



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

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

Hearing Date: June 18, 2020

To: Humboldt County Planning Commission

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

Subject: **Humboldt Exotics, LLC**  
Record Number: PLN-2020-16163  
Assessor's Parcel Number (APN): 201-322-019  
1298 St Hwy 36, Alton Area

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Please contact Keenan Hilton, Planner, at 707-268-3722 or by email at [khilton@co.humboldt.ca.us](mailto:khilton@co.humboldt.ca.us) if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
June 18, 2020	Conditional Use Permit Modification	Keenan Hilton

**Project Description:** Conditional Use Permit to modify approved permits (PLN-2018-15045 and PLN-12027-CUP) within the Fortuna Community Planning Area. The previously approved permits are for a 43,200 square foot outdoor cannabis cultivation facility. The modification is to add 5,000 sf structure which would house ancillary and commercial processing as well as distribution. The CUP would also allow the conversion of one 2,320 sf hoop structure from cultivation to ancillary nursery. This would amend the outdoor cultivation area to 38,400 sf and amend the ancillary nursery area to 5,814 sf (approximately 15% of the cultivation area). The schedule of operations would vary throughout the year, but the site would see activities year-round. The water source on the parcel is a permitted well. Onsite wastewater management is a septic system designed to support the maximum of 10 employees required for these additional uses. Electricity would be provided by 100% renewable grid power. The parcel is accessed directly from State Highway 36. No new development is proposed on the prime agricultural soils on the parcel.

**Project Location:** The project is located in the Alton area, on the south side of State Highway 36, at the intersection of De Mello Road and State Highway 36, on the property known as 1298 State Highway 36

**Present Plan Land Use Designations:** Industrial, General (IG); Fortuna Area Community Plan (FACP). Density: Not Applicable. Slope Stability: Low Instability (1), Moderate Instability (2).

**Present Zoning:** Heavy Industrial (MH), Qualified (Q).

**Record Numbers:** PLN-2020-16163

**Assessor Parcel Number:** 201-322-019

**Applicant**

Humboldt Exotics, LLC  
1315 Fernbridge Drive  
Fortuna, CA 95540

**Owner**

Lloyd & Donna Julien & Manuel Meras  
1315 Fernbridge Drive  
Fortuna, CA 95540

**Agent**

Whitchurch Engineering  
c/o Derek Long  
610 9<sup>th</sup> St  
Fortuna, CA 95540

**Environmental Review:** An Addendum to a previously adopted Mitigated Negative Declaration has been prepared for consideration per Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines.

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

**Major Issues:** None.

**HUMBOLDT EXOTICS, LLC**  
Record Number: PLN-2020-16163  
Assessor's Parcel Number 201-322-019

**Recommended Commission Action:**

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

*Find that the Planning Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and approve the proposed Humboldt Exotics, LLC, project subject to the recommended conditions.*

**Executive Summary:** Conditional Use Permit to modify permits (PLN-2018-15045 and PLN-12027-CUP) within the Fortuna Community Planning Area (CPA) for a previously approved commercial cannabis cultivation facility of 43,200 square feet of outdoor cultivation. The modification is to add a 5,000-sf structure which would house ancillary and commercial processing, drying, packaging and distribution activities. The CUP would also allow the conversion of one 2,320 sf hoop structure from cultivation to ancillary nursery. This would amend the outdoor cultivation area to 38,400 sf and amend the ancillary nursery area to 5,814 sf (approximately 15% of the cultivation area). The schedule of operations would vary throughout the year, but the site would see activities year-round. The water source on the parcel is a permitted well. Onsite wastewater management is a septic system designed to support the maximum of 10 employees required for these additional uses. Electricity would be provided by 100% renewable grid power. The parcel is accessed directly from State Highway 36. No new development is proposed on the prime agricultural soils on the parcel.

The approval of this permit application would not affect the conditions of approval of the issued permits; those requirements must be satisfied except when explicitly changed herein. The changes include the reduction of the taxable cultivation area to 38,400 sf outdoor cultivation, the increase in ancillary nursery space to approximately 5,814 sf in two greenhouses and in the existing barn structure and the two-phase addition of a structure for supporting activities. Phase I would consist of a carport for drying. Phase II would consist of a commercial facility for processing, packaging and distribution.

The proposed project is in a base zoning district that allows the requested cannabis activities. The Qualifying Zone was developed at a time prior to any consideration of cannabis being legalized and does not specifically allow cannabis, but it is appropriate to find that cannabis activities are consistent with the intent of the Q zone as it allows industrial manufacturing with a conditional use permit. The anticipated impacts associated with commercial processing and distribution of cannabis in a confined facility are less significant than those of many industrial manufacturing activities.

The Commercial Cannabis Land Use Ordinance (CCLUO) requires that projects within the Fortuna CPA be noticed at the time of application to all residents and landowners within 1,000 feet, then be noticed again to all residents and landowners within 300 feet when going to decision. The CCLUO requires that all cannabis activities within the CPA to be processed as a CUP, considered by the Planning Commission. These high standards ensure that any project within the CPA undergo significant community review for health, safety and welfare for the neighborhood. No community complaints or concerns have been received at the time of writing this staff report.

The site is also located within the Airport Land Use Compatibility Plan for Rohnerville, CA airport which is located on a bluff to the northwest of the subject parcel. The airport is approximately 300 feet above the

elevation of the subject parcel. Public Works did not raise any concerns related to the airspace. The proposed construction of the processing facility would not significantly impact the airport.

The applicant proposes a two-phase approach to the processing and distribution facility to respond the immediate demand for the facility. The temporary phase-I structure would be a fully enclosed 12x50 building procured from American Carports, Inc. The applicant anticipates that the phase-I structure would be required for approximately 180 days. This would enable the applicant to meet the need for a structure for the first harvest in July. The phase-II structure would be constructed for use in 2021. Conditions of approval require the permitting of all structures and grading associated with the project. The final building would be equipped with gutters to capture rainwater for irrigation.

Electricity would be provided by 100% renewable grid energy. Water for proposed uses would be provided by the permitted, onsite well as well. There would be no significant increase in the demand for irrigation water as a result of the proposed activities. The applicant proposes the construction of a new septic system to provide capacity for all employees.

The parcel is mostly flat, occurring outside of the floodplain of the Van Duzen river with no Streamside Management Areas (SMA) on the parcel. The impervious surface of the roof would be equipped with gutters to capture rainwater for irrigation use. Any overflow of rainwater from the tanks would be diverted to the undeveloped grassy field to the east for infiltration. Runoff would be insignificant would have no significant impact on any SMA or on any county- or state-maintained facilities.

A locked metal would restrict access from the highway. In addition, a fence would be constructed and a security camera. A line-in caretaker would be on premises in the residence.

**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 potentially significant impacts. As Lead Agency, the Department has determined that the project is consistent with the adopted Environmental Impact Report. 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-  
Record Number: PLN-2020-16163  
Assessor's Parcel Number: 201-322-019**

**Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves Humboldt Exotics, LLC, Conditional Use Permit modification request.**

**WHEREAS**, Humboldt Exotics, LLC submitted an application and evidence in support of approving a Conditional Use Permit to expand upon the approved PLN-12027-CUP & PLN-2018-15045 projects which consisted of 43,200 sf of outdoor cultivation, 2,400 sf ancillary nursery. The applicant proposes to construct a 5,000 sf structure which would house ancillary and commercial processing and distribution activities; additionally, the applicant proposes to convert one 2,320 sf greenhouse from cultivation to ancillary nursery, amending the outdoor cultivation area to 38,400 sf and amending the ancillary nursery area to 5,814 sf. The proposal involves no new ground disturbance on the prime agricultural soils. Water would continue to be sourced from a permitted well. Energy would be 100% renewable grid power. Staff would increase from a maximum of 12 employees to a maximum of 22 employees; and

**WHEREAS**, pursuant to the applicable Qualified ("Q") combining zone, Ordinance No 1689 adopted May 28, 1985, and amended by Ordinance No 1784 On December 16, 1986, Area 6, the application includes a Conditional Use Permit; and

**WHEREAS**, the proposed processing activities are consistent with the "Industrial manufacturing uses" enumerated in the Q combining zone, Ordinance No 1689 adopted May 28, 1985, and amended by Ordinance No 1784 On December 16, 1986, Area 6; and

**WHEREAS**, pursuant to the applicable provisions pertaining to City Spheres of Influence, Community Planning Areas, Tribal Lands, Ordinance No. 2599 adopted May 8, 2018, the application includes a Conditional Use Permit; and

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

**WHEREAS**, the 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, and no new information of substantial importance that was not known and could not be known at the time was presented as described by Section 15162 (c) of the State CEQA Guideline; and

**WHEREAS**, Attachment 2 in the Planning Division staff report includes substantial evidence in support of making all the required findings for approving the proposed Conditional Use Permit (Record Number PLN-2020-16163); and

**WHEREAS**, a public hearing was held on the matter before the Humboldt County Planning Commission on June 18, 2020.

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

1. The Planning Commission considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance; and
2. The Planning Commission makes all of the required findings for approval specified in Attachment 2 of the staff report for Record Number PLN-2020-16163 based on the submitted substantial evidence; and
3. Conditional Use Permit Record Number PLN-2020-16163 is approved as recommended and conditioned in Attachment 1.

Adopted after review and consideration of all the evidence on June 18, 2020.

The motion was made by Commissioner \_\_\_\_\_ and second by Commissioner \_\_\_\_\_.

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

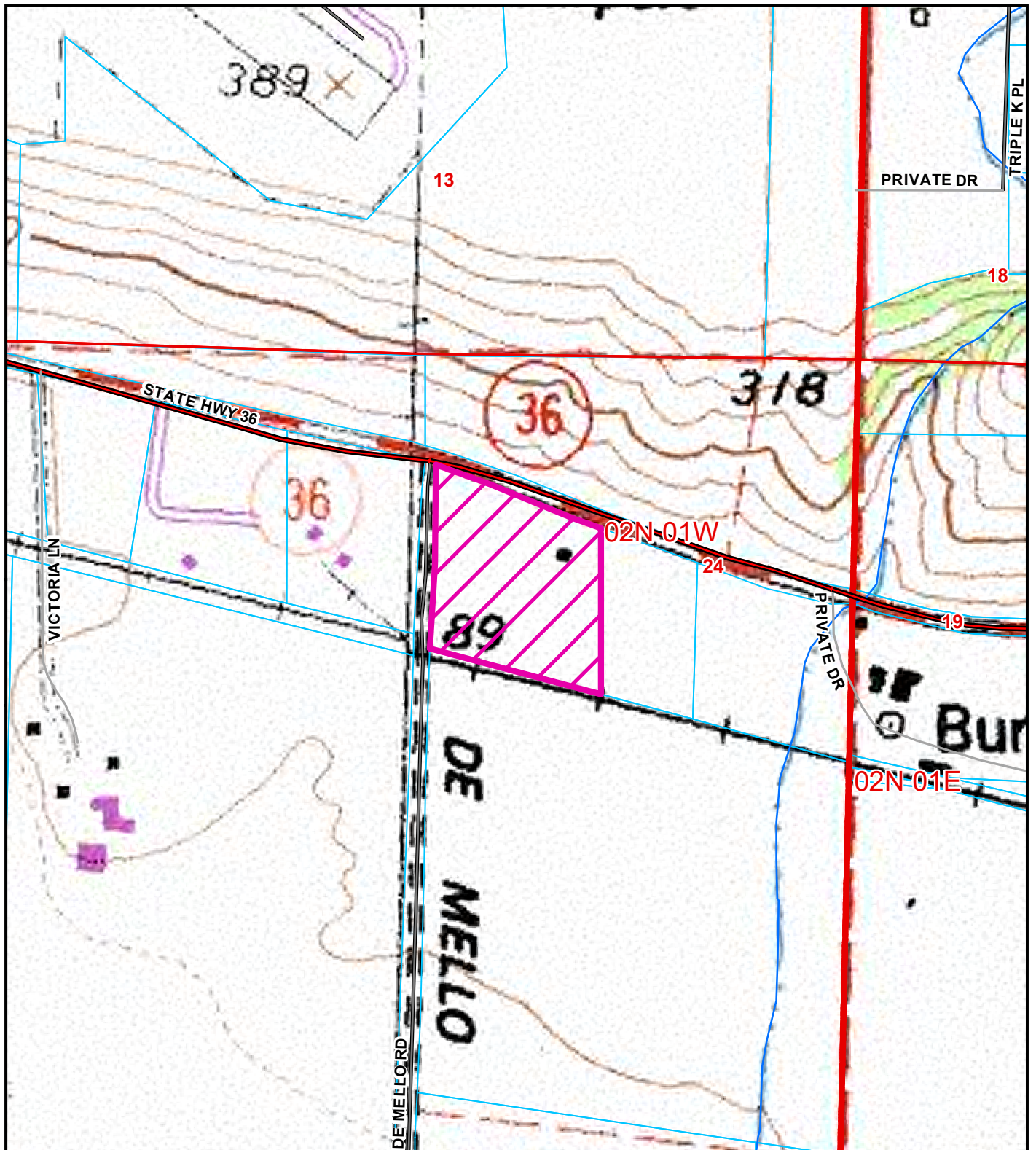
ABSTAIN: Commissioners:

DECISION:

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

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John Ford, Director  
Planning and Building Department



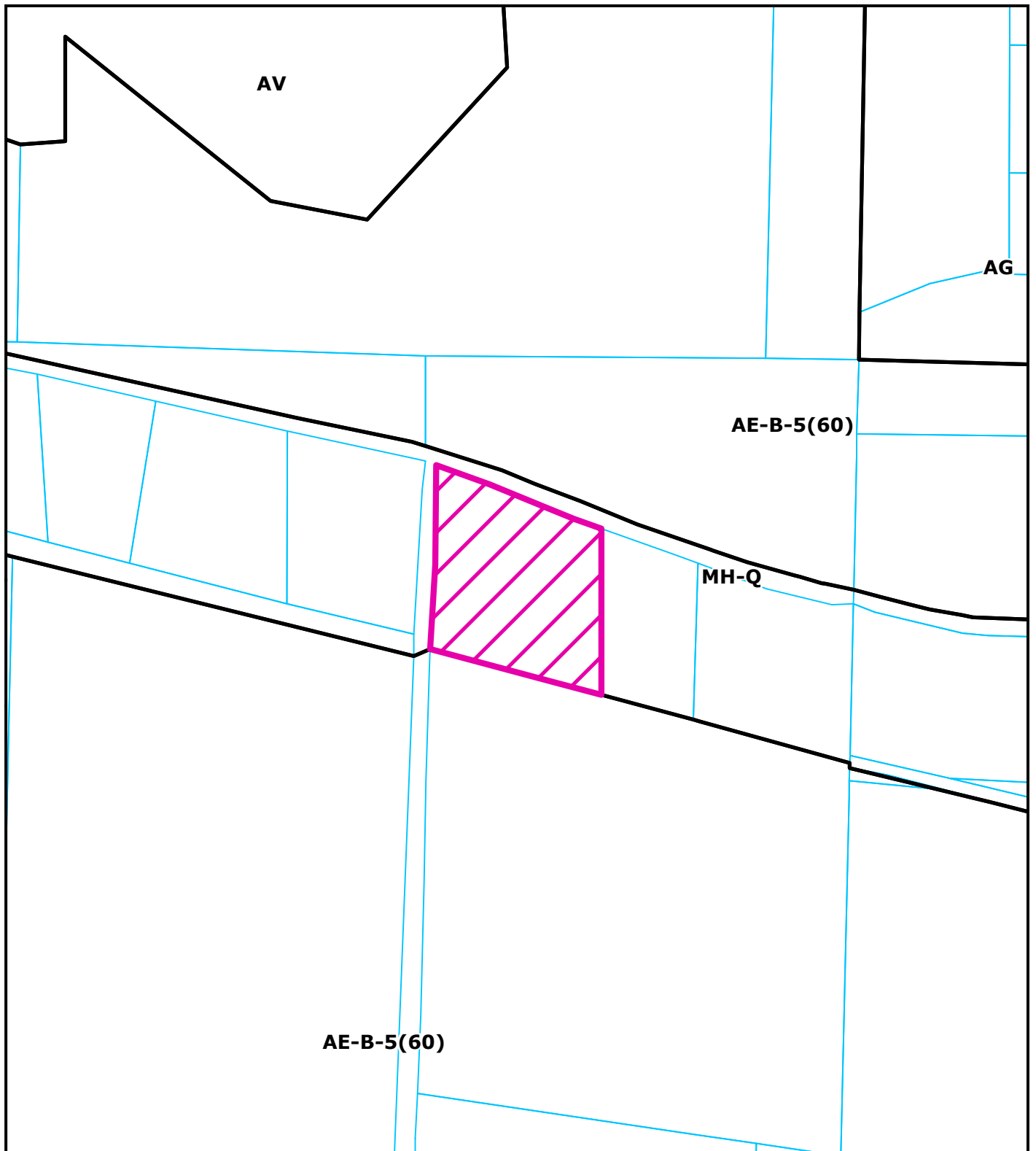
Project Area = 

**TOPO MAP  
PROPOSED HUMBOLDT EXOTICS  
ALTON AREA  
PLN-2020-16163  
APN: 201-322-019-000  
T02N R01W S24 HB&M (FORTUNA)**



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.

0 550 1,100 Feet




Project Area = 

**ZONING MAP  
PROPOSED HUMBOLDT EXOTICS  
ALTON AREA  
PLN-2020-16163  
APN: 201-322-019-000  
T02N R01W S24 HB&M (FORTUNA)**



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.

0 550 1,100 Feet







Project Area = 

**AERIAL MAP  
PROPOSED HUMBOLDT EXOTICS  
ALTON AREA  
PLN-2020-16163  
APN: 201-322-019-000  
T02N R01W S24 HB&M (FORTUNA)**



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.

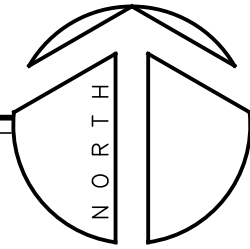
0 385 770 Feet





## LOCATION MAP

NO SCALE



APPLICANT: HUMBOLDT EXOTICS

OWNER: LLOYD JULIEN  
1298 HWY 36  
ALTON, CA. 95540  
(707) 725-0228

ENGINEER: WHITCHURCH ENGINEERING INC.  
DEREK C. LONG  
610 9TH ST.  
FORTUNA, CA. 95540  
(707) 725-6926  
dcl@whitchurchengineering.com

### NOTES:

- PROPERTY LINES SHOWN ARE ASSUMED, NOT SURVEY CONDUCTED, AND NO PROPERTY CORNERS LOCATED.
- SEE SEPTIC DESIGN FOR FULL DETAILS ON SEPTIC SYSTEM
- NEED FIRE DEPARTMENT INSPECTION AND APPROVAL PRIOR TO FINAL BUILDING INSPECTION AND CERTIFICATE OF OCCUPANCY.
- NO HAZARDOUS MATERIALS TO BE USED IN BUILDING.

## SCOPE OF WORK:

ARCHITECTURAL PLANS FOR PROPOSED METAL BUILDING TO BE USED FOR DRYING/PROCESSING CANNABIS. SEPARATE SUBMITTALS INCLUDE FOUNDATION DESIGN/SEPTIC DESIGN BY WHITCHURCH ENGINEERING, AND METAL BUILDING CALCULATIONS BY VENDOR.

## SHEET INDEX

- SITE PLAN/LOCATION MAP
- FLOOR PLAN/EXITING PLAN
- ADA DETAILS
- MECHANICAL PLAN
- ELECTRICAL PLAN

## SITE PLAN NOTES

- NO WATER COURSES, PONDS, OR WETLAND AREAS.
- NO REQUIRED CURBS, SIDEWALKS, OR GUTTERS.
- EXISTING PRIVATE WELL (40.546, -124.124)
- NO TREES TO BE REMOVED.
- NO PROPOSED GRADING OR FILL.

## BUILDING DATA

PARCEL SIZE: 6.7 AC

OCCUPANCY: F-1, B

CONSTRUCTION TYPE: VB

FLOOR AREA: 5,000 S.F.

NON-SPRINKLERED

PROPOSED USE: COMMERCIAL CANNABIS FACILITY

(1) STORY

ALLOWABLE AREA: 8,500 S.F. - F-1 OCCUPANCY

ALLOWABLE HEIGHT: 40', BUILDING HT. 19.17

OCCUPANT LOAD: 54

NUMBER OF EXITS REQUIRED: (2), EXITS PROVIDED: (4)

### OCCUPANCY TABLE

USE	AREA (S.F.)	OCCUPANT LOAD
F-1	4,188	41
B	812	13
TOTAL	5,000	54

## ABBREVIATIONS

AC	ASPHALT CONCRETE	<P>	PROPOSED
AGG.	AGGREGATE	P.S.I.	POUNDS PER SQUARE INCH
APPROV.	APPROVED	PUE	PUBLIC UTILITY EASEMENT
BW	BACK OF WALK	RCP	REINFORCE CONCRETE PIPE
BO	BLOW-OFF	RD.	ROAD
CATV	CABLE TELEVISION	R/W	RIGHT OF WAY
CC	CONCRETE	SD	STORM DRAIN
CL	CENTERLINE	S.F.	SQUARE FOOT
CO	CLEANOUT	SHT.	SHEET
CONC.	CONCRETE	SS	SANITARY SEWER
DI	DRAINAGE INLET	SSCO	SANITARY SEWER CLEANOUT
<E>	EXISTING	SSMH	SANITARY SEWER MANHOLE
EL	ELEVATION	SD	STORMDRAIN
ELEC.	ELECTRICAL	SO.	SQUARE
EP	EDGE OF PAVEMENT	TR	TELEPHONE VAULT
EV	ELECTRICAL VAULT	STD.	STANDARD
EXIST.	EXISTING	SWK.	SIDEWALK
FF	FINISHED FLOOR	T.B.M.	TEMPORARY BENCH MARK
FH	FIRE HYDRANT	TBR	TO BE REMOVED
FL	FLOW LINE	TC	TOP OF CURB
GD	GROUND	TOG	TOP OF GRATE
GM	GAS METER	TYP.	TYPICAL
IP	IRON PIPE	THK.	THICK
JP	JOINT UTILITY POLE	UTIL.	UTILITY
JB	JUNCTION BOX	W	WATER
HP	HIGH POINT	WM	WITH WATER METER
HT.	HEIGHT	WV	WATER VALVE
MH	MANHOLE		
MIN.	MINIMUM		
<N>	NEW		
P.P.	POWER POLE		
PL	PROPERTY LINE		

## LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACKS
- PS PROPOSED PRESSURE SEWER
- EXISTING FENCES
- EDGE OF EXISTING ROADS
- CENTERLINE OF ROAD

## GENERAL NOTES

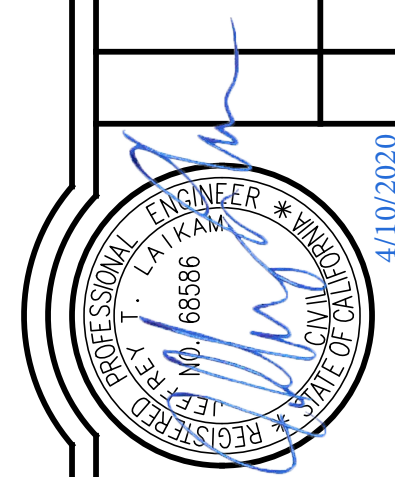
- ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE, 2016 EDITIONS OF THE CALIFORNIA ELECTRICAL, MECHANICAL, PLUMBING, ENERGY, AND FIRE CODES, AND ALL APPENDICES THERETO, CALTRANS STANDARD PLANS & SPECIFICATIONS, LATEST EDITION.
- THE CONTRACTOR SHALL PROVIDE WORKMANS COMPENSATION INSURANCE & LIABILITY INSURANCE.
- THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIAL FOR A MINIMUM OF ONE YEAR.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS.
- DETAILS SHOWN ON TYPICAL DETAIL SHEETS SHALL BE USED WHENEVER APPLICABLE, UNLESS OTHERWISE SHOWN. SPECIFIC DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER TYPICAL DETAILS. SPECIFIC NOTES SHOWN ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES. NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER SPECIFICATIONS.
- ALL CONDITIONS SHOWN OR NOTED AS EXISTING ARE BASED ON BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS, NO WARRANTY IS IMPLIED AS TO THEIR ACCURACY.
- ALL BUILDING MATERIAL SHALL BE NEW MATERIAL, UNLESS OTHERWISE APPROVED OR SPECIFIED BY ENGINEER.
- CONTRACTORS SHALL VERIFY EASEMENTS (PUBLIC OR PRIVATE) FOR SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE T.V., AND GAS PRIOR TO STARTING CONSTRUCTION.
- VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ONSITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.
- THE DESIGN CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE PERFORMANCE OF PRODUCTS OR MATERIALS NOT SPECIFIED IN THESE DRAWINGS.
- ACCEPT NO INK OR PENCIL CORRECTIONS TO THESE DRAWINGS WITHOUT THE OWNER'S REPRESENTATIVE INITIAL OR SIGNATURE. THE DESIGN CONSULTANTS SHALL BE HELD HARMLESS FOR ALL CHANGES NOT IN CONFORMANCE WITH THIS PROVISION.
- ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD THE DESIGN CONSULTANTS HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORM TO THE REQUIREMENTS AND MINIMUM STANDARDS OF THE C.B.C., ORDINANCES, AND ACCEPTABLE STANDARDS.
- THESE DRAWINGS ARE THE PROPERTY OF THE DESIGN CONSULTANTS AND ARE NOT TO BE USED IN PART FOR ANY WORK OTHER THAN THE LOCATION SHOWN HEREON.
- THE DESIGN CONSULTANTS AND THE OWNER SHALL HAVE NO CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL OF THE APPLICABLE REQUIREMENTS OF THE FEDERAL WILLIAMS - STEIGER OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) OF 1970' AND ANY AMENDMENTS THERETO. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ENGINEER OR HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS.
- WHERE DIMENSIONS ARE SHOWN ON THE PLANS, THEY SHALL GOVERN OVER SCALE, DO NOT SCALE DRAWINGS. IN THE EVENT OF CONTRADICTION, USE THE MOST STRINGENT SPECIFICATION AND NOTIFY THE ENGINEER.
- THE CONTRACTOR SHALL COMPARE ALL PAGES OF THE PLANS; ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
- UPON COMPLETION OF THE PROJECT, THE CONTRACTOR AND SUBCONTRACTORS SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE. CONTRACTOR SHALL REMOVE ALL DELETERIOUS MATERIAL FROM SITE INCLUDING BUT NOT LIMITED TO: BROKEN CONCRETE, STUMPS, ROCKS, DEBRIS, ASPHALT RUBBLE, GARBAGE, ETC. AND LEGALLY DISPOSE OF ABOVE.
- LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD INFORMATION ONLY AND ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION IN ANY AREA. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION. CONTRACTORS SHALL IMMEDIATELY REPORT ANY DISCREPANCIES IN RECORD INFORMATION TO ENGINEER AND DEVELOPER PRIOR TO CONSTRUCTING ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SAFETY REQUIREMENTS.
- CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS ON OR ADJACENT TO PROJECT SITE. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGE TO EXISTING IMPROVEMENTS TO THE SATISFACTION OF HUMBOLDT COUNTY PUBLIC WORKS OR PRIVATE PROPERTY OWNER INVOLVED.

## CARPENTRY

- CARPENTRY SHALL CONFORM TO THE PROVISIONS OF THE CURRENT CALIFORNIA BUILDING CODE.
- FRAMING LUMBER SHALL BE DOUGLAS FIR, GRADES AS FOLLOWS UNLESS OTHERWISE NOTED ON DRAWINGS:
  - MUD SILLS PRESSURE TREATED HEM FIR.
  - PLATES NO. 2 OR BETTER
  - STUDS 2x4 OR 3x4 CONSTRUCTION NO. 2  
2x6 AND LARGER
  - JOISTS NO. 2
  - BEAMS NO. 2
  - POSTS NO. 2
- TOP PLATES OF EXTERIOR WALLS SHALL NOT BE CUT TO LAP THE TOP PLATES OF INTERSECTING WALLS EXCEPT AT EXTERIOR WALL CORNERS OR AS OTHERWISE NOTED ON DRAWINGS.
- BOLTS IN WOOD SHALL BE MACHINE BOLTS UNLESS OTHERWISE NOTED.
- BOLT HOLES IN WOOD AND STEEL SHALL BE THE DIAMETER OF THE BOLT PLUS 1/16".
- LEAD HOLES FOR LAG SCREWS SHALL BE AS FOLLOWS TO AVOID SPLITTING OF THE WOOD MEMBER DURING CONNECTION FABRICATION:
  - THE CLEARANCE HOLE FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF THE UNTHREADED SHANK.
  - THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 60% TO 70% OF THE SHANK DIAMETER, AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION.
- ALL BEAMS TO BE SUPPORTED BY POST OR SOLID STUDS TO FOUNDATION.

This drawing or drawing set shall not be used for construction unless a jurisdictional stamp (County, City, State, Federal) has been issued on the drawing, stating "FOR PERMIT" or similar verbiage, a wet signed professional engineer's stamp, and permit documents have been issued for the project.

REVISIONS	BY
PLN CHK 12-17-19	DCL
PLN CHK 4-8-20	DCL



WHITCHURCH ENGINEERING, INC.

Phone (707) 725-6926

610 9th Street Fortuna, California 95540

NEW COMMERCIAL STRUCTURE FOR HUMBOLDT EXOTICS

1298 Highway 36 Alton, CA

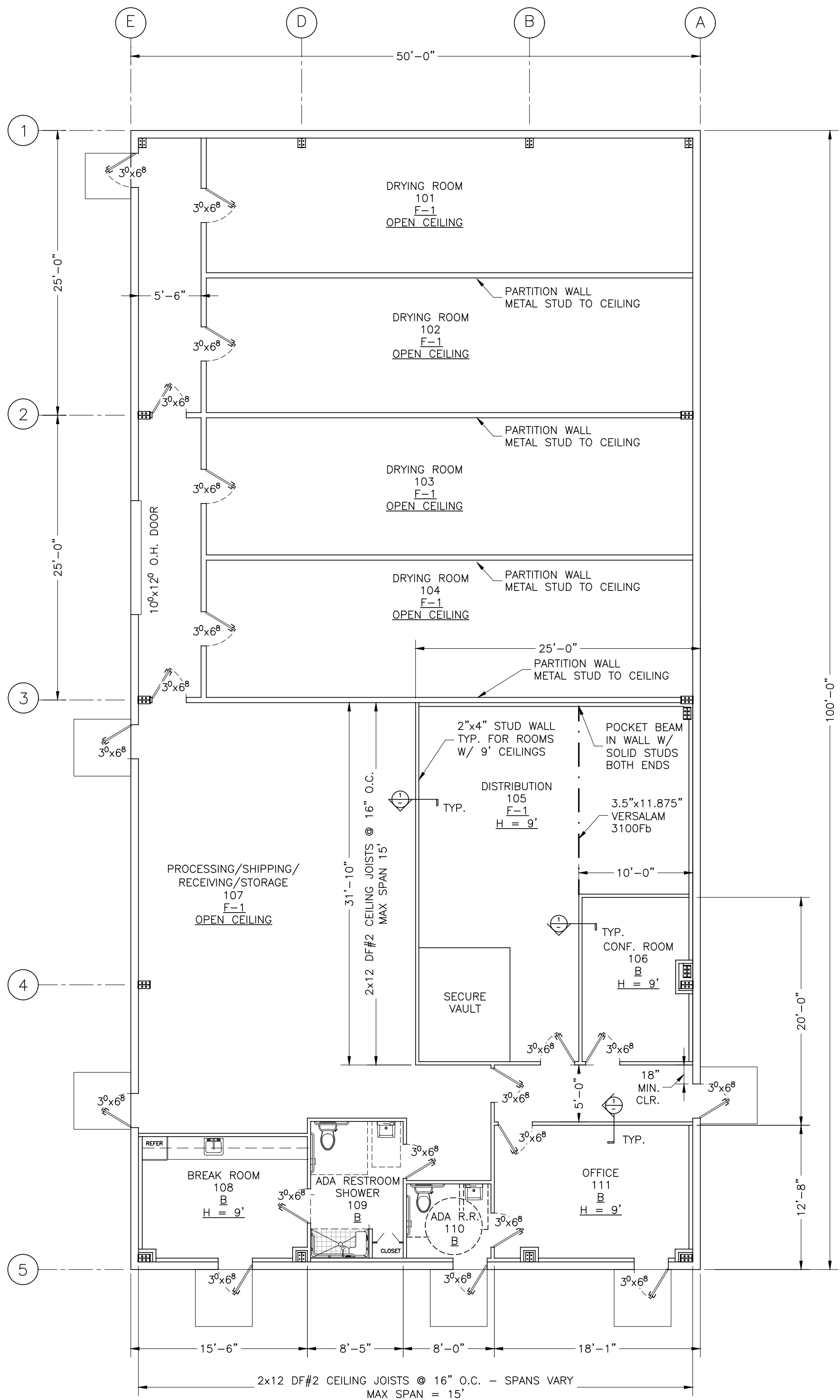
APN: 201-322-019

LOCATION MAP/SITE PLAN/NOTES

For: Lloyd Julien (707) 725-0228

Date	DEC 17 '19
Scale	AS NOTED
Design	DCL
Drawn	GKK
Job	JUL1801
Sheet	1





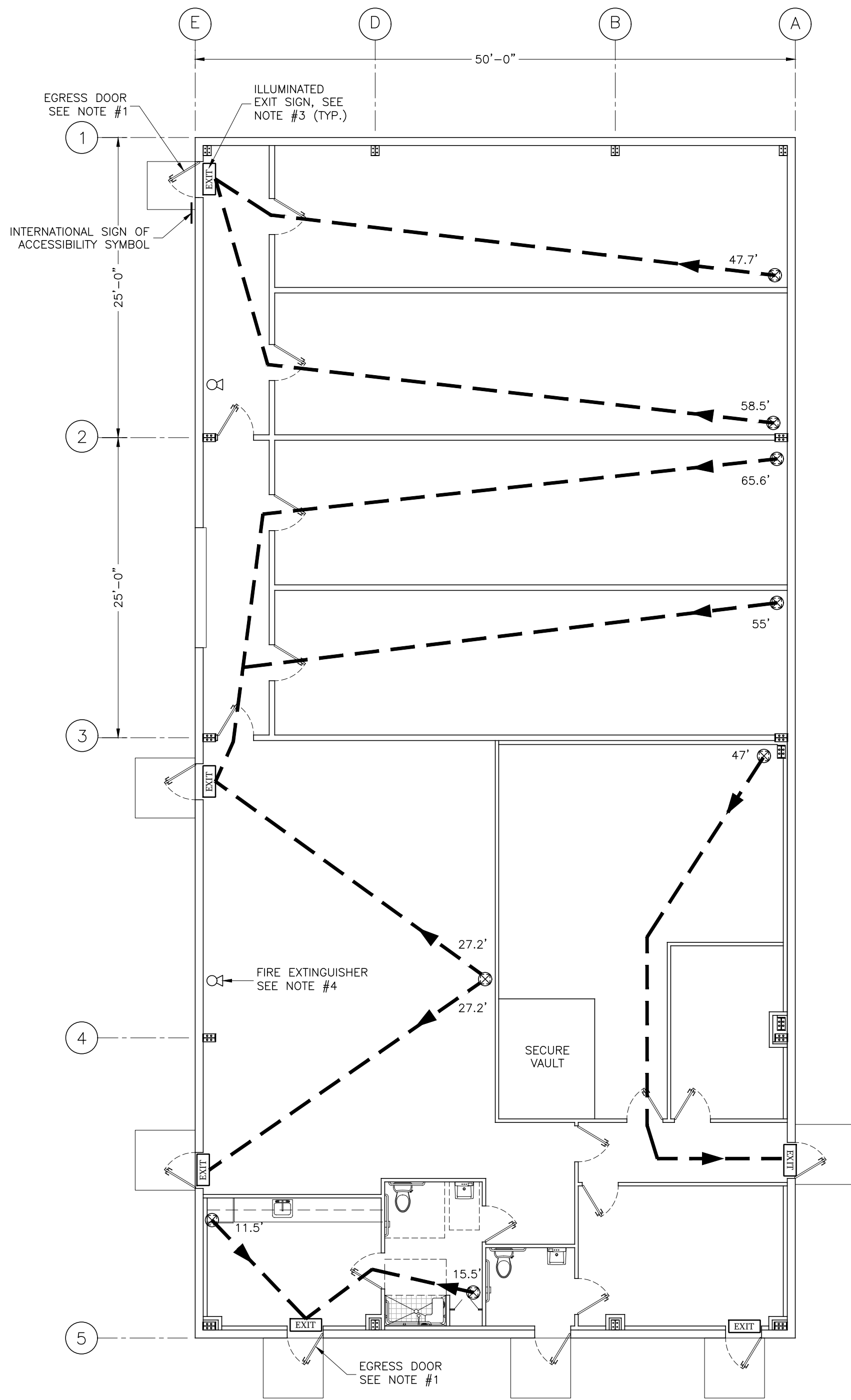
FLOOR PLAN

SCALE: 1/8"=1'-0"

REVISION NOTE: SIGNIFICANT CHANGES TO FLOOR PLAN TO SHOW FRAMING TYPE, CEILING JOIST DIRECTION, AND CEILING HEIGHTS

OCCUPANCY TABLE

USE	AREA (S.F.)	OCCUPANT LOAD
F-1	4,188	41
B	812	13
TOTAL	5,000	54



EXIT PLAN

SCALE: 1/8"=1'-0"

LEGEND

- STARTING POINT OF EGRESS PATH OF TRAVEL (MOST REMOTE OF AREA)
- EGRESS DIRECTION/PATH OF TRAVEL
- ILLUMINATED EXIT SIGN (GREEN LED)
- FIRE EXTINGUISHER - SEE NOTE 4

EGRESS NOTES:

- SELF CLOSING, PANIC/FIRE EXIT HARDWARE (NOT DEPICTABLE).
- BUILDING ADDRESS SIGN: 6" TALL NUMERALS w/ 3/4" STROKE, ILLUMINATED, BACKGROUND CONTRASTING AND BE FULL ILLUMINATED BETWEEN DUSK AND DAWN.
- ILLUMINATED EXIT SIGN (GREEN LED), MUST BE ILLUMINATED ANY TIME THE BUILDING IS OCCUPIED.
- FIRE EXTINGUISHERS WITH A MINIMUM OF 2-A-10-B-C SHALL BE PROVIDED SUCH THAT NO POINT IN THE BUILDING IS FURTHER THAN 75-FOOT TRAVEL DISTANCE TO AN EXTINGUISHER. EXTINGUISHERS SHALL BE MOUNTED ON THE WALL OR IN CABINETS, SUCH THAT THE TOP OF THE EXTINGUISHER IS NO MORE THAN 5 FEET ABOVE THE FINISHED FLOOR LEVEL.
- RESTROOM AND CEILING HEIGHTS TO BE 9'.
- AREA ABOVE CEILINGS TO BE INACCESSIBLE STORAGE, RATED AT 20PSF LIVE LOAD.
- 2"x12" CEILING JOISTS @ 16" O.C. TYPICAL FOR ALL AREAS WITH 9' CEILING HEIGHTS. CEILING JOISTS NOT SHOWN FOR CLARITY.

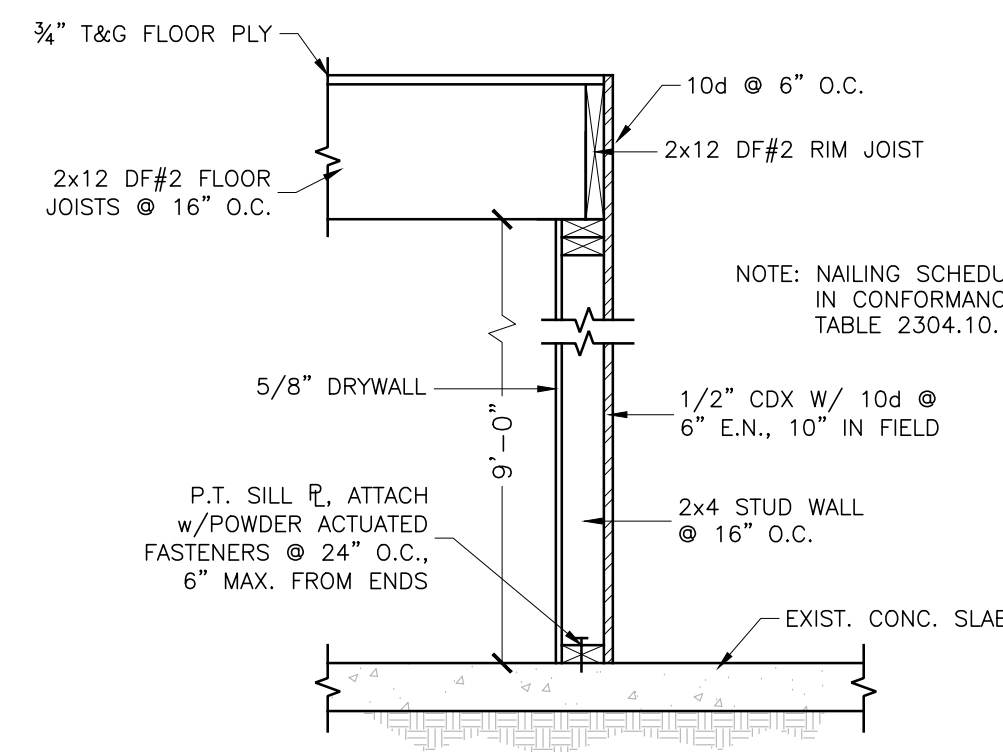
PLUMBING NOTES:

- THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. CPC 411.2.4.
- WATER HEATER INSTALLED IN ACCORDANCE WITH THE MANUFACTURER INSTALLATION INSTRUCTIONS AND CPC 505.0.
- WATER HEATER TEMPERATURE/PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR OF BUILDING WITH 90° FITTING MINIMUM 6 INCHES AND MAXIMUM 24 INCHES ABOVE FINISHED GRADE. PROVIDE APPROVED SEISMIC STRAPPING. CPC 504.4 & CPC 504.6 & CPC 608.5.
- WHERE WATER HEATER IS IN A SPACE WHERE DAMAGE MAY RESULT FROM A LEAKING WATER HEATER, A WATERTIGHT PAN OF CORROSION RESISTANT MATERIALS SHALL BE INSTALLED BENEATH THE WATER HEATER WITH A MINIMUM THREE-QUARTER INCH DIAMETER DRAIN TO THE EXTERIOR. CPC 507.4.

ACCESSIBILITY NOTES

- ALL ACCESSIBLE ENTRANCES SHALL BE SIGNED IN ACCORDANCE WITH SECTION 1117B.5 OF THE CALIFORNIA BUILDING CODE. PROVIDE OTHER SIGNAGE AS REQUIRED BY SECTIONS 1115B.5 AND 1117B.5.9.
- FLOOR AND GROUND SURFACES SHALL BE STABLE FIRM AND SLIP RESISTANT AND SHALL COMPLY WITH CBC SECTION 1124B.
- THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL. CBC1133.2.4.1
- ON THE STRIKE SIDE OF DOORS THERE SHALL BE A MINIMUM OF 24" CLEAR SPACE AT EXTERIOR DOORS AND A MINIMUM OF 18" ON INTERIOR DOORS. THE LEVEL CLEAR AREA ON THE PULL SIDE OF DOORS SHALL BE 60"x60" MIN. PROVIDE A CLEARANCE OF 12" PAST THE LATCH ON THE PUSH SIDE OF DOORS EQUIPPED WITH BOTH A LATCH AND A CLOSER. CBC1133B.2.4.3
- THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR & INTERIOR DOORS. THIS MAY BE INCREASED TO A MAXIMUM OF 15LBS AT FIRE DOORS. CBC1133B.2.5
- HAND ACTIVATED DOOR HARDWARE SHALL BE CENTERED 30 TO 44 INCHES ABOVE THE FLOOR OR LANDING AND SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. CBC1133.2.5.1
- THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. CBC 1133B.2.6
- ALL DOORS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 32". FOR SWINGING DOORS THIS IS MEASURED WITH THE DOOR AT 90 DEG. TO IT'S CLOSED POSITION.
- LOCATE SWITCH CONTROLS, THERMOSTATS ETC. 48" MAX. ABOVE THE FLOOR. LOCATE RECEPTABLE OUTLETS 15" MIN. ABOVE THE FLOOR.
- ALL DOORS SHALL BE ACCESSIBLE.

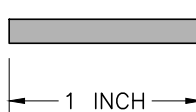
- SPRING HINGES: DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70°, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM. CBC 11B-404.2.8.2
- HAND-OPERATED CONTROLS FOR FAUCETS SHALL BE LOCATED WITHIN ACCESSIBLE REACH RANGES. CBC 11B-309.4 & CBC 11B-406.4



TYP. PARTITION WALL/ANCHORAGE DETAIL

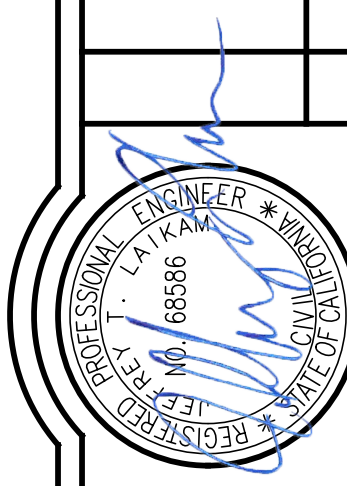
NO SCALE

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REVISIONS	BY
PLN CHK 12-17-19	DCL
PLN CHK 4-8-20	DCL



WHITCHURCH ENGINEERING, INC.

Phone (707) 725-6926

610 9th Street

Fortuna, California 95540

NEW COMMERCIAL STRUCTURE FOR HUMBOLDT EXOTICS

1298 Highway 36 Alton, CA

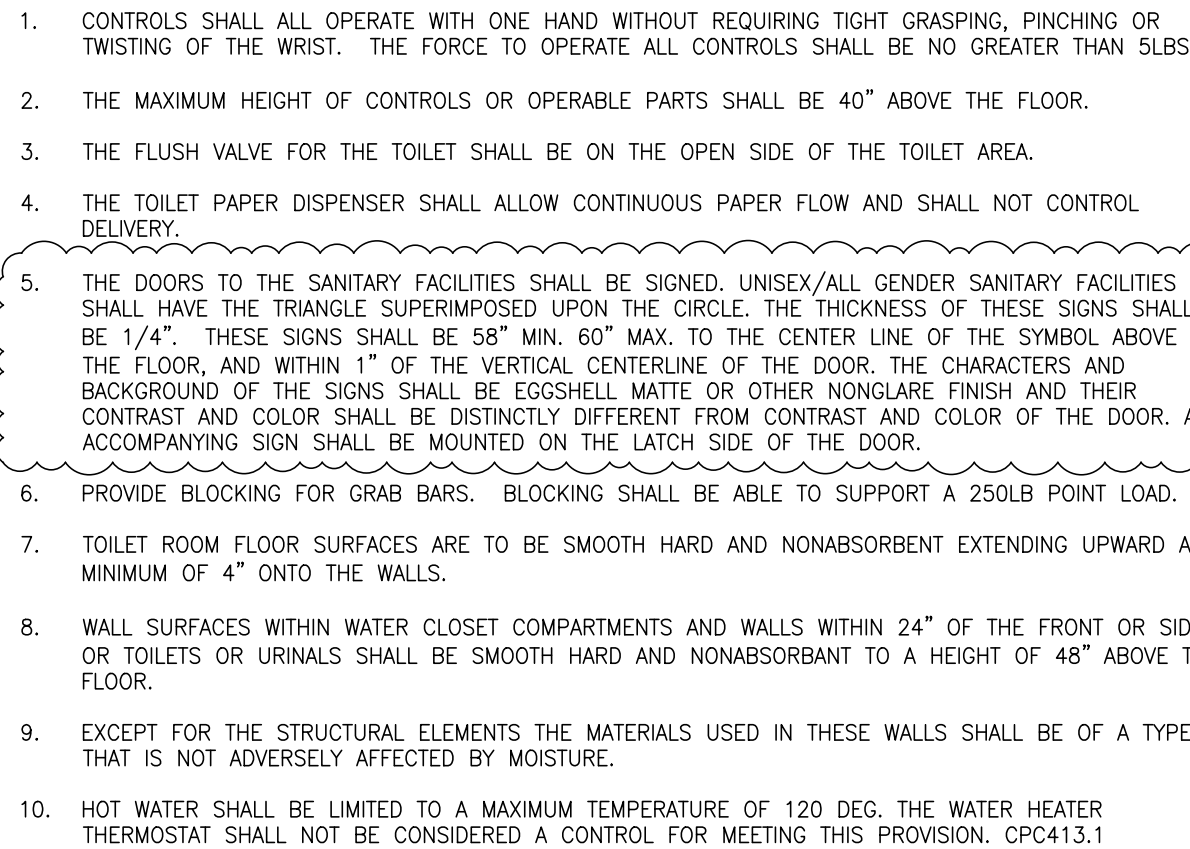
APN: 201-322-019

FLOOR/EXITING PLAN

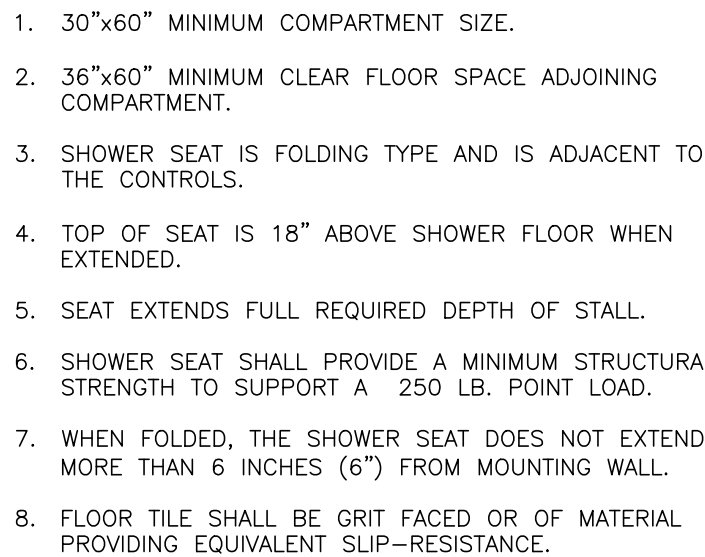
For: Lloyd Julien (707) 725-0228

Date	DEC 17 '19
Scale	AS NOTED
Design	DCL
Drawn	GKK
Job	JUL1801
Sheet	2





## NO SCALE



## NO SCALE

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3



GENERAL MECHANICAL NOTES

- FIELD VERIFY AND COORDINATE LOCATION OF ALL NEW AND EXISTING EQUIPMENT, DUCTWORK, PIPING, ETC. PRIOR TO COMMENCING WORK.
- COORDINATE LOCATIONS OF NEW ROOF PENETRATIONS WITH EXISTING STRUCTURE.
- MAINTAIN 10 FOOT MINIMUM CLEARANCE BETWEEN FRESH AIR INLETS AND EXHAUST OUTLETS (NEW AND EXISTING).
- PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO CONSTRUCT A COMPLETE, OPERATIONAL HVAC SYSTEM FOR THE ENTIRE PROJECT AS SHOWN ON THESE DRAWINGS, INCLUDING ALL NECESSARY FEES AND PERMITS.
- THE ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE MOST RECENTLY ADOPTED BUILDING CODE, MECHANICAL CODE, PLUMBING CODE, ELECTRICAL CODE, AND ALL OTHER APPLICABLE CITY, COUNTY, STATE AND FEDERAL CODES AND REGULATIONS.
- IT SHALL BE THE WORK OF THE CONTRACTOR TO MAKE SUCH ALTERATIONS AS MAY BE NECESSARY TO MAKE THE SYSTEM COMPLETE AND OPERATIONAL IN ACCORDANCE WITH THE DESIGN INTENT. MAJOR DEVIATIONS SUCH AS CHANGES IN COMPONENT SIZES, WEIGHTS, QUANTITIES OR MATERIAL MUST BE APPROVED BY ENGINEER OF DESIGN.
- THE WORKING DRAWINGS ARE DIAGRAMMATIC. BECAUSE OF THE SMALL SCALE OF THE DRAWINGS, THEY DO NOT SHOW EVERY OFFSET, BEND ORT ELBOW NECESSARY FOR THE COMPLETE INSTALLATION IN THE SPACE PROVIDED. ALL LOCATIONS FOR HVAC EQUIPMENT AND PIPING SHALL BE CHECKED AND COORDINATED WITH ARCHITECTURAL, MECHANICAL, STRUCTURAL AND ELECTRICAL DRAWINGS.
- ALL DUCTWORK SHALL BE GALVANIZED STEEL, ROUND OR RECTANGULAR. GAUGE, REINFORCEMENT, AND SUPPORT SHALL BE PER SMACNA DUCT CONSTRUCTION STANDARDS AND IN CONFORMANCE TO CMC CODES.
- AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND THE FINAL STARTUP OF THE HEAT AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
- ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, VALVES, DAMPERS, AND OTHER DEVICES AND ACCESSORIES REQUIRED FOR A COMPLETE, WORKABLE INSTALLATION.
- ALL MECHANICAL EQUIPMENT, DUCTWORK AND PIPING MUST BE SEISMICALLY BRACED FOR THE SITE SPECIFIC SEISMIC DESIGN CATEGORY AND SEISMIC USE GROUP, IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF TITLE 25,M ASHRAE, AND SMACNA.
- EXISTING INTERIOR PIPING, EQUIPMENT, AND DUCTWORK HAS BEEN LOCATED IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL VERIFY LOCATIONS AND POINTS OF CONNECTION AND PIPE ROUTING THROUGH EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- DO NOT ROUTE DUCTS AND PIPES ABOVE ELECTRICAL PANELS. PANELS MUST HAVE CLEAR ACCESS SPACE IN FRONT OF PANEL 4'-0" DEEP AND 6'-6" HIGH. DO NOT ROUTE DUCT AND PIPES IN ELECTRICAL ROOMS, EXCEPT DUCTS AND PIPES SERVING THE ROOM.
- ADJUST ALL DAMPERS TO MAINTAIN DESIGNED FLOW-RATE WHILE STILL BEING ABLE TO FULLY CLOSE.
- UPON COMPLETION OF THE WORK, REMOVE ALL SURPLUS MATERIALS AND RUBBISH. REQUIRED PATCHING AND REPAIRS OF OTHER TRADES; WORK DAMAGED BY THE MECHANICAL CONTRACTOR, AND LEAVE THE PREMISES IN A CLEAN, ORDERLY CONDITION.
- THE MECHANICAL CONTRACTOR SHALL OPERATE THE SYSTEM AND DEMONSTRATE ALL ASPECTS TO THE ENGINEER AND/OR OWNER, TO PROVE ITS OPERATION. ALL FILTERS USED DURING CONSTRUCTION SHALL BE REPLACED PRIOR TO THE TEST RUN PERIOD.
- FORCED AIR UNIT INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING AND IN ACCORDANCE WITH THE MANUFACTURER INSTALLATION INSTRUCTIONS. CMC 904.3.

SEQUENCE OF OPERATIONS

- VARIABLE SPEED FAN CONTROL TO SET RESPECTIVE EXHAUST FAN FOR DESIRED DRYING CONDITIONS WHILE MAINTAINING NEGATIVE PRESSURE WHILE IN USE.
- ROOFTOP CONTROLLED UNIT (R.C.U.-1) IS TO BE CONTROLLED BY THERMOSTAT CONTROL (TC-1).
- BATHROOM FANS (BF-1 & BF-2) ARE TO BE INTERLOCKED WITH LIGHT SWITCH AND COUNTDOWN TIMER.

REVISION NOTE: NEW SHEET FOR MECHANICAL DESIGN

REVISIONS	BY
PLN CHK 12-17-19	DCL
PLN CHK 4-8-20	DCL

Professional Engineer  
No. 68886  
State of California  
Mechanical  
4/10/2020

WHITCHURCH ENGINEERING, INC.  
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Phone (707) 725-6926

NEW COMMERCIAL STRUCTURE FOR HUMBOLDT EXOTICS  
1298 Highway 36 Alton, CA  
APN: 201-322-019

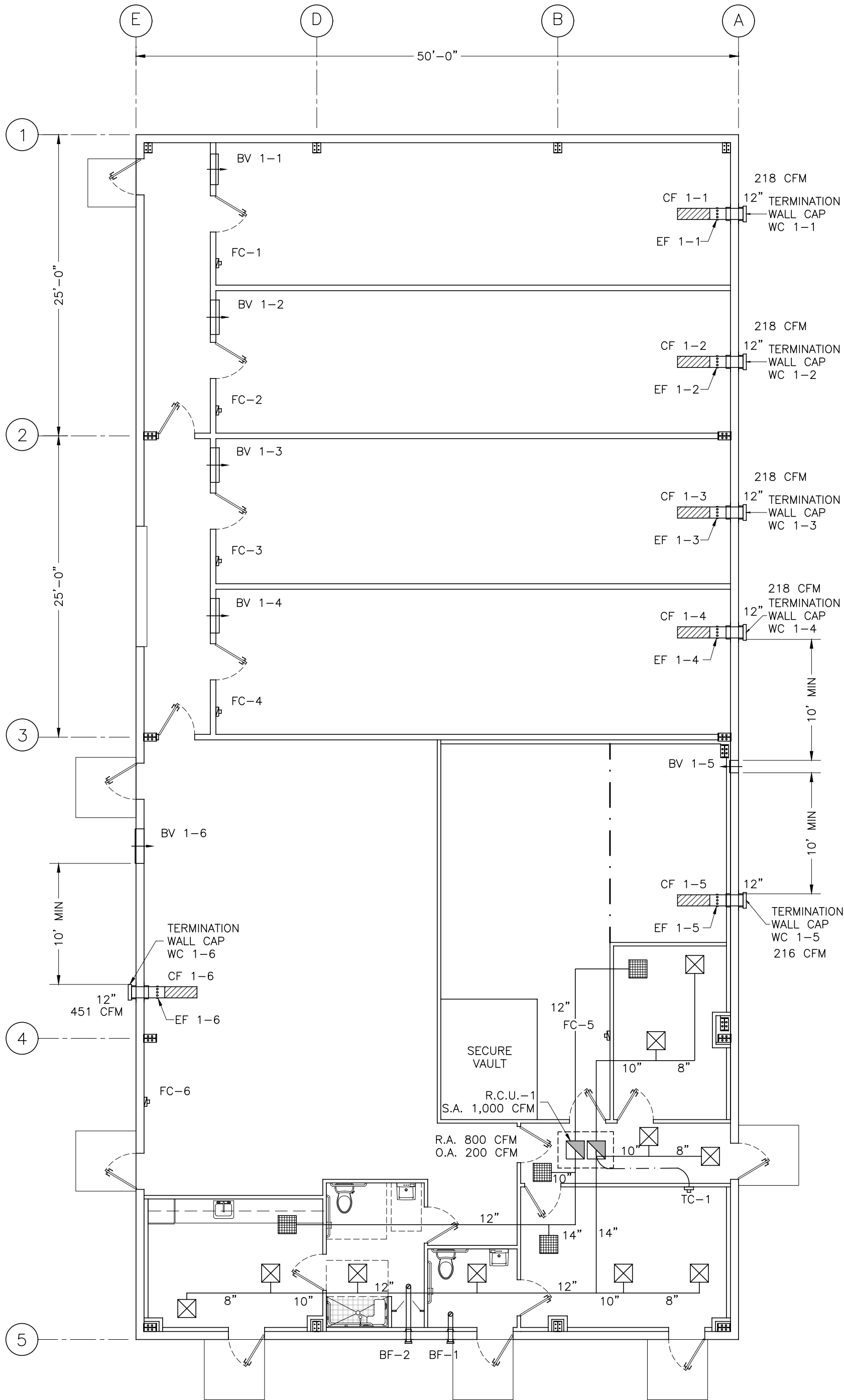
MECHANICAL PLAN  
For: Lloyd Julien (707) 725-0228

Date	DEC 17 '19
Scale	AS NOTED
Design	DCL
Drawn	GKK
Job	JUL1801
Sheet	4

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MECHANICAL PLAN











SCALE: 1/8"=1'-0"

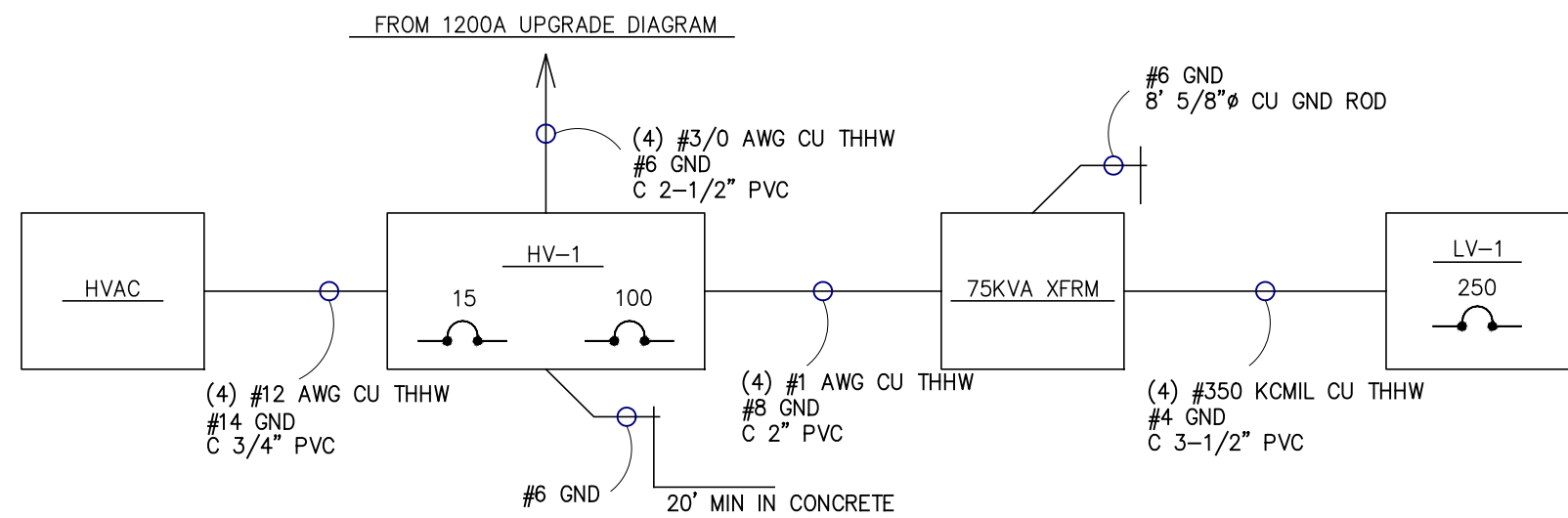
EQUIPMENT SCHEDULE JUL 1801								
UNIT	DESCRIPTION, LOCATION	MAKE/MODEL	COOLING/HEATING CAPACITY	REFRIGERANT TYPE	AIR FLOW	ELECTRICAL	MCA/MOP	OPERATING WEIGHT (LB)
RCU1	COMBINED ROOFTOP UNIT, ADMIN	LUXAIRE PHE4B3621	44/35	R-410a	1000 CFM	230-1-60	26.4/40	448
BF1	BATHROOM FAN, LAV	BROAN/A80	-	-	80 CFM	120-1-60	0.37/15	<20
BF2	BATHROOM FAN, LAV/SHOWER	BROAN/A100	-	-	100 CFM	120-1-60	0.4/15	<20
EF1	EXHAUST FAN, MANF	VORTEX FAN/VTX800	-	-	0-600 CFM	120-1-60	1.62/15	15
FC1	FAN CONTROL, MANF	VORTEX/AVS-5-115	-	-	-	115-1-60	15/20	<20
BV1	BAROMETRIC VENT, MANF	DAYTON/4HX64	-	-	12 X 12 INCH	-	-	<20
WC1	WALL VENT CAP, MANF	LAMBRO/389W	-	-	8 INCH	-	-	<20
WC1	WALL VENT CAP, BATH	CONTINENTAL/WC100	-	-	4 INCH	-	-	<20

GENERAL ELECTRICAL NOTES:

- ALL WORK TO CONFORM TO A CALIFORNIA ELECTRIC AND CALIFORNIA ENERGY CODE, LATEST EDITIONS, AND APPLICABLE LOCAL CODES. ANY DEVIATION FROM APPROVED ELECTRICAL PLANS WILL REQUIRE APPROVAL FROM THE ELECTRICAL DESIGNER OF RECORD, PER CALIFORNIA BUSINESS AND PROFESSION CODE.
- PROVIDE ALL PARTS AND LABOR FOR A COMPLETE AND WORKING FACILITY IN ACCORDANCE WITH THE INTENT OF THESE DRAWINGS. COORDINATE ELECTRICAL WORK WITH OTHER TRADES, CONFIRM YOUR WORK SCOPE WITH GENERAL CONTRACTOR, CONTRACTOR TO ARRANGE FOR AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED FOR THE WORK. PROVIDE OWNER WITH FINAL APPROVAL AND AS-BUILT DOCUMENTS AS PART OF THE CONTRACT CLOSEOUT
- ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW EXACT LOCATIONS OF EQUIPMENT. CONTRACTOR SHALL VERIFY EXACT DIMENSIONS OF PROPOSED EQUIPMENT AND ITS FIT IN THE INTENDED SPACE. CHECK ALL SYMBOLS AND UNDERSTAND WHAT THEY MEAN ON THESE PLANS.
- PANEL AND EQUIPMENT FEEDERS: INDIVIDUAL CONDUCTORS IN CONDUIT PER FEEDER SCHEDULE.
- ALL WIRING DEVICES TO BE COMMERCIAL SPECIFICATION GRADE.
- ALL CONDUCTOR RUNS ARE TO HAVE EQUIPMENT GROUNDING RATED FOR THE CURRENT CARRYING CONDUCTORS PER N.E.C.
- EXTERIOR ELECTRICAL: ALL EXTERIOR OUTLETS SHALL BE RATED FOR EXTERIOR USE. ALL CONDUITS PENETRATING EXTERIOR WALL SHALL BE
- SEALED WATER TIGHT.
- PROVIDE ADDITIONAL EMERGENCY LIGHTS AND EXIT LIGHTS AS REQUIRED BY BUILDING AND FIRE CODES.
- PROVIDE ELEC. PANELS WITH LOCKING COVERS AND TYPED CIRCUIT DIRECTORIES.
- ALL WET LOCATIONS SUCH AS BATHROOMS, SINK COUNTERS AND EXTERIOR, SHALL USE GCFI DUPLEX OUTLETS WITH APPROPRIATE HOUSING.
- CONTRACTOR MUST USE SPECIFIED EQUIPMENT OR EQUAL APPROVED BY THE ENGINEER OF DESIGN.

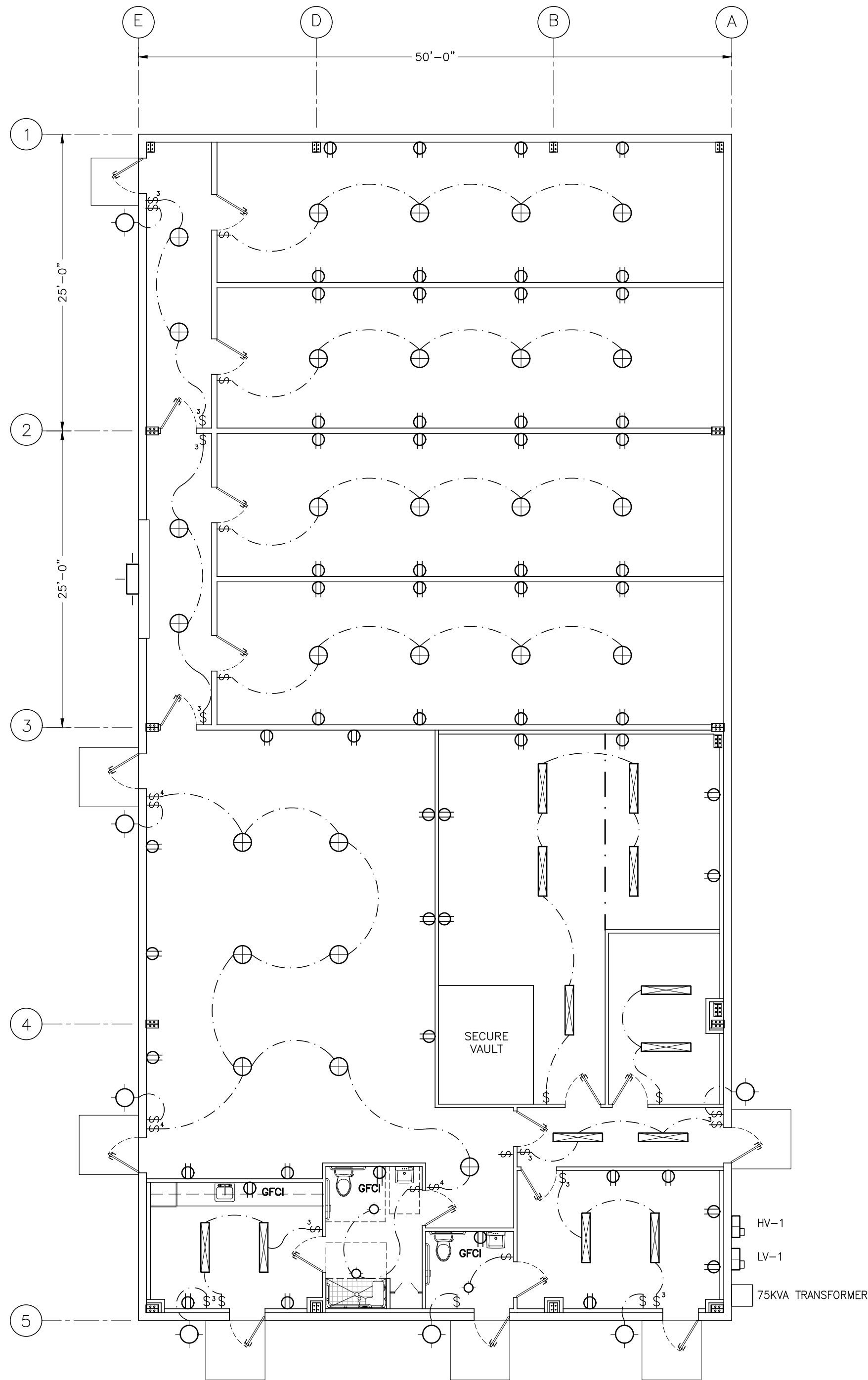
LEGEND/ABBREVIATIONS

-  MAIN PANEL/METER/DISTRIBUTION
-  EXTERIOR WALL PACK LED
-  HIGH BAY LED
-  4' LINEAR LED
-  ROUND LED
-  GROUND FAULT DUPLEX OUTLET
-  CONTROLLED & UNCONTROLLED SPLIT CIRCUIT DUPLEX OUTLET
-  LIGHT SWITCH
-  3-WAY LIGHT SWITCH
-  4-WAY LIGHT SWITCH



SINGLE LINE DIAGRAM

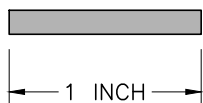
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ELECTRICAL/LIGHTING PLAN

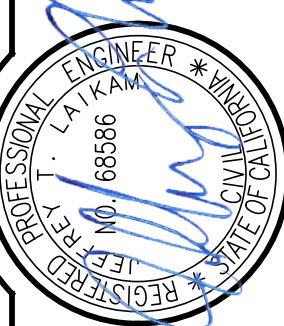
SCALE: 1/8"=1'-0"

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REVISION NOTE: NEW SHEET FOR ELECTRICAL DESIGN

REVISIONS		BY
PLN CHK 12-17-19	DCL	
PLN CHK 4-8-20	DCL	



4/10/2020

**WHITCHURCH ENGINEERING, INC.**  
610 9th Street Fortuna, California 95540  
Phone (707) 725-6926

**NEW COMMERCIAL STRUCTURE FOR HUMBOLDT EXOTICS**  
APN: 201-322-019  
1298 Highway 36 Alton, CA

**ELECTRICAL PLAN**  
For: Lloyd Julian (707) 725-0228

Date	DEC 17 '19
Scale	AS NOTED
Design	DCL
Drawn	GKK
Job	JUL1801
Sheet	5





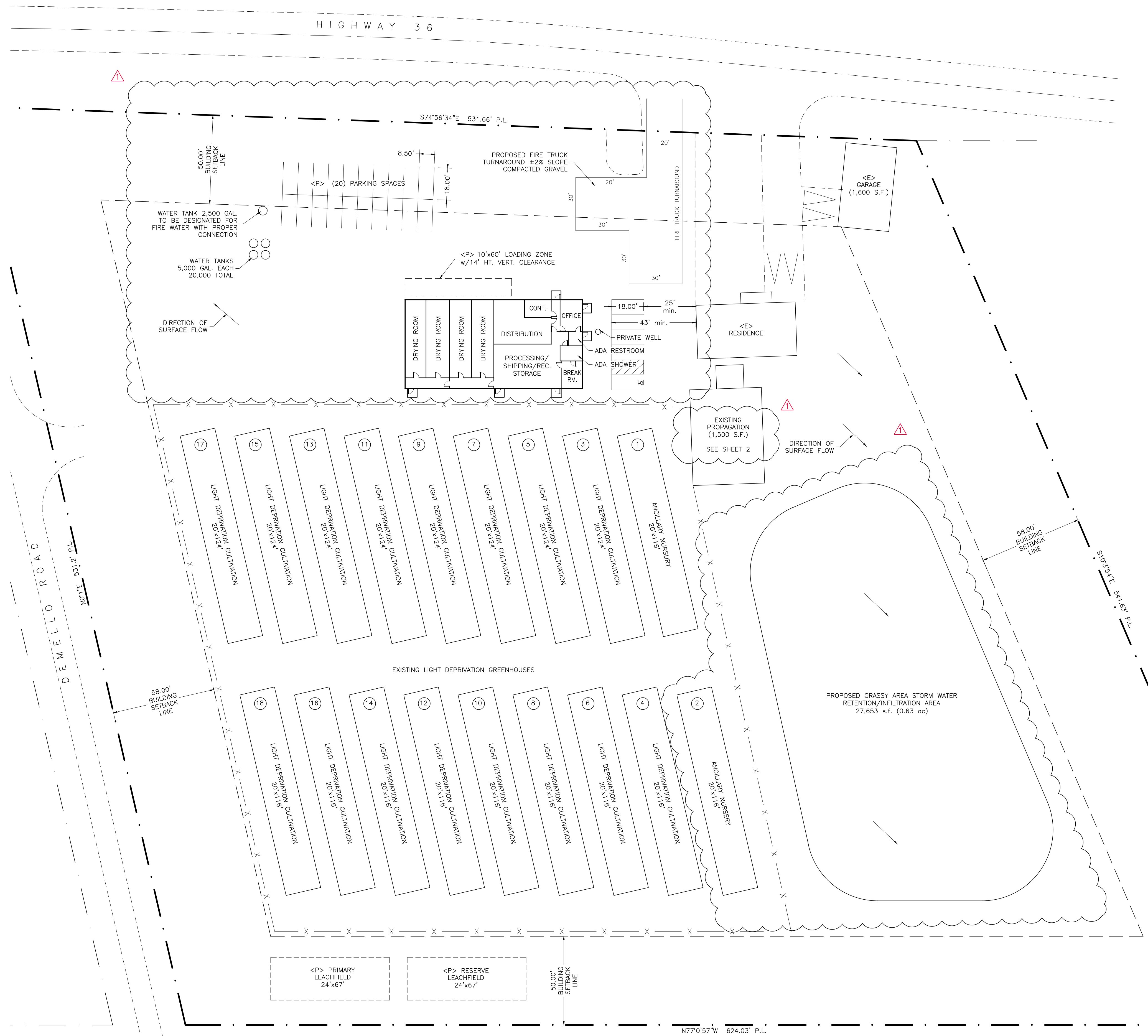
## PROJECT DESCRIPTION

ADD DISTRIBUTION AND MINOR CHANGE TO CULTIVATION AND NURSERY AREA.

## SITE PLAN NOTES

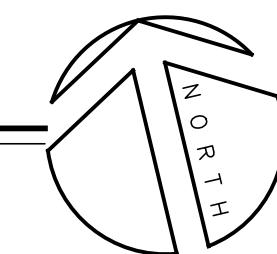
1. NO WATER COURSES, PONDS, OR WETLAND AREAS.
2. NO REQUIRED CURBS, SIDEWALKS, OR GUTTERS.
3. EXISTING PRIVATE WELL (40.546, -124.124)
4. NO TREES TO BE REMOVED.
5. NO PROPOSED GRADING OR FILL.
6. NO WATER CROSSINGS.
7. PROJECT IS LOCATED WITHIN FORTUNA COMMUNITY PLANNING AREA.

EXISTING CUP/LICENSES			
LICENSE #	GH's	S.F.	USE
CCL18-0002529-MED M/L TI	2,4,6,8,10,12,14,16,18	20,880	LIGHT DEPRAVATION CULTIVATION
CCL18-0002538-MED M/L TI	11,13,15,17	9,920	LIGHT DEPRAVATION CULTIVATION
CCL18-0002543-SPEC COH M/L TI	1	2,320	ANCILLARY NURSERY
CCL18-0002550-SM M/L TI	3,5,7,9	9,920	LIGHT DEPRAVATION CULTIVATION



# SITE PREMISES PLAN

SCALE: 1"=30'



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1 INCH

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NEW COMMERCIAL STRUCTURE FOR HUMBOLDT EXOTICS

CA  
APN: 201-322-019

## SITE PREMISES PLAN

Date	SEP 18 '19
Scale	AS NOTED
Design	DCL
Drawn	GKK
Job	JUL1801
Sheet	

1







**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 PROPOSED ACTIVITIES MAY COMMENCE.**

1. The applicant shall comply with all of the required conditions of approval from permit numbers PLN-2018-15045 and PLN-12027, as modified by this approval.
2. The applicant shall secure building and grading permits associated with the construction of the phase I drying facility, the phase II processing and distribution facility and the fence surrounding the facility.
3. The applicant shall provide evidence of approval from the North Coast Unified Air Quality Management District, or evidence that no approval is needed.
4. The applicant shall provide a copy of the septic permit from the Division of Environmental Health.

**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. Ongoing proof of compliance with CUPA requirements shall be made available to county staff at each annual inspection in order to keep the permit valid.
3. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in Commercial Cannabis Land Use Ordinance, Humboldt County Code Section 314-55.4.1 et seq. and hereby incorporated by reference, and MAUCRSA as applicable by permit type. The requirements described are current at the time of approval but may be superseded or modified by changes to the laws and regulations governing commercial cannabis cultivation and associated activities.
4. Permittees and operators shall conduct all commercial cannabis activities in compliance with Project Description, the approved Site Plan, the Plan of Operations, these conditions of approval, and the performance standards as set forth in Humboldt County Code Section 314-55.4.12 et seq. and hereby incorporated by reference. Failure to comply shall be grounds for permit revocation and administrative penalties.
5. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
6. The applicant shall maintain, and is responsible for, compliance with all applicable state laws and County ordinances.
7. The applicant shall refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicides.
8. The applicant shall pay all applicable application, review for conformance with conditions and annual inspection fees.
9. The Master Log Books maintained by the applicant to track production and sales shall be maintained for inspection by the County.

10. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Section 719-1 et seq.).
11. The purchase of renewable energy or of carbon offset credits for grid power procured from non-renewable producers to satisfy Humboldt County Section 314-55.4.12.5, Performance Standards for Energy Use, may only be made from reputable sources, including those found on Offset Project Registries managed the California Air Resources Board, or similar sources and programs determined to provide bona fide offsets recognized by relevant state regulatory agencies.
12. Structures used for indoor cultivation and ancillary propagation shall be shielded so that no light escapes between sunset and sunrise.
13. Any security lighting for commercial cannabis activities shall be shielded and angled in such a way as to prevent light from spilling outside of the boundaries of the Parcel(s) or Premises or directly focusing on any surrounding uses.
14. 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.
15. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation Special Permit issued pursuant to the CMMLUO shall expire after one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval [Reference Humboldt County Code Section 314-55.4.5.6].
16. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the Special Permit or permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the non-compliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of non-compliance. Failure to request reinspection or to cure any items of non-compliance shall terminate the Special Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Humboldt County Code Section 314-4.5.8.
17. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the extent of any Commercial Cannabis Activity, including but not limited to the area of cultivation, allowed under any clearance or permit issued in accordance with CCLUO in the event that environmental conditions, such as a sustained drought or low flows in the watershed where the Commercial Cannabis Activity is located, will not support water withdrawals without substantially adversely affecting existing fish and wildlife resources.
18. Permittee further acknowledges and declares that:
  - a) All commercial cannabis activity that I, my agents, or employees conduct pursuant to a permit from the County of Humboldt shall be solely for medical purposes and all commercial cannabis products produced by me, my agents, or employees are intended to be consumed solely by qualified patients entitled to the protections of the Compassionate Use Act of 1996 (codified at Health and Safety Code Section 11362.5); and

- b) 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 California Medical and Adult Use Cannabis Regulation and Safety Act will be distributed within the State of California; and
  - c) 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 California Medical and Adult Use Cannabis Regulation and Safety Act.
19. 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 Humboldt County Code Section 314-55.401 et seq. 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 Cannabis.

#### **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. 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.

3. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions prior to release of building permit or initiation of use and at time of annual inspection. In order to demonstrate that all conditions have been satisfied, applicant is required to pay the conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) within sixty (60) days of the

effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

## ATTACHMENT 2

### Required Findings for Approval

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

1. The proposed development is in conformance with the County General Plan, 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 State CEQA Guidelines have been made.

**Evidence Supporting the Required Findings:** The following tables document the evidence in support of the required findings.

**1. The proposed development must be consistent with the General Plan.** The following table identifies the substantial evidence which supports finding that the proposed development is in conformance with all applicable policies and standards of the Humboldt County General Plan 2017, Open Space Plan and Open Space Action Program and the Fortuna Area Community Plan (FACP).

Relevant Section(s)	Plan	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		<b>Industrial General (IG):</b> Lands that are primarily suitable for general industrial and manufacturing uses, typically in urban areas, convenient access to transportation systems and full range of urban services are available.  Density Range: N/A	The proposed project includes the construction of a 5,000-sf commercial structure for use as an ancillary and commercial processing facility and a distribution facility. The proposed project also includes the decrease of the cultivation area to 38,400 sf of outdoor cultivation and the increase of ancillary nursery space to approximately 5,814 sf. These uses are similar in impact to listed allowable industrial uses in the 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 site is directly off of State Highway 36 or from a paved County-maintained public road (De Mello Road). CALTRANS did not respond to the project. Previous approvals on the site (PLN-2018-15045 & PLN-12027-CUP) included conditions of approval to meet requirements of Public Works and CALTRANS that remain applicable.

Relevant Section(s)	Plan	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, nor is the project site part of the 2014 Regional Housing Needs Allocation (RHNA) as the subject property is planned and zoned for limited industrial development. Nor with the project will interfere or inhibit the County or the City of Fortuna from meeting its RHNA by adversely impacting existing infrastructure or other public facilities. 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.	As stated above, the proposed project is located within a parcel designated IG. The IG land use designation does not apply to lands intended to provide open space, e.g., agriculture or timber production, or on public lands owned and managed for open and/or wildlife management. Although the adjoining lands to the south are designated and zoned for agricultural production, the project as proposed and conditioned will not preclude orderly development and coordination with other agencies programs related to conserving open space lands.

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Conservation and Open Space Chapter 10</p> <p>Biological Resources Section 10.3</p>	<p>Goals and policies contained in this Chapter relate to mapped sensitive habitat areas where policies are applied to protect fish and wildlife and facilitate the recovery of endangered species. (BR-G1, Threatened and Endangered Species, BR-G2, Sensitive and Critical Habitat, BR-G3, Benefits of Biological Resources)</p> <p>Related policies: BR-P1. Compatible Land Uses, BR-P5. Streamside Management Areas.</p>	<p>There is no known sensitive habitat or threatened or endangered species present on the project site, and the project does not involve development within a Streamside Management Area.</p>



Relevant Section(s)	Plan	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Conservation and Open Space Chapter 10  Cultural Resources Section 10.6		<p>Goals and policies contained in this Chapter relate to the protection and enhancement of significant cultural resources, providing heritage, historic, scientific, educational, social and economic values to benefit present and future generations (CU-G1, Protection and Enhancement of Significant Cultural Resources)</p> <p>Related policies: CU-P1. Identification and Protection, CU-P2. Native American Tribal Consultation]</p>	<p>The Applicant retained the Archaeological Research and Supply Company (ARSC) for the preparation of a Cultural Resources Investigation for the Project site. The ARSC conducted a records search, consulted with the Native American Heritage Commission, local Native American tribal representatives, and other interested parties; and an intensive pedestrian field survey of the entire Project area. The report concludes that no significant archaeological or historic period cultural resources, that for the purposes of CEQA would be considered an historic resource, exist in the limits of the project area. As part of the review process for a previous permit (PLN-12027-CUP), this report was provided to the Tribal Historic Preservation Officer (THPO) of the Bear River Band of the Rohnerville Rancheria. The Bear River Band recommended a condition of project approval be incorporated regarding inadvertent discovery protocol. The condition included on previous approval remains applicable.</p>

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Conservation and Open Space Chapter 10</p> <p>Scenic Resources Section 10.7</p>	<p>Goals and policies contained in this Chapter relate to the protection of scenic areas that contribute to the enjoyment of Humboldt County's beauty and abundant natural resources (SR-G1); and a system of scenic highways roadways that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County. (SR-G2)</p> <p>Related policies: SR-S4. Light and Glare</p>	<p>A scenic vista is defined as a viewpoint that provides expansive views of a highly-valued landscape (such as an area with remarkable scenery or a resource that is indigenous to the area) for the benefit of the public. There are no designated scenic vistas in the area.</p> <p>According to the California Scenic Highway Mapping System, there are no designated state scenic highways in the project vicinity. SR 36 is listed as an "Eligible State Scenic Highway" but the project site does not contain any landmark trees, rock outcroppings, or buildings of historical significance.</p> <p>The project includes the addition of one mixed light ancillary nursery greenhouse. The conditions of project approval from PLN-2018-15045 &amp; PLN-12027-CUP regarding International Dark Skies standards to prevent backlight, uplight, and glare through the use of lightproof tarps apply to additional nursery space. The approvals required the applicant to submit a lighting plan demonstrating that all indoor and outdoor lighting for the proposed project would not deliver or have the potential to deliver light pollution, from sunset to sunrise. These conditions remain applicable.</p>

Relevant Section(s)	Plan	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Water Resources Chapter 11  Stormwater Drainage		<p>Goals and policies contained in this Chapter relate to coordinated watershed planning and land use decision making to advance management priorities (WR-G3, WR-G4, WR-G5); watershed conservation and restoration efforts aimed at delisting 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-G, WR-G7, WR-G8, WR-G9)</p> <p>Related policies: WR-P10, Erosion and Sediment Discharge; WR-P42, Erosion and Sediment Control Measures.</p>	<p>The Project site falls within Tier 2 of the North Coast Regional Water Quality Control Board's (NCRWQCB) Order No. 2015-0023 (Order). A Water Resources Protection Plan (WRPP) has been prepared to protect water quality from cannabis cultivation and related activities. The Applicant shall implement all corrective actions detailed within the WRPP developed for the parcel, prepared pursuant to Tier 2 enrollment under the NCRWQCB's Order.</p> <p>A new Onsite Wastewater Treatment System would serve the proposed processing and distribution facility.</p> <p>The project site is generally flat, with grassy field cover. An intermittent stream is located approximately 700 feet to the southeast of the property, and the Van Duzen River is located approximately 3,600 feet to the south. The processing building would collect as much rainwater as possible, and then discharge to the field east of the cultivation site. There is a 300' buffer between the proposed processing building and the nearby area where stormwater would eventually infiltrate to. Due to the existing site conditions, seasonal saturation, and drainage configuration, addition of the processing building would not significantly impact the volume of stormwater runoff. No county or state-maintained facilities nearby would be significantly impacted by normal oil-water accumulation in parking lots.</p>
Water Resources Chapter 11  Onsite Wastewater Systems		<p>Goals and policies contained in this Chapter relate to adequate public water supply as well as onsite wastewater systems and natural and developed storm drainage systems that minimize interference with surface and groundwater flows and storm water pollution. (WR-G6, WR-G9, WR G10)</p> <p>Related policies: WR-IM7, Basin Plan Septic Requirements; and IS-P17, On-Site Sewage Disposal Requirements</p>	<p>The project includes the installation of a new septic systems designed to provide capacity for all processing &amp; distribution employees. The residence is served by an existing septic system.</p>
Noise		Goals and policies contained in this Chapter discourage	The subject parcel is not located in an area that requires special noise attenuation

Relevant Section(s)	Plan	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Chapter 13		<p>incompatible uses within communities and reduce excessive noise through the application of standards. (N-G1, N-G2)</p> <p>Related policies: N-P1, Minimize Noise from Stationary and Mobile Sources; and N-P4, Protection from Excessive Noise.</p>	<p>measures. The proposed project is for outdoor cultivation of medical cannabis. Power to the existing structure is provided by PG&amp;E Generators may be used to supplement the power until 2020 when the parcel is scheduled to upgrade the level of service by PG&amp;E.</p>
Safety Element Chapter 14  Geologic & Seismic		<p>Goals and policies contained in this Chapter relate to communities that are designed and built to minimize the potential for loss of life and property resulting from natural and manmade hazards; and to prevent unnecessary exposure to areas of geologic instability, floodplains, tsunami run-up areas, high risk wildland fire areas, and airport areas planned and conditioned to prevent unnecessary exposure of people and property to risks of damage or injury. (S-G1, S-G2)</p> <p>Related policies: S-P11, Site Suitability; and S-P7, Structural Hazards.</p>	<p>The project site is not located in a mapped Alquist-Priolo fault zone nor is subject to liquefaction. The project site is not located in a mapped Geologic hazard maps of the Framework Plan show the slope instability of the property to be low and the proposed new cultivation area occurs on slopes of 15% or less. All construction and grading would occur subject to permitting through the Building Inspection Division.</p>
Safety Element Chapter 14  Flooding		<p>Goals and policies contained in this Chapter relate to the use of natural drainage channels and watersheds that are managed to minimize peak flows in order to reduce the severity and frequency of flooding. (S-G3)</p> <p>Related policies include: S-P12, Federal Flood Insurance Program; S-P13, Flood Plains; S-P15, Construction Within Special Flood Hazard Areas.</p>	<p>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 12 miles distance from the coast, is outside the areas subject to tsunami run-up.</p>

Relevant Plan Section(s)	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-P19, Conformance with State Responsibility Areas (SRA) Fire Safe Regulations.	The parcel is in an area of Low Fire rating and within the Fortuna Fire Protection District. All applicable referral agencies were referred and did not identify any issues relating to fire hazards.
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-G4)  Related policies: AQ-P4, Construction and Grading Dust Control, AQ-S1, Construction and Grading Dust Control, AQ-P7, Interagency Coordination.	As a condition of project 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. The project is not anticipated to contribute significantly to fugitive dust as Highway 36 is paved, and the private driveway and parking area would be compact gravel.

Appendix C, Community Area Plans Extract, Fortuna Community Plan	
<p>GOVERNANCE POLICIES FCP-P1. City – County Coordination for Land Use Planning.</p> <p>The Fortuna Area Community Plan should be adopted by the City of Fortuna. The County shall recognize the interests of the City of Fortuna in the planning area by submitting public and private development projects within the Fortuna Area Plan to the City for review and comment. The County shall take the City's comments into consideration when reviewing development proposals.</p>	<p>The project has been submitted to the city of Fortuna for review and comment. The city provided no comments.</p>

**2. Zoning Compliance and 3. Conforms with applicable standards and requirements of these regulations:**

The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations and the County Cannabis Cultivation Land Use Ordinance (CCLUO).

<b>Zoning Section</b>	<b>Summary of Applicable Requirement</b>	<b>Evidence that Supports the Required Finding</b>
§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 201-322-019 was lawfully created and recorded by merger (NOM-17-016). The property is not subject to any additional approved land use permit or subdivision to which terms and conditions apply to the proposed development.
§314-3.3 Heavy Industrial (MH)	Intended to apply to areas devoted to normal operations of industries subject only to regulations as are needed to control congestion and protect surrounding areas.	The proposal of a 5,000-sf processing and distribution facility, the reduction of the cultivation area and the increase in nursery area are allowable in the zone pursuant to sections 55.4.7.1 and 55.4.6.2.1 of the CCLUO.

§314-32.1 Qualified (Q)	Intended to be combined with any principal zone in situations where sound and orderly planning indicate that specified principal permitted uses or conditional uses otherwise allowed under the principal zone may be limited or not be allowed with or without a Use Permit, or development standards/restrictions can be added, deleted or modified to implement the General Plan or to implement CEQA mitigation or to limit additional entitlements.	The Q zone, adopted under Ordinance 1689, on May 28, 1985, amended by Ordinance No. 1784 On December 16, 1986, allows industrial manufacturing uses in Area 6. These may be considered with a Conditional Use Permit, pursued herein.
Minimum Lot Area:	1 acre	Approximately 7.05 acres
Minimum Lot Width:	None specified	N/A
Maximum Ground Coverage:	None specified	N/A

Minimum Yard Setbacks:	Front: 50 feet Rear: 50 feet Side: ten percent of average lot width but not less than 25 feet.	Front: >50 feet Rear: >50 feet Sides: >25 feet
§314-109.1.2.9 Off-Street Parking	Parking Spaces for Uses Not Specified	25 parking spaces, including ADA accessible spaces would be provided

<p>§314-61.1 Streamside Management Area and Wetland Ordinance (SMAWO)</p> <p>Purpose: to provide minimum standards pertaining to the use and development of land located within Streamside Management Areas (SMAs) and other wet areas such as natural ponds, springs, vernal pools, marshes, and wet meadows (exhibiting standing water year-long or riparian vegetation) to implement the County's Open Space Element of the General Plan.</p> <p>Permissible development within SMAs may include wildlife enhancement and restoration projects.</p> <p>The SMA of perennial streams is defined as 100 feet from the top of bank or edge of riparian drip-line whichever is greater. For intermittent streams, the SMA is defined as 50 feet from the top of bank or edge of riparian drip-line whichever is greater.</p>	<p>There are no mapped sensitive habitat areas on the proposed project parcel or in the vicinity. There are no known threatened or endangered species on the parcel. The project was referred to California Department of Fish and Wildlife (CDFW) and they raised no concerns.</p> <p>The project site is generally flat, with grassy field cover. An intermittent stream is located approximately 700 feet to the southeast of the property, and the Van Duzen River is located approximately 3,600 feet to the south. The processing building would collect as much rainwater as possible, and then discharge to the field east of the cultivation site. There is a 300' buffer between the proposed processing building and the nearby area where stormwater would eventually infiltrate to. Due to the existing site conditions, seasonal saturation, and drainage configuration, addition of the processing building would not significantly impact the volume of stormwater runoff.</p>
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Zoning Section and Summary of Applicable Requirement	Evidence that Supports the Required Finding
<p>Eligibility Criteria</p> <p>§314-55.4.6.3.1: Energy Source Electricity must be exclusively provided by a Renewable Energy Source, meeting the Performance Standard for Energy Use.</p>	<p>The applicant would opt to purchase electricity from Redwood Coast Energy Authority, opting for 100% renewable energy.</p>



<p>§314-55.4.6.3.2: Water Source Irrigation shall exclusively utilize Stored Water from Non-Diversionary Sources or water from a Public or Private Water Supplier.<sup>1</sup></p>	<p>The proposal includes the construction of a 5,000-sf facility for processing and distribution which do not involve irrigation. The reduction of the cultivation area and increase in ancillary nursery area would not significantly affect the irrigation demand.</p> <p>The water source is a permitted well.</p>
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<sup>1</sup> Pursuant to HCC Section 314-55.4.4, Definitions, "Stored water" means water from Captured Rainfall or a Local Water Source, when diverted and stored for non-contemporaneous Irrigation.

<p>Siting Criteria</p> <p>§314-55.4.6.4.1 Slope: Cultivation Site(s) must be confined to areas of the Parcel where the Slope is 15 percent or less.</p>	<p>The subject parcel is entirely under 15% grade.</p>
<p>§314-55.4.6.4.2 Conversion of Timberland Prohibited: Cultivation Site(s) may only be located within a Non-Forested area that was in existence prior to January 1, 2016.</p>	<p>There was no conversion of timberland on the subject parcel.</p>
<p>§314-55.4.6.4.3 Limitation on Use of Prime Soils: The cumulative area of any Cannabis Cultivation Site(s) located in areas identified as having Prime Agricultural Soil shall not exceed 20 percent of the area of Prime Agricultural Soil on the Parcel. Where occurring in areas with Prime Agricultural Soil, Cultivation shall only occur within the native soil. Removal of native soil and replacement with manufactured soil is prohibited. Exceptions to the in native soil planting requirement may be considered with a Use Permit.</p>	<p>Approximately 4.6 acres of the parcel are prime agricultural soils. The cultivation approved in previous permits occurs thereon. Although this proposal includes a shifting of uses within structures, no new ground disturbance is proposed on prime agricultural soils. The 5,000-sf structure proposed for processing and distribution occurs off of the prime agricultural soils. The proposed activities in this permit application are not subject to this siting criterion.</p>
<p>§314-55.4.6.4.4(c)(d), (g)</p> <p>(c) Sensitive Receptors - Six hundred feet (600') from a Church or other Place of Religious Worship, Public Park, Tribal Cultural Resource, or School Bus Stop currently in use at the time of project application submittal.</p> <p>d) Tribal Ceremonial Sites - One thousand feet (1,000') from all Tribal Ceremonial Sites</p> <p>g) In all cases, structures must comply with the setback requirements and similar provisions of the principal zoning district(s) as well as those required by the Building Code, including lot coverage.</p>	<p>The project occurs outside of the setback to all specific sensitive receptors and meets all zoning setbacks. It occurs within the Fortuna Community Planning Area and is therefore subject to approval with a Conditional Use Permit and additional noticing requirements which have been met.</p>

§314-55.4.5.1 General Provisions, Special Area Provisions	
<p>§314-55.4.5.1.1 No Commercial Cannabis Activity shall be permitted within six hundred feet (600') of a school.</p> <p>§314-55.4.5.1.2 No Commercial Cannabis Activity shall be permitted within Tribal Lands without the express written consent of the Tribe.</p> <p>§314-55.4.5.1.3 A Special Permit shall be required for any Commercial Cannabis Activity in a TPZ zoning district, when authorized pursuant to 55.4.6.5. (Pre-existing cultivation sites)</p>	<p>As discussed above for finding of conformance to HCC Section 314-55.4.65.4.4(c), there are no schools within 600 feet of the project site. The site is not located within tribal lands, nor is the property zoned TPZ. Staff recommends that the evidence a finding of consistency with the cited section.</p>
<p>a) A Conditional Use Permit shall be required for any Commercial Cannabis Activity where located within the Sphere of Influence (SOI) of any incorporated city or within any of the following mapped Community Planning Areas (CPA's)... Fortuna... . A Conditional Use Permit shall also be required for any Commercial Cannabis Activity where located within one thousand feet (1,000') of any incorporated city, Tribal Lands, or any of the Community Planning Areas (CPA's) identified herein. For purposes of determining the Trinidad Planning Area, the Trinidad General Plan shall be utilized.</p>	<p>The subject property is within the Fortuna Community Planning Area. The project, however, is not located within 1,000 feet of any tribal lands. The project application includes a Conditional Use Permit.</p>
<p>Early Notification to Surrounding Areas, nearby Cities, and Tribes b) Whenever a permit application for a Commercial Cannabis Activity is located within any of the areas specified in Sections 55.4.5.1.4(a) and has been determined complete for processing in accordance with Section 312-6.1, notice of the proposed project shall be provided to all property owners and occupants by first class mail to the address(es) shown on the latest Assessment Roll within one thousand feet (1,000') of the perimeter of the parcel on which a permit is being requested. The notice shall include the location of the project and a description of the size and type of activity proposed.</p>	<p>Early notification was provided by way of the mailing of a Notice of Application (NOA) to all property owners and occupants within 1,000 feet of the perimeter of the subject property.</p>

<p>c) The Hearing Officer shall consider the potential impacts and cumulative impacts of proposed cannabis activities upon the community as a whole, including impacts to neighboring uses within Cities or their SOL's and buffers, and to residents within CPA's, or Tribal land. The Hearing Officer shall have the discretion to deny any discretionary permit application within these areas if it is found, based on substantial evidence in the record, that the impacts of a proposed activity on the existing uses will have a significant adverse effect on the public health, safety, or welfare.</p>	<p>The predominant uses on the properties in direct vicinity to the subject property are agricultural and industrial. There are other cannabis uses that have been approved including on the subject parcel. Project design and conditions of approval would ensure that there would be no significant adverse impact on public health, safety, or welfare.</p>
<p>§314-55.4.5.4 Permit Limits and Permit Counting No more than eight acres of Commercial Cannabis cultivation permits may be issued to a single permit. No more than ten (10) Persons shall be granted permits authorizing three (3) or more acres of cultivation pursuant to the provisions of §314-55.4.6.1.2(c).</p>	<p>Proposed activities include processing, distribution and a switch of one greenhouse from cultivation to ancillary nursery.</p>
<p>§314-55.4.11 Application Requirements Identifies the Information Required for All Applications</p>	<p>Attachment 3 identifies the information submitted with the application, and some of the items are attached thereto. Other application contents are on file.</p>
<p>§314-55.4.12 Performance Standards Identifies the Performance Standards for Cannabis Cultivation Activities</p>	<p>All the applicable performance standards are included as conditions of project approval. They are required to be met throughout the timeframe of the permit.</p>
<p>§314-55.4.12.1.8 Performance Standards– Road System</p>	<p>Access to the property is provided by State Highway 36.</p>
<p>§314-55.4.12.2 Performance Standards– Commercial Cannabis Cultivation</p>	<p>The project as proposed and conditioned meets all of the requirements stipulated in the cited section. In Attachment 1, these performance standards have been incorporated into the On-going Conditions of Approval that must be satisfied for the life of the project.</p>

<p>§314-55.4.12.4 Performance Standards–Light Pollution Control</p> <p>a) Structures used for Mixed Light Cultivation and Nurseries shall be shielded so that no light escapes between sunset and sunrise.</p> <p>b) Where located on a Parcel abutting a residential Zoning District or proposed within Resource Production or Rural Residential areas, any Security Lighting for Commercial Cannabis Activities shall be shielded and angled in such a way as to prevent light from spilling outside of the boundaries of the Parcel(s) or Premises or directly focusing on any surrounding uses.</p>	<p>The project includes the addition of one mixed light ancillary nursery greenhouse. The conditions of project approval from PLN-2018-15045 &amp; PLN-12027-CUP regarding International Dark Skies standards to prevent backlight, uplight, and glare through the use of lightproof tarps apply to additional nursery space. The previous approvals required the applicant to submit a lighting plan demonstrating that all indoor and outdoor lighting for the proposed project would not deliver or have the potential to deliver light pollution, from sunset to sunrise. These conditions remain applicable</p>
<p>§314-55.4.12.5 Performance Standards–Energy Use</p> <p>All electricity utilized by Commercial Cannabis Cultivation, Manufacturing or Processing activities shall conform to one or more of the following standards:</p> <ul style="list-style-type: none"> <li>• Grid power supplied from 100% renewable source</li> <li>• On-site renewable energy system with twenty percent net non-renewable energy use</li> </ul> <p>Grid power supplied by partial or wholly non-renewable source with purchase of carbon offset credits</p>	<p>Electricity would be supplied by Redwood Coast Energy Authority. The applicant would opt for the 100% renewable option. To ensure compliance with this requirement for the life of the project, the cited performance standard is incorporated into Attachment 1.</p>
<p>§314-55.4.12.6 Performance Standards–Noise</p>	<p>Power is provided by PG&amp;E. Generators would be used to supplement the power until 2020 when the PG&amp;E service is slated to be upgraded.</p>
<p>§314-55.4.12.7 Performance Standards – Cannabis Irrigation</p>	<p>The project includes a transition of one greenhouse from cultivation to ancillary nursery use. This transition would not result in a significant increase in demand for irrigation water above what was already considered and approved in previous entitlements (PLN-2018-15045 &amp; PLN-12027-CUP).</p>

**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 Requirement	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	The Department finds that the proposed project will not be detrimental to the public health, safety and welfare since all

	will not be materially injurious to properties or improvements in the vicinity.	reviewing referral agencies have approved the proposed project design. The project as proposed and conditioned is consistent with the general plan and zoning ordinances.
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**5. Residential Density Target:** The following table identifies the evidence which supports finding that the proposed project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.5 Housing Element Densities	The proposed development 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 parcel was not included in the 2014 Housing Inventory.

ATTACHMENT 3  
CEQA ADDENDUM TO THE  
MITIGATED NEGATIVE DECLARATION FOR THE COMMERCIAL MEDICINAL MARIJUANA LAND USE  
ORDINANCE

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

*APN: 201-322-019 1298 St Hwy 36, Alton, County of Humboldt*

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

June 2020

## Background

**Modified Project Description and Project History** – The Commercial Medical Marijuana Land Use Ordinance (CMMLUO) established specific regulations for commercial cannabis operations in Humboldt County. These regulations were developed in concert with the Mitigated Negative Declaration (MND) that was adopted for the ordinance in order to implement the mitigation measures of the MND. The MND addressed the broad environmental impacts that could be expected to occur from the adoption and implementation of the ordinance. The MND specified that the regulations established in the CMMLUO would mitigate the impacts of existing cannabis operations by establishing regulations for an existing unregulated land use to help prevent and reduce environmental impacts that are known to result from unpermitted baseline cultivation operations. Commercial cannabis cultivation in existence as of December 31, 2015 was included in the environmental baseline for the MND and the MND states that “Bringing existing operations into compliance will help to attenuate potential environmental effects from existing cultivation activities, including aesthetic impacts resulting from improper operation or poor siting.” The current project was contemplated by the MND and compliance with the provisions of the CMMLUO will fully mitigate all environmental impacts of the project to a less than significant level. Additionally, the MND specified that new uses would only be permitted in specific areas that can accommodate the agricultural infrastructure associated with cannabis cultivation and where it can be shown that the operation is meeting rigorous standards that ensure the protection of the environment.

The modified project involves a Conditional Use Permit to modify permits (PLN-2018-15045 and PLN-12027-CUP) within the Fortuna Community Planning Area (CPA) to add a 5,000-sf structure which would house ancillary and commercial processing, drying, packaging and distribution activities. The CUP would also allow the conversion of one 2,320 sf hoop structure from cultivation to ancillary nursery. This would amend the outdoor cultivation area to 38,400 sf and amend the ancillary nursery area to 5,814 sf (approximately 15% of the cultivation area). The schedule of operations would vary throughout the year, but the site would see activities year-round. The water source on the parcel is a permitted well. Onsite wastewater management is a septic system designed to support the maximum of 10 employees required for these additional uses. Electricity would be provided by 100% renewable grid power. The parcel is accessed directly from State Highway 36. No new development is proposed on the prime agricultural soils on the parcel.

The approval of this permit application would not affect the conditions of approval of the issued permits; those requirements must be satisfied except when explicitly changed herein. The changes include the reduction of the taxable cultivation area to 38,400 sf outdoor cultivation, the increase in ancillary nursery space to approximately 5,814 sf in two greenhouses and in the existing barn structure and the two-phase addition of a structure for supporting activities. Phase I would consist of a carport for drying. Phase II would consist of a commercial facility for processing, packaging and distribution.

The applicant proposes a two-phase approach to the processing and distribution facility to respond the immediate demand for the facility. The temporary phase-I structure would be a fully enclosed 12x50 building procured from American Carports, Inc. The applicant anticipates that the phase-I structure would be required for approximately 180 days. This would enable the applicant to meet the need for a structure for the first harvest in July. The phase-II structure would be constructed for use in 2021. Conditions of approval require the permitting of all structures and grading associated with the project. The final building would be equipped with gutters to capture rainwater for irrigation.

Electricity would be provided by 100% renewable grid energy. Water for proposed uses would be provided by the permitted, onsite well as well. There would be no significant increase in the demand for irrigation water as a result of the proposed activities. The applicant proposes the construction of a new septic system to provide capacity for all employees.

The parcel is mostly flat, occurring outside of the floodplain of the Van Duzen river with no Streamside Management Areas (SMA) on the parcel. The impervious surface of the roof would be equipped with gutters to capture rainwater for irrigation use. Any overflow of rainwater from the tanks would be diverted



to the undeveloped grassy field to the east for infiltration. Runoff would be insignificant would have no significant impact on any SMA or on any county- or state-maintained facilities.

A locked metal would restrict access from the highway. In addition, a fence would be constructed and a security camera. A line-in caretaker would be on premises in the residence. The project would increase the number of trips per day by approximately 20.

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 and associated development. These include compliance with noise and light standards to limit disturbance to wildlife, and water metering.

**Purpose-** Section 15164 of the California Environmental Quality Act (CEQA) Guidelines 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**

The project, as conditioned, results in no significantly adverse environmental effects beyond those identified in the adopted MND and no changes are proposed to the original MND's recommended mitigation measure for the proposal to authorize modification of 5,000 sf structure which would house ancillary and commercial processing as well as distribution. The CUP would also allow the conversion of one 2,320 sf hoop structure from cultivation to ancillary nursery. This would amend the outdoor cultivation area to 38,400 sf and amend the ancillary nursery area to 5,814 sf (approximately 15% of the cultivation area).

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):

- Cultural Resources Investigation Report prepared by Archaeological Research and Supply Company, May 2017.
- Site Management Plan prepared by NorthPoint Consulting Group, Inc., October 2018.
- Operations Plan prepared by Whitchurch Engineering, April 2020.
- Site Plan prepared by Whitchurch Engineering, April 2020.

#### **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 the transition of one greenhouse from cultivation to ancillary nursery and the construction of processing and distribution facility in two phases in compliance with county and state requirements intended to adequately mitigate environmental impacts.
2. The circumstances under which the project was approved have not changed substantially. There are no new significant environmental effects and no substantial increases in the severity of previously identified effects.
3. For the current proposed project, there has been no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted as complete.

#### **CONCLUSION**

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

**ATTACHMENT 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. (Not applicable)
6. Description of water source, storage, irrigation plan, and projected water usage. (On file)
7. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Control Board demonstrating enrollment in Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (On file)
8. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the Department of Fish & Wildlife. (Not applicable)
9. If the source of water is a well, a copy of the County well permit, if available. (On file)
10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (CAL-FIRE). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with CAL-FIRE. (Not applicable)

11. Consent for onsite inspection of the parcel by County officials at prearranged date and time in consultation with the Applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
12. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in section 55.4.8.2.3, and plan for compliance with applicable Building Codes. (Not applicable)
13. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed will not support diversions for irrigation. (On file)
14. Acknowledge that the county reserves the right to engage with local Tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the Tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize or mitigate impacts to Tribal Cultural Resources, as defined herein. Examples include, but are not limited to: conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The county shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On-file)
15. Cultural Resources Study, Archaeological Research and Supply Company, May 2017 (on file and confidential)

Plan of Operations for:



Located at:  
1298 St Hwy 36  
Fortuna, CA 95540 (Alton)

Humboldt County Planning Application # 15045 – Addition to Conditional Use  
Permit (CUP-16-509)

Prepared by:  
Whitchurch Engineering, Inc.  
610 9<sup>th</sup> Street  
Fortuna, CA 95540

Revision 1  
3/23/2020

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## 1. Project / Site Description

Humboldt Exotics is a company founded by Humboldt County locals, specializing in cultivation of premium cannabis for recreational and medicinal uses. Humboldt Exotics owns property just outside Fortuna, CA (Alton, CA) where they intend to cultivate, process, package, and distribute product. Humboldt Exotics initially submitted an application to cultivate cannabis in 2016, and have been complying with county requirements to become fully compliant.

Humboldt Exotics is proposing to amend the existing conditional use permit to add processing, packaging, and distribution to their site, as well as modify activity in two greenhouses to facilitate nursery activities. Operations are currently ongoing in an existing barn onsite (1,500 SQFT) and 18 greenhouses (2,400 SQFT EA). Humboldt Exotics is proposing a new 5,000 SQFT structure in order to dry, process, package, and distribute onsite. With inclusion of the new building, the site will be fully functional from “Seed-to-Consumer” to ensure a quality finished product.

The parcel is approximately 6.5 acres (7.05 assessed lot size) with an average site elevation of 90 feet above mean sea level. The parcel is located immediately South of State Highway 36, and approximately 1-mile West of Highway 101 in Alton, CA. The parcel is zoned as Heavy Industrial (MH), Qualified (Q). At the time this document was created, an application has been submitted requesting a Zone Reclassification (ZR) to remove the Q designation. This application is shown to be “In Referrals” by the County of Humboldt at this time. The site is located within the Fortuna Community Planning Area and the Airport Land Use Compatibility Plan (ALUCP) for the Rohnerville, CA airport which is located on a bluff approximately 1,500 feet Northwest of the parcel at an elevation of approximately 390 feet. For a more detailed layout of the parcel and proposed project details, see Attachment 1 – Site Premises Plan.



Figure 1: Aerial photo of project vicinity. Source: Humboldt County WebGIS (2016).

As part of the Fortuna Community Planning Area, I, and the applicant, do not see any impact to the neighboring uses. Neighboring properties within 1,000 feet are mostly agriculture and industrial uses. The area between the site and Fortuna's City limits consists of the Rohnerville Airport, in addition to other cannabis uses. In regards to noise, light, aesthetics, and odor to the Fortuna Community Planning Area, the addition of a metal processing building and converting a greenhouse to nursery on this site does not provide increased impact to any of these concerns.

## 2. Description of Onsite Utilities:

### 2.1 Electricity

Electricity for the new proposed building was included in the application to upgrade PG&E size of service to 1200A for the site. The service upgrade has been completed prior to approval of this document. Existing electricity for ongoing activity has been approved in previous use permit. The processing building will use 100% renewable grid energy.

### 2.2 Water

Water for the new proposed building will be supplied by the existing well and storage tanks. The additional demand of 105 gpd and 385 gpd during the processing season (35 gpd per employee per shift) for the new building, to the existing 1,500 gpd usage, is not significantly increased by addition of the new building.

### 2.3 Sewer

A new Onsite Waste Treatment System (septic system) has been designed by our office for the newly proposed processing building. Existing operations currently have a design in place. An engineered lift station will collect and pump wastewater effluent from the processing facility to the septic tank and leach field at the southern boundary of the property as shown on the Site Plan.

### 2.4 Stormwater Management

The parcel is mostly flat with a gentle grade break running East-West approximately half way through the North-South direction with surface flow traversing North and South respectively. For grade break and drainage direction, see Attachment 1 – Site Premises Plan. The proposed processing facility is located North of the grade break. Areas outside of the proposed processing area consists of grassy field, offering expansive infiltration area and vegetative filtration for any site runoff. The owners propose collecting as much rainwater as possible by plumbing gutters to collection tanks, with overflow being directed to nearby fields. Any water diverted to field will infiltrate prior to leaving site via bordering drainage paths.



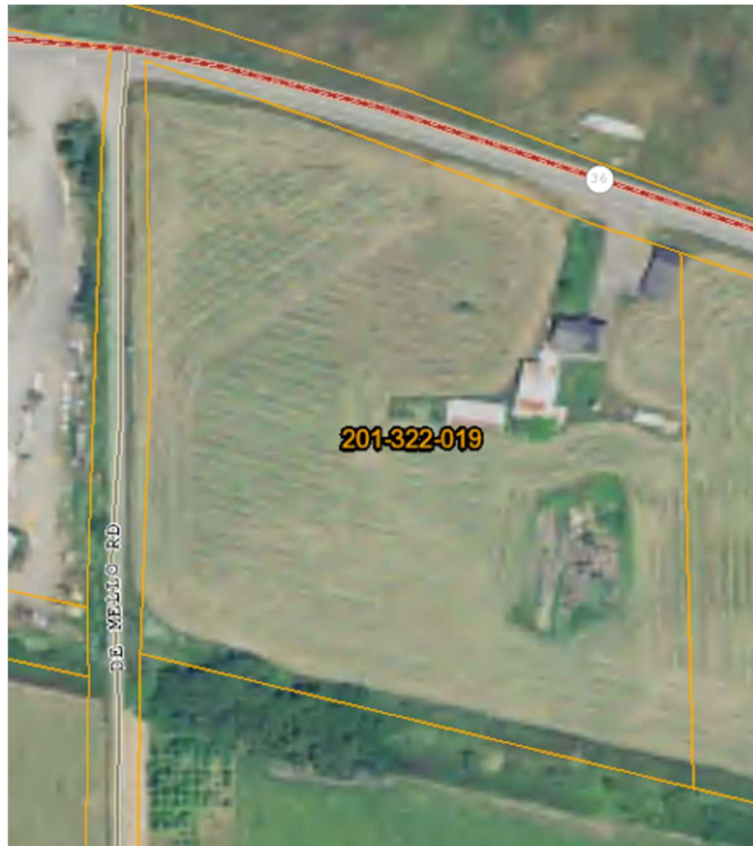


Figure 2: Aerial photo of project parcel. Source: Humboldt County WebGIS (2016).

### 3. Description of Water Usage:

#### 3.1 Water Source

The proposed water source remains the permitted, on-site well. Coordinates for this well are approximately N 40.546° W 124.126°.

#### 3.2 Water Usage

The applicant projects that addition of the processing building will not affect water usage already being utilized onsite. Processing, drying, and distribution use minimal water. Water for restrooms and locker rooms are negligible (105 gpd) compared to use by previously approved cultivation activities (1,500 gpd).

#### 3.3 Water Storage

The applicant has a total of 20,000 gallons of storage on-site, comprised of 4 – 5,000-gallon tanks, used mainly for cultivation activities. The processing building will utilize water from these tanks, while the gutters will be plumbed to capture as much rainwater as possible. These tanks are located near the well, and are plumbed as shown in Attachment 1 – Site Premises Plan.

## 4. Watershed and Nearby Habitat Protection

The project site is generally flat, with grassy field cover. An intermittent stream is located approximately 700 feet to the southeast of the property, and the Van Duzen River is located approximately 3,600 feet to the south. The processing building will collect as much rainwater as possible, and then discharge to the field east of the cultivation site. There is a 300' buffer between the proposed processing building and the nearby area where stormwater will eventually infiltrate to. Due to the existing site conditions, seasonal saturation, and drainage configuration, addition of the processing building will not impact the volume of stormwater runoff. There are no nearby county or state maintained facilities nearby that will be impacted by normal oil-water accumulation in parking lots.

## 5. Fertilizers, Pesticides, and Other Regulated Products

The processing facility will not require any additional fertilizers, pesticides, or regulated products for operation. Routine cleaning will require products common for cleaning in small containers, i.e. simple green, isopropyl, Clorox, etc. with total volume not to exceed 5 gallons.

## 6. Description of Proposed Activities

### 6.1 Nursery

This project will incorporate 1,500 square feet of propagation space within an existing barn in addition to two 2,400 square foot outdoor light deprivation ancillary nursery greenhouses – 4,800 total greenhouse square feet. Stock will be transplanted into the cultivation beds.

### 6.2 Processing Plan.

Onsite processing will consist of drying, trimming, and packaging for distribution. Product that is ready for distribution will be stored in a secure location, and await a licensed/certified transporter. The proposed 5,000 square foot building will be divided such that 2,300 square feet will be used for drying of cultivated product and trimming of dried product, 800 square feet for packaging, shipping, receiving, and storing product, 800 square feet for distribution (see distribution section below) and 1,100 square feet for office facilities and necessary restrooms and locker rooms.

### 6.3 Preparation:

Employees shall be trained upon hiring on the proper procedures and practices for handling cannabis. Training will be provided by the site operator or another designated training person. Prior to any processing or handling of and raw plant material, all equipment – clippers, hand scissors, scales, bins, pans, trays, etc. will be sterilized. A shower and changing area are being proposed for the new building for employee sanitation. Additionally, all equipment will be sterilized after use.

### 6.4 Drying:

Harvested plant material will be inverted and placed on racks within the secure drying space. The drying location will have limited and documented access. The drying space climate will be maintained to ensure that the ventilation is sufficient to allow for airborne moisture to escape, provide adequate air

circulation, and odor mitigation. The drying space will feature an independent HVAC unit, ensuring that the space maintains a consistent temperature, humidity, and cleanliness during the entire drying process.

#### 6.5 Processing:

Prior to any processing or handling of and raw plant material, all equipment – clippers, hand scissors, scales, bins, pans, trays, etc. will be sterilized. Additionally, all equipment will be sterilized after use. All hand processing (trimming) will be conducted in a well ventilated and well-lit room with work stations designed to be ergonomic for the employees. Accessible bathrooms and hand washing stations will be immediately available to employees. Trimming machines will be cleaned and sterilized after each use.

In addition to processing cannabis cultivated onsite, the applicant is seeking a license to process cannabis grown at other licensed facilities. All cannabis product brought to this site for processing will be tested prior to intake. Any product that doesn't meet minimum testing criteria will be rejected. Product will be properly labeled with all pertinent information throughout processing.

#### 6.6 Waste:

Material discarded from cannabis processing will be rendered unusable and unrecognizable prior to being composted onsite or sent to an offsite composting facility capable of handling such materials.

#### 6.7 Distribution:

Within the new metal building, the applicant proposes having an 800 square foot distribution room. This room will consist of a steel vault where product is stored. All product stored for distribution will be properly packaged, labeled, and sealed. Product will be sold only to businesses possessing the proper license to possess and transport cannabis.

#### 6.8 Employees:

The staff will consist of the *Agent in Charge* and *Lead Cultivator*. These positions have been previously filled by the owner/operators of the site. For processing operations, the owner/operator will need to hire 8 temporary employees. The temporary employees will be hired via third party staffing agency during the harvesting seasons. Anticipated business hours for employees will be Monday through Friday 8am to 5pm. Temporary employees are needed whether product is taken offsite for processing and distribution or done onsite. Product still needs to leave site, therefore, the number of trips per day to the site will not increase.

#### 6.9 Monthly Nursery/Processing/Distribution Activities

The site will require year-round operation. Even during times of no cultivation, preparation will take place for the upcoming season. Mothers and nurseries will require full time care to ensure they produce enough clones for the following season. Greenhouses will need to be maintained and upkept for safety and quality reasons. The following table gives an outline of projected site activities and anticipated auxiliary lighting hours required to perform activities.

Month	Project Activities
January	Propagation of mother plants, genetic maintenance, monitor and maintain site/infrastructure, farm labor/preparation, no flowering.
February	Ongoing mother/clone plant care.
March	Propagate clones, transplanting to pots, distribute clones from nursery.
April	Care for and distribute immature plants.
May	Ongoing mother/clone plant care, propagate/distribute clones.
June	Ongoing mother/clone plant care, propagate/distribute clones.
July	Ongoing mother/clone plant care, propagate/distribute clones, hire temporary employees for processing.
August	Ongoing mother/clone plant care, propagate/distribute clones, processing of first harvest.
September	Ongoing mother/clone plant care, propagate/distribute clones, processing of first harvest.
October	Ongoing mother/clone plant care, propagate/distribute clones, processing of second harvest.
November	Ongoing mother/clone plant care, propagate/distribute clones, processing of second harvest, relieve temporary employees at completion of processing.
December	Clone stocking for following season.

Table 3: Projected Site Activity by Month (only new activities)

## 7. Security Plan.

Access to the processing facility is restricted by placement of locked metal gates at entrance roads. The proposed processing area will be encircled with a solid 8' tall perimeter fence and locked gates at entrances. This fence shall tie into the locked gate for ingress/egress to the commercial side of the parcel. Motion activated cameras will be employed to cover the cultivation area, ingress/egress, and other areas such as parking. The interior of the processing facility will be monitored by cameras 24 hours a day. In addition to the cameras, the site will have a live-in caretaker on premises, living in a self-contained residential unit. There will be an adequately secure storage area in place for all dried cannabis, both pre and post processing. Protocols will be implemented to ensure that processed cannabis is removed from the premises in a timely manner by an appropriate licensed party (transporter/distributor).

**From:** Hilton, Keenan  
**Sent:** Monday, June 1, 2020 3:49 PM  
**To:** Paul, Gayle  
**Subject:** FW: Temp Ag Building

Please add to all records

"16163 Addendum to Ops Plan 6.1.20"

Thank you!  
Keenan

**From:** Derek Long <dcl@whitchurchengineering.com>  
**Sent:** lunes, 1 de junio de 2020 11:47 a. m.  
**To:** Hilton, Keenan <KHilton@co.humboldt.ca.us>  
**Cc:** Heather Oliveira <sales@banderausa.com>; Jeff Laikam <jtl@whitchurchengineering.com>  
**Subject:** RE: Temp Ag Building

Keenan,

Humboldt Exotics would like to erect a Temporary Ag Exempt Structure for drying product currently being cultivated. The temporary structure will be a fully enclosed 12' x 50' building, procured from American Carports, Inc. This structure is needed, as the new metal building meant to dry and process will not be ready by the first harvest in July. The building will be removed once the new 50' x 100' metal building has been completed. The general timeline for this temporary building is 180 days, the length specified for temporary buildings.

We intend to submit a package consisting of the following to the Humboldt County Building Department:

1. Updated Site Plan showing temporary building and location
2. Ag Exempt Form
3. Manufacturer's Specifications and Building Info
4. Anchorage Design
5. Proposed shelving, racks, or other methods for hanging and drying product
6. Rough Floor Plan / Layout
7. Electrical Plan

Please add as an addendum to the planned meeting on June 18<sup>th</sup>.

Thank you,

**Derek Long P.E.**  
Associate Civil Engineer  
Whitchurch Engineering, Inc.  
Cell: (509) 481-1281  
[dcl@whitchurchengineering.com](mailto:dcl@whitchurchengineering.com)



[www.whitchurchengineering.com](http://www.whitchurchengineering.com)

**Fortuna Office:**  
610 9<sup>th</sup> Street  
Fortuna, CA 95540  
(707) 725-6926

**Eureka Office:**  
716 Harris Street  
Eureka, CA 95503  
(707) 444-1420



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**From:** Hilton, Keenan <[KHilton@co.humboldt.ca.us](mailto:KHilton@co.humboldt.ca.us)>  
**Sent:** Monday, May 18, 2020 2:08 PM  
**To:** Derek Long <[dcl@whitchurchengineering.com](mailto:dcl@whitchurchengineering.com)>  
**Cc:** Heather Oliveira <[sales@banderausa.com](mailto:sales@banderausa.com)>  
**Subject:** RE: Temp Ag Building

Just reply to this email with a clear statement of your intent (include dimensions of both phases, reasoning behind proposal, any other pertinent details) and I'll include it as an addendum to the Operation Plan.



Keenan Hilton  
Planner II, Cannabis Services Division  
[Planning and Building Department](#)  
707.268.3722

**From:** Derek Long <[dcl@whitchurchengineering.com](mailto:dcl@whitchurchengineering.com)>  
**Sent:** lunes, 18 de mayo de 2020 1:19 p. m.  
**To:** Hilton, Keenan <[KHilton@co.humboldt.ca.us](mailto:KHilton@co.humboldt.ca.us)>  
**Cc:** Heather Oliveira <[sales@banderausa.com](mailto:sales@banderausa.com)>  
**Subject:** RE: Temp Ag Building

Thanks. If we submit to Building prior to June 4<sup>th</sup>, it won't affect the Planning Commission meeting correct?

Do you need any more documents due to Phase 1 and Phase 2?

Whatever it takes, I can get to you. Just don't want to be surprised later.

Thank you,

**Derek Long P.E.**  
Associate Civil Engineer  
Whitchurch Engineering, Inc.  
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**From:** Hilton, Keenan <[KHilton@co.humboldt.ca.us](mailto:KHilton@co.humboldt.ca.us)>  
**Sent:** Monday, May 18, 2020 1:09 PM  
**To:** Derek Long <[dcl@whitchurchengineering.com](mailto:dcl@whitchurchengineering.com)>  
**Cc:** Heather Oliveira <[sales@banderausa.com](mailto:sales@banderausa.com)>  
**Subject:** RE: Temp Ag Building

Derek,

You may propose a "phase 1 building" that is temporary to be followed in 2021 by a "phase 2 building" that is permanent in the same footprint. As long as that works for the building division, I don't see why planning couldn't recommend approval.

Please note, no construction may commence until the planning permit and building permit are in-hand.

-Keenan



Keenan Hilton  
Planner II, Cannabis Services Division  
[Planning and Building Department](#)  
707.268.3722

**From:** Derek Long <[dcl@whitchurchengineering.com](mailto:dcl@whitchurchengineering.com)>  
**Sent:** lunes, 18 de mayo de 2020 12:10 p. m.  
**To:** Hilton, Keenan <[KHilton@co.humboldt.ca.us](mailto:KHilton@co.humboldt.ca.us)>  
**Cc:** Heather Oliveira <[sales@banderausa.com](mailto:sales@banderausa.com)>  
**Subject:** FW: Temp Ag Building

Keenan,

Please see below email. Would the Temp Building be in line with the CUP or would this get nixed in the referral to planning?

Lloyd is looking into options for Processing this summer.

We don't want to impact our meeting/hearing on June 4<sup>th</sup>. If we have to wait until then to submit a Temporary Ag Building Package we can do it then.

Thanks,

**Derek Long P.E.**

Associate Civil Engineer

Whitchurch Engineering, Inc.

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**From:** Ingersoll, Keith <[KIngersoll@co.humboldt.ca.us](mailto:KIngersoll@co.humboldt.ca.us)>

**Sent:** Wednesday, May 13, 2020 1:37 PM

**To:** Derek Long <[dcl@whitchurchengineering.com](mailto:dcl@whitchurchengineering.com)>

**Subject:** RE: Temp Ag Building

Hi Derek

Please provide permit application submittal to [buildinginspections@co.humboldt.ca.us](mailto:buildinginspections@co.humboldt.ca.us) and our permit coordination team will contact you and help with processing the submittal. Keep in mind planning will still get a referral for proposed and will have to sign off as well.

Thank you,



**Keith Ingersoll**

Chief Building Official

[Planning and Building Department](#)

3015 H Street | Eureka, CA 95501

Phone: 707-445-7245 | Fax: 707-445-7446

Email: [kingersoll@co.humboldt.ca.us](mailto:kingersoll@co.humboldt.ca.us)

**From:** Derek Long <[dcl@whitchurchengineering.com](mailto:dcl@whitchurchengineering.com)>

**Sent:** Wednesday, May 13, 2020 12:47 PM

**To:** Ingersoll, Keith <[KIngersoll@co.humboldt.ca.us](mailto:KIngersoll@co.humboldt.ca.us)>

**Cc:** Heather Oliveira <[sales@banderausa.com](mailto:sales@banderausa.com)>; Jeff Laikam <[jtl@whitchurchengineering.com](mailto:jtl@whitchurchengineering.com)>; Chad Pasquini <[rcp@whitchurchengineering.com](mailto:rcp@whitchurchengineering.com)>

**Subject:** Temp Ag Building

Keith,



<http://www.americancarportsinc.com/>

Lloyd Julien has proposed this to me as a temporary drying option as we await the Planning Commission Decision to approve his 5,000 Square Foot Drying/Processing Building.

He is in talks with the company for a 12' x 50' enclosed unit. He would anchor the building as recommended by the manufacturer or as designed by my office. This anchorage would be submitted to you as part of an Ag Exemption or Temporary Building Application. No slab/finished floor would be constructed for this temporary building.

I would propose this as an Ag Building, used strictly for temporary drying. It would be needed for the harvest in July and October, then we are confident we will have the 5,000 SQFT Building completed soon after. We would submit to you:

- Ag Exemption Form
- Site Plan showing location of Temp Building
- Product Specifications of Building
- Manufacturer's Anchorage and/or Hold Down calculations from our office
- Electrical Specifications
  - Panel Size (if any)
  - Power Source from other permitted site power
  - Any additional details needed
- Rough Floor Plan, showing hanging and drying methods and space

Please let me know if this is acceptable, as Lloyd will need to procure the building ASAP.

Thank you,

**Derek Long P.E.**

Associate Civil Engineer

Whitchurch Engineering, Inc.

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## ATTACHMENT 5

### Referral Agency Comments and Recommendations

Referral Agency	Response	Recommendation	On File	Attached
BID (pre-site inspection)	✓	Conditional approval	✓	
County Public Works, Land Use	✓	Conditional approval	✓	
County Division of Environmental Health		No Comment		
CAL FIRE	✓	No Comment	✓	
Department of Fish and Wildlife		No Comment		
PG&E		No Comment		
CalTrans District 1		No Comment		
City of Fortuna		No Comment		
Regional Water Quality Control Board		No Comment		
Fortuna Fire Protection District		No Comment		
Fortuna Union School District		No Comment		
Ag Commissioner		No Comment		
County Counsel		No Comment		
District Attorney		No Comment		
NCUAQMD		No Comment		
State Water Resource Control Board – Division of Water Resources		No Comment		