall be submitted to the Planning Department by December 31 annually.

22. The applicant shall install a water meter to demonstrate that there is sufficient water supply to meet the demands of the project. As part of the annual inspection, the applicant shall present water use records showing water use for the year broken down by month. If the well doesn't produce sufficient water to support annual operations, additional water storage will need to be added to the subject parcel. Alternatively, the Planning Department may reduce the cultivation area.

23. The property owner 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.

24. 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. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MCRSA, as applicable to the permit type.

3. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning & Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort towards compliance can be shown within the two years following the issuance of the provisional clearance or permit, The Planning Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow for additional time to meet the outstanding requirements.

4. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MCRSA, and regulations promulgated thereunder, as soon as such licenses become available.

5. 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.

6. 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 Section 55.4.11(d).

7. Maintain enrollment in Tier 1, 2 or 3, certification with the North Coast Regional Water Quality Control Board (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.

8. Comply with the terms of any applicable Streambed Alteration (1600) Permit obtained from the California Department of Fish & Wildlife.

9. 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).

10. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.

11. Pay all applicable application and annual inspection fees.

12. The noise produced by a generator used on an emergency-only basis for cannabis drying, curing, and processing shall not be audible by humans from neighboring parcels. The decibel level for generators measured at the property line shall be no more than 60 decibels. Where applicable, sound levels must also show that they will not result in the harassment of Marbled Murrelet or Spotted Owl species. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. Under these guidelines, generator noise may not exceed 50dB as measured at 100 feet from the generator or at the edge of the nearest Marbled Murrelet or Spotted Owl habitat, whichever is closer.

13. 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.

14. The Master Log Books maintained by the applicant to track production and sales shall be maintained for inspection by the County.

15. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

16. The operation shall participate in the Medical Cannabis Track and Trace Program administered by the Humboldt County Agricultural Commissioner, when available.

<u>Performance Standards for Cultivation and Processing Operations</u>

17. Pursuant to the MAUCRSA, 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."

18. 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).

19. 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.

20. 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:
        (a) Emergency action response planning as necessary;
        (b) Employee accident reporting and investigation policies;
        (c) Fire prevention;
        (d) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
        (e) Materials handling policies;
        (f) Job hazard analyses; and
        (g) 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:
        (a) Operation manager contacts;
        (b) Emergency responder contacts;
        (c) 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.

21. 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.

22. <u>Term of Commercial Cannabis Activity Conditional Use Permit.</u> Any Commercial Cannabis Cultivation CUP issued pursuant to the CMMLUO shall expire 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 permitees and the permitted site have been found to comply with all conditions of approval.

23. If the inspector or other County official determines that the permitees or site do not comply with the conditions of approval, the inspector shall serve the CUP or permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the non-compliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of non-compliance. Failure to request reinspection or to cure any items of non-compliance shall terminate the 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.

24. Permit Renewals to comply with Updated Laws and Regulations. Permit renewal per Ongoing Condition of Approval #22 above is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.

25. 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:

    I. 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

    II. 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

    III. 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.

26. 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:

    a. Identifying information for the new Owner(s) and management as required in an initial permit application;
    b. A written acknowledgment by the new Owner in accordance as required for the initial Permit application;
    c. The specific date on which the transfer is to occur; and

    d. Acknowledgement of full responsibility for complying with the existing Permit; and

e. Execution of an Affidavit of Non-diversion of Medical Cannabis.

27. 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 #23 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 NOE 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.

8. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled *Cannabis Palm Card* and *Cannabis Rack Card*. This information shall also be provided to all employees as part of the employee orientation.

9. The applicant shall be responsible for obtaining all necessary County and State permits or licenses and for meeting all the requirements as set forth by other regulatory agencies.

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) specify the findings that are required to grant a Conditional Use Permit and Special Permit:

1. The proposed development is in conformance with the County General Plan 2017, Open Space Plan, and Open Space Action Program;

2. The proposed development is consistent with the purposes of the existing zone in which the site is located;

3. The proposed development conforms with all applicable standards and requirements of these regulations;

4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity;

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

6. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:

    a. Is categorically or statutorily exempt; or

    b. Has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or

    c. Has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

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, Open Space Plan, and Open Space Action Program.

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 Section 4.8	**Agriculture Grazing (AG):** This designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are a part of the ranching operations, and other non-prime agricultural lands. Residential uses must support agricultural operations. Density range is 20 – 160 acres/unit.	The project includes existing cultivation area consisting of 19,370 square feet outdoor cultivation and 21,000 SF of existing mixed-light cultivation. The total cultivation area altogether is 40,370 square feet (SF) on a parcel totaling 166 acres. General and intensive agriculture are allowed use types 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,C-G2); coordinated planning design, development, operations, and maintenance between the County and other transportation system service providers (C-G3); and access for all transportation mode types with improved opportunities to move goods within, into and out of Humboldt County. (C-G4, C-G5) Related policies: C-P3. Consideration of Transportation Impacts in Land Use Decision Making.	Access to the project site is on Reed Mountain Road, approximately 3.62 miles on the private road from County-Maintained Benbow Drive. A Road Evaluation Report was prepared by NorthPoint Consulting Group, Inc. stating the road can be considered the functional equivalent to a Category 4 road and accommodate the increased traffic from the project and does not require modifications (see Attachment 4). The report states there are pinch points with turnouts and there are no visibility restrictions. Average Daily Traffic (ADT) of the 3.62-mile route is estimated to be 40. During peak operations, the ADT may increase to 60 as a maximum of 10 seasonal employees are required during when harvesting occurs. The Humboldt County Department of Public Works has recommended a condition of approval requiring improvements at the intersection of the Reed Mountain Road with the County-maintained Benbow Drive in compliance with County standards. Conditions of approval also require the applicant to adhere to County Code standards regarding fences and gates, which are not allowed in the County right-of-way.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
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 preservation, improvement, and development of housing. Related policies: H-P3, Development of Parcels in the Residential Land Inventory.	The project does not involve residential development. However, the project will not preclude any future residential development. The 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.
Conservation and Open Space Chapter 10 Open Space Section 10.2	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) 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.	The proposed project is located on a parcel planned Agriculture Grazing (AG) and zoned Timberland Production (TPZ), therefore, it is within the Open Space Land Plan. The proposed project, considered an agricultural product, is consistent with the Open Space Plan, Open Space Action because it is consistent with the allowable uses of the Land Use Designations. The proposed project is consistent with the use of Open Space land for management and production of resources. The proposed project is consistent with the preservation of natural resources within open space. There is one mapped unnamed Streamside Management Area (SMA) that is tributary to the South Fork Eel River on the subject parcel. See Section 10.3 *Biological Resources* for additional information. The subject parcel is under a Williamson Act Contract that has been non-renewed by the county. The County Williamson Act Committee and Board of Supervisors have determined that cannabis cultivation is a compatible use within Williamson Act lands and the proposed project does not affect the non-renewal of the existing Williamson Act Contract.

Conservation and Open Space Chapter 10 Biological Resources Section 10.3	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) Related policies: BR-P1. Compatible Land Uses, BR-P5. Streamside Management Areas.	The project site consists of variable topography with slopes from less than 15% to 50%. Cultivation areas are located on slopes varying from 15 – 50%. The majority of the parcel is forested and there is one mapped Streamside Management Area (SMA) that is a tributary to the South Fork Eel River. The CDFW resource map does not identify any threatened or endangered species on the subject parcel. The nearest Northern Spotted Owl (NSO) Activity Center is located 1.76 miles southwest of the cultivation site. The nearest mapped Marbled murrelet habitat is located 1.34 miles to the southwest of the project site. The mixed-light cultivation area, propagation structure and processing facility will initially utilize several gasoline generators. The generators will be replaced by a single 30-kW generator. According to the operations plan, the generators will have coverage to limit noise. Conditions of approval limit noise from the operation, which includes generators and fans, to 50 dB at 100 feet from the noise source or edge of habitat, whichever is closer. The applicant is required to demonstrate the operation meets this condition prior to utilizing any artificial lighting. The 30-kW generator will be required to be within a containment structure to minimize noise from the generator. The parcel is situated above the South Fork Eel River and the one, mapped SMA crosses the parcel from east to west. Historically, there were four cultivation areas on the subject parcel. Three of the four cultivation areas were located in areas where timberland was converted for cannabis cultivation. According to the *Rally Preservation Group, LLC, Restoration Narrative* prepared by NorthPoint Consulting Group, Inc., dated October 2019, in total 2.55 acres of timberland were converted in the three distinct areas that is recommended to be restored (see Attachment 4). The applicant is proposing to restore 2.55 acres of timberland and to convert 1.63 acres of near the northern cultivation site to allow for relocation of the cultivation in the western portion of the parcel, which will result in a net improvement in baseline conditions. See Streamside Management Area and Timberland Conversion sections for

		additional information. Conditions of approval require the applicant to adhere to the *Amos Faraon Less Than three Acre Conversion Mitigation Plan* prepared by Mad River Properties, Inc. received December 23, 2019, the *Rally Preservation Group, LLC, Restoration Narrative* prepared by NorthPoint Consulting Group, Inc., dated October 2019. Annual reports, including the status of the restocking and photographs, shall be submitted to the Planning Department by December 31 annually. The applicant estimates 475,000 gallons of water is required for a maximum of two cultivation cycles of outdoor and four mixed light (3.8 gallons/sf/cycle). The water source for irrigation is a permitted off-site well located on APN 223-043-003 and there is 50,000 gallons of water storage on the subject parcel that is provided by two 25,000-gallon rainwater catchment tanks. According to the Well Completion Report (see Attachment 4), the well was drilled to a depth of 200 feet through sandstone and shale layers. The applicant provided a letter dated January 9, 2019, from Fisch Drilling stating the well was drilled into a perched bedrock aquafer with little to no connection to surface water or larger, shallower aquafer (see Attachment 4). Because the well appears to the hydrologically disconnected from surface waters, the applicant is not required to obtain appropriative rights from the State Water Resources Control Board. However, Conditions of approval require the applicant to monitor water use to show that sufficient water is produced by the well to support operations. The water use logs must be submitted to the Planning Department during the annual inspection. Should water from the well be insufficient to cover irrigation needs, the applicant will need to increase water storage to cover the deficiency or the cultivation area will be reduced. The California Department of Fish and Wildlife was referred the project on August 21, 2017, August 23, 2017 (to correct APN) and October 17, 2018. Additionally, the project review request spreadsheet included this project in August and November 2019. CDFW staff were notified this project was going to hearing on January 3, 2020. Although CDFW did not

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
		provide project specific comments, the project is conditioned on all refuse shall be contained in wildlife proof containers, at all times, and relocated to an authorized waste management facility, in compliance with State and local laws, on a regular and on-going basis.
Conservation and Open Space Chapter 10 Cultural Resources Section 10.6	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) Related policies: CU-P1. Identification and Protection, CU-P2. Native American Tribal Consultation]	This application was provided to the Tribal Historic Preservation Officer (THPO) of the Bear River Band of the Rohnerville Rancheria, and the Sinkyone Tribe. The Bear River Band of the Rohnerville Rancheria responded. The Bear River Band recommended a condition of project approval be incorporated regarding inadvertent discovery protocol. An information note appended to the conditions of approval for this project stipulates that if any cultural resources are encountered during construction activities, the contractor shall immediately cease work and contact a qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) to evaluate the discovery and determine a treatment plan.
Conservation and Open Space Chapter 10 Scenic Resources Section 10.6	Goals and policies contained in this Chapter relate to the protection of scenic areas that contribute to the enjoyment of Humboldt County's beauty and abundant natural resources (SR-G1); and a system of scenic highways roadways that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County. (SR-G2) Related policies: SR-S4. Light and Glare.	The project involves 21,000 square feet of mixed-light cultivation. Although artificial lighting will be used for propagation, propagation will occur in a contained structure. The CMMLUO and conditions of approval require all mixed light cultivation 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. No mixed-light is authorized by this permit until the structures and greenhouses can be demonstrated to comply with these standards.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Water Resources Chapter 11 Stormwater Drainage	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) Related policies: WR-P10. Erosion and Sediment Discharge; WR-42 Erosion and Sediment Control Measures.	The Project site falls within Tier 2 of the North Coast Regional Water Quality Control Board's (NCRWQCB) Order No. 2015-0023 (Order), which requires preparation of a Water Resources Protection Plan (WRPP) to protect water quality from cannabis cultivation and related activities. The WRPP describes and address the required elements and compliance with the 12 Standard Conditions established by the Order. The applicant's documentation for enrollment into the NCRWQCB's Order is on file with the Planning Department. The applicant was required to enroll in the State Cannabis Discharge program by July 2019. A Site Management Plan (SMP) pursuant to the State Cannabis Policy was prepared by NorthPoint Consulting Group, Inc. for the subject parcel. The operation was classified as Tier 2 (moderate risk) Discharger due to a portion of the development occurring on slopes between 30 – 50%. The SMP identifies 64 improvements and/or maintenance projects to ensure the operation is in compliance with the State Cannabis Policy. Conditions of approval require the applicant to submit evidence of enrollment into the State Cannabis Cultivation Discharge program by submitting copies of all documents filed with the State Water Resources Control Board, including, but not limited to, a Notice of Applicability. The applicant is required to adhere to and implement the requirements contained in the SWRCB's Cannabis Cultivation Policy, the General Order, the Notice of Applicability and the Site Management Plan. 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 SWRCB.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Water Resources Chapter 11 Onsite Wastewater Systems	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) Related policies: WR-IM7. Basin Plan Septic Requirements; and IS-P17. On-Site Sewage Disposal Requirements.	Currently, the parcel is not developed with an Onsite Wastewater Treatment System (OWTS). An OWTS will be installed when the processing facility is constructed. All processing will occur off-site until an OWTS is constructed that can support a maximum of 12 employees. Temporary bathroom and handwashing facilities will be available on site for employees engaged in cultivation activities until the OWTS is installed. The Department of Environmental Health recommended approval. The applicant is required to maintain invoice(s) or equivalent documentation to provide proof of continual use of the temporary facilities. Both requirements are included in the conditions of approval for the project.
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 located in an area that requires special noise attenuation measures. The nearest Northern Spotted Owl (NSO) Activity Center is located 1.76 miles southwest of the cultivation site. The nearest mapped Marbled murrelet habitat is located 1.34 miles to the southwest of the project site. The mixed-light cultivation area, propagation structure and processing facility will initially utilize several gasoline generators. The generators will be replaced by a single 30-kW generator. According to the operations plan, the generators will have coverage to limit noise. Conditions of approval limit noise from the operation, which includes generators and fans, to 50 dB at 100 feet from the noise source or edge of habitat, whichever is closer. The applicant is required to demonstrate the operation meets this condition prior to utilizing any artificial lighting. The 30-kW generator will be required to be within a containment structure to minimize noise from the generator.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
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 project site is not located in a mapped Alquist-Priolo fault zone nor is subject to liquefaction. The entire subject site consists of land classified as moderate seismic instability. According to the Site Management Plan, the northern cultivation area has an approximately 22% slope. There is one mapped historic landslide area located along the unnamed tributary to the South Fork Eel River. According to the *Rally Preservation Group, LLC, Restoration Narrative* prepared by NorthPoint Consulting Group, Inc., dated October 2019, the western cultivation area was previously a log landing that was expanded in 2012. A Class II watercourse was diverted to circumvent the graded flat. The cutslope above the graded flat has exposed subsurface water causing a perennial seep and sediment erosion due to steep slopes and instability. Although the graded flat appears stable, the entire cultivation area will be restored and the stream channel realignment to its pre-development condition. The access road, which is approximately 2,500 feet, is a private dirt road that is showing signs of erosion due to steep topography. Approximately 1,035 feet of the access road to the western cultivation site will be restored in addition to the cultivation area. Conditions of approval require the applicant to secure grading permits from the Building Inspection Division for all existing and proposed grading, including grading required for restoration of the western cultivation area. The project does not pose a threat to public safety related to exposure to natural or manmade hazards.
Safety Element Chapter 14 Flooding	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) Related policies include: S-P12, Federal Flood Insurance Program; S-P13, Flood Plains; S-P15, Construction Within Special Flood Hazard Areas	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 17 miles distance from the coast, is outside the areas subject to tsunami run-up.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Safety Element Chapter 14 Fire Hazards	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. Related policies: S-P15, Conformance with State Responsibility Areas (SRA) Fire Safe Regulations.	The subject parcel is located within an area with a high fire rating and a very high fire severity rating. The subject property is located within the Garberville Fire Protection District response area and the State Fire Responsibility Area where the State of California has the primary financial responsibility for the prevention and suppression of wildland fires. CAL FIRE comments recommended compliance with the requirements of the County's Fire Safe Regulations. The Humboldt County Fire Safe Ordinance (Section 3111-1 *et seq.*) establishes development standards for minimizing wildfire danger in state responsibility designated areas. The proposed project includes a groundwater well located on APN 223-042-003 for irrigation use that can also be used for fires protection. There is 50,000 gallons of water storage in two, 25,000-gallon rainwater catchment tanks on-site that can also be used for emergency purposes. The applicant states a maximum of 12 employees will be on-site during peak operations. Conditions of approval for the project require the applicant to demonstrate the driveway and emergency vehicle turn around conform with the Humboldt County Code Section 3112-12, the Fire Safe Regulations. All applicable referral agencies were referred and did not identify any issues relating to fire hazards.
Community Infrastructure and Services Element, Chapter 5 Implementation Action Plan	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 agency, including any recommended mitigation.	To implement this policy, conditions of approval for the proposed project required the applicant to contact the local fire service provider [Garberville Fire Protection District] and furnish written documentation from that agency of the available emergency response and fire suppression services and any recommended project mitigation measures. If emergency response and fire suppression services are not provided, the applicant shall cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Air Quality Chapter 15	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) Related policies: AQ-P4, Construction and Grading Dust Control, AQ-S1. Construction and Grading Dust Control, AQ-P7. Interagency Coordination.	As a condition of approval, applications for grading and or building permits shall be referred to the North Coast Air Quality Management District (NCAQMD) for review and consultation. Dust control practices during construction and grading shall achieve compliance with NCAQMD fugitive dust emission standards.

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

Zoning Section	Summary of Applicable Requirement	Evidence 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 of land known as APN 223-043-005 is one legal parcel as described by LLA 14-016 NOLLA & COSC 2017-012414 (a portion of 223-042-006 +223-043-004 = one legal parcel). There is no evidence indicating there have been any subsequent acts to merge or divide this parcel. Therefore, the subject parcel was lawfully created in its current configuration and can be developed as proposed.
§314-7.4 Timberland Production Zone	**Timberland Production Zone (TPZ):** Intended to provide standards and restrictions for the preservation of timberlands for growing and harvesting timber.	The applicant is seeking a Conditional Use Permit for an existing 21,000 square feet (SF) of existing mixed light and 19,370 square feet of outdoor cultivation. The total cultivation area altogether is 40,370 square feet (SF) of cannabis cultivation operation on a property zoned TPZ. The proposed use is specifically allowed with Conditional Use Permit in this zoning district under Section 314-55.4.8.2.2 of the CMMLUO.
Minimum Lot Size:	160 acres; or 40 acres if the provisions of Government Code Section 51119.5 are met.	166 acres
Maximum Ground Coverage:	None specified	<5%
Minimum Lot Width:	None specified	2,662 feet
Maximum Lot Depth:	None specified	2,645 feet
Minimum Parcel Setbacks: (Through the SRA setbacks)	Front: 20 feet Rear: 30 feet Side: 30 feet SRA: 30 feet, all sides	Front: >30 feet Rear: >30 feet Side: >30 feet
Maximum 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.	The parcel is situated above the South Fork Eel River and there is one unnamed Streamside Management Area (SMA) that crosses through the parcel from east to west. According to the *Rally Preservation Group, LLC, Restoration Narrative* prepared by NorthPoint Consulting Group, Inc., dated October 2019, the western cultivation area was previously a log landing that was expanded in 2012. A Class II watercourse was diverted to circumvent the graded flat. The cutslope above the graded flat has exposed subsurface water causing a perennial seep and sediment erosion due to steep slopes and instability. Although the

		graded flat appears stable, the entire cultivation area will be restored and the stream channel realignment to its pre-development condition. Conditions of approval require the applicant to submit a Final Restoration Site Plan for the restoration of the western cultivation area that show the channel realignment, replanting plan, restocking plan and states cubic yards of cut and fill amounts. The plan shall include a schedule of activities, list additional permits required and provide a monitoring and reporting program of at least three years with a 85% success rate. The applicant is required to obtain all State and local permits necessary to complete restoration of the western cultivation site. According to the Site Management Plan (see Attachment 4), there are 8 existing and 15 proposed stream crossings. The SMP recommends repair, maintenance or replacement of the 8 existing culverts. The applicant has filed a Lake or Streambed Alteration Notification to the California Department of Fish and Wildlife (CDFW). Conditions of approval require the applicant to obtain a Final Streambed Alteration Agreement from CDFW prior to any work or installation on the culverts.
§314-109.1 Off-Street Parking	Off Street Parking for Agricultural use*: Parking space per employee at peak shift. A minimum of three parking spaces are required. *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.	12 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	In all zones where cultivation is allowed consisting of timberland, the commercial cultivation of cannabis for shall only be permitted within a 3-acre conversion exemption area, or non-timberland open area.	The parcel is zoned TPZ. Historically, there were four cultivation areas on the subject parcel. Three of the four cultivation areas were located in areas where timberland was converted for cannabis cultivation. According to the *Rally Preservation Group, LLC, Restoration Narrative* prepared by NorthPoint Consulting Group, Inc., dated October 2019, in total 2.55 acres of timberland were converted in the three distinct areas that is recommended to be restored. The *Amos Faraon Less Than three Acre Conversion Mitigation Plan* prepared by Mad River Properties, Inc. received December 23, 2019, details timber conversion activities on the parcels where the applicant had a Non-industrial Timber Management Plan (NTMP) created. The NTMP covers several parcels under different ownership and for purposes of the proposed project, the findings will focus on the conclusions in the report that refers to APN 223-043-005 (subject parcel). As labeled by the *Amos Faraon Less Than three Acre Conversion Mitigation Plan* prepared by Mad River Properties, Inc. received December 23, 2019, GS2 - GS5 are the historic cultivation areas on the subject parcel. A total of 3.2 acres of timberland was converted for cannabis cultivation. Site GS2 is also referred to as the 'western' cultivation site in this staff report. According to the *Amos Faraon Less Than three Acre Conversion Mitigation Plan* prepared by Mad River Properties, Inc. received December 23, 2019, and the Site Management Plan, it is recommended that GS2 be fully restored as a Class II watercourse was diverted around the graded flat to allow for cannabis cultivation. The diverted watercourse and associated grading has created an area of instability, suspectable to instability. Recommendations for restoration in the report include: recontouring, replanting of Doug fir trees, 1-2 years old to a minimum stocking of 300 trees per acre. Monitoring is required for three years or when the trees reach 3 feet. The applicant is also required to restore the stream channel (see Section 314-61.1 *Streamside Management Area* of this staff report for additional information). The applicant is proposing to expand the northern cultivation site from 1.37 acres to 3 acres to allow for the cultivation area from the western portion of the parcel to be

		relocated. Conditions of approval require the applicant to adhere to the *Amos Faraon Less Than three Acre Conversion Mitigation Plan* prepared by Mad River Properties, Inc. received December 23, 2019, the *Rally Preservation Group, LLC, Restoration Narrative* prepared by NorthPoint Consulting Group, Inc., dated October 2019. Annual reports, including the status of the restocking and photographs, shall be submitted to the Planning Department by December 31 annually.
§ 314-55.4.8.2.2 Existing Outdoor and Mixed-Light Cultivation Areas	On TPZ-zoned parcels 1 acre or larger in size, outdoor and mixed-light cultivation between 10,000 and 43,560 square feet in existence prior to January 1, 2016 may be permitted with a Use Permit. 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.	The proposed action is a Conditional Use Permit for an existing 40,370-square-foot cannabis cultivation operation (19,370 SF of outdoor cultivation and 21,000 SF of mixed-light cultivation) on APN 223-043-005, which is a 166-acre parcel zoned TPZ. Aerial imagery on TerraServer® indicate that existing cultivation operations on the property prior to January 1, 2016. The cultivation area, type, status, and zoning of the parcel are consistent with the requirements for a Conditional Use 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.	According to records maintained by the Department, the applicant has not exceeded four commercial cannabis permits.
§314-55.4.9.1 Accessory Processing	Processing for cultivation requiring a Special Permit or Use Permit will be considered in the Use Permit application.	The proposed project includes construction of a 4,000-square-foot, two-story processing facility for drying, curing and trimming. Only cannabis cultivated on the subject parcel will be processed in this location. A maximum of 12 employees are required during peak operations. Processing is required to be performed at a licensed off-site processing facility until the processing structure and OWTS are permitted.
§314-55.4.10 Application Requirements	Identifies the Information Required for All Applications	Attachment 4 identifies the information submitted with the application. Contents of the application are on file. All outstanding items are included as conditions of approval.
§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 applicant estimates 475,000 gallons of water is required for two cultivation cycles outdoor and a maximum of four mixed light cycles (3.8 gallons/sf/cycle). The water source for irrigation is a permitted off-site well located on APN 223-043-003 and there is 50,000 gallons of water storage on the subject parcel within two 25,000-gallon rainwater catchment tanks. According to the Well Completion Report (see Attachment 4), the well was drilled to a depth of 200 feet through sandstone and shale layers. The applicant provided a letter dated January 9, 2019, from Fisch Drilling stating the well was drilled into a perched bedrock aquafer with little to no connection to surface water or larger, shallower aquafer (see Attachment 4). Because the well appears to the hydrologically disconnected from surface waters, the applicant is not required to obtain appropriative rights from the State Water Resources Control Board. However, Conditions of approval require the applicant to monitor water use to show that sufficient water is produced by the well to support operations. The water use logs must be submitted to the Planning Department during the annual inspection. Should water from the well be insufficient to cover irrigation needs, the applicant will need to increase water storage to cover the deficiency or the cultivation area will be reduced. Conditions of approval also require the applicant to obtain a non-exclusive easement for access and use of the well located on APN 223-043-003 within one year of the effective date of this permit. If the applicant is unable to secure the non-exclusive easement with one year of the effective date of the permit, the applicant shall modify this permit to allow for another water source to support cultivation.
§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).	The site plan illustrates that all cannabis cultivation areas are set back at least 30 feet from property lines. The site plan notes, and review of aerial imagery verifies, that there are no schools, school bus stops, public parks, places of worship, or tribal cultural resources within 600 feet of the project site. Based on Tribal review there are no TCRs present on the site.

§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 located in an area that requires special noise attenuation measures. The nearest Northern Spotted Owl (NSO) Activity Center is located 1.76 miles southwest of the cultivation site. The nearest mapped Marbled murrelet habitat is located 1.34 miles to the southwest of the project site. The mixed-light cultivation area, propagation structure and processing facility will initially utilize several gasoline generators. The generators will be replaced by a single 30-kW generator. According to the operations plan, the generators will have coverage to limit noise. Conditions of approval limit noise from the operation, which includes generators and fans, to 50 dB at 100 feet from the noise source or edge of habitat, whichever is closer. The applicant is required to demonstrate the operation meets this condition prior to utilizing any artificial lighting. The 30-kW generator will be required to be within a containment structure to minimize noise from the generator.
§314-55.4.17 Sunset Date	No application for any Use Permit pursuant to the CMMLUO shall be processed for issuance or approval that is received after December 31, 2016.	The applicant filed the application on December 28, 2016.

4. Public Health, Safety and Welfare: The following table identifies the evidence which supports finding that the proposed development will not be detrimental to the public health, safety and 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 significant environmental damage.

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

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

6. Environmental Impact: The following evidence 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, construction of a 4,000-square-fot propagation structure, a 4,000-square-foot, 2-story processing building and relocation of cannabis to an

environmentally superior location on the subject parcel to allow for restocking of timber and establishment of a historic stream channel. 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 MEDICIAL MARIJUANA LAND USE ORDINANCE

Commercial Medical Marijuana Land Use Ordinance Mitigated Negative Declaration (MND)

(State Clearinghouse # 2015102005), January 2016

APN 223-043-005, 1000 Reed Mountain Loop Road, Benbow, County of Humboldt

Prepared By

Humboldt County Planning and Building Department

3015 H Street, Eureka, CA 95501

January 2020

Background

Modified Project Description and Project History - The original project reviewed under the Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) 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. 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 modified project involves a Conditional Use Permit (CUP) for an existing 19,370 square feet (SF) of existing outdoor cultivation and 21,000 SF of existing mixed-light cultivation. The total cultivation area altogether is 40,370 square feet (SF) on one parcel totaling 166 acres. The applicant is proposing to consolidate multiple existing grow sites into one central location. The source of irrigation water is a permitted on-site well and rainwater. Total water usage is approximately 475,000 gallons per year. Water is stored in two 25,000-gallon rainwater catchment tanks. The applicant proposes to construct two structures to support operations: one 4,000-square-foot, single-story propagation building and one 4,000-square-foot, two-story accessory structure that will house additional propagation area and processing facilities. A maximum of 12 people will be on-site during peak operations. Power to the subject parcel is supplied by solar and generators. The modified project will also comply with provisions of the CMMLUO intended to eliminate impacts to sensitive species from noise and from light through the requirement to develop a light and noise attenuation plan. Compliance with these and other measures of the CMMLUO ensure consistency with the MND.

The project site consists of variable topography with slopes from 15% to 50%. The majority of the parcel is forested. The CDFW resource map does not identify any threatened or endangered species on the subject parcel. The nearest Northern Spotted Owl (NSO) Activity Center is located 1.76 miles southwest of the cultivation site. The nearest mapped Marbled murrelet habitat is located 1.34 miles to the southwest of the project site. The parcel is situated above the South Fork Eel River and an unnamed tributary crosses through the parcel from east to west. The cultivation site in the western portion of the parcel is located within 200 feet to several Class II or Class III watercourses. The applicant is proposing to restore and restock 2.47 acres of timberland and relocate the cultivation area to the northern cultivation site. Expansion of the northern cultivation site will result in the removal of 1.63 acres of additional timberland, however, the project results in net increase in timberland overall, which is an improvement from baseline conditions.

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 of existing cultivation. These include compliance with noise and light standards to limit disturbance to wildlife, relocation of historic cultivation area within Streamside Management Areas (SMAs), and proper storage of fertilizers and soil amendments.

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 an existing 19,370 square feet (SF) of existing outdoor cultivation and 21,000 SF of existing mixed-light cultivation. The total cultivation area altogether is 40,370 square feet (SF) on one parcel totaling 166 acres, on-site processing, relocation of cannabis to an environmentally superior location on the subject parcel and restocking of timber on-site processing activities, and minor improvements necessary to bring the operation into compliance with the CMMLUO 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.

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 supporting documentation):

- Cultivation and Operation Plan prepared by prepared by NorthPoint Consulting Group, Inc., revised October 2019;
- Road Evaluation Report for Reed Mountain Road, prepared by NorthPoint Consulting Group, Inc., dated October 2019;
- Attachment for Commercial Medical Marijuana (CMM) Clearances/Permits;
- The Rally Preservation Group, LLC, Restoration Plan Narrative for APN 223-043-005 prepared by NorthPoint Consulting Group, Inc. dated October 2019; and
- The Rally Preservation Group, LLC, Conceptual Restoration Plan prepared by NorthPoint Consulting Group, Inc. dated October 2019.

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 and bring the operation into 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. (On file)

3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including: access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within ¼ mile (1,320 ft.) of a school, school bus stop, church or other place of religious worship, public park, or Tribal Cultural Resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (Attached)

4. A cultivation and operations plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; and proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel, and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season. (Attached)

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. (Attached – Initial Statement of Water Diversion and Use)

6. Description of water source, storage, irrigation plan, and projected water usage. (Attached – 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. (Attached separately and on file – Site Management Plan; On file – enrollment documents)

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. (Attached – Lake or Streambed Alteration Agreement Notification – Revised Project Description and LSAA Site Map)

9. If the source of water is a well, a copy of the County well permit, if available. (Attached – Letter from David Fisch, Fisch Drillilng, dated January 8, 2019 regarding well connectivity; well completion report)

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. (Attached separately and on file - Less Than Three Acre Mitigation Plan prepared by Mad River Properties, Inc. received December 23, 2019 and Application for Less Than 3 Acre Conversion Exemption received September 9, 2019)

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. Reed Mountain Pharms, LLC - Road Evaluation Report, prepared by NorthPoint Consulting Group, Inc. dated October 17, 2019. (Attached)

16. Attachment for Commercial Medical Marijuana (CMM) Clearances/Permits. (On file)

17. The Rally Preservation Group, LLC, Restoration Plan Narrative for APN 223-043-005 prepared by NorthPoint Consulting Group, Inc. dated October 2019. (Attached)

18. The Rally Preservation Group, LLC, Conceptual Restoration Plan prepared by NorthPoint Consulting Group, Inc. dated October 2019. (Attached)

Revised 10/03/19

REED MOUNTAIN PHARMS, LLC.
CULTIVATION AND OPERATIONS MANUAL
HUMBOLDT COUNTY, CA

PROPOSED COMMERCIAL CANNABIS CULTIVATION FACILITIES

RECEIVED
DEC 23 2019
Humboldt County
Planning Div

PREPARED FOR:

COUNTY OF HUMBOLDT
The Home of the Redwoods

Updated October 2019

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C: Regulated Product List

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E: Water Rights (Well Completion Log)

F: Site Management Plan and SWRCB Enrolment Documents

Table 1.4. Current State Licenses	
License Number	**License Type**
TML18-0010427	Temporary Small Outdoor
TML18-0010385	Temporary Small Mixed-Light, Tire 1
TML18-0006972	Temporary Medium Mixed-Light, Tire 1

1.4.2. State Water Resources Control Board & North Coast Regional Water Quality Control Board

Effective August 30th, 2016, Amos Faraon (of Reed Mountain Pharms, LLC) enrolled with the North Coast Regional Water Quality Control Board (NCRWQCB) for coverage under Tier 2 of Order No. 2015-0023 *Waiver of Waste Discharge Requirements and General Water Quality Certification for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects in the North Coast Region* (WDID#: 1B161341CHUM).

On June 28th, 2019, Amos Faraon applied for coverage under the State Water Resources Control Board (SWRCB) General Order WQ 2019-0001-DWQ *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Dischargers of Waste Associated with Cannabis Cultivation Activities* (WDID#: *1_12CC418470*).

Water for irrigation purposes is supplied by a groundwater well and is supplemented by rain catchment. The groundwater well was constructed in August of 2018 and is estimated to supply all necessary water for irrigation. Two (2) 25,000-gallon rainwater catchment tank provide approximately 39,000 gallons of irrigation water to supplement the water sourced from the well. The groundwater well has been assessed to have little to no hydraulic connection to any surface waters or any part of an aquifer. A well completion log is attached in Appendix E.

1.4.3. Humboldt County Building Department

All necessary building permits will be obtained from the Humboldt County Building Department for all existing and proposed structures and supporting infrastructure upon approval of the Conditional Use Permit. The project is propsing the construction of a 4,000 sf, two-story accessory building, a 4,000 sf nursery, a 19,370 sf commercial outdoor greenhouse and two (2) commercial mixed-light greenhouses totalling 21,000 sf.

1.4.4. Cal Fire

The subject property is located within a State Responsibility Area (SRA) for fire protection. The property owner will complete any improvements required by the CA Department of Forestry and Fire Protection (Cal Fire) to meet SRA requirements, such as designating a fire turn-around and pull-out area for emergency vehicles, management of trees and vegetation around existing structures to maintain the required 100-foot defensible space, and the installation of a 2,500-gallon water tank with a riser to SRA specifications. All structures on the property meet the 30-foot SRA setback requirement from property lines.

1.4.5. California Department of Fish and Wildlife

The applicant has applied for a Lake and Streambed Alteration Agreement (LSAA) from the Department of Fish and Wildlife (DFW) in September 2017. A revision of the LSAA was submitted in September 2018. The

transplanted into greenhouses. The proposed nursery will use a combination of natural and artificial light along with an HVAC system for climate control.

2.2. Mixed Light & Outdoor Cultivation Plan and Cultivation Schedule

PHASE 1

Outdoor cultivation will occur in hoop house greenhouses and raised garden beds. The hoop house greenhouses are constructed from galvanized steel, wood and PVC. The outdoor cultivation will not utilize any artificial light source but will utilize light deprivation techniques. The outdoor greenhouse only utilize black out tarps for light deprivation techniques to produce up to two (2) flowering cycles per year.

Mixed light cultivation will occur in hoop house greenhouses and will utilize artificial light sources. The hoop house greenhouses are constructed from galvanized steel, wood and PVC. The greenhouse coverings are woven poly sheets. The mixed light greenhouses utilize a combination of natural light, artificial light, and light deprivation to produce up to three (3) to four (4) flowering cycles per year. Artificial light consists of small 45-watt bulbs strung throughout the greenhouse and power will be supplied by small 2,000 t0 3,000-watt gasoline generators. Artificial light for Phase 1 mixed light cultivation is not to exceed 6 watts per square foot of cultivation area. The mixed light greenhouses are vented by either lifting the poly woven coverings from the ground.

PHASE 2

The outdoor cultivation will occur in one (1) custom built, commercial greenhouse totaling an area of 19,370 square feet. The commercial greenhouse will be located at Cultivation Site #2, and be custom built to allow ease of operation. Table 2.1 below outlines the aggregate square footage of the commercial outdoor greenhouse proposed for this site. The location of the proposed outdoor cultivation greenhouses can be seen on the Site Map in Appendix A.

Table 2.1: Phase 2 Proposed Outdoor Greenhouse Details		
Greenhouse ID	**Dimension**	**Area (SF)**
<P> 19,370 SF OUTDOOR GREENHOUSE	Custom	19,370
Total Outdoor Cultivation:		19,370

The commercial outdoor greenhouses will consist of galvanized steel with twin wall polycarbonate roof and side walls. The outdoor greenhouse does not utilize artificial light for cultivation or propagation. The outdoor greenhouse only utilize black out tarps for light deprivation techniques to produce up to two (2) flowering cycles per year.

The mixed light cultivation will occur in two (2) custom built, commercial greenhouses totaling a combined area of 21,000 square feet. The commercial greenhouses will all be located at Cultivation Site #2 and be custom built to allow ease of operation. Table 2.2 below outlines the aggregate square

2.4. Harvesting and Drying

Plants that are ready for harvest have their flowering branches removed and suspended in the proposed two-story accessory building. The processing/drying areas of the accessory building are equipped with ventilation fans to control air flow and an HVAC system to control climate. The drying process takes approximately five to seven days.

Trimming occurs next in one of the following two ways:

1. The dried flowers are then bucked into manageable buds and fed into an automated trimming machine. The machine-trimmed buds receive a finishing trim by hand before being weighed, labeled, logged, and sealed.
2. The dried flowers are then bucked into manageable buds and hand trimmed at the accessory building.

The finished product is stored in the processed materials storage room before being transported to a licensed distribution facility. The waste product, or 'trim', is collected and placed into bins to be weighed, labeled, and sealed. Trim will be sold to manufacturer for extraction while stems and leaves are chipped and composted on site.

2.5. Processing

All cannabis processing will occur on site in the proposed two-story, 4,000 sf accessory building. The facility will incorporate all aspects of processing including drying, curing, and trimming, and will include an ADA restroom for employees. The restroom will include a working flush toilet as well as a sink with cold and hot running water provided by an on demand electric water heater. The proposed metal building will have an engineered concrete slab and will conform to commercial building standards per the California Building Code.

2.6. Employee Plan

Reed Mountain Pharms 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), and complies with all applicable federal, state and local laws and regulations governing California Agricultural Employers.

2.6.1. Job Descriptions And Employee Summary

- *Agent in Charge*: Responsible for business oversight and management of Reed Mountain Pharms. Responsibilities include, but are not limited to: inventory and tracking, personnel management, record keeping, budget, and liaison with State and County inspectors as needed. This is a part-time to full-time, seasonal position.

- *Lead Cultivator*: Oversight and management if daily cultivation activities. Responsibilities include: plant propagation and transplant, soil management, irrigation, fertilization, pesticide management, and harvest activities.

- *Assistant Cultivator / Processing Manager*: Provides support to the Lead Cultivator in their day to day duties and takes the lead role during times when the Lead Cultivator may be off site. Once processing activities commence, the Assistant Cultivator duties switch to oversight and management of processing the dried cannabis. This is a full-time, seasonal position.

- *Seasonal Laborer*: Provides cultivation, harvesting, and processing support including trim machine operation and hand-finish trimming. This is a part-time to full-time, seasonal position.

2.7.2. Hours of Operation

Activities associated with cultivation within the project area (watering, transplanting, and harvesting) generally occur during daylight hours. All other activities such as processing typically occur no earlier than 8 AM and extend no later than 5 PM.

3. ENVIRONMENT

3.1. Water Source and Projected Water Use

Water for domestic use will be provided by the existing groundwater well located on an adjacent parcel, owned by the Applicant. The proposed accessory building will be equipped with an ADA accessible bathroom for the seasonal employees to use. The accessory building will be primarily occupied during the cultivation season (approximately April – October) and during hours of operation (8:00 AM – 5:00 PM). Table 3.1a. below outlines the estimated projected domestic water uses during a typical year for Phase 1.

Table 3.1a. Phase 1 - Estimated Proposed Annual Domestic Water Usage (Gallons)											
Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
50	300	50	50	50	50	50	300	100	100	100	50
Total: 1,250 gallons											

Table 3.1b. below outlines the estimated projected domestic water uses during a typical year for Phase 2.

Table 3.1b. Phase 2 - Estimated Proposed Annual Domestic Water Usage (Gallons)											
Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
50	300	50	50	300	50	50	300	100	100	300	50
Total: 1,700 gallons											

Water for irrigation use is be provided by a groundwater well and is supplemented by rain catchment water tanks. The groundwater well was constructed in 2018, is located on the adjacent parcel, which is also owned by the Applicant, and is anticipated to meet irrigation water demands. There are two (2) 25,000-gallon water tanks equipped with rain catchment capabilities. The roofs of the water tanks collect rain that falls onto the tanks. The two rain catchment tanks supply approximately 50,000 gallons of irrigation water each year.

Reed Mountain Pharms utilizes water management strategies to conserve onsite water and applies water at agronomic rates to achieve net zero discharge. Refer to Section 2.4 for a summary of irrigation practices, and Appendix B for the monthly irrigation schedule.

Table 3.2a. below outlines the estimated irrigation water usage for cultivation during a typical year for Phase 1. Variables such as weather conditions and specific cannabis strains will have a slight effect on water use.

Cultivation Site #2 is more than 200 feet away from the nearest watercourse and is in an area where the slope is less than 15% gradient.

Existing and proposed structures will be located suitably outside of riparian buffer zones and Streamside Management Areas, providing a sufficient buffer to prevent sediment and nutrient delivery. To further prevent runoff to riparian areas, water conservation and containment measures will be implemented including the use of drip irrigation to prevent excessive water use, and the maintenance of a stable, vegetated buffer between the cultivation area and riparian zone.

The SMP includes erosion and sediment control BPTC methods designed to prevent, contain, and reduce sources of sediment. It also includes corrective actions to reduce sediment delivery, including but not limited to the construction of rolling dips and inboard ditches on roads, appropriately storing cultivation materials, appropriately disposing of waste, and maintaining robust riparian zones. The SMP section titled *BPTC Measure Specifications* will include complete BPTC recommendations and specifications. The SMP along with SWRCB enrolment documents are provided in Appendix F.

3.4. Watershed and Habitat Protection

Adherence to the SMP ensures that the watershed and surrounding habitat are protected. The cultivation areas and associated structures will be located to ensure that a more than 100 feet buffer from the nearest watercourse is achieved, providing a suitable buffer between the cultivation operation and habitat. Additionally, site development and maintenance activities utilize BPTC methods in accordance with the SWRCB's recommendations. Any grading and earthwork activities will be conducted by a licensed contractor in accordance with approved grading permits and the SMP.

3.5. Monitoring and Reporting

Monitoring will be conducted to confirm the effectiveness of corrected measures listed in the SMP and to determine if the site complies with all Standard Conditions of The Order. Inspections will include photographic documentation of any controllable sediment discharge sites as identified on the site map. Visual inspection will occur at those locations on the site where pollutants or wastes, if uncontained, could be transported into receiving waters, and where runoff from roads or developed areas drains into or towards surface water. The inspection will also document the progress of any plan element subject to a time schedule, or in the process of being implemented.

Onsite monitoring shall occur:

- Before and after any significant alteration or upgrade to a given stream crossing, road segment, or other controllable sediment discharge site. Inspection should include photographic documentation, with photo records to be kept on site.
- Prior to October 15 and December 15 to evaluate site preparedness for storm events and stormwater runoff.
- Following any rainfall event with an intensity of 3 inches precipitation in 24 hours. Precipitation data can be obtained from the National Weather Service by entering the site zip code at http://www.srh.noaa.gov/forecast.

A Monitoring and Reporting Form (Order No. WQ 2019-0001-DWQ) is submitted to the SWRCB each year. The annual report includes data from the monitoring reports and updates on the water use and which standard conditions are being met.

Table 7. Pesticides and Fungicides		
Type/Brand	Quantity Used Annually* (gallons/year)	Frequency/ Rate of Application (Depends on growth stage)
N/A	N/A	N/A

*Quantity used annually is an approximation based on available data.

A list of all pesticides and fungicides will be provided to the RWB during annual reporting. All products will conform to the California Department of Pesticide Regulation registration and use requirements for pesticide use on Cannabis. They are stored in the storage shed with secondary containment. See Appendix C for product details.

3.8. Waste Management Plan

3.8.1. Solid Waste Management

Currently in Phase 1, trash and recycling containers are located in a conex box at each of the cultivation areas. The conex boxes are enclosed to eliminate animal intrusion and exposure to any surface waters or rain. Waste and recycling is hauled off- site to the Redway transfer station at least once per week.

In Phase 2, large waste containers will be located adjacent to the proposed accessory building to contain all waste and recyclable material generated on site. The trash containers will be secured and enclosed to prevent wildlife intrusion and the escape of any waste material. Waste and recycling will be hauled off- site to the Redway transfer station at least once per week.

3.8.2. Cultivation Waste and Soil Management

Cultivation vegetative matter such as root balls, branches, and leaves are composted in a designated area. Spent potting soil is stored in the greenhouses during the winter season. The soil is then tested by a third-party soil testing facility and amended and reused the following cultivation season. Any excess soil will be immobilized using sediment control BPTC methods to prevent it from entering surface waters.

3.8.3. Wastewater Management

Currently, in Phase 1, wastewater is managed by the use of portable toilets and handwashing stations. The portable toilets and handwashing stations are serviced regularly by a licensed professional.

In Phase 2, a septic system will be installed for the proposed accessory building. The proposed septic system will be fully permitted through the Department of Environmental Health (DEH). A DEH permit number will be provided the County once the system is approved and permitted.

4. PRODUCT MANAGEMENT

4.1. Product Testing and Labeling

The third-party licensed processor will typically be responsible for testing; however, a third-party lab may perform testing services for the applicant. All product will be labeled with the Reed Mountain

APPENDIX A: SITE PLAN

APPENDIX B: CULTIVATION ACTIVITIES AND IRRIGATION SCHEDULES

Table B1: Phase 1 Cultivation Activities and Irrigation Schedule

Activity	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Nursery Activities	'Mother plant' vegetation												
	Irrigation of 'Mother plants'												
	Propagate 'clones' from 'mother plant' stock												
	Irrigation of 'clones'												
	Transplant clones into 4" pots												
Mixed Light - Cultivation, Irrigation and Harvest Schedule	Transplant clones from 4" pots to Mixed Light greenhouses												
	Mixed Light Cycle 1												
	Irrigation of Mixed Light Cycle 1												
	Mixed Light Cycle 2												
	Irrigation of Mixed Light Cycle 2												
	Mixed Light Cycle 3												
	Irrigation of Mixed Light Cycle 3												
	Harvest activities												
Outdoor - Cultivation, Irrigation and Harvest Schedule	Transplant clones from 4" pots to Outdoor greenhouses												
	Outdoor Cultivation Cycle 1												
	Irrigation of Outdoor Cultivation Cycle 1												
	Outdoor Cultivation Cycle 2												
	Irrigation of Outdoor Cultivation Cycle 2												
	Harvest activities												
Drying and Processing	Drying activities												
	Trimming activities												

NORTHPOINT CONSULTING GROUP, INC.

Table B2: Phase 2 Cultivation Activities and Irrigation Schedule

Activity	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Commercial Nursery	Mother plant' vegetation												
	Irrigation of 'Mother plants'												
	Propagate 'clones' from 'mother plant' stock												
	Irrigation of 'clones'												
	Transplant clones into 4" pots												
Mixed Light - Cultivation, Irrigation and Harvest Schedule	Transplant clones from 4" pots to Mixed Light greenhouses												
	Mixed Light Cycle 1												
	Irrigation of Mixed Light Cycle 1												
	Mixed Light Cycle 2												
	Irrigation of Mixed Light Cycle 2												
	Mixed Light Cycle 3												
	Irrigation of Mixed Light Cycle 3												
	Mixed Light Cycle 4												
	Irrigation of Mixed Light Cycle 4												
	Harvest activities												
Outdoor - Cultivation, Irrigation and Harvest Schedule	Transplant clones from 4" pots to Outdoor greenhouses												
	Outdoor Cultivation Cycle 1												
	Irrigation of Outdoor Cultivation Cycle 1												
	Outdoor Cultivation Cycle 2												
	Irrigation of Outdoor Cultivation Cycle 2												
	Harvest activities												
Drying and Processing	Drying activities												
	Trimming activities												

NORTHPOINT CONSULTING GROUP, INC.

APPENDIX D: REFERENCES

Bass, Ronald E., Kenneth M. Bogdan, and Terry Rivasplata. 2013. CEQA Desktop. Point Arena, CA; Solano Book Press. Page 44.

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State of California. Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use. August 2008. <http://www.ag.ca.gov/cms_attachments/press/pdfs/n1601_medicalmarijuanaguidelines.pdf>

APPENDIX E:

WATER RIGHT FOR DIVERSIONS

Ask...
Fisch Drilling .com
WHEN YOU WANT TO KNOW ABOUT WATER!

3150 JOHNSON RD.
HYDESVILLE, CA.
(707)768-9800
dave@fischdrilling.com

January 8, 2019

Amos Faraon
P.O. Box 1905
Redway, CA 95560

The Rally Preservation Group LLC.
4 Reed Mountain RD.
Redway, CA. 95560

Result of site review of Rally Preservation Group LLC.. APN 223-043-003 the well site in question will be located on parcel 223-043-003 this well was completed September 27, 2018.

The well was completed in the Franciscan Formation; the well is drilled into a perched bedrock aquifer with little to no hydraulic connection to any surface water or any part of a larger shallow homogeneous aquifer.

Considering the depth of the wells, it appears to fall in line with the guide lines of a non-jurisdictional well of similar depth in the surrounding area.
Any questions please call (707)768-9800.

Thank You,

David Fisch
Fisch Drilling

3150 JOHNSON RD. • HYDESVILLE • 95547
PHONE: 707-768-9800 • FAX: 707-768-9800

State of California

Well Completion Report

Form DWR 188 Submitted 8/30/2018
WCR2018-007376

Owner's Well Number: | Date Work Began: 08/22/2018 | Date Work Ended: 08/27/2018

Local Permit Agency: Humboldt County Department of Health & Human Services - Land Use Program

Secondary Permit Agency: | Permit Number: 18/19-0138 | Permit Date: 08/22/2018

Well Owner (must remain confidential pursuant to Water Code 13752)

Name: THE RALLY PRESERVATION GROUP, LLC, Amos Faraon

Mailing Address: P.O. Box 1905

City: Redway State: CA Zip: 95560

Planned Use and Activity

Activity: New Well

Planned Use: Water Supply Irrigation - Agriculture

Well Location

Address: 4 Reed Mountain RD

City: Redway Zip: 95560 County: Humboldt

Latitude: Deg. Min. Sec. N Longitude: Deg. Min. Sec. W

Dec. Lat.: 40.0282240 Dec. Long.: -123.7516370

Vertical Datum: Horizontal Datum: WGS84

Location Accuracy: Location Determination Method:

APN: 223-043-003

Township: 05 S

Range: 04 E

Section: 08

Baseline Meridian: Humboldt

Ground Surface Elevation:

Elevation Accuracy:

Elevation Determination Method:

Borehole Information

Orientation: Vertical Specify:

Drilling Method: Other - Under-Ream Down-Hole Hammer Drilling Fluid: Air

Total Depth of Boring: 240 Feet

Total Depth of Completed Well: 240 Feet

Water Level and Yield of Completed Well

Depth to first water: 92 (Feet below surface)

Depth to Static Water Level: 104 (Feet) Date Measured: 08/27/2018

Estimated Yield*: 30 (GPM) Test Type: Air Lift

Test Length: 4 (Hours) Total Drawdown: 136 (feet)

*May not be representative of a well's long term yield.

Geologic Log - Free Form

Depth from Surface Feet to Feet		Description
0	2	top soil
2	38	brown fractured sandstone
38	91	fractured basalt
91	113	blue sandstone
113	186	fractured sandstone
186	203	young fractured blue sandstone
203	240	shale mulache

Casings

Casing #	Depth from Surface Feet to Feet		Casing Type	Material	Casings Specificatons	Wall Thickness (inches)	Outside Diameter (inches)	Screen Type	Slot Size if any (inches)	Description
1	0	95	Blank	Low Carbon Steel	Grade: ASTM A53	0.188	6			
1	95	203	Screen	Low Carbon Steel	Grade: ASTM A53	0.188	6	Milled Slots	0.05	
1	203	240	Blank	Low Carbon Steel	Grade: ASTM A53	0.188	6			

Annular Material

Depth from Surface Feet to Feet		Fill	Fill Type Details	Filter Pack Size	Description
0	15	Bentonite	Other Bentonite		Sanitary Seal
15	240	Filter Pack	Other Gravel Pack	3/8 Inch	Pea Gravel

Other Observations:

Borehole Specifications

Depth from Surface Feet to Feet		Borehole Diameter (inches)
0	240	10

Certification Statement

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief

Name: FISCH DRILLING
Person, Firm or Corporation

3150 JOHNSON ROAD | HYDESVILLE | CA | 95547
Address | City | State | Zip

Signed: *electronic signature received* | 08/30/2018 | 683865
C-57 Licensed Water Well Contractor | Date Signed | C-57 License Number

Attachments

scan.pdf - Location Map

DWR Use Only

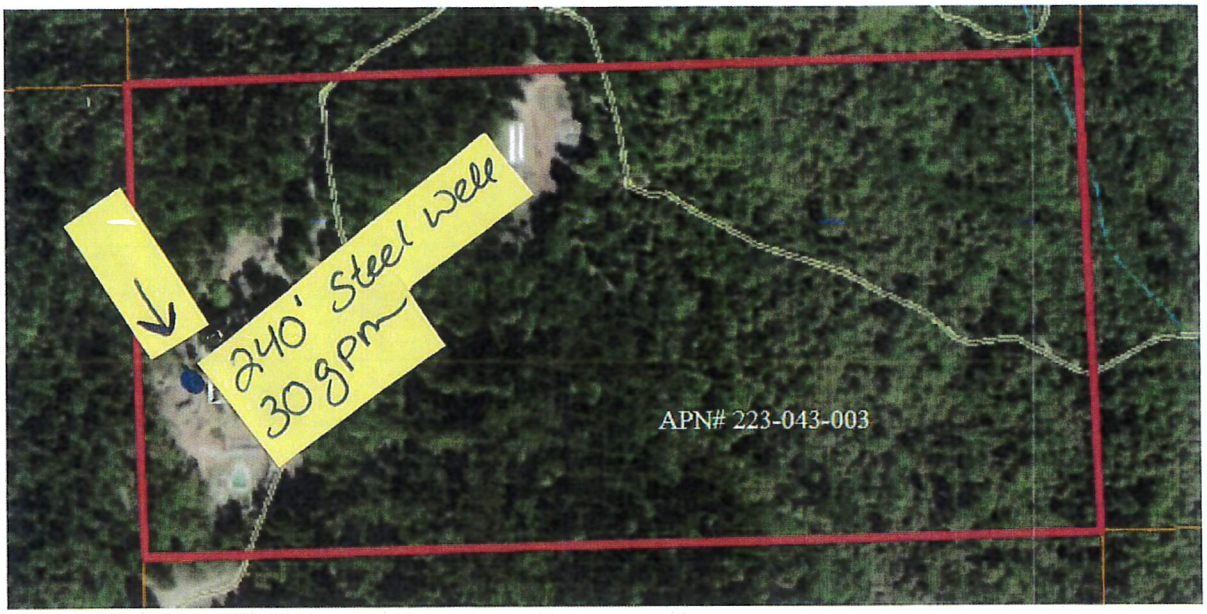
CSG #	State Well Number	Site Code	Local Well Number

				N						W

Latitude Deg/Min/Sec | Longitude Deg/Min/Sec

TRS:

APN:



Amos Faraon 223-0246
APN# 223-043-003
Reed Mt. Road, Redway

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APPENDIX F:

SWRCB ENROLMENT DOCUMENTS

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September 9, 2019 WDID:1_12CC418470

REED MOUNTAIN PHARMS, INC.
ATTN: AMOS FARAON
PO BOX 1905
REDWAY, CA 95560

Subject: Notice of Applicability - Waste Discharge Requirements Water Quality Order WQ 2019-0001-DWQ

The attached Notice of Applicability provides notice that the requirements of the State Water Board *Cannabis Cultivation Policy- Principles and Guidelines for Cannabis Cultivation* (Policy), and the *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities,* Order WQ 2019-0001-DWQ (General Order – previously WQ 2017-0023-DWQ, with updates and revisions effective April 16, 2019) are applicable to the site as described below. Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the State Water Board Policy and General Order.

Please direct all submittals, discharge notifications, and questions regarding compliance and enforcement to the North Coast Regional Water Quality Control Board Cannabis Program at (707) 576-2676 or northcoast.cannabis@waterboards.ca.gov.

Sincerely,

Matthias St. John
Executive Officer
North Coast Regional Water Quality Control Board

190906_2H_1_12CC418470_1B161341CHUM_Reed_Mountain_Pharms_-_Up_Front_NOA_TW

NOTICE OF APPLICABILITY – WASTE DISCHARGE REQUIREMENTS, WATER QUALITY ORDER WQ 2019-0001-DWQ, REED MOUNTAIN PHARMS, INC., HUMBOLDT COUNTY APN(s) 223-043-005-000

Reed Mountain Pharms, Inc. (hereafter "Discharger") submitted information through the State Water Resources Control Board's (State Water Board's) online portal on June 28, 2019, for discharges of waste associated with cannabis cultivation related activities. Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the Policy and General Order. This letter provides notice that the Policy and General Order are applicable to the site as described below. You are hereby assigned waste discharge identification (WDID) number **1_12CC418470**. The original WDID assigned by the North Coast Regional Water Quality Control Board was 1B161341CHUM.

The Discharger is responsible for all the applicable requirements in the Policy, General Order, and this Notice of Applicability (NOA). This includes making any necessary changes to the enrollment, and the Discharger is the sole person or entity with legal authority to make those changes. The Discharger will be held liable for any noncompliance with the Policy, General Order, and the NOA.

1. FACILITY AND DISCHARGE DESCRIPTION

All dischargers enrolled under the North Coast Regional Water Board's Order (R1-2015-0023) or the Central Valley Regional Water Board's Order (R5-2015-0113) as of October 17, 2017, (the adoption date of the General Order) may retain the reduced setbacks applicable under the appropriate Regional Water Board order unless the Executive Officer for the appropriate Regional Board determines that the reduced setbacks applicable under their regional order are not protective of water quality. However, sites that expand their cannabis cultivation area or other cannabis related activities must comply with the riparian setbacks in the General Order.

The information submitted by the Discharger states the disturbed area is equal to or greater than 1 acre (43,560 square feet) some portion of the disturbed area is located within the setback requirements, no portion of the disturbed area is located on a slope greater than 30 percent, and the cannabis cultivation area is less than or equal to 1 acre.

Based on the information submitted by the Discharger, the cannabis cultivation activities are classified as Tier 2 High Risk.

2. SITE-SPECIFIC REQUIREMENTS

The Policy and General Order are available on the Internet at:
https://www.waterboards.ca.gov/water_issues/programs/cannabis/cannabis_water_quality.html

The Discharger shall ensure that all site operating personnel know, understand, and comply with the requirements contained in the Policy, General Order, this NOA, and the Monitoring and Reporting Program (MRP, Attachment B of the General Order). Note that the General Order contains standard provisions, general requirements, and prohibitions that apply to all cannabis cultivation activities.

The application requires the Discharger to self-certify that all applicable Best Practicable Treatment or Control (BPTC) measures are being implemented, or will be implemented by the onset of the winter period (November 15 - April 1), following the enrollment date. Landowners of the cultivation site in the North Coast Region are required to submit and implement Site Management Plans that describes how BPTC measures are implemented property-wide, including BPTC measures implemented to address discharges from legacy activities (e.g. former timber harvest, road building, mining, etc.) at the site per Provision C.1.a. of the General Order. Dischargers that cannot implement all applicable BPTC measures by the onset of the winter period, following their enrollment date, shall submit to the appropriate Regional Water Board a *Site Management Plan* that includes a time schedule and scope of work for use by the Regional Water Board in developing a compliance schedule as described in Attachment A of the General Order.

The Policy and General Order require that, prior to conducting any work in streams or wetlands, the Discharger obtain water quality certification from the Water Boards and other required permits from other agencies (e.g. a Clean Water Act section 404 permit from the United States Army Corps of Engineers, a Lake and Streambed Alteration Agreement from the California Department of Fish and Wildlife, and other local permits). Enrollment in the General Order requires that the Discharger obtain water quality certification for any such work, but this NOA does not provide the necessary certification. If the Discharger proposes or requires work in streams or wetlands, they must apply for water quality certification separately by filling out and submitting a separate application for that work. The application is available for download at the following Regional Water Board website:
https://www.waterboards.ca.gov/northcoast/water_issues/programs/cannabis/

Currently, the direct link to that application is as follows:
https://www.waterboards.ca.gov/northcoast/water_issues/programs/cannabis/pdf/190403/180731_031616_401_WQ2017-0023-Application.pdf

Note: Water Quality Certifications require separate application and monitoring fees. A fee calculator and additional information are available at:
https://www.waterboards.ca.gov/northcoast/water_issues/programs/water_quality_certification/#401_calc

During reasonable hours, the Discharger shall allow the State Water Board or Regional Water Board (collectively Water Boards), California Department of Fish and Wildlife, CAL FIRE, and any other authorized representatives of the Water Boards upon presentation of a badge, employee identification card, or similar credentials, to:

i. enter premises and facilities where cannabis is cultivated; where water is diverted, stored, or used; where wastes are treated, stored, or disposed; or in which any records are kept;
i. access and copy, any records required to be kept under the terms and conditions of the Policy and General Order;
ii. inspect, photograph, and record audio and video, any cannabis cultivation sites, and associated premises, facilities, monitoring equipment or device, practices, or operations regulated or required by the Policy and General Order; and
iii. sample, monitor, photograph, and record audio and video of site conditions, any discharge, waste material substances, or water quality parameters at any location for the purpose of assuring compliance with the Policy and General Order.

3. TECHNICAL REPORT REQUIREMENTS

The following technical report(s) shall be submitted by the Discharger as described below:

A Site Management Plan, by September 25, 2019, consistent with the requirements of General Order Provision C.1.a., and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of the Site Management Plan.

A Disturbed Area Stabilization Plan consistent with the requirements of General Order Provision C.1.c., and Attachment A, Section The Disturbed Area Stabilization Plan shall be approved by the Regional Water Board Executive Officer prior to implementation. If the Discharger cannot achieve compliance by the next onset of the winter period (i.e., stabilization work will continue into the winter period or will continue the following year), the Discharger must include a time schedule and scope of work for approval by the Regional Water Board Executive Officer and use in preparing an enforcement order. Attachment D of the General Order provides guidance on the contents of the Disturbed Area Stabilization Plan.

A Site Closure Report must be submitted 90 days prior to permanently ending cannabis cultivation activities and seeking to rescind coverage under the General Order. The *Site Closure Report* must be consistent with the requirements of General Order Provision C.1.e., and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of the *Site Closure Report.*

4. MONITORING AND REPORTING PROGRAM

The Discharger shall comply with all provisions of the Monitoring and Reporting Program (MRP), which appears as Attachment B to the General Order. The Discharger shall also comply with all provisions of the *North Coast Regional Supplement to Annual Monitoring and Reporting Requirements for Statewide Cannabis General Order WQ 2017-0023-DWQ* (Regional Supplement), which independently appears as Investigative Order No. R1-2019-0023, issued by the Regional Water Board Executive Officer on March 22, 2019. Annual reports for both sets of requirements shall be submitted to the Regional Water Board in a combined report by March 1 following the year being

monitored through the online portal (https://public2.waterboards.ca.gov/cgo). The Discharger shall not implement any changes to the MRP or to the Regional Supplement unless and until a revised MRP or Regional Supplement is issued by the Regional Water Board Executive Officer or the State Water Board Division of Water Quality Deputy Director, or the State Water Board Chief Deputy Director.

A copy of Attachment B to the General Order can be obtained online at the following location, or by contacting staff at the phone number and email address listed below. https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2019/wqo2019_0001_dwq.pdf#page=32.

A copy of the Regional Supplement can be obtained online at the following location, or by contacting staff at the phone number and email address listed below. https://www.waterboards.ca.gov/northcoast/board_decisions/adopted_orders/pdf/2019/19_0023_Regional%20Supplement%2013267%20Order.pdf.

5. ANNUAL FEE

According to the information submitted, the discharge is classified as Tier 2 High Risk. The 2018-2019 annual fee for that tier and risk level was set at $8,000, but please note that the Fee Schedule is updated annually and future fees may be invoiced at different rates. Invoices are sent by the State Water Board at the beginning of each calendar year (generally in February). Do not submit payments without receiving an invoice. If you have questions or concerns about your fees please contact the Fee Branch at FeeBranch@waterboards.ca.gov or (916) 341-5247. The fee is due and payable on an annual basis until coverage under this General Order is formally rescinded. To rescind coverage, the Discharger must submit a Request for Termination in writing through the online portal (available at: https://public2.waterboards.ca.gov/cgo), including a Site Closure Report at least 90 days prior to termination of activities and include a final MRP report.

6. TERMINATION OF COVERAGE UNDER THE GENERAL ORDER & REGIONAL WATER BOARD CONTACT INFORMATION

Enrollees that propose to terminate coverage under the General Order must submit a Request for Termination in writing through the online portal (https://public2.waterboards.ca.gov/cgo). The Request for Termination consists of a formal statement regarding the reason for requesting termination (i.e. cultivation is no longer occurring, the property is being sold, etc.), documentation that the site is in compliance with the General Order, including dated photographs and a written discussion. If the site is not meeting the requirements of the General Order, then the enrollment cannot be terminated. Regional Water Board staff will review the Request for Termination for completeness before determining if a property inspection, enrollment termination, or a request for additional information is appropriate.

If the Discharger cannot comply with the General Order, or will be unable to implement an applicable BPTC measure contained in Attachment A by the onset of the winter period each year, the Discharger shall notify the North Coast Regional Cannabis Unit staff at (707) 576-2676 or northcoast.cannabis@waterboards.ca.gov so that a site-specific compliance schedule can be developed.

Cc: Kevin Porzio, State Water Resources Control Board, dwq.cannabis@waterboards.ca.gov
Cheri Sanville, California Department of Fish and Wildlife, cheri.sanville@wildlife.ca.gov
Cliff Johnson, Humboldt County Planning and Building, cjohnson@co.humboldt.ca.us
Milk Ranch Creek, LLC PO Box 2482 Redway, CA 95560

NORTHPOINT

RECEIVED
OCT 18 2019
Humboldt County
Cannabis Svcs

The Rally Preservation Group, LLC.

Restoration Plan Narrative

APN: 223-043-005

Humboldt county, CA

October 2019

NORTHPOINT

Restoration Plan

The Rally Preservation Group

APN # 223-043-005

Apps #12723

Prepared By:

NorthPoint Consulting Group, Inc.

Derek Roelle, E.I.T.

1117 Samoa Blvd.

Arcata, California 95521

(707) 798-6438

In Consultation with:

The Rally Preservation Group

PO Box 1905

Redway, CA 95547

October 2019

NORTHPOINT

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1 Introduction and Site Information

The purpose of this Restoration Plan is to guide restoration/remediation efforts to be conducted on a 160-acre parcel located in the Benbow Area (APN: 223-043-005). The parcel had been used for timber harvest activities dating back to 1951 and has development associated with residential and commercial cannabis. The parcel is accessed via two access roads, leading off from Reed Mountain Road. There are two class II watercourses, along with several class III watercourses that travel through and originate onsite. The parcel is primarily timberland composed of Douglas-Fir and mixed upland hardwood species and small areas of grassland. Second growth Douglas-fir, Tan Oak, Black Oak, Oregon White Oak, Live Oaks and Pacific Madrone are the dominant established tree species in the immediate vicinity.

Throughout the subject parcel, approximately 2.55 acres of timberland and grassland have been converted for agricultural purposes. The Landowner would like to restore 2.55 acres of that converted area back to natural conditions, improving habitat conditions.

2 Methods

2.1 Restoration Site Selection

Restoration efforts are proposed at three 3) separate sites within the parcel, Restoration Site #1 (RS1), Restoration Site #2 (RS2) and Restoration Site #3 (RS3). Table 1 below describes the proposed restoration sites in more detail.

Table 1: Proposed restoration sites.

Site	Area (Acres)	Area Type	Habitat Improvement Type
RS1	2.34	Timberland	Class II Aquatic & Class II Riparian
RS2	0.14	Timberland	Class III Riparian
RS3	0.07	Grassland	Grassland

Restoration Site #1 (RS1)

RS1 is comprised of a large graded flat used for cannabis cultivation, two smaller flats used for water storage facilities and an accompanying access road. The cultivation flat is a historically log deck for timber harvest activities. The cultivation flat was initially converted from timberland area use to cannabis cultivation use sometime between 2005 and 2009, and further expanded in 2012, per aerial photographic records. The flat was constructed within a Class II watercourse, and a diversion ditch has been constructed to circumvent water around the graded flat. RS1 is accessed via private dirt road leading from Reed Mountain Road. The access road leading to RS1 shows signs of erosion and a section is proposed to be decommissioned.

The cultivation flat at RS1 was created during historic timber harvest activities, where a ridge nose portion of a hillslope was cut into and fill was placed on the downslope of the hillside. The cultivation flat consists of a single flat bench approximately 96,150 ft^2 in footprint upon which cultivation facilities were placed (Figures 1-3). The graded flat was constructed within a Class II watercourse, and a diversion ditch has been constructed to circumvent water around the flat (Figures 4-5). A large culvert, Stream Crossing 10 (STX-10) has been installed to convey water from the diversion ditch, discharging into another watercourse (Figures 6-8). The culvert inlet is an 18"-diamter corrugated steel culvert, which leads to a 22"-diameter downspout. The downspout is approximately 105 feet in length.

The cut slope above the cultivation flat has exposed subsurface water, causing a perennial seep and sediment erosion. The cut slope has failed and has delivered sediment to the adjacent watercourse (Figures 9-11).

The cut slopes lacked vegetation sufficient in coverage to prevent erosion from occurring due to physical weathering from rainfall events and exposed subsurface water. The fill slopes of the cultivation flat were observed to lie at approximately 65% grade. Large woody debris, slash, and cultivation soil appear to be incorporated into the fill slope material of the flat.

It is unknown if adequate compaction was utilized during the construction of the cultivation flat's surface, however the flat's surface itself appeared stable and settled. The surface of the flat does not exhibit any visible signs of slumping or failure (stress cracks, scarping, etc.). Native grade above the cut slopes measured approximately 22% in grade.

The access road leading from Reed Mountain Road down to the flat measures approximately 2,500-feet in length, an average width of 12 feet and exhibits various drainage issues. There are two (2) stream crossings associated with the access road, STX-7 and STX-8. A section, approximately 1,035 feet of the access road is to be decommissioned and have winterized drainage improvements installed. Decommissioning of the access road shall follow the recommendations set forth by a Registered Professional Forester.

STX-7 is a 16" diameter culvert on a class III watercourse. The culvert is undersized and is to be replaced with an 18" diameter culvert. STX-8 is a 16" culvert on a class III watercourse. The culvert is undersized and is to be replaced with an 18" diameter culvert.

There are two small graded flats, which contain water storage facilities, located on the access road leading to the cultivation flat. The first flat is approximately 1,400 ft^2 in area and contain a 25,000-gallon rainwater catchment tank (Figure 12). The tank is constructed of galvanized steel and is secured to concrete footings. The second flat is approximately 4,300 ft^2 and contain four (4) 5,000-gallon plastic storage tanks and one (1) 20,000-gallon water bladder (Figure 13). All water storage facilities and related infrastructure are to be removed from RS1 and relocated or disposed to an appropriate location. The related graded flats are to be recontoured back to natural conditions and revegetated with native species. The flats measure a total of approximately 5,700 (0.13 acres) square feet in area.

Restoration Site #2 (RS2)

RS2 is located within a historically timbered area. The area was converted from timberland area to cannabis cultivation between 2004 and 2009. The conversion included the clearing of trees and vegetation within a class III streamside management area, where a small flat was constructed. The flat is approximately 25' x 40' in area. A historic skid trail was also cleared for the purpose of cannabis cultivation. (Figures 14)

Cannabis is not currently cultivated at RS2. Although there is no active cultivation, RS2 contains cultivation infrastructure, cannabis waste and an active water line. The active water line is currently discharging water onto natural slopes.

RS2 is accessed via private dirt road leading from Reed Mountain Road. The access road leading to RS2 is approximately 200-feet in length and has an average width of 10 feet. The access road shows signs of erosion. Cannabis cultivation waste has been discarded at the end of the access road. The existing access road is to be improved to support proposed timber operations. Improvements to the access road are to follow the Registered Professional Forester's recommendations.

Restoration Site #3 (RS3)

RS3 is located on an old log landing that was historically grassland. The site is located within a class III streamside management area. No grading or the removal of trees has occurred onsite. Cannabis is not currently cultivated at RS3. There is no access road associated with RS3. Cannabis cultivation infrastructure is still present at RS3. Infrastructure includes fencing, poly line and assorted plastic and trash. (Figure 15)

3 Implementation

Below describes the restoration efforts that are to be implemented at each restoration site. All remediation measures detailed below are to be carried out under the Best Management Practices (BMP's) outlined in Appendix B of the North Coast Regional Water Quality Control Board (NCRWQCB) Order No. R1-2015-0023). In general, work is to occur during the project work season from May 1st to October 15th unless a winter operating plan has been completed and implemented.

3.1 Restoration Site #1 (RS1) Measures

RS1 is comprised of a large cultivation flat, two smaller flats used for water storage facilities and an accompanying access road. Currently the only structures that are present within the proposed RS1 area are ten (10) hoop-house type structures, a large shipping container and several water storage facilities. Greenhouses are constructed out of dimensional timber, 1.5-inch diameter PVC and steel-tubes, and are covered with poly greenhouse plastic. All cultivation infrastructure is to be removed from RS1. See Sheets C1, C2 and C3 on the Site Map in Appendix A for the location of RS1.

Water for cannabis irrigation is supplied from rainwater catchment and a groundwater well. The well is located on an adjacent parcel, at 40.0282°, -123.7516° and is to remain. Water from the well is conveyed trough 1.5"-diametr PVC pipes to the cultivation area. Rainwater is captured in a large steel water tank and gravity fed to additional smaller storage tanks, then gravity fed to the cultivation area. All water storage facilities and distribution lines are to be removed from RS1. All water distribution infrastructure that is not reused is to be properly disposed of or recycled.

RM-1 Non-Native Soil / Growing Media Removal

The existing greenhouse structures have raised beds, which contain non-native growing media. All non-native soils and growing media is to be collected from the greenhouse, and surrounding area is observed, and disposed of off-site. BMPs will be implemented during soil removal to minimize any unintentional sediment transportation. Any cultivation waste material (post-harvest waste, dry stems and leaves, etc.) present within the area is to be removed and disposed of properly.

Estimated Date of Completion: 2020

RM-2 Greenhouse Removal

Greenhouse framing and coverings are to be broken down into components and removed from the site. Portions which cannot be reused will be recycled or disposed of at the proper Waste Management Authority. Greenhouse supplies which may be re-used will be done so at the discretion of the applicant. Equipment for this Restoration Measure may include a hydraulic excavator, a trailer hitched to a truck, hand tools and labor.

Estimated Date of Completion: 2020

RM-3 Removal of All Supplies, Equipment and Refuse

All man-made materials are to be collected and disposed of at an appropriate facility or recycled and reused where appropriate. Any liquid containers which have at any time contained nutrients, pesticides, herbicides, fuels, or other hazardous materials are to be placed in secondary containment bins and disposed of at an appropriate facility or recycled or reused if possible. Equipment for this restoration measure may include a hydraulic excavator, a trailer hitched to a truck, hand tools and labor.

Estimated Date of Completion: 2020

RM-4 Water Diversion Infrastructure

All water diversion infrastructure related to cannabis cultivation including polyline, storage tanks, and buckets will be removed from site and either relocated to an appropriate location or properly recycled. Water distribution lines leading from the groundwater well and storage tanks to Restoration Site #1 are to be removed site and either relocated to an appropriate location or properly recycled

Estimated Date of Completion: 2020

RM-5 Spoils Disposal

All non-native organics waste and woody debris is to be removed from the fill slopes of all graded flats. It is unknown if the fill slope and flats were properly compacted when constructed. During the remediation process, excess cut/fill material is to be collected onsite and stored in a stable location where they cannot enter a watercourse. The proposed fill disposal area can be seen on Sheet C3 on the Site Map in Appendix **A**.

The disturbed areas will be revegetated with native grasses and trees to match the surrounding vegetation. All disturbed and restored areas will be mulched and possibly covered with an erosion control blanket to facilitate successful seed recruitment and mitigate wildlife grazing of the seeds.

Equipment and resources for this Restoration Measure may include a hydraulic excavator, a dump truck, trailer, seed/young trees/brush, straw mulch, a seed spreader, straw wattles, erosion control blanket (possibly), a pickup truck, hand tools and labor.

Estimated Date of Completion: 2020

RM-6 Recontour and Stability of Restoration Site #1 – Cultivation Flat

After all non-native organic material and debris have been removed from the fill slopes, the native material will be recontoured and recompacted to re-establish the natural topography. All side cast material located on the fill slopes is to be pulled back and recompacted appropriately.

All excess fill and excavated spoils from the cultivation flat shall be recompacted in a designated area where sediment cannot migrate into nearby watercourses. The designated fill disposal area can be seen on the site map (sheet C3) in Appendix **A**. The fill disposal area is positioned in on the large flat, in an area where a majority of the

historic excavation took place. Recompacting fill in this location will reestablish the natural conditions of the hillside.

During recontouring of the area, the flat is to be sloped to provide positive surface water drainage to the east side of the flat, towards the existing ditch line. The existing culvert (STX-10) is to be removed and a new channel is to be constructed, re-establishing the natural watercourse. Re-establishing the natural water course is described in further details below. Care should be taken to ensure no unintended depressions or other forms are present which would allow water to collect, concentrate or pond.

A 1,035-foot section of the access road leading down to RS1 is to be decommissioned and have winterized drainage improvements installed. Decommissioning of the access road shall follow the recommendations set forth by the Registered Professional Forester (RFP). The section of access road to be decommissioned can be seen on sheet C1 and C2 of the Site Map.

Interim erosion control measures including the distribution of straw hay mulch and possible erosion control blankets will be utilized to ensure soil is stabilized during the revegetation process.

See the full details of the recontouring on Sheets C3 and C4 on the Site Map in Appendix A.

Estimated Date of Completion: 2020

RM-7 Watercourse restoration and Stream Crossing remediation

To reestablish the natural watercourse, the culvert (STX-10) will be removed and a natural channel will be excavated. The newly constructed channel will be sloped at a mild gradient and have adequate armoring. The existing ditchline will remain to catch discharge from the perennial seep and convey it top the watercourse. The side slopes of the channel are not to exceed 2:1 (H:V). A bench is to be constructed on each side of the new channel, to provide an adequate area for restocking of native vegetation. Native vegetation will be planted along the channel to reestablish riparian habitat and provide shade for aquatic species.

All spoils material from excavation is to be stabilized within the center of the graded flat.

See full details of watercourse restoration and stream crossing remediation on sheets C3 and C4 on the Site Map in Appendix A.

Estimated Date of Completion: 2020

Planting Schedule / Revegetation

Following regrading and recompaction operations on the graded flat the following tree, shrub and grass species will be planted: Live Oak (Quercus geminata), California Bay (*Umbellularia californica*) and Douglas Fir (*Pseudotsuga menziesii*). To stabilize the exposed soil while the trees are growing, the entire area will be seeded with native California grass species ("Habitat Mix" from Pacific Coast Seed, Inc. or similar seed medley, which contains Native California Brome *(Bromus carinatus),* Blue Wildrye *(Elymus glaucus),* California Barley *(Hordeum califarnicum),* Idaho Fescue *(Festuca idahoensis),* Purple Needlegrass *(Nassella pulchra),* and Pine Bluegrass *(Paa secunda)).* The area will be mulched and possibly covered with an erosion control blanket to facilitate successful seed recruitment and mitigate wildlife grazing of the seeds.

3.2 Restoration Site #2 (RS2) Measures

RS2 is located within a historically timbered area and is comprised of an abandoned cultivation area and materials and an accompanying access road. The area was converted from timberland area to cannabis cultivation between 2004 and 2009. The conversion included the clearing of trees and vegetation within a class III streamside management area. Cannabis is not currently cultivated at RS2. See Sheets C1 of the Site Map in Appendix A for the location and details of RS2.

RS2 is accessed via private dirt road leading from Reed Mountain Road. The access road leading to RS2 shows signs of erosion. The existing access road is to be improved to support proposed timber operations. Improvements to the access road are to follow the Registered Professional Forester's recommendations.

RM-1 Non-Native Soil / Growing Media Removal

The existing greenhouse structure has raised beds, which contain non-native growing media. All non-native soils and growing media is to be collected from the greenhouse, and surrounding area is observed, and disposed of off-site. BMPs will be implemented during soil removal to minimize any unintentional sediment transportation. Any cultivation waste material (post-harvest waste, dry stems and leaves, etc.) present within the area is to be removed and disposed of properly.

Estimated Date of Completion: 2020

RM-2 Greenhouse Removal

Remove the existing abandoned greenhouse. Greenhouse framing and coverings are to be broken down into components and removed from the site. Portions which cannot be reused will be recycled or disposed of at the proper Waste Management Authority. Greenhouse supplies which may be re-used will be done so at the discretion of the applicant. Equipment for this Restoration Measure may include a hydraulic excavator, a trailer hitched to a truck, hand tools and labor.

Estimated Date of Completion: 2020

RM-3 Removal of all Supplies, Equipment and Refuse

All man-made materials are to be collected and disposed of at an appropriate facility or recycled and reused where appropriate. Any liquid containers which have at any time contained nutrients, pesticides, herbicides, fuels, or other hazardous materials are to be placed in secondary containment bins and disposed of at an appropriate facility or recycled or reused if possible. Equipment for this restoration measure may include a hydraulic excavator, a trailer hitched to a truck, hand tools and labor.

Estimated Date of Completion: 2020

RM-4 Water Diversion Infrastructure Removal

All water diversion infrastructure related to cannabis cultivation including polyline, storage tanks, and buckets will be removed from site and either relocated to an appropriate location or properly recycled. Water distribution lines are to be removed site and either relocated to an appropriate location or properly recycled

Estimated Date of Completion: 2020

RM-5 Spoils Disposal

The disturbed areas will be revegetated with native grasses and trees to match the surrounding vegetation. All disturbed and restored areas will be mulched and possibly covered with an erosion control blanket to facilitate successful seed recruitment and mitigate wildlife grazing of the seeds.

Equipment and resources for this Restoration Measure may include a hydraulic excavator, a dump truck, trailer, seed/young trees/brush, straw mulch, a seed spreader, straw wattles, erosion control blanket (possibly), a pickup truck, hand tools and labor.

Estimated Date of Completion: 2020

Planting Schedule / Revegetation

Following Remediation Measures the following tree, shrub and grass species will be planted: Live Oak (Quercus geminata), California Bay (*Umbellularia californica*) and Douglas Fir (*Pseudotsuga menziesii*). To stabilize the exposed soil while the trees are growing, the entire area will be seeded with native California grass species ("Habitat Mix" from Pacific Coast Seed, Inc. or similar seed medley, which contains Native California Brome *(Bromus carinatus),* Blue Wildrye *(Elymus glaucus),* California Barley *(Hordeum californicum),* Idaho Fescue *(Festuca idahoensis),* Purple Needlegrass *(Nassella pulchra),* and Pine Bluegrass *(Poa secunda)).* The area will be mulched and possibly covered with an erosion control blanket to facilitate successful seed recruitment and mitigate wildlife grazing of the seeds.

3.3 Restoration Site #3 (RS3) Measures

RS3 is located on an old log landing that was historically grassland. The site is located within a class III streamside management area. No grading or the removal of trees has occurred onsite. Cannabis is not currently cultivated at RS3. There is no access road associated with RS3. See Sheets C1 of the Site Map in Appendix A for the location of RS3.

RM-1 Non-Native Soil / Growing Media Removal

All non-native soils and growing media is to be collected from the greenhouse, and surrounding area is observed, and disposed of off-site. BMPs will be implemented during soil removal to minimize any unintentional sediment transportation. Any cultivation waste material (post-harvest waste, dry stems and leaves, etc.) present within the area is to be removed and disposed of properly.

Estimated Date of Completion: 2020

RM-2 Cultivation Infrastructure Removal

Remove fence surrounding abandoned cultivation site. All removed materials shall be either re-used or disposed of properly.

Estimated Date of Completion: 2020

RM-3 Removal of all Supplies, Equipment and Refuse

All man-made materials are to be collected and disposed of at an appropriate facility or recycled and reused where appropriate. Any liquid containers which have at any time contained nutrients, pesticides, herbicides, fuels, or other hazardous materials are to be placed in secondary containment bins and disposed of at an appropriate facility or recycled or reused if possible. Equipment for this restoration measure may include a hydraulic excavator, a trailer hitched to a truck, hand tools and labor.

Estimated Date of Completion: 2020

Planting Schedule / Revegetation

Following Remediation Measures the following tree, shrub and grass species will be planted: Live Oak (Quercus geminata), California Bay (*Umbellularia californica*) and Douglas Fir (*Pseudotsugo menziesii*). To stabilize the exposed soil while the trees are growing, the entire area will be seeded with native California grass species ("Habitat Mix" from Pacific Coast Seed, Inc. or similar seed medley, which contains Native California Brome *(Bromus carinatus),* Blue Wildrye *(Elymus gloucus),* California Barley *(Hordeum californicum),* Idaho Fescue *(Festuca idahoensis),* Purple Needlegrass *(Nossella pulchra),* and Pine Bluegrass *(Poa secunda)).* The area will be mulched and possibly covered with an erosion control blanket to facilitate successful seed recruitment and mitigate wildlife grazing of the seeds.

4 Monitoring of Restoration Areas

4.1 Responsible Parties

Monitoring visits and subsequent reporting shall be done by a qualified biologist, Registered Professional Forester (RPF), or a qualified designee of such. An RPF or their designee is necessary to evaluate the remediation areas, both prior to and post timber harvest for compliance with the California Forest Practice Rules while a qualified biologist may conduct monitoring for habitat enhancement.

4.2 Timing

Monitoring of the revegetated areas shall occur annually for a minimum of 5 years after initial planting. Photos of the revegetated area shall be taken annually to review progress. Planted and volunteer native plants shall be counted by species and recorded (volunteer native species are included in the total plant count because they

indicate that revegetation is occurring) and compared to the initial numbers of planted species. Monitoring shall occur between June and November annually.

4.3 Restoration Goals

Monitoring results shall meet standard performance criteria[2]: At least a 90% planted species (or equivalent volunteer native species) survival rate during Year 1 monitoring, 80% during Year 2 monitoring, and 70% during Year 3.

4.4 Monitoring Data

During each monitoring visit each planted tree will be evaluated for health and vigor, live trees showing growth will be counted as live, while trees that are obviously dead will be counted as failed. Photo monitoring will be conducted by taking representative pictures from several permanent photo points and comparing year to year. Trees damaged or dead due to herbivory, damage, or disease will be noted and replaced. Invasive plant species found in the treatment area will be noted and evaluated for removal. After each monitoring visit the landowner shall be contacted and maintenance issues will be discussed and a plan for maintenance prior to the next monitoring visit will be created. It is the responsibility of the landowner or designee to maintain all sites and structures noted in this report. Maintenance may include the removal of invasive plant species.

4.5 Monitoring Report

A monitoring report summarizing the efforts for the year, potential problems or changes needed, project compliance with implementation plan, and success of restoration goals shall be prepared and delivered each year by September 15. This report shall be completed by a qualified biologist, RPF, or their qualified designee.

4.6 Invasive Plant Management

Invasive plants are defined as plants that are not native to an environment, and once introduced, they establish, quickly reproduce and spread, and cause harm to the environment, economy, or human health (CAL-IPC 2019). The California Invasive Plant Council (CAL-IPC) has produced a ranked list of invasive species in California, all listed plants should be considered when planning for invasive plant control but those rated as "High" have been found to be the most aggressive and potentially the most difficult to control. These species have severe ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal and establishment. Most are widely distributed ecologically (CAL-IPC 2019).

If any of the CAL-IPC "High" ranked invasive plants are noted within any of the restoration areas they will be mapped and evaluated for removal.

[2] Based on CalTrans Revegetation Plans
Sample Plan at: http://www.dot.ca.gov/dist1/d1projects/albion/geotech_investigation_reveg_plan_12_9_16.pdf

5 References

California Invasive Plant Council Website Accessed July 2019.

Cal-IPC. 2006. California Invasive Plant Inventory. Cal-IPC Publication 2006-02.

California Invasive Plant Council: Berkeley, CA. Available: www.cal-ipc.org

APPENDICES

APPENDIX A: Site Plan

NORTHPOINT
CONSULTING GROUP, INC.

August 28, 2019

The Rally Preservation Group, LLC
Restoration Plan Photographs

Figure 1: Restoration Site #1. Photo taken from east side of graded flat, facing south.

Figure 2: Restoration Site #1. Photo taken from north side of graded flat, facing south.

Figure 3: Restoration Site #1. Photo taken from north side of graded flat, facing west.

Figure 4: Drainage ditch. Installed at time of graded flat construction. Photo taken facing north.

Figure 5: Drainage ditch. Installed at time of graded flat construction. Photo taken facing south.

Figure 6: Inlet of STX-10.

Figure 7: Downspout of STX-10. The downspout is approximately 105 feet long.

Figure 8: Outfall of STX-10. 22" corrugated metal culvert.

Figure 9: Cutbank slide located on the north-east side of Restoration Site #1. Photo taken facing east.

Figure 10: Cutbank slide located on the north-east side of Restoration Site #1.

Figure 11: Cutbank slide depositing sediment into the ditch. Photo taken facing south.

Figure 12: Restoration Site #1. 1,400 ft^2 graded flat containing 25,000-gallon rainwater catchment tank.

Figure 13: Restoration Site #1. 4,300 ft^2 graded flat containing four water tanks and water bladder.

Figure 14: Restoration Site #2.

Figure 15: Restoration Site #3. Abandoned cultivation infrastructure.

NORTHPOINT
CONSULTING GROUP, INC.

RECEIVED
OCT 18 2019
Humboldt County
Cannabis Svcs.

NorthPoint Consulting Group, Inc.
P.O. Box 44
Eureka, CA 95502
(707) 798-6438

October 17, 2019

Humboldt County Department of Public Works
531 K St. Eureka, CA 95501

RE: Reed Mountain Pharms, LLC. - Road Evaluation Report
APN: 223-043-005
Apps# 12723
Case No.: CUP16-819

Reed Mountain Road provide access for numerous property owners in the Benbow area and is classified as a *very low-volume local road*. The American Association of State Highways and Transportation Officials (AASHTO, 2001) defines a *very low-volume local road* as a road that is functionally classified as a local road and has a design average daily traffic volume (ADT) of 400 vehicles per day or less. This Road Evaluation Report describes the first 3.62 miles of Reed Mountain Road, leading to the subject parcel from the County maintained road, Benbow Drive. Table 1 below outlines the route that is used to access the subject parcels. See the attached maps for the route that leads to the subject parcel.

Table 1: Route to subject parcel.

Access to Site from Benbow Drive	Miles	Start RP	End RP
Reed Mountain Road	3.62	RP1	RP4

Road Points (RPs) were located along the remaining route leading to the subject parcels. RPs are defined as interest points along the subject roads; locations of pinch points, locations of sight distance restrictions, stream crossings or intersections. The road widths were measured, and recommendations were prescribed at each RP. The recommendations are based on whether the RPs pose a site-specific problem.

Table 2 below contains a description of the Road Points, Latitude and Longitude, and the measure road width of each RP. The table also describe if there is a turnout present within appropriate distance to the RPs, and the recommended prescription for each RP.

Table 2: Description of Road Points.

RP	Measured Width (ft.)	Lat., Long.	Description	Turnout provided	Recommendation
1	20+	40.0352°, -123.7758°	Intersection of Benbow Drive and Reed Mountain Road	N/A	N/A
2	10	40.0336°, -123.7747°	Pinch Point. Bridge. No visibility restrictions.	Yes	Maintain existing turnout and road width
3	9.5	40.0214°, -123.7647°	Pinch Point. Bridge. No visibility restrictions.	Yes	Maintain existing turnout and road width
4	20+	40.0158°, -123.7577°	Intersection of Reed Mountain Road and Unnamed Road	Yes	Maintain existing turnouts and road width
5	20+	40.0228°, -123.7554°	Access to souther portion of parcel.	N/A	Maintain existing road width
6	20+	40.0269°, -123.7520°	Access to northern portion of parcel.	N/A	Maintain existing road width

The average daily traffic (ADT) of the 3.62-mile route is estimated to be 40. There are 10 parcels located off of the subject route. Based on 2 trips per day per parcel that access the subject route, the ADT was estimated to be 40. During the peak operating season, Reed Mountain Pharms, LLC. employs up to ten (10) employees. During this time, the ADT is estimated to increase to 60. The increase in traffic is minimal and is not expected to negatively impact the surrounding area. Furthermore, the designated road speed for all roads comprised in the subject route is 25 miles per hour (Humboldt County WebGIS), classifying it as a very low-volume road with low speeds (AASHTO, 2001).

The AASHTO guidelines also suggest that rural very low-volume roads are traveled by drivers that are familiar with the road segments, which corresponds to even fewer auto accidents. The AASHTO guidelines suggest that existing, very low-volume roads with low speeds should not be modified except in cases where there is evidence of a site-specific safety problem. There are no RPs or sections that have evidence of a site-specific safety problem.

In conclusion, the roads leading to the subject parcel do not need modification to support the increased traffic due to Reed Mountain Pharms, LLC's proposed project. The subject section of road is equivalent to category 4 road standards.

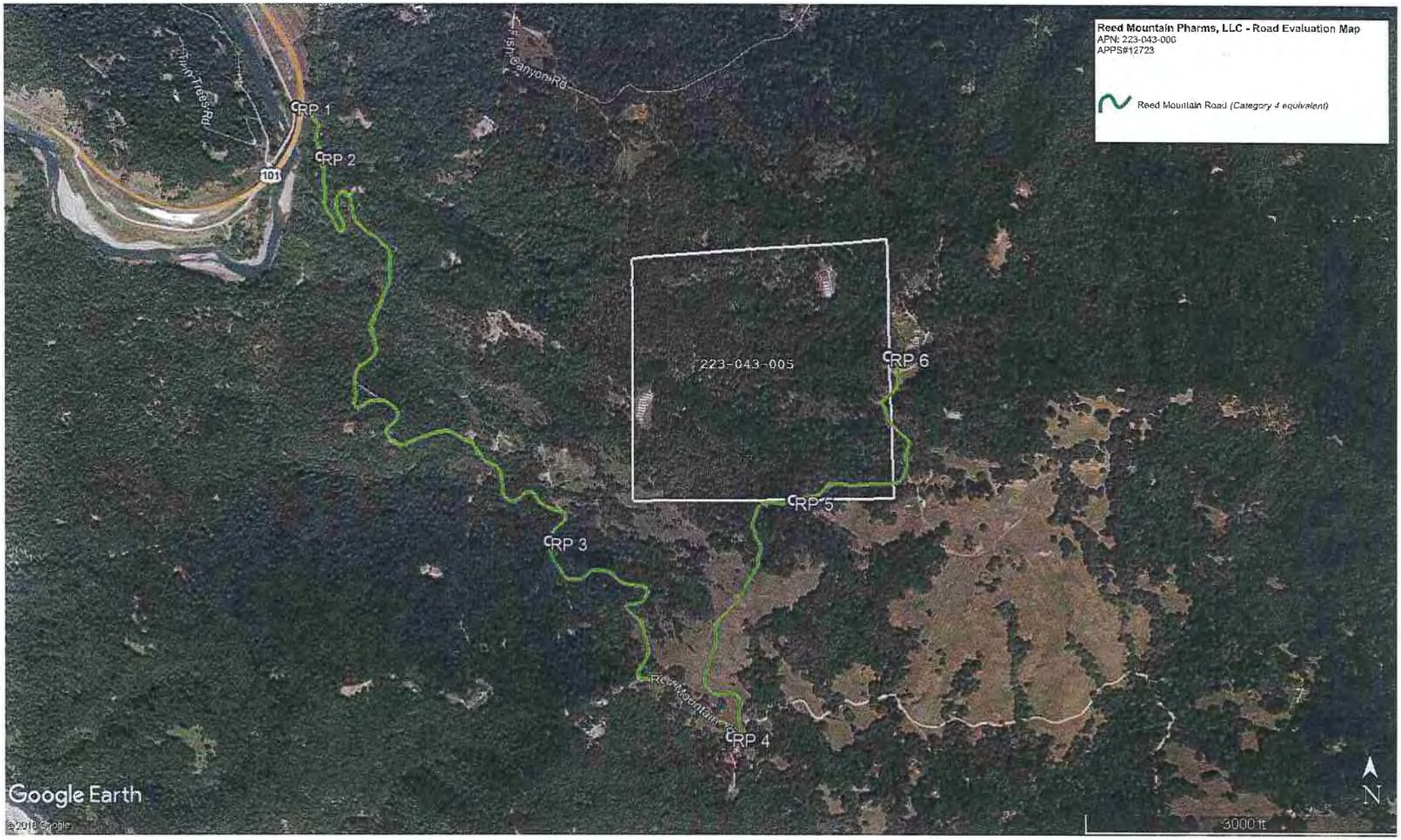
If you have any questions, please contact me at (707) 798-6438.

Sincerely,

Praj White, P.E.

REGISTERED PROFESSIONAL ENGINEER
PRAJ WHITE
No. 65025
10/18/19
CIVIL
STATE OF CALIFORNIA

Derek Roelle, E.I.T.


Reed Mountain Pharms, LLC - Road Evaluation Map
APN: 223-043-006
APPS#12723
Reed Mountain Road (Category 4 equivalent)
Tiny Trees Rd
Fish Canyon Rd
101
CRP 1
CRP 2
CRP 3
CRP 4
CRP 5
CRP 6
223-043-005
Reed Mountain Rd
Google Earth
©2018 Google
3000 ft
N

HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT

PART A: *Part A may be completed by the applicant*

Applicant Name: Reed Mountain Pharms APN: 223-043-005

Planning & Building Department Case/File No.: 12723

Road Name: Reed Mountain Rd. *(complete a separate form for each road)*

From Road (Cross street): Benbow Dr.

To Road (Cross street): Reed Mountain Rd.

Length of road segment: 3.62 miles Date Inspected 01/30/2018

Road is maintained by: ☐ County ☑ Other Private
(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.

D. Roelle 10/17/19

Signature Date

Derek Roelle

Name Printed

NorthPoint Consulting Group, Inc.
P.O. Box 44
Eureka, CA 95501
(707) 798-6438

RECEIVED
DEC 23 2019
Humboldt County
Planning Division

September 14, 2018

Attn: T.O. Smit / Cheri Sanville
California Department of Fish and Wildlife
Northern Region
619 Second Street
Eureka, CA 95501

RE: Reed Mountain Pharms – Lake or Streambed Alteration Agreement Notification
Revised Project Description
APN: 223-043-005 (Formerly APNs: 223-043-004 & 223-042-006)

The following notification revision is being submitted as a follow up to a site visit with T.O. Smith on June 8th, 2018.

LSAA Notification Project Description

Cannabis is cultivated at two separate sites within the project boundary, Cultivation Site #1 and Cultivation Site #2 (see the attached site map). Cultivation Site #1 is a large flat that was constructed within a Class III watercourse and is to be removed and relocated to a more appropriate location. As indicated by the agent, the applicant requests up to five (5) years to relocate and fully remediate the cultivation flat. After relocation, the area of Cultivation Site #1 is to be fully remediated to natural conditions. This includes removing all cannabis cultivation equipment, restoring all slopes and roads to natural grade, revegetation of the entire area and reestablishing the natural watercourse. The proposed relocation site will be determined by a professional geo-technician to ensure the stability of the site. Remediation for Cultivation Site #1 is described in more detail below.

Reed Mountain Pharms, LLC filed an application with Humboldt County Planning and Building Department to permit existing/proposed medical cannabis cultivation activities in accordance with the County of Humboldt's Commercial Medical Marijuana Land Use Ordinance (CMMLUO), Ordinance No. 2553.

Points of Diversion and Water Use/Rights

Water for cannabis irrigation is sourced from two (2) Points of Diversion (POD), POD#1 and POD#2, two (2) 25,000-gallon rainwater catchment water tanks, and a well. It is estimated that the rain water catchment tanks supply the diverter with approximately 36,500 gallons of rain water each year. The Diverter uses approximately 598,300 gallons of water per year, and has 100,500 gallons of water storage on site. All water is stored off stream in tanks and a large bladder. There are no ponds within the project. Initial Statements for both PODs have been filed with the State Water Resources Control Board (POD#1: S026627, POD#2: S026626), and are attached to this memo. The well has been registered with the Department of Water Resources and a Well Completion Report is attached to this memo. The well is described in more detail in the Information Points section below. Based on analysis of the Well Completion Report, and the location of the well away from any water course, it has been assessed as hydrologically disconnected from Waters of the State. The PODs are described in more detail below.

Stream Crossing Description

There a total of two (2) stream crossings within the project area, STX-1 and STX-2. The stream crossings can be seen on the attached site map and are described in detail below. STX-1 is not a Project notification due to the fact that Cultivation Site #1 is to be remediated and is a separate Project

series of four (4) 1.5-inch pipes (Figure 16). From the turbine the water is discharged back into the class II watercourse approximately 250 feet downstream of the screened outlet (Figure 17). The power generated from STX-2 is used for a residence structure that is located on an adjacent parcel, outside of the project area, which is owned by the Diverter. (40.027, -123.752)

Table 1 below outlines all points of interest including the map ID, Latitude and longitude, the current condition and the recommended treatment.

Map ID	Lat./Long.	Current Condition	Recommendations
STX-2	40.027, -123.752	36" culvert on a class II watercourse. Used as micro hydro power generation system.	Maintain as per CDFW.
POD#1	40.0232, -123.756	Horizontal well on a spring.	Maintain as per CDFW.
POD#2	40.0272, -123.752	Horizontal well on a spring.	Maintain as per CDFW.
Remediation of Graded Flat and Cultivation Site #1	40.0254, -123.761	Graded flat used for cultivation constructed within a class III watercourse.	Within 5 years, remove all cultivation equipment and remediate graded flat to natural conditions, establishing natural watercourse.

Information Points

Drainage Relief Culverts
There are a total of three (3) Drainage Relief Culverts (DRCs) within the project boundary that are not Notification Points but are worth noting in this document. The DRCs are not within any watercourses, but aid in the conveyance of storm water from the access roads and surrounding areas.

Well 1
The well is located on the adjacent parcel, APN: 223-043-003, which is also owned by the Applicant. The well was drilled in August 2018, is a total of 240 feet deep, has a diameter of 10 inches and produces an estimated 30 gallons per minute. Water from the well is proposed to be used at both cultivation sites. The Well Completion Report is attached to this memo, which describes the soil layers, the construction materials of the well, location of the well and the water yield. Based on analysis of the Well Completion Report, and the location of the well away from any water course, it has been assessed as hydrologically disconnected from Waters of the State. (40.0282, -123.7516)

Rainwater Catchment Tanks
Water for irrigation is supplemented by two (2) 25,000-gallon rainwater catchment water tanks (Figures 18 and 19). The tanks are constructed of corrugated steel and are fastened to concrete slabs. From analyzing historic rainfall patterns, it has been estimated that each rainwater catchment tank supplies the Applicant with 18,250 gallons of water each year. ((40.0242, -123.7570) & (40.0272, -123.7530))

observations. A nomograph for corrugated culverts with inlet control was used to double-check the Manning's Equation calculation. The results from the nomograph analysis can be seen in Attachment E. Table 3 below displays the current culvert diameters, the calculated diameters from both the Manning's Equation and the Nomograph calculations, along with the recommended implementations.

ID	Current Culvert Diameter	Calculated Culvert Diameter	Nomograph Culvert Diameter	Recommendation
STX-1	22"	N/A. Remove	N/A. Remove	Remove culvert and relocate Cultivation Area #1
STX-2	36"	29"	32"	Keep inplace and maintain per CDFW

Ask...
Fisch Drilling .com
WHEN YOU WANT TO KNOW ABOUT WATER!

3150 JOHNSON RD.
HYDESVILLE, CA.
(707)768-9800
dave@fischdrilling.com

RECEIVED
OCT 18 2019
Humboldt County
Cannabis Svcs.

January 8, 2019

Amos Faraon
P.O. Box 1905
Redway, CA 95560

The Rally Preservation Group LLC.
4 Reed Mountain RD.
Redway, CA. 95560

Result of site review of Rally Preservation Group LLC., APN 223-043-003 the well site in question will be located on parcel 223-043-003 this well was completed September 27, 2018.

The well was completed in the Franciscan Formation; the well is drilled into a perched bedrock aquifer with little to no hydraulic connection to any surface water or any part of a larger shallow homogeneous aquifer.

Considering the depth of the wells, it appears to fall in line with the guide lines of a non-jurisdictional well of similar depth in the surrounding area.
Any questions please call (707)768-9800.

Thank You,

David Fisch
Fisch Drilling

3150 JOHNSON RD • HYDESVILLE • 95547
PHONE 707-768-9800 • FAX 707-768-9800

State of California

Well Completion Report

Form DWR 188 Submitted 8/30/2018
WCR2018-007376

Owner's Well Number: | Date Work Began: 08/22/2018 | Date Work Ended: 08/27/2018

Local Permit Agency: Humboldt County Department of Health & Human Services - Land Use Program

Secondary Permit Agency: | Permit Number: 18/19-0138 | Permit Date: 08/22/2018

Well Owner (must remain confidential pursuant to Water Code 13752)

Name: THE RALLY PRESERVATION GROUP, LLC, Amos Faraon

Mailing Address: P.O. Box 1905

City: Redway | State: CA | Zip: 95560

Planned Use and Activity

Activity: New Well

Planned Use: Water Supply Irrigation - Agriculture

Well Location

Address: 4 Reed Mountain RD

City: Redway | Zip: 95560 | County: Humboldt

Latitude: Deg. Min. Sec. N | Longitude: Deg. Min. Sec. W

Dec. Lat.: 40.0282240 | Dec. Long.: -123.7516370

Vertical Datum: | Horizontal Datum: WGS84

Location Accuracy: | Location Determination Method:

APN: 223-043-003

Township: 05 S

Range: 04 E

Section: 08

Baseline Meridian: Humboldt

Ground Surface Elevation:

Elevation Accuracy:

Elevation Determination Method:

Borehole Information

Orientation: Vertical | Specify:

Drilling Method: Other - Under-Ream Down-Hole Hammer | Drilling Fluid: Air

Total Depth of Boring: 240 Feet

Total Depth of Completed Well: 240 Feet

Water Level and Yield of Completed Well

Depth to first water: 92 (Feet below surface)

Depth to Static Water Level: 104 (Feet) | Date Measured: 08/27/2018

Estimated Yield*: 30 (GPM) | Test Type: Air Lift

Test Length: 4 (Hours) | Total Drawdown: 136 (feet)

*May not be representative of a well's long term yield.

Geologic Log - Free Form

Depth from Surface Feet to Feet		Description
0	2	top soil
2	38	brown fractured sandstone
38	91	fractured basalt
91	113	blue sandstone
113	186	fractured sandstone
186	203	young fractured blue sandstone
203	240	shale mulache

Casings

Casing #	Depth from Surface Feet to Feet		Casing Type	Material	Casings Specificatons	Wall Thickness (inches)	Outside Diameter (inches)	Screen Type	Slot Size if any (inches)	Description
1	0	95	Blank	Low Carbon Steel	Grade: ASTM A53	0.188	6			
1	95	203	Screen	Low Carbon Steel	Grade: ASTM A53	0.188	6	Milled Slots	0.05	
1	203	240	Blank	Low Carbon Steel	Grade: ASTM A53	0.188	6			

Annular Material

Depth from Surface Feet to Feet		Fill	Fill Type Details	Filter Pack Size	Description
0	15	Bentonite	Other Bentonite		Sanitary Seal
15	240	Filter Pack	Other Gravel Pack	3/8 Inch	Pea Gravel

Other Observations:

Borehole Specifications

Depth from Surface Feet to Feet		Borehole Diameter (inches)
0	240	10

Certification Statement

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief

Name: FISCH DRILLING
Person, Firm or Corporation

3150 JOHNSON ROAD | HYDESVILLE | CA | 95547
Address | City | State | Zip

Signed: *electronic signature received* | 08/30/2018 | 683865
C-57 Licensed Water Well Contractor | Date Signed | C-57 License Number

Attachments

scan.pdf - Location Map

DWR Use Only

CSG #	State Well Number	Site Code	Local Well Number

N — Latitude Deg/Min/Sec

W — Longitude Deg/Min/Sec

TRS:

APN:

Amos Faraon 223-0246
APN# 223-043-003
Reed Mt. Road, Redway

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 Environmental Health	✓	Conditional Approval	Attached
Department of Fish & Wildlife	✓	Comments	Attached
CAL FIRE	✓	Comments	Attached
NWIC	✓	Further study requested	On file with Planning
Bear River Band of the Rohnerville Rancheria	✓	Conditional approval – Inadvertent Discovery Protocol	On file with Planning
Intertribal Sinkyone Wilderness Council		No response	
RWQCB		No response	
Humboldt County District Attorney		No response	
Humboldt County Ag Commissioner		No response	
Southern Humboldt Unified School District		No response	
Williamson Act Committee		No response – Total development is less than 2 acres and did not require hearing with Williamson Act Committee	

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

RECEIVED JAN 24 2018 Humboldt County Planning Dept.

8/21/2017

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, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Regional Water Quality Control Board, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, Sinkyone, Southern Humboldt Joint Unified SD School District

---

Applicant Name Reed Mountain Pharms **Key Parcel Number** 223-043-004-000

Application (APPS#) 12723 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** CUP16-819

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 9/5/2017

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

see revised cultivation operations plan

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: 1.23.18 PRINT NAME: Keith Ingersoll

ha-3ha-222

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.: 45249
Parcel No.: 216-013-012
Case No.: CUP16-819

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: WILL NEED SOILS REPORT AND GRADING, EROSION AND SEDIMENT CONTROL PLAN BY ENGINEER.

FYI — WILL NEED FISH AND WILDLIFE APPROVAL.

Name: [signature] Date: 1-23-2018

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.

DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Humboldt – Del Norte Unit
118 Fortuna Blvd.
Fortuna, CA 95540
Website: www.fire.ca.gov
(707) 726-1272

RECEIVED
AUG 29 2017
Humboldt County
Planning Division

Ref: 7100 Planning
Date: August 29, 2017

John Ford, Director
Humboldt County Planning and Building Department – Planning Division
3015 H Street
Eureka, CA 95501

Attention: Cannabis Planner (CPOD)
Applicant: Reed Mountain Pharms
APN: 223-043-004-000
Area: Garberville
Case Numbers: CUP16-819

Humboldt County Application #: 12723
Type of Application: Conditional Use Permit, Special Permit
Date Received: 8/22/2017
Due Date: 9/5/2017

Project Description: A Conditional Use Permit for an existing 21,000 square feet of mixed-light medical commercial cannabis cultivation. Irrigation water is sourced from rainwater catchment, and is stored in hard tanks for a total of 70,000 gallons of available water storage. The Applicant expects to use 494,700 gallons annually for irrigation. Processing will occur within a proposed on-site 1,800 SF facility, and includes drying, curing, and trimming. The Applicant states that two (2) full-time employees and ten (10) seasonal employees are needed for operations. Power is generated by solar.

Mr. Ford,

The California Department of Forestry and Fire Protection (CALFIRE) provides these standard project review comments on the above noted project for the following subject matter:

-Fire Safe
-Resource Management
-Cannabis

The following pages address these concerns directly.

If CALFIRE staff develops additional comment on this project, it will be forwarded in an additional response letter.

By: Planning Battalion
CALFIRE Humboldt – Del Norte Unit

For ***Hugh Scanlon***, Unit Chief

FIRE SAFE

General:
CALFIRE has responsibility for enforcement of Fire Safe Standards as required by Public Resources Code (PRC) 4290 and 4291. However CALFIRE is not the lead agency in planning development and project permitting. CALFIRE provides input as a contributing agency, generally limited to plan review, and is not the approving agency for these projects.

Local Responsibility Areas:
Should this project include Local Responsibility Area (LRA) lands, CALFIRE has no direct fire safe input on those parcels. However, in those areas with LRA parcels adjacent to State Responsibility Area (SRA) land, CALFIRE recommends that local standards be applied that are consistent with those CALFIRE makes for SRA lands.

State Responsibility Areas:
Should this project include State Responsibility Area (SRA) lands, the following are CALFIRE's Fire Safe minimum input and recommendation for any and all development.

1. In Humboldt County, developments must meet minimum fire safe standards by constructing the project in conformance with County Fire Safe Ordinance 1952, which the California Board of Forestry and Fire Protection has accepted as functionally equivalent to PRC 4290. The County Fire Safe Ordinance provides specific standards for roads providing ingress and egress, signing of streets and buildings, minimum water supply requirements, and setback distances for maintaining defensible space.

2. New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas shall comply with the 2007 California Building Code (CBC) Section 701A.3.2. This requires roofing assemblies, attic and eve ventilation, exterior siding, decking and deck enclosure, windows and exterior doors, and exposed under floor areas that are approved "ignition resistive" in design.

3. All development, especially commercial or industrial development, should be designed to comply with the most current versions of the following standards:
   a) California Fire Code (CFC) — for overall design standards
   b) Public Utilities Commission (PUC) General Order 103 — for design of water systems
   c) National Fire Protection Association Standards (NFPA) for fire flow minimums and other design questions not specifically covered by CFC and PUC
   d) Housing and Community Development Codes and Standards —for mobile home parks and recreational camps

4. For Department of Real Estate reporting purposes, fire protection coverage in SRA is generally described as follows:
   During the declared fire season (usually June through October) CALFIRE responds to all types of fires and emergencies in SRA.
   During the remainder of the year (winter period), CALFIRE responds to emergency requests with the closest available fire engine, if a response can reasonably be expected to arrive in time to be effective. A fire engine is usually available somewhere in the Unit, but may have an extended response time.
   There are many hazards confronting fire protection agencies in most subdivisions on SRA lands. Steep terrain and heavy wildland fuels contribute to fire intensity and spread. The distances from fire stations and road grades encountered usually create an excessive response time for effective structure fire suppression purposes.
   Subdivisions increase fire risks from additional people and increase probable dollar losses in the event of fire due to added structures and improvements.

5. If the project expects to produce densities consistent with a major subdivision, the impacts on all infrastructures should be mitigated. Local government more appropriately provides the responsibility for high-density area protection and services. Annexation or inclusion into Local Responsibility Area should be studied as well.

6. CALFIRE does not support development in areas where there is no local agency fire service for structure fires and emergency medical response. Fire services should be extended into service gap areas as a condition of development. New development can adversely impact existing fire services. Careful consideration must be given where development may overload the local fire service's ability to respond.

RESOURCE MANAGEMENT

CALFIRE has enforcement responsibility for requirements of the Z'berg—Nejedly Forest Practice Act of 1973. CALFIRE is also the lead agency for those parts of projects involving the scope of the Forest Practice Act. The following basic input will cover the majority of projects. Each project will be reviewed with additional input sent at a later date, if needed.

The following comments reflect the basic Resource Management policies of the Board of Forestry and Fire Protection and CALFIRE on CEQA review requests. These policies apply to both Local and State Responsibility Areas.

1. If this project reduces the amount of timberland, by policy, the Board of Forestry and CALFIRE cannot support any project that will reduce the timberland base of California. "Timberland" means land which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees regardless of current zoning (PRC 4526). However, if the zoning and intended use are consistent with the county's general plan; and if no land other than timberland can be identified to site the project; then CALFIRE may choose not to oppose the project.

2. If **any** commercial timber operations are involved with a project, the timber operations cannot be conducted without a CAL FIRE permit. Commercial timber operations include the cutting or removal of trees offered for sale, barter, exchange, or trade or the conversion of timberlands to land uses other than the growing of timber (PRC 4527). Contact your nearest CAL FIRE Resource Management office for guidance on obtaining the necessary permits.

3. If **any** timberlands are being converted to a non-timber growing use by this project, the conversion operations cannot be conducted without a CAL FIRE permit (PRC 4621). Conversion of timberland takes place when trees are removed and the land use changes, even without the sale, barter, exchange, or trade of the trees. Contact your nearest CAL FIRE Resource Management office for guidance on obtaining the necessary permits.

4. If timberland is in the viewshed of a project, the current and future owners should be overtly notified that changes will occur to their views due to timber management activities. Further, no project should be allowed to negatively affect access to timberland for timber management purposes; neither on the project parcel(s) nor any other timberland parcels.

5. If timber harvesting has occurred and post-harvest restocking and prescribed erosion control maintenance obligations have not been met on a parcel, future owners should be overtly notified (14 CCR 1042). The current owner of a parcel is responsible for restocking requirements and maintenance of roads whether or not they were involved in the actual harvest plan.

6. If the project involves the development of parcels zoned as Timber Production Zone (TPZ), CALFIRE cannot support the project. Dividing TPZ land into parcels of less than 160 acres requires a Joint Timber Management plan prepared by a Registered Professional Forester (RPF), recorded as a deed restriction for a minimum of 10-years on all affected parcels, and approved by a four – fifths vote of the full board (Govt. Code 51119.5). TPZ may be rezoned using a "Ten Year Phase Out," which precludes the need for a Timberland Conversion Permit. CALFIRE opposes immediate rezoning of TPZ land.

Cannabis

General:
CALFIRE has responsibility for enforcement of Fire Safe Standards as required by Public Resources Code (PRC) 4290 and 4291.CALFIRE is not the lead agency in planning development and project permitting. However, CALFIRE provides comment as an emergency response expert agency, generally limited to plan review, and is not the approving agency for these projects.

Local Responsibility Areas:
Should this project include Local Responsibility Area (LRA) lands, CALFIRE has no direct fire safe input on those parcels. However, in those areas with LRA parcels adjacent to State Responsibility Area (SRA) land, CALFIRE recommends that local standards be applied that are consistent with those CALFIRE makes for SRA lands. Also CAL FIRE is the primary command and control dispatch, for most local agency fire districts and departments.

State Responsibility Areas:
Should this project include State Responsibility Area (SRA) lands, the following are CALFIRE's minimum input.

1. Agricultural cannabis growing operations medicinal or commercial shall have an easily accessible material safety data sheet (MSDS) or safety data sheet (SDS) for all chemicals and hazardous materials on site. Posted (NFPA 704) Placard clearly visible to emergency responders

2. California code of regulations Health and Safety (CCR 11362.769.) Indoor and outdoor medical marijuana cultivation shall be conducted in accordance with state and local laws related to land conversion, grading, electricity usage, water usage, water quality, woodland and riparian habitat protection, agricultural discharges, and similar matters. State agencies, including, but not limited to, the State Board of Forestry and Fire Protection, the Department of fish and Wildlife, the State Water Resources Control Board, the California regional water quality control boards, and traditional state law enforcement agencies shall address environmental impacts of medical marijuana cultivation and shall coordinate, when appropriate, with cities and counties and their law enforcement agencies in enforcement efforts.

3. International Fire Code (N101.1 Scope) Marijuana growing and extraction shall be in accordance with this chapter, of the International Building Code, and the International Mechanical Code. Cryogenic fluids shall comply with Chapter 55. Compressed gases shall comply with Chapter 53. Flammable and combustible liquids shall comply with Chapter 57. Hazardous materials shall comply with Chapter 50. LP-gas shall comply with Chapter 61 and the International Fuel Gas Code. All applicable California State Fire Marshal standards and regulations for the designated occupancy must be met.

4. Growing marijuana and the extracting of oils
Extraction of marijuana oils; All materials hazardous and non-hazardous associated with the extraction process shall be utilized in conformance of the law and fire safe codes.

Laney, Megan

From: HUU CEQA@CALFIRE <HUUCEQA@fire.ca.gov>
Sent: Tuesday, September 12, 2017 11:57 AM
To: Planning Clerk
Subject: FW: 223-043-004-000, Reed Mountain Pharms, Reed Mountain south of Benbow

Chris Ramey
Battalion Chief, Fire Planning
CAL FIRE
Humboldt-Del Norte Unit
C: 707-599-6442
Duty Days: Tues-Fri

From: Imperiale, Rhett@CALFIRE
Sent: Tuesday, September 12, 2017 10:29 AM
To: HUU CEQA@CALFIRE <HUUCEQA@fire.ca.gov>
Cc: Lake, M. Isaac@CALFIRE <M.Lake@fire.ca.gov>
Subject: 223-043-004-000, Reed Mountain Pharms, Reed Mountain south of Benbow

It may be necessary for a CALFIRE harvest permit to be obtained prior to expanding this cultivation and new development sites. A Registered Professional Forester may be required to advise the landowner of necessary permits from CALFIRE. **Previous land use activities may have resulted in harvest without an permit and harvesting without a plan or a license**. More information is required for a proper evaluation.

Rhett Imperiale
Division Chief
Forest Practice Bureau
Peace Officer #1864, RPF #2697
Department of Forestry and Fire Protection
CAL FIRE
Humboldt-Del Norte Unit
118 Fortuna Blvd
Fortuna, CA 95540
Cellular (707) 599-6552

Zander, AnaCena

From: HUU CEQA@CALFIRE <HUUCEQA@fire.ca.gov>
Sent: Thursday, September 21, 2017 3:33 PM
To: Planning Clerk
Subject: FW: 223-043-004-000 Reed Mountain Pharms

RECEIVED
SEP 28 2017
Humboldt County
Planning Division

Chris Ramey
Battalion Chief, Fire Planning
CAL FIRE
Humboldt-Del Norte Unit
C: 707-599-6442
Duty Days: Tues-Fri

From: Lake, M. Isaac@CALFIRE
Sent: Saturday, September 16, 2017 4:29 PM
To: HUU CEQA@CALFIRE <HUUCEQA@fire.ca.gov>
Subject: APN: 223-043-004-000 Reed Mountain Pharms

No additional comments from B-1211 other than any artificial lighting being used shall be shielded so that little or no light escapes.

M. Isaac Lake
Battalion Chief
CAL FIRE
HUMBOLDT-DEL NORTE UNIT
Battalion 1
Alderpoint~Garberville~Thorn
Cell (707) 499-2249
Office (707) 923-3446
Schedule Thrs, Fri, Sat
MLake@fire.ca.gov

RECEIVED
APR 03 2018
Humboldt County Planning Dept.

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

17/18-0381

RECEIVED
AUG 25 2017
HUMBOLDT CO. DIVISION
OF ENVIRONMENTAL HEALTH

8/21/2017

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, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Regional Water Quality Control Board, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, Sinkyone, Southern Humboldt Joint Unified SD School District

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Applicant Name Reed Mountain Pharms **Key Parcel Number** 223-043-004-000

Application (APPS#) 12723 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** CUP16-819

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 9/5/2017

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

See revised DEH & cultivation operations plan

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.

DISTRIBUTED
4-2-18

☐ Other Comments: _____

DATE: 3/29/18 PRINT NAME: Ben Daly

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	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MAINTENANCE	445-7493	ROADS & EQUIPMENT MAINTENANCE	445-7421

CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388
LAND USE 445-7205

RECEIVED JAN 08 2018 Planning Dept.

LAND USE DIVISION INTEROFFICE MEMORANDUM

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

FROM: Kenneth M. Freed, Assistant Engineer

DATE: 1-05-2018

RE:

Applicant Name	REED MOUNTAIN PHARMS
APN	223-043-004
APPS#	12723

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:

Review Item #4 on Exhibit "C".

// END //

Exhibit "A"

Public Works Recommended Conditions of Approval

(All checked boxes apply) APPS # 12723

☐ **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:

PLOT PLAN DOES NOT SHOW HOW PROJECT SITES ARE ACCESSED.

☐ **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 //

Exhibit "C"

Additional Review is Required by Planning & Building Staff

APPS # 12723

All of the following questions are to be answered by Planning and Building Department staff. No further involvement with the Department of Public Works is required for these items; however Public Works staff is available to answer any questions that may arise.

1. **ROADS – PART 1.** Does the project takes access from a series of non-county maintained roads that connect directly to a State Highway (36, 96, 101, 255, 299, etc…)?

   ☐ YES ☐ NO

   If **YES**, the project does not need to be referred to the Department. Include the following requirement:

   All recommendations in the *Road Evaluation Report(s)* for non-county maintained road(s) shall be constructed/implemented to the satisfaction of the Planning & Building Department prior to commencing operations, final sign-off for a building permit, or approval for a business license. A grading permit may be required; check with the Building Division of the Planning and Building Department for any permit requirements.

2. **ROADS – PART 2.** Does the project takes access from a series of non-county maintained roads that connect directly to a Caltrans State Highway, US Forest Service Road, BLM Road, or a City road?

   ☐ YES ☐ NO

   If **YES**, the Department recommends that prior to the project presented to the Planning Commission or Zoning Administrator, that the project should be referred to the affected road agency(ies).

3. **ROADS – PART 3.** Does the project take access or use a county maintained road that does not have a centerline stripe or is not on the "approved list" of known category 4 roads? ☐ YES ☐ NO

   If **YES**, a *Road Evaluation Report* must be done for the County road(s) that do not have a centerline stripe or are not on the "approved" list. The project along with the road evaluation report(s) for the County maintained road(s) must be referred to Public Works for review to ensure that the Department supports the findings in the report. If the road is on the "not approved" list, then Part B of the *Road Evaluation Report* form must be completed.

4. **Deferred Subdivision Improvements.** Does the project have deferred subdivision improvements? ☐ YES ☐ NO

   How to check: Method 1: Planning and Building Department staff review the legal description for the subject property in the deed. If the deed reads similar to "Parcel __ of Parcel Map No. ___" then there may be deferred subdivision improvements; further research will be needed. Method 2: Planning and Building Department staff need to review the title report(s) for the subject property(ies) to see if a "Notice of Construction Requirements" document is listed. If the document is listed, then there are deferred subdivision improvements.

   If **YES** then the subject property has deferred subdivision improvements. The project cannot be presented to the Zoning Administrator or the Planning Commission until the deferred subdivision improvements are completed. The applicant should be directed to the Department of Public Works regarding the deferred subdivision improvements.

5. **AIRPORT- PART 1 (ALUCP).** Is the project located within Airport Land Use Compatibility Plan (ALUCP) Zone A, B, B1, B2, or B3 as shown on the ALUCP GIS layer? ☐ YES ☐ NO

   If **YES**, include the following requirement:

   The applicant shall cause to be dedicated to the County of Humboldt an Avigation Easement. The avigation easement shall be on the form prescribed by the Department of Public Works. 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.

Exhibit "C"

Additional Review is Required by Planning & Building Staff

The applicant shall conduct all operations consistent with the ALUCP and in a manner that does not attract flocks of birds. Open ponds shall not be permitted.

6. **AIRPORT – PART 2 (County Code Section 333).** Is the project is located within the County Code Section 333 GIS layer **AND** is the project proposing to construct (or permit) a fence, building or other structure? ☐ YES ☐ NO

   If **YES**, the applicant shall submit a completed *Airspace Certification Form* prior to the project being presented to the Zoning Administrator or the Planning Commission for approval.

7. **AIRPORT – PART 3 (Height Restrictions).** Planning & Building Staff shall review the completed *Airspace Certification Form* as follows:

   - If Box 1 is checked **NO**, the applicant shall either modify the project to comply with County Code Section 333-4 or the applicant shall request a variance pursuant to County Code Section 333-8. The project shall not be presented to the Zoning Administrator or the Planning Commission for approval until the variance is approved by the Board of Supervisors, or the project was modified to comply with County Code Section 333-4.
   - If Box 2 is checked **YES**, the applicant shall submit form FAA 7460-1 to the FAA for review and comment. The project shall not be presented to the Zoning Administrator or the Planning Commission for approval until the FAA supports the project.
   - If Box 3 is checked **YES**, then the project cannot be permitted and must be modified to conform to the easement. As an alternative, the applicant may wish to seek approval from both the County and the FAA to quitclaim a portion of the easement to allow the project to be permitted.
   - If Box 1 is checked **YES** and Box 2 is checked **NO** and Box 3 checked **NO or NA**, then Planning & Building staff shall signoff on the project in the "county use only" section of the form. In the "pre-construction" right of way (or "post construction" right of way if the building exists), check the approval box; date and initial your work.

     Note that if the proposed structure is close to the imaginary surface (within 5 feet), then require a post construction certificate to be filed. By including the following requirement:

     Applicant shall file a post construction *Airspace Certification Form* to ensure that the proposed structures are in compliance with County Code 333-3. This shall be completed within 90 days of completion of construction or prior to building final, whichever occurs first.

     Submit a copy of all processed *Airspace Certification Forms* to the Land Use Division.

8. **MS4/ASBS Areas.** Is the project located within MS4 Permit Area as shown on the GIS layer? ☐ YES ☐ NO

   If **YES**, include the following requirement:

   The applicant shall demonstrate to the satisfaction of the Planning & Building Department that the project is in compliance with MS4/ASBS requirements.

// END //

Exhibit "D"

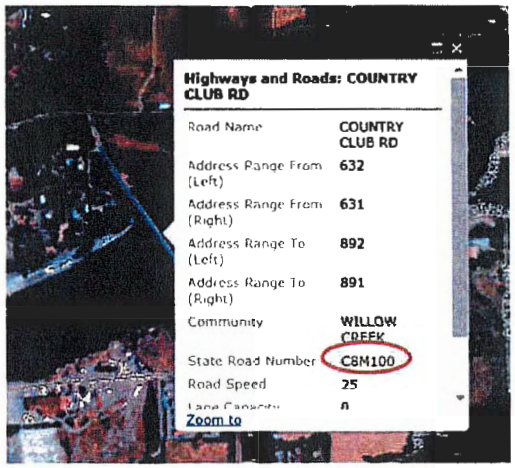
Road Evaluation Reports

1. **ROADS – Road Evaluation Reports. Planning and Building Department staff shall request that the applicant provide *Road Evaluation Reports* for the project.** The particular roads that require a *Road Evaluation Report* is to be determined by following the guidance shown below.

   The Department has developed a *Road Evaluation Report* form so that an applicant can address the adequacy of the various roads used by their project. Most projects will require that a *Road Evaluation Report* form be completed.

   When viewing the project site on google earth, if the County maintained road (or other publicly maintained road) has a centerline stripe, the road is adequate. If there is no centerline stripe, then the roads leading from the nearest publicly maintained road with a paved centerline stripe (or a known category 4 road) must be evaluated. A separate *Road Evaluation Report* form is needed for each road. This applies to all roads regardless if they are publicly or privately maintained. The Department has prepared a "approved list" of known County maintained roads that are category 4 (or are equivalent to category 4) standards for cannabis projects. The Department has also prepared a list of roads that are known to not meet road category 4 of equivalent. Both of these lists will be updated as the County information regarding the County maintained roads becomes available.

   The *Road Evaluation Report* form needs to be provided to applicants to complete. It is important that Planning and Building Department staff provide the applicant with a map that has the roads to be evaluated highlighted. This will most likely include a combination of County maintained roads and non-County maintained roads. This will give the applicant clear direction on which roads need to be evaluated.



Above: screenshot from the WebGIS showing County Road Number circled in RED.

A County maintained road will have a 5 or 6 character identifier. The general format is **ABCDDD** where:

- **A** is an optional identifier for the functionality of the road (A=Arterial, C=Collector, F=Federal Aid)
- **B** is a grid identifier number for the X-axis of a "battleship" style grid that was drawn on a county map to divide the county into a series of squares.
- **C** is a grid identifier letter for the Y-axis for the grid.
- **DDD** is a three digit road identification number within a particular grid. Each grid can have up to 999 roads in them

Examples:

ABCDDD	
A3M020	Murray Road
F6B165	Alderpoint Road
6C040	Thomas Road

Exhibit "D"

Road Evaluation Reports

The Department is working towards identifying which County maintained roads meet (or are equivalent to) Road Category 4 standards for cannabis projects. Two lists are being prepared: the first list with the green heading shows which roads (or portions thereof) meet or are equivalent to Road Category 4 standard (AKA "Approved List"); and the second list with the red heading shows which roads (or portions thereof) that do not meet or are not equivalent to Road Category 4 standards. These lists will be updated as information becomes available. **This list will be updated frequently. Make sure you are using the most up to date list.**

On occasion there may be more than one road that has the same name; in these instances check the road number to ensure that you are referencing the correct road. Until such time as the GIS roads layer has been proofed by the Department, the GIS is not to be used for this task. Use the paper road maps to check road numbers.

If the subject property takes direct access from a road on the "approved list", no further road evaluation needs to be done.

"APPROVED LIST" List of County Maintained Roads that meet (or are equivalent to) Road Category 4 standards for Cannabis Projects		
Road Name	**Road Number**	**Range meeting (or equivalent to) Road Category 4 standard**
Alderpoint Road	F6B165	All
Brannon Mountain Road	7M100	State Hwy 96 to Creekside Lane
Briceland Thorne Road	F5A010	All
Fickle Hill Road	C5J040	Arcata city limits at PM ___ to PM ___ [end of centerline stripe]
Fieldbrook Road	C4L760	All
Freshwater Road	F6F060	All
Friday Ridge Road	8L100	State Hwy 299 to PM 3.37[End of County maintained] then becomes USFS Road
Greenwood Heights Drive	C4K160	All
Kneeland Road		Freshwater Road to Mountain View Road
Maple Creek Road	5L100	All
Mattole Road	F3D010	All
Mattole Road	F3C010	All
Murray Road	C3M020	All
Patterson Road	C3M130	All
Shelter Cove Road	C4A010	All
Sprowel Creek Road	C6B095	PM 0.0 to PM 2.11
Sprowel Creek Road	6B095	PM 2.11 to PM 4.00
Titlow Hill Road	7K100	Hwy 299 to PM 4.7[End of County maintained] then becomes USFS Road
West End Road	5L010	PM 0.0 at Arcata City Limits to Warren Creek Road
Wilder Ridge Road	C5B010	All

List of County Maintained Roads that do not meet (or are not equivalent to) Road Category 4 standards for Cannabis Projects		
Road Name	**Road Number**	**Range not meeting (or not equivalent to) Road Category 4 standard**
Brannon Mountain Road		Creekside Lane to PM 5.0 [End of County maintained] then becomes USFS Road
Warren Creek Road	5L740	PM 0.0 to PM 0.95 [End of County maintained]
Sprowel Creek Road	6B095	PM 4.00 to PM 7.22 [End of County maintained]

// END //

California Department of Fish and Wildlife
CEQA Referral Checklist

Applicant: Reed Mountain Pharms		Date: 10/31/2018	
APPS No.: 12723	APN: 223-043-005 (Previously 004)	DFW CEQA No.: 2017-0516	Case No.: CUP16-819
☐ New ☒Existing	☒ Mixed-light (SF): 21,000	☒ Outdoor (SF): 30,000	☐ Indoor ☐ RRR

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

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

☐ Recommend Approval. The Department has no comment at this time.

☐ Recommend Conditional Approval. Suggested conditions below.

☒ Applicant needs to submit additional information. Please see the list of items below.

☐ Recommend Denial. See comments below.

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

☒ The project transmittal description does not match details included in the project map. Please clarify the size of the proposed processing facility.

☒ Aerial Imagery analysis suggests the cultivation area has been expanded post January 1, 2016. CDFW requests that the County suspend processing this application and that all cultivation activities cease until baseline biological surveys have been conducted. Furthermore, CDFW requests, information regarding actions taken by the County to resolve illegal expansion that has taken place on the subject parcel.

☒ Prior to consideration of Project approval, conduct a baseline biological survey of the property to determine whether rare species or sensitive natural communities are present. In order to identify and prevent impacts to rare species and sensitive natural communities, a qualified biologist should develop a nine-quad search and conduct appropriate surveys in all areas that have the potential to be directly and indirectly impacted by the project and submit a report of the findings for County and CDFW staff review. After review of the report, CDFW will be able to provide site-specific recommendations to avoid, minimize, or mitigate project impacts.

☒ If the project proposes ground disturbing activities, include protocol level surveys, conducted by a qualified botanist, for any California Rare Plant Ranked Species that may be present within 200 feet

of the proposed project site. See: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline=1

☒ Aerial imagery and referral materials suggest that significant grading has taken place on the parcel. Please provide evidence of one or more of the following: a valid grading permit or a less-than-3-acre conversion exemption or timberland conversion permit, approved by CAL-FIRE. If grading was conducted without proper permits, CDFW may recommend remediation of impacted area, in whole or part.

☒ Aerial imagery suggests that the cultivation area, prior to January 1, 2016, was approximately 26,200 square feet in greenhouses. In addition, referral materials suggest that the area measured consists of the entire footprint of the clearings rather than the footprint of the existing greenhouses. CDFW requests, prior to consideration of Project approval, a copy of the County Cannabis Area Assessment (CAV).

☒ The applicant submitted a Notification of Lake or Streambed Alteration (LSA#: 1600-2017-0616).

☒ Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any erosion control and/or cultivation materials that contain synthetic (e.g., plastic or nylon) netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.

☒ Leave wildlife unharmed. If any wildlife is encountered during the Authorized Activity, Permittee shall not disturb the wildlife and shall allow wildlife to leave the work site unharmed.

☒ The environmental impacts of improper waste disposal are significant and well documented. CDFW requests, as a condition of Project approval, that all refuse be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.

☒ Human induced noise pollution may adversely affect wildlife species in several ways including abandonment of territory, loss of reproduction, auditory masking (inability to hear important cues and signals in the environment), hindrance to navigation, and physiological impacts such as stress, increased blood pressure, and respiration. To avoid disturbance, CDFW requests, as a condition of project approval, the construction of noise containment structures for all generators and fans on the parcel; noise released shall be no more than 50 decibels measured from 100ft.

☒ This project has the potential to affect sensitive fish and wildlife resources such as Foothill Yellow-legged Frog (*Rana boylii*), Northern Red-legged Frog (*Rana aurora*), 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. Please send all inquiries regarding these comments to kalyn.bocast@wildlife.ca.gov .

Please confirm that you have received this email.

Sincerely,

California Department of Fish and Wildlife
619 2nd Street

Eureka, CA 95501