



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: February 4, 2021

To: Humboldt County Planning Commission

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

Subject: **Bellis Heritage Farms, LLC, Conditional Use Permit**
Record Number: PLN-11744-CUP
Assessor's Parcel Number (APN): 216-072-010
4808 Bell Springs Road, New Harris area

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Please contact Abbie Strickland, Planner, at 707-445-7451 or by email at astrickland@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
February 4, 2021	Conditional Use Permit	Abbie Strickland

Project Description: A Conditional Use Permit for an existing 20,128-square-foot cannabis cultivation area consisting of 4,490 square feet of mixed light and 15,638 square feet of outdoor. The mixed light cultivation occurs within three existing greenhouses and there are three full-sun outdoor cultivation areas. Irrigation water is sourced from an unpermitted well on site as well as a rainwater catchment system. Existing available water storage is 64,600 gallons, which is stored in 8 hard-sided tanks. Estimated annual water usage is 120,000 gallons. The applicant is proposing to install an additional 57,900 gallons of water storage to meet water demand during the forbearance period. Drying and curing occurs onsite and all other processing will occur off-site at a licensed processing or manufacturing facility. Cultivation and processing are completed by resident operators; therefore, no additional employees are required during peak operations. Power is provided by P. G. & E.

Project Location: The project is located in Humboldt County, in the New Harris area, on the west side of Bell Springs Road, approximately 0.65 miles southwest from the intersection of Belles Road and Bell Springs Road, on the property known as 4808 Bell Springs Road.

Present Plan Land Use Designations: Residential Agriculture (RA); 2017 General Plan; Density: 40 units per acre; Slope Stability: High Instability: (3).

Present Zoning: Unclassified (U)

Record Number: PLN-11744-CUP

Assessor's Parcel Number: 216-072-010

Applicant

Bellis Heritage Farms, LLC
4808 Bell Springs Road
New Harris, CA 95542

Owner

Ashley & Jacob Miller
4808 Bell Springs Road
New Harris, CA 95542

Agents

Clearwater Ag Services
446 Maple Lane
Garberville, CA 95542

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

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

Major Issues: None.

Bellis Heritage Farms, LLC
Record Number: PLN-11744-CUP
Assessor's Parcel Number: 216-072-010

Recommended Commission Action:

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

Find that the Commission has considered the Addendum to the 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 and adopt the Resolution approving the Bellis Heritage Farms, LLC, project as recommended by staff subject to the recommended conditions.

Executive Summary: Bellis Heritage Farms, LLC, seeks a Conditional Use Permit to allow the continued operation of an existing 20,128-square-foot cannabis cultivation operation in accordance with Humboldt County Code Section 314-55.4 of Chapter 4 of Division I of Title III, Commercial Medical Marijuana Land Use Ordinance (CMMLUO). The site is designated as Residential Agriculture (RA40) in the Humboldt County 2017 General Plan Update and zoned Unclassified (U). The site is currently developed with a residence, three sheds, three greenhouses, two storage containers, a well, and eight water tanks. As shown on the site plan, the existing cultivation areas are as follows:

Structure or Area	Cultivation Type	Square Feet (SF)
Greenhouse 1 (25x50)	Mixed Light	1,250 SF
Greenhouse 2 (30x60)	Mixed Light	1,800 SF
Greenhouse 3 (20x72)	Mixed Light	1,440 SF
Cultivation Area 1	Outdoor	6,708 SF
Cultivation Area 2	Outdoor	3,930 SF
Cultivation Area 3	Outdoor	5,000 SF
Nursery (28x32)	Indoor	896 SF

Cultivation takes place in three separate areas: Cultivation Area 1 contains 4,490 square feet (SF) of mixed light cultivation in raised beds within three greenhouses utilizing light deprivation, as well as 6,708 SF of outdoor cultivation. Cultivation Area 2 contains two 3,930 SF of outdoor cultivation grown in above ground smart pots. Cultivation Area 3 contains 5,000 SF of outdoor cultivation planted in the ground, and in above ground smart pots. Propagation will occur in an 896 SF shed on site. One harvest is anticipated annually for the outdoor cultivation areas, and a maximum of two harvests annually for Greenhouses 1-3. Cultivation activities extend from May to October. Drying (and bucking) will occur onsite in two existing sheds totaling 880 SF and two shipping containers will be utilized for storage of fertilizer and tools. Additional processing will occur off-site at a licensed processing or manufacturing facility. No employees are required for this project as the project is conducted by the resident operator. Power is provided by P. G. & E. The operation will be secured behind a gated road and all storage facilities will remain locked when not in use.

Water Resources

Estimated annual water usage is 120,000 gallons (4.87 gal/SF) at approximately 20,000 gallons per month, with peak demand occurring in July and August. Water for irrigation is provided by a rainwater catchment system with the capacity to contain up to 50,000 gallons of water, as well as an existing well. According to the addendum to the operations plan dated December 28, 2019, the rain catchment system is located on a structure with 240 square feet of roof area. The average rainfall in the Garberville area (nearest location with data available) is 68 inches (<https://www.usclimatedata.com/climate/garberville/california/united-states/usca1898>). Therefore, using a conversion factor of 0.500, on an average rainfall year 10,167 gallons of rain can be captured

for irrigation use. The well will supplement the rain capture and, during an average rainfall year, approximately 109,833 gallons of water would be needed from the well to meet the water demand for the project. Currently, there is 64,600 gallons of water storage in eight hard tanks of which two are nutrient mixing tanks totaling 600 gallons. An additional 57,900 gallons in hard tank storage is proposed increasing total water storage to 122,500 gallons to meet both annual water demand and fire suppression water storage requirements. The conditions of approval require the applicant to obtain a permit for the well. Additionally, the applicant is required to demonstrate to the satisfaction of the Planning Director that the well is hydrologically disconnected from surface waters. If the well is found to be hydrologically connected, the conditions of approval require the applicant to obtain water rights from the State Water Resources Control Board.

Biological Resources

A review of the California Natural Diversity Database (CNDDB) found that habitat for the North American porcupine may exist on the subject parcel. The nearest occurrence mapped in the CNDDB is less than one mile from the project site area. According to the *Addendum to the Environmental Report* prepared by Hohman and Associates Forestry Consultants dated January 12, 2021, project operations are not expected to significantly impact the North American Porcupine. The *Environmental Report* also found no suitable nesting habitat for the Northern Spotted Owl present on the property. The nearest Northern Spotted Owl activity center mapped in the CNDDB is located 1.5 miles northeast of the project. The subject parcel is located in an area that requires special noise attenuation measures due to the proximity to known sensitive receptors. Due to the proximity of the cultivation area to NSO habitat, a proposed condition of approval to this project would require the applicant to maintain generator and fan noise at or below 50 decibels at the edge of the clearing or 100 feet, whichever distance is closer. This will satisfy the auditory disturbance guidance prepared by the U.S. Fish and Wildlife (USFS), California Fish and Wildlife (CDFW) and Department Policy Statement No. 16-005 to minimize impacts to the Northern Spotted Owl and Marbled murrelet. Planning staff believes that use of supplemental lighting complying with dark-sky standards can adequately address any lighting impacts on NSO and is recommending a condition of approval be added to this permit that would prohibit mixed-light in the propagation greenhouses until the applicant can demonstrate compliance with these noise standards.

Additionally, the subject parcel's Class II streams may provide habitat for the Foothill yellow-legged frog. The nearest occurrence mapped in the CNDDB was less than 3 miles north of the project area. Because the cultivation area and associated facilities are located outside of the required Streamside Management Area (SMA) buffers, staff determine the project is unlikely to have an adverse effect on Yellow-legged frogs. This permit does not authorize any work in stream channels where the Yellow-legged frogs may be present.

A review of the Humboldt County WebGIS shows there to be an unnamed Class II stream on the eastern side of the parcel, which is tributary to Tom Long Creek. Tom Long Creek is a tributary to East Branch of the South Fork Eel River, which is tributary to the Main Stem Eel River. The cultivation area exists outside of the SMA buffer. Although there are no additional streams mapped on the Humboldt County WebGIS, the Plot Plan shows two additional Class II watercourses, and five Class III drainages. Both cultivation sites are located outside of the required SMA buffers. The Site Management Plan (Attachment 3) indicates all disturbance are outside of riparian setbacks. The conditions of approval require the applicant to obtain additional 57,900 gallons water storage to meet forbearance and fire protection needs. As a result, the project is conditioned to submit a revised plot plan prior to applying for building permits that shows all SMAs and associated buffers described by the Site Management Plan.

Access

Access to the site is via a driveway off Bell Springs Road via Alderpoint Road. Bell Springs Road is a county-maintained road, and Bellis Ranch Road is a privately maintained roadway, developed to the functional capacity to support the anticipated traffic from the proposed project. A *Road Evaluation Report* for Bellis Ranch Road was prepared by Clearwater Ag Services (Attachment 3) which indicates the roadway does meet a Category 4 equivalent standard and can accommodate the cumulative

increased traffic from the project. The *Road Evaluation Report* by Clearwater Ag Services stated that Bellis Ranch Road is generally 20 feet in width and the report included photos. A *Road Evaluation Report* was also submitted for Cabin Road, the applicant's driveway, which stated the road was developed to a Category 4 equivalent and included photos.

Public Comments

The following figure represents the public comment the project received and how staff has addressed those comments:

Public Comment	How Staff addressed the Comment
Unauthorized Cultivation in 2019 and 2020	Violation Issued and Resolved
Undisclosed Employee Living in a Trailer On-Site	Site Visit
Inaccurate Site Plan	Site Plan Resubmitted 1/22/21 and Condition of Approval #8
Lack of Compliance with SRA Fire Safe Regulations	Condition of Approval #7 & #8
Outhouses on the Property	Condition of Approval #12
Bellis Ranch Road is not a Category 4 Road	Site Visit and Condition of Approval #10 & #16
No Road Assessment for Cabin Road	Road Assessment Submitted 1/20/21
Cabin Road is not a Category 4 Road	(See Discussion Below)
Greenhouses Encroaching on Neighboring Parcel	Site visit

On May 29, 2020 the Planning Department received a complaint that the applicant had cultivated cannabis without a permit in both 2019 and 2020. The assigned planner verified skins were present on the greenhouses and notified Code Enforcement. A violation letter dated July 28, 2020 was issued for 5,467 square feet of unauthorized cultivation. Upon receiving the violation letter the applicant provided staff with dated photographic evidence which verified the greenhouses were void of cannabis, and the skins were removed.

On January 6, 2021 Planning Department staff conducted a site visit to the Miller property to address the following comments: (1) An undisclosed employee living in a trailer on site; (2) No road assessment completed for Cabin Road as well as Cabin Road not being developed to a Category 4 road standard; (3) Bellis Ranch Road does not meet Category 4 road standards; and (4) greenhouses do not adhere to setback requirements. Staff observed two trailers on the Miller Property, when asked if the trailers were hosting employees the applicants stated that the trailers are vacant and that they will not have any employees. A recommended condition of approval requires that the trailer located in a turnout on Cabin Road be removed from that location within 60 days of permit approval. This requirement is conditioned such that this turnout remain free of obstacles for the life of the project. In response to the comment stating the road evaluation is incomplete, a *Road Evaluation Report* for Cabin Road was received on January 20, 2021 which stated the road is developed to a Category 4 road standard. Planning staff received public comment which contested the road evaluation. Cabin Road is consistent with the definition of "Driveway" as stated in the CMMLUO (HCC 314-55.4.4), therefore, it is required to be developed to a Category 1 road standard. Staff concurred with the applicant's declaration in the *Road Evaluation Report* for Bellis Ranch Road being developed to a Category 4 road standard. Public Works recommended improvements for the intersection of Bellis Ranch Road and Bell Springs Road; these improvements have been included as conditions of approval. Lastly, on March 22, 2019 a *Boundary Exhibit* was completed by Kolstad Land Surveyors, at which time they set boundary markers. Staff utilized the boundary markers to obtain a measurement of 33 feet from the western property boundary to the nearest greenhouse, which adheres to the minimum setback requirement of 30 feet.

Environmental review for this project was conducted and based on the results of that analysis, staff finds that all aspects of the project have been considered in a previously adopted Mitigated Negative Declaration that was adopted for the Commercial Medical Marijuana Land Use Ordinance and has

prepared an addendum to this document for consideration by the Planning Commission (see Attachment 2 for more information).

Based on a review of Planning Division reference sources and comments from all involved referral agencies, Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approval of the Conditional Use Permit.

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

The Planning Commission could also decide the project may have environmental impacts that would require further environmental review pursuant to CEQA. Staff did not identify any potential impacts. As the lead agency, the Department has determined that the project is consistent with the MND for the CMMLUO as stated above. 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 21-
Record Number: PLN-11744-CUP
Assessor's Parcel Number: 216-072-010**

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approves the Bellis Heritage Farms, LLC, Conditional Use Permit request.

WHEREAS, Bellis Heritage Farms, LLC, submitted an application and evidence in support of approving a Conditional Use Permit for the continued operation of an existing 20,128 square foot (SF) cannabis cultivation operation of which 15,638 SF is outdoor cultivation and 4,490 SF is mixed-light cultivation with appurtenant propagation and drying activities to occur on-site by the resident operations. Power is provided by P. G. & E.;

WHEREAS, the County Planning Division, the lead agency, prepared an Addendum to the Final Mitigated Negative Declaration (MND) prepared for the Commercial Medical Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016. The proposed project does not present substantial changes that would require major revisions to the previous Mitigated Negative Declaration. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines; and

WHEREAS, the Humboldt County Planning Commission held a duly noticed public hearing on February 4, 2021, and reviewed, considered, and discussed the application for a Conditional Use Permit and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

- 1. FINDING:** **Project Description:** The application is a Conditional Use Permit to allow 20,128 square foot (SF) cannabis cultivation operation of which 15,638 SF is outdoor cultivation and 4,490 SF is mixed-light cultivation with appurtenant propagation and drying activities. Power is provided by P. G. & E. Water for irrigation is provided by a rainwater catchment system and onsite well.

EVIDENCE: a) Project File: PLN-11744-CUP

- 2. FINDING:** **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Planning Commission has considered the Addendum to and the Mitigated Negative Declaration (MND) prepared for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016.

EVIDENCE: a) Addendum Prepared for the proposed project.
b) The proposed project does not present substantial changes that would require major revisions to the previous MND. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.

- c) A Site Management Plan was prepared by Hohman and Associates Forestry Consultants to show compliance with the State Water Resources Control Board Cannabis Cultivation Policy.
- d) An Environmental Report was prepared by Hohman and Associates Forestry Consultants in April of 2020. The Assessment methods included a review of the California Natural Diversity Database (CNDDDB) and California Native Plant Society (CNPS) database. A habitat assessment was conducted in the project area. No Special Status species were observed during the assessment. However, the subject parcel contains habitat suitable for the Foothill yellow-legged frog. Mitigation measures are in place and the project is not expected to have significant impacts to the Foothill yellow-legged frog. Northern Spotted Owl habitat exists in the vicinity; however, the nearest activity center is over 1.5 miles northeast from the site. Conditions of approval will require noise to be at below 50 decibels at 100 feet which is below the guidance established by the California Department of Fish and Wildlife for protection of the species.
- e) A Cultural Resources Survey was carried out by Archeological Research and Supply Company dated December 30, 2019. The survey concluded that the proposed project will not result in any adverse changes to historical or archaeological resources and recommended Inadvertent Discoveries Protocol.
- f) A Road Evaluation Report was prepared for Bell Springs Road and Cabin Road by Clearwater Ag Services in January 2019 which identified that the roads are suitable for safe access to and from the project site.

FINDINGS FOR CONDITIONAL USE PERMIT

- 3. FINDING** The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program.

- EVIDENCE**
- a) General agriculture is a use type permitted in the Residential Agriculture (RA) land use designation. The proposed cannabis cultivation, an agricultural product, is within land planned and zoned for agricultural purposes, consistent with the use of Open Space land for managed production of resources. The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.

- 4. FINDING** The proposed development is consistent with the purposes of the existing U zone in which the site is located.

- EVIDENCE**
- a) The Unclassified or U Zone is intended to be applied to areas of the County in which general agriculture residential uses are the desirable predominant uses.
 - b) All general agricultural uses are principally permitted in the U zone.
 - c) Humboldt County Code section 314-55.4.8.2.2 allows cultivation of up to 43,560 square feet of existing outdoor cannabis and up to 22,000 square feet of existing mixed-light cannabis on a parcel over 1 acres subject to approval of a Conditional Use Permit and a determination that the

cultivation was in existence prior to January 1, 2016. The application for 15,638 square feet of outdoor cultivation and 4,490 square feet of mixed-light cultivation on a 60-acre parcel is consistent with this and with the cultivation area verification prepared by the County that found 20,128 square feet of cannabis was in existence prior to January 1, 2016, using TerraServer imagery.

5. FINDING

The proposed development is consistent with the requirements of the CMMLUO Provisions of the Zoning Ordinance.

EVIDENCE

- a) The CMMLUO allows existing cannabis cultivation to be permitted in areas zoned U (HCC 314-55.4.8.2.2).
- b) The parcel was created in compliance with all applicable state and local subdivision regulations as it was created in its current configuration by deed recorded November 1980. There is no evidence indicating there have been any subsequent acts to merge or divide this parcel. Therefore, the subject parcel was lawfully created in its current configuration and can be developed as proposed.
- c) The project will obtain water from a well and rainwater catchment system. The applicant shall install 57,900 gallons in hard tank storage to increase total water storage to 122,500 gallons to meet both annual water demand and fire suppression water storage requirements.
- d) A *Road Evaluation Report* was completed by Clearwater Ag Services in January 2019. The Evaluation addressed Bellis Ranch Road to Bell Springs Road, which is a county-maintained road. All road segments evaluated were found to be functionally appropriate for the expected traffic.
- e) The slope of the land where cannabis is cultivated is located on slopes less than 15% as described by the Site Management Plan.
- f) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 feet from any property line, more than 300 feet from any off-site residence, more than 600 feet from any school, church, public park or Tribal Cultural Resource.

6. FINDING

The cultivation of 20,128 square feet of cannabis cultivation and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE

- a) The site is located on road that has been deemed safe and capable of accommodating the amount of traffic generated by the proposed cannabis cultivation by Clearwater Ag Services.
- b) The site is in a rural part of the County where the typical parcel size is over 40 acres and many of the land holdings are very large. The proposed cannabis will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park or other use which may be sensitive to cannabis cultivation. Approving cultivation on this site and the other sites which have been approved or are in the application process will not change the character of the area due to the large parcel sized in the area.

- c) The location of the proposed cannabis cultivation is more than 300 feet from the nearest off-site residence.
- d) The project will obtain water from a well and rainwater catchment. The applicant shall install 57,900 gallons in hard tank storage increasing total water storage to 122,500 gallons to meet both annual water demand and fire suppression water storage requirements.
- e) Provisions have been made in the applicant's proposal to protect water quality and thus runoff to adjacent property and infiltration of water to groundwater resources will not be affected.

7. FINDING

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.

EVIDENCE

- a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element but does have the potential to support one housing unit. The approval of cannabis cultivation on this parcel will not conflict with the ability for a residence to be constructed on this parcel.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Conditional Use Permit for Bellis Heritage Farms, based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

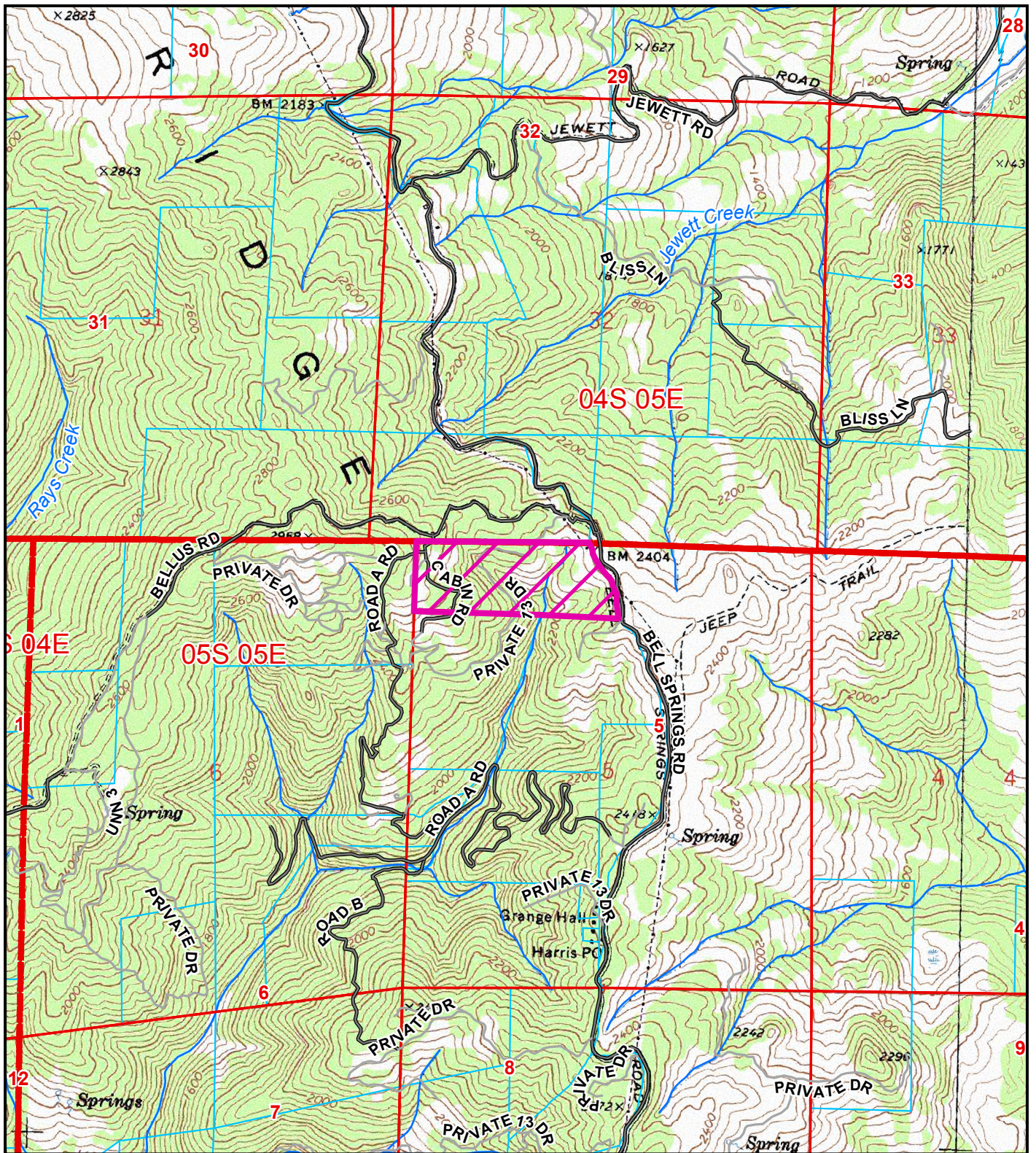
Adopted after review and consideration of all the evidence on February 4, 2021.

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____ and the following ROLL CALL vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:
DECISION:	

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

John Ford, Director
Planning and Building Department



TOPO MAP
PROPOSED BELLIS HERITAGE FARMS LLC
NEW HARRIS AREA
CUP-16-373

APN: 216-072-010-000

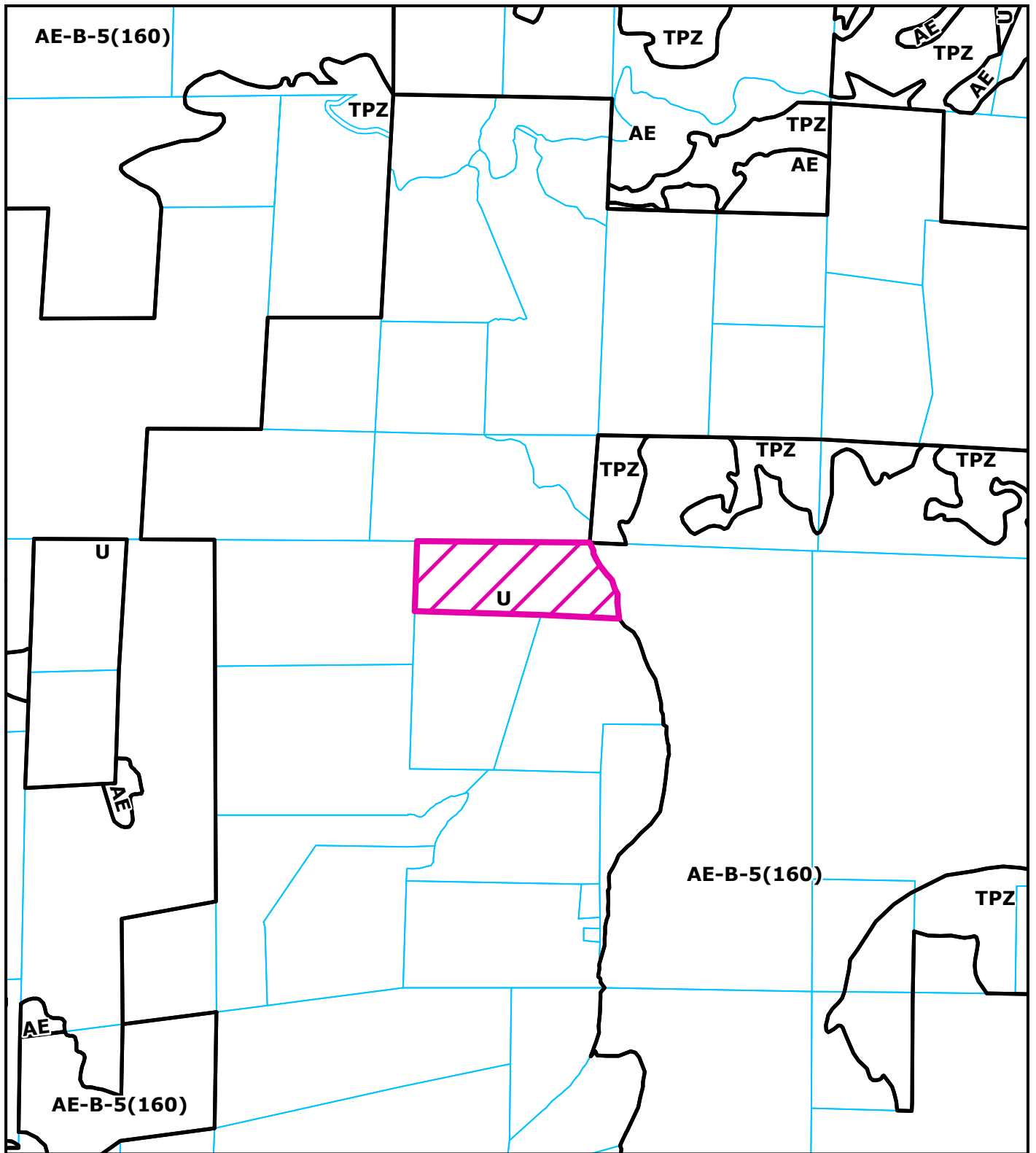
T05S R05E S5 HB&M (HARRIS)

Project Area = 

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

0 1,000 2,000 4,000 Feet

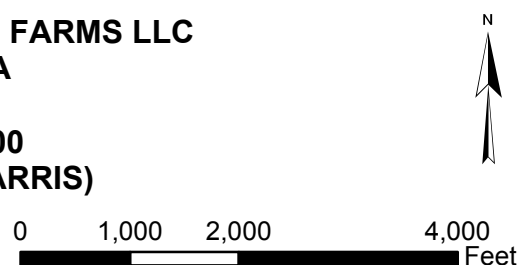


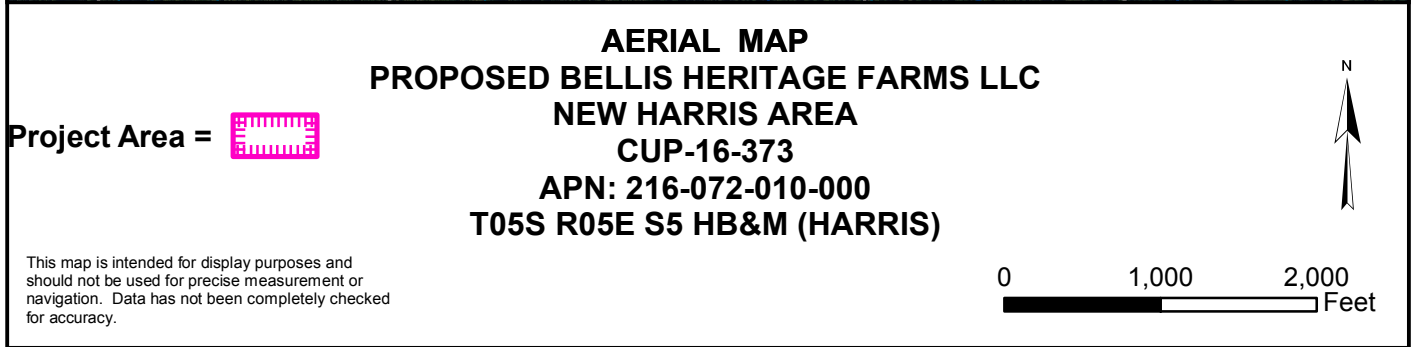


ZONING MAP
PROPOSED BELLIS HERITAGE FARMS LLC
NEW HARRIS AREA
CUP-16-373
APN: 216-072-010-000
T05S R05E S5 HB&M (HARRIS)

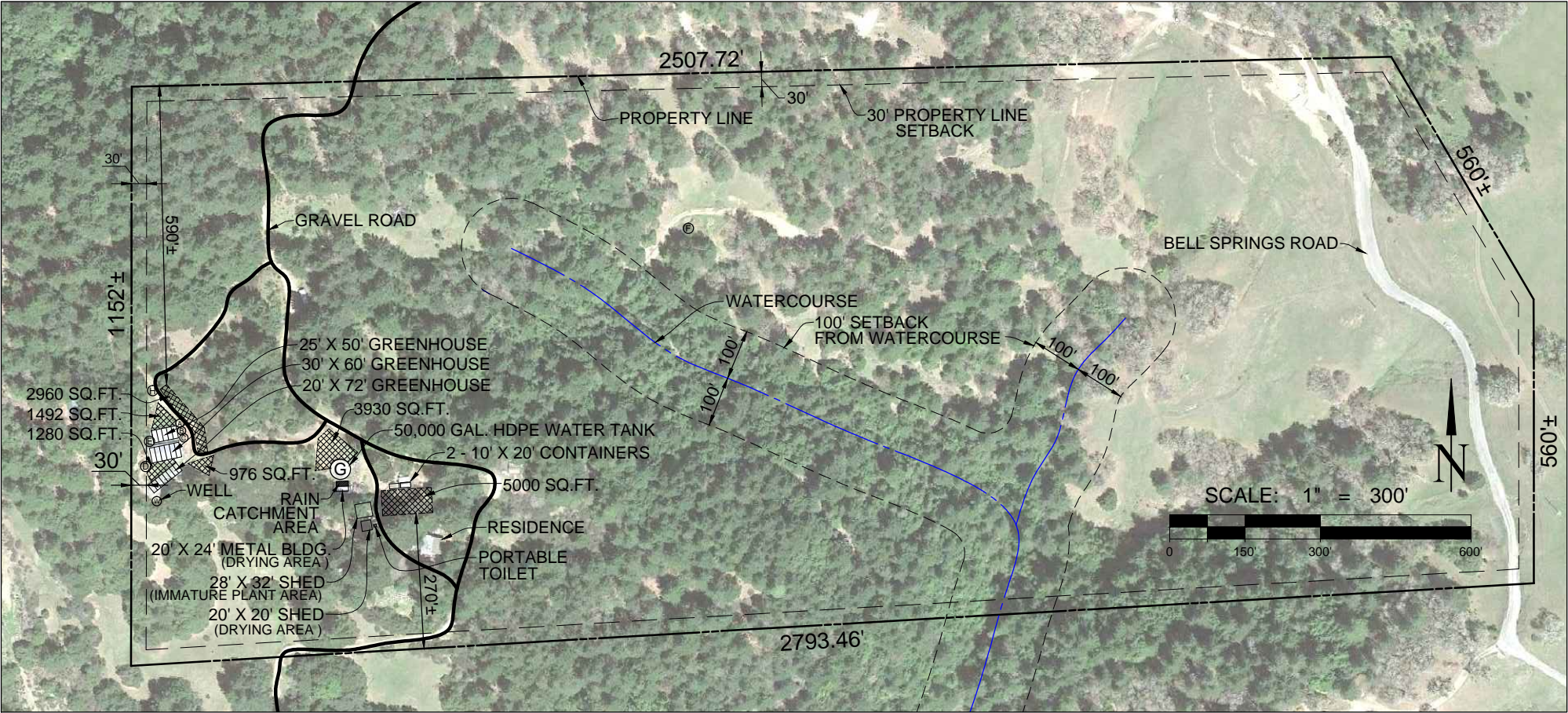
Project Area = 

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





SITE PLAN



PROJECT INFORMATION:

Applicant:

Bellis Ridge Farm

Site Address:

4808 Bell Springs Road

New Harris, CA

APN: 216-072-010

Land Owner:

Jake & Ashley Miller

Agent:

Clearwater Ag Services

446 Maple Lane

Garberville, CA 95542

Mixed Light Cultivation Area: 4,490 Sq.Ft.

Outdoor Cultivation Area: 15,638 Sq.Ft.

Trees to be Removed: none

Earthwork Quantities: none

Irrigation Water: Rain Catchment & Well

Sewer: Portable Toilet

Power: PG&E

Parcel Size: 60± acres

Zoning: U

General Plan Designation: RA40

Easements: Road & Utility

Stream Crossings: None

GENERAL NOTES:

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM HUMBOLDT COUNTY 2015 GIS DATA. APPLICANT HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
3. THERE ARE NO NEARBY SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL RESOURCES WITHIN 600 FEET OF THE CULTIVATION AREA.
4. THERE ARE NO RESIDENCES ON ADJOINING PARCELS WITHIN 300 FEET OF THE CULTIVATION AREAS.
5. ANY EXISTING DEVELOPMENT CONSTRUCTED WITHOUT THE BENEFIT OF COUNTY REVIEW WILL BE SUBJECT TO THE HUMBOLDT COUNTY BUILDING DEPARTMENT UPON APPROVAL OF THE ZONING CLEARANCE CERTIFICATE.

Directions to Site:

From Eureka - South on US-101 (66 Miles)
Take Exit 639B Toward Redway
Turn Right onto Redwood Dr. (.2 Miles)
Turn Right onto Alderpoint Road (8 Miles)
Turn Right onto Bell Springs Road (1.4 Miles)
Keep Right to stay on Bell Springs Road (1.2 Miles)
Turn Right to stay on Bell Springs Road (2.1 Miles)
Turn Right (.2 Miles)
Continue Straight (.3 Miles)
Keep Left to Continue Toward N RD A (280 Feet)
Continue onto Bellus Ridge Road (75 Feet)
Site Will Be on Right

WATER TANKS:

- A - 300 GAL. MIX TANK
- B - 300 GAL. MIX TANK
- C - 3,500 GAL. HDPE TANK
- D - 3,500 GAL. HDPE TANK
- E - 1,000 GAL. HDPE TANK
- F - 5,000 GAL. HDPE TANK
- G - 50,000 GAL. HDPE TANK
- H - 1,000 GAL. HDPE TANK



- OUTDOOR CULTIVATION AREAS

This map is provided without warranty on any kind. Spatial data is approximate. Parcel positions are estimates only. Reasonable effort has been made to ensure the accuracy of the map and data provided, however errors and omissions may still exist. The positional accuracy of the data is approximate and is not intended to represent surveyed information. Do not use this map to determine property boundaries.



ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

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

A. General Conditions

1. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.
2. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. Any and all outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
3. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A 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) shall be paid 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.
4. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. The Department will file the NOD and will charge this cost to the project.
5. Within 60 days of the effective date of permit approval, the applicant shall execute a Compliance Agreement with the Humboldt County Planning and Building Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval #8 - 17. The agreement shall provide a timeline for completing all outstanding items. All activities detailed under the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
6. The applicant shall obtain a permit from the Division of Environmental Health for the existing well. Additionally, the applicant shall submit evidence to the satisfaction of the Planning Director that the well is hydrologically disconnected from surface water features, and capable of producing 120,000 gallons of water per year. A well completion report or well log from a well professional shall be used to make this determination.
 - a. If the applicant does not provide this evidence or based on a review of the provided evidence the Department finds the well is hydrologically connected to surface waters, the applicant shall provide documentation of enrollment with the State Water Resources Control Board Division of Water Rights. The applicant shall install sufficient hard tank water storage to meet forbearance requirements as specified by the State Water Resources Control Board, subject to Planning Department review. A letter or similar communication from the State Water Resources Control Board will satisfy this condition.

7. A metering device shall be installed at the point of withdrawal from the well. The applicant shall maintain a weekly record of water used for cultivation. A copy of these records shall be stored and maintained at the cultivation site and kept separately or differentiated from any record of water use for domestic, fire protection, or other irrigation purposes. Irrigation records shall be reported to the County on an annual basis, at least thirty (30) days prior to the date of each annual permit inspection. Records shall also be made available for review during site inspections by local and state officials. Should the Planning Department find the well is not providing sufficient water for cultivation, the County reserves the right to reduce the permitted cultivation area.
8. The applicant shall demonstrate the driveway and emergency vehicle turn around conform with the Humboldt County Code Section 3112-12, Fire Safe Regulations. The applicant shall be responsible for implementing any necessary improvements to bring the driveway and emergency vehicle turn around into compliance. A letter from a qualified engineer shall satisfy this requirement.
9. Within 30 days of the effective date of the project approval, the applicant shall submit a revised site plan showing the following in addition to what is already shown:
 - a. Demonstrate the driveway and emergency vehicle turnaround conform with the Humboldt County Code Section 3112-12 Fire Safe Regulations.
 - b. A 2,500-gallon water tank dedicated to fire suppression.
 - c. Streamside Management Areas and associated buffers as described by the Site Management Plan.
10. The applicant shall demonstrate compliance with section 314-81.1 of the Humboldt County Code, which states manufactured homes and recreational vehicles shall be used as residences only in home parks and special occupancy parks, or in any public camping area, subject to the applicable provisions of the Health and Safety Code of the State of California. Therefore, the trailers onsite will be subject to annual inspection.
11. The applicant shall secure permits for all structures related to the cannabis cultivation and other commercial cannabis activity, including but not limited to, existing and proposed greenhouses, water tanks over 5,000 gallons, existing and proposed structures associated with drying and storage or any activity with a nexus to cannabis, and any noise containment structures as necessary. The plans submitted for building permit approval shall be consistent with the project description and the approved project site plan. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.
12. The applicant shall improve the intersection where the private driveway meets Bell Springs Road as described by the Department of Public Works referral comments in Attachment 4 of this staff report. The applicant shall obtain an encroachment prior to starting any work in the County Right-of-Way. A letter or similar communication from the Department of Public Works stating the work has been completed to their satisfaction will satisfy this condition.
13. The applicant shall either provide evidence of permit, destroy the well, legalize the well through installation of a new sanitary surface seal, or provide compelling evidence that the well was installed prior to February 1973. A letter or similar communication from the Department of Environmental Health will satisfy this condition.
14. The applicant shall discontinue the use of and decommission the composting toilet as requested by the Department of Environmental Health (DEH). Disposal of the end product must be in accordance with Humboldt County Code (HCC) § 615-10: bury remaining night soil below 18" of compacted soil, above ground water, no closer than 50' to ephemeral stream and no closer than 100' of perennial stream. Alternatively, the applicant shall obtain approval of composting toilet from DEH. A letter or similar communication from the Department of Environmental Health will satisfy this condition.

15. The applicant shall submit a copy of the Final Streambed Alteration Agreement issued by CDFW that includes, but is not limited to, replacement of two culverts, outfalls for the ponds used for irrigation and the point of diversion used historically for cultivation. The applicant shall adhere to reporting requirements shall be submitted to the Planning Department and the California Department of Fish and Wildlife at 619 Second Street, Eureka, CA 95501, no later than December 31 of each year.
16. The applicant shall adhere to the Final Streambed Alteration Agreement issued by the California Department of Fish and Wildlife (CDFW) and comply with all applicable terms.
17. The applicant to submit copies of all documents filed with the State Water Resources Control Board, including, but not limited to, a Notice of Availability. The applicant is required to adhere to and implement the requirements contained in the SWRCB's Cannabis Cultivation Policy, the General Order and the Notice of Applicability. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted annually to the Planning and Building Department concurrent with the submittal to the SWRCB.
18. The applicant shall adhere to the recommendations within the Environmental Report prepared by Hohman and Associates dated April 27, 2020. Please note: This permit does not authorize any new development within the Streamside Management Areas or associated buffers on the subject parcel.
19. The applicant shall cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division.
20. The applicant shall install and utilize a water meter to demonstrate that there is sufficient water supply to meet the demands of the project. The water use for cultivation is limited to the use of the well and amount of water available in storage tanks and shall be provided annually prior to or during the annual inspection.
21. The applicant shall construct noise containment structures for all generators used on the parcel. The applicant shall obtain all required building permits for such structures. The applicant shall maintain generator, fan, and dehumidifier noise at or below 50 decibels at the edge of the clearing or 100 feet, whichever distance is closer. This will satisfy the auditory disturbance guidance prepared by the U.S. Fish and Wildlife (USFS), California Fish and Wildlife (CDFW) and Department Policy Statement No. 16-005 to minimize impacts to the Northern Spotted Owl and Marbled murrelet. All generators must be located on stable surfaces with a minimum 200-foot buffer from Class I and Class II streams, per the requirements of CDFW. No generator use is authorized by this permit until the applicant can demonstrate compliance with this standard.
22. The applicant shall not use any erosion control measures that contain synthetic (e.g. plastic or nylon) monofilament netting, including photo- or biodegradable plastic netting, on a regular and on-going basis. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without weaves.
23. All refuse shall be contained in wildlife proof containers, at all times, and relocated to an authorized waste management facility, in compliance with State and local laws, on a regular and on-going basis.
24. All artificial lighting used for propagation shall comply with International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1 and be designed to regulate light spillage onto neighboring properties resulting from backlight, up light, or glare (BUG). International Dark Sky Association standards exceed the requirements of Scenic Resources Standard SR-S4, Light and Glare, that lighting be fully shielded, and designed and installed to minimize off-site lighting and direct light

within the property boundaries. No artificial lighting is authorized by this permit until the structures and greenhouses can be demonstrated to comply with this standard.

25. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection in order to keep the permit valid.
26. The applicant shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning Division.

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

1. The combination of background, generator and greenhouse fan or other operational equipment created noise must not result in the harassment of Northern Spotted Owl species as required to meet the performance standards for noise set by Department Policy Statement No. 16-005 clarifying CMMLUO Section 55.4.11 (o) requirements. The combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.
2. All artificial light utilized in mixed-light greenhouses shall be limited to 6 watts per square foot with no wattage limit in the ancillary propagation greenhouse. All artificial lighting shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be enclosed between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program; see: <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>. Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of Low Pressure Sodium (LPS) light or low spectrum Light Emitting Diodes (LED) with a color temperature of 3000 kelvins or less and 3) only placed where needed.
3. The applicant shall abide by recommendations of the Biological Assessment prepared by Timberland Resource Consultants (TRC) and received October 24, 2019 which include but are not limited to, floristic surveys to ensure no potentially special status plant species or communities are present should additional ground disturbance or habitat conversion be proposed in the future; ensuing supplemental lighting associated with mixed-light cultivation is fully contained with black out tarps and have all outside lighting on timers or motion sensors to reduce light exposure to wildlife and their potential habitat; and, avoid heavy equipment operations during NSO critical period (February 1 – July 31) or perform protocol level surveys prior to initiating that work.
4. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above in items B.1. and B.2., within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
5. Ensure all generators be located on stable surfaces with a minimum 200 feet buffer from all waterways measured horizontally from the outer edge of the riparian drip zone, per CDFW referral comments received January 4, 2018.
6. Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any erosion control and/or cultivation materials that contain synthetic (e.g., plastic or nylon)

netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.

7. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
8. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
9. The use of anticoagulant rodenticide is prohibited.
10. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.
11. 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. If offsite processing is chosen to be the preferred method of processing, this permit shall be modified to identify the offsite licensed facility.
12. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MAUCRSA, as applicable to the permit type.
13. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning and Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort toward compliance can be shown within the two years following the issuance of the provisional clearance or permit, the Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow additional time to meet the outstanding requirements.
14. 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.
15. Compliance with all statutes, regulations, and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
16. Confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
17. Maintain enrollment in Tier 1, 2, or 3, certification with North Coast Regional Water Quality Control Board (RWQCB) Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.

18. Comply with the terms of any applicable Lake and Stream Alteration (1600 or 1602) Permit obtained from the California Department of Fish and Wildlife (CDFW).
19. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire), if applicable.
20. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).
21. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
22. Pay all applicable application, review for conformance with conditions and annual inspection fees.
23. Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's Certified Unified Program Agency (CUPA) program, and in such a way that no spillage occurs.
24. The master log books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
25. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

Performance Standards for Cultivation and Processing Operations

26. Pursuant to the MCRSA, Health and Safety Code Section 19322(a)(9), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
27. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include federal and state wage and hour laws, Cal/OSHA, OSHA, the California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
28. Cultivators engaged in processing shall comply with the following Processing Practices:
 - a. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
 - b. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
 - c. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
 - d. Employees must wash hands sufficiently when handling cannabis or use gloves.
29. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
 - a. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
 - (1) Emergency action response planning as necessary;
 - (2) Employee accident reporting and investigation policies;

- (3) Fire prevention;
 - (4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - (5) Materials handling policies;
 - (6) Job hazard analyses; and
 - (7) Personal protective equipment policies, including respiratory protection.
- b. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
 - (1) Operation manager contacts;
 - (2) Emergency responder contacts; and
 - (3) Poison control contacts.
 - c. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
 - d. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
30. All cultivators shall comply with the approved processing plan as to the following:
- a. Processing practices
 - b. Location where processing will occur
 - c. Number of employees, if any
 - d. Employee Safety Practices
 - e. Toilet and handwashing facilities
 - f. Plumbing and/or septic system and whether or not the system is capable of handling increased usage
 - g. Drinking water for employees
 - h. Plan to minimize impact from increased road use resulting from processing
 - i. On-site housing, if any
31. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation SP issued pursuant to the CMMLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.
32. 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 permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance, 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 noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the Special Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Section 55.4.13.
33. Permit Renewals to Comply with Updated Laws and Regulations. Permit renewal is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the

regulations currently in place and may require the submittal of additional information to ensure that new standards are met.

34. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this section in the event that environmental conditions, such as a sustained drought or low flows in the watershed in which the cultivation area is located, will not support diversions for irrigation.
35. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
 - a. Identifying information for the new owner(s) and management as required in an initial permit application;
 - b. A written acknowledgment by the new owner in accordance as required for the initial permit application;
 - c. The specific date on which the transfer is to occur;
 - d. Acknowledgement of full responsibility for complying with the existing permit; and
 - e. Execution of an Affidavit of Non-diversion of Medical Cannabis.
36. Inspections. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

Informational Notes:

1. Pursuant to Section 314-55.4.11(a) of the CMMLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state of county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity but in no event more than two (2) years of the date of issuance of the provisional clearance or permit. Plans for curing the violations shall be submitted to the Planning and Building Department by the Permittee within one (1) year of the issuance of the provisional certificate or permit. The terms of the compliance agreement may be appealed pursuant to section 314-55.4.13 of the CMMLUO.
2. This provisional permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where the Compliance Agreement per Condition of Approval #1 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in Conditions of Approval #23 of the On-Going Requirements /Development Restrictions, above.
3. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

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

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

ATTACHMENT 2

**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 216-072-010, 4808 Bell Springs Road, Garberville, Humboldt Base & Meridian, County of Humboldt

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

December 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.

The modified project involves a Conditional Use Permit (PLN-11744-CUP) for an existing 20,128 square foot (SF) cannabis cultivation operation of which 15,640 SF is full-sun outdoor and 4,488 is mixed light in three light deprivation greenhouses. Irrigation water is sourced from a rainwater catchment system and onsite well. Existing available water storage is 64,600 gallons in eight hard tanks and 57,900 gallons of additional hard tank water storage is proposed for a total of 122,500 gallons. Estimated annual water usage is 120,000 gallons (4.87 gal/SF). Drying and bucking occurs onsite and all other processing will occur off site at a licensed processing or manufacturing facility. The project is resident-operated, therefore requiring no employees. Power is provided by P. G. & E.

There are is one mapped species of special concern, the North American porcupine, listed on the California Natural Diversity Database (CNDDB). There is an unnamed Class II watercourse that is tributary to Rays Creek then to the East Branch South Fork Eel River running north to south in the central portion of the subject parcel as shown on the Humboldt County WebGIS. The nearest mapped Marbled murrelet habitat is located 1.03 miles east of the subject parcel and the nearest Northern Spotted Owl (NSO) Activity Center is located 1.45 miles to the east. The subject parcel is located in an area that requires special noise attenuation measures due to proximity to known sensitive receptors. Due to the proximity of the cultivation area to NSO habitat, a proposed condition of approval to this project would require the applicant to maintain generator and fan noise at or below 50 decibels at the edge of the clearing or 100 feet, whichever distance is closer. This will satisfy the auditory disturbance guidance prepared by the U.S. Fish and Wildlife (USFS), California Fish and Wildlife (CDFW) and Department Policy Statement No. 16-005 to minimize impacts to the Northern Spotted Owl and Marbled murrelet. Planning staff believes that use of supplemental lighting complying with dark-sky standards can adequately address any lighting impacts on NSO and is recommending a condition of approval be added to this permit that would prohibit mixed-light in the propagation greenhouses until the applicant can demonstrate compliance with these noise standards.

Access to the site is via a driveway off Bell Springs Road via Alderpoint Road. Bell Springs Road is a county-maintained roadway, developed to the functional equivalent of a Category 4. A *Road Evaluation Report* for Bellis Ranch Road was prepared by Clearwater Ag Services (Attachment 3) which indicates the roadway does meet a Category 4 equivalent standard and can accommodate the cumulative increased traffic from the project. The *Road Evaluation Report* by Clearwater Ag Services stated that the road is generally 20 feet in width and the report included photos. An additional *Road Evaluation Report* prepared by Clearwater Ag Services (Attachment 3) was submitted for Cabin Road, the applicant's driveway, which states the road is developed to the functional capacity to support the anticipated traffic from the proposed project.

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 impacts of existing cultivation ensuring supplemental lighting and security lighting adheres to Dark Sky Association standards and ensuring project related noise does not harass nearby wildlife which will limit impacts to biological resources as a result of light and noise.

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

1. Substantial changes are proposed in the project which require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified as complete, shows any of the following: A) the project will have one or more significant effects not discussed in the previous MND; B) significant effect previously examined will be substantially more severe than shown in the previous MND; C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or D) mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Summary of Significant Project Effects and Mitigation Recommended

No changes are proposed for the original MND recommended mitigations. The proposal to authorize the continued operation of an existing cannabis cultivation site consisting of 20,0128 square feet of cultivation with ancillary drying activities is fully consistent with the impacts identified and adequately mitigated in the original MND. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the MND. Compliance with the CMMLUO ensures consistency with the adopted MND and provides for mitigation of all project related impacts to a less than significant level.

In reviewing the application for consistency with the adopted MND, the County considered the following information and studies, among other documents (see Attachment 3 for a complete listing):

- Plot Plans prepared by Green Road Consulting;
- Cultivation and Operations Plan and two addendums prepared by Green Road Consulting;
- *Site Management Plan* prepared by Hohman and Associates, dated 5/22/19 for the State Water Resource Control Board (State Water Board) Cannabis Cultivation Policy (Cannabis Policy) and Order WQ 2017-0023-DWQ General Waste Discharge Requirements for Dischargers of Waste Associated with Cannabis Cultivation Activities (General Order);

- *Road Evaluation Report* for Bellis Ranch Road prepared by Clearwater Ag Services dated 1/26/19 and received 3/08/2019;
- *Road Evaluation Report* for Cabin Road prepared by Clearwater Ag Services dated 1/26/19 and received 1/20/2021;
- Division of Environmental Health Attachment for Commercial Medical Marijuana (CMM) Clearances/ Permits; and
- *Environmental Report* for Bellis Heritage Farms LLC., prepared by Hohman and Associates Forestry consultants, received 5/22/20;
- *Addendum to the Environmental Report* for Bellis Heritage Farms LLC., prepared by Hohman and Associates Forestry consultants, received 1/12/21

Other CEQA Considerations

Staff suggests no changes for the revised project.

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

See Purpose statement above.

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

FINDINGS

1. The proposed project will permit an existing cannabis operation and bring the operation into compliance with county and state requirements intended to adequately mitigate environmental impacts.
2. The circumstances under which the project was approved have not changed substantially. There are no new significant environmental effects and no substantial increases in the severity of previously identified effects.
3. For the current proposed project, there has been no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted as complete.

CONCLUSION

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

ATTACHMENT 3

Applicant's Evidence in Support of the Required Findings

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

1. The name, contact address, and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (On file)
3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within one-quarter mile (1,320 feet) 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. (Plot Plans prepared by Clearwater Ag Services submitted 1/21/21 - Attached with project Maps)
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; 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 - Cultivation and Operations Plan (Separate) and two addendums prepared by Green Road Consulting received May 22, 2020, and December 28, 2020)
5. Copy of the statement of water diversion, or other permit, license or registration filed with the State Water Resources Control Board, Division of Water Rights, if applicable. (Condition of approval if groundwater well is connected to surface waters)
6. Description of water source, storage, irrigation plan, and projected water usage. (Attached – see Operations Plan).
7. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Control Board demonstrating enrollment in Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (Attached – Site Management Plan dated May 22, 2019; Condition of approval – submit enrollment documents and annual reporting)
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 California Department of Fish and Wildlife. (Condition of Approval - Final Streambed Alteration Agreement; On file – Notification of Lake or Streambed Alteration)
9. 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)

10. Consent for on-site 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)
11. 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)
12. 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)
13. 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)
14. *Road Evaluation Report* for Bellis Ranch Road prepared by Clearwater Ag Services, dated 1/26/19 and received 3/08/19. (Attached)
15. *Road Evaluation Report* for Cabin Road prepared by Clearwater Ag Services, dated 1/26/19 and received 1/20/21. (Attached)
16. Division of Environmental Health Attachment for Commercial Medical Marijuana (CMM) Clearances/ Permits (DEH Form). (On-file)
17. *Environmental Report* prepared by Hohman and Associates on 4/27/20, received 10/24/19 (Attached Separately and On File).
18. *Addendum to the Environmental Report* prepared by Hohman and Associates on 1/12/21, received 1/12/21 (Attached Separately and On File).
19. *Boundary Exhibit* prepared by Kolstad Land Surveyors dated March 22, 2019. (Attached)
20. *Cultural Resources Survey* prepared by Archeological Research and Supply Company dated December 30, 2019. (On file and confidential)



P.O. Box 733, Hydesville, CA 95547 . (707) 768-3743 . (707) 768-3747 fax

Project Description Work Order:

This project addresses the road system and cultivation sites on the Miller property near Garberville CA, APN 216-072-010.

Table 1. Geographic Coordinates of 1600 Points

Identification Number	Latitude	Longitude
RP-4	40.059487°	-123.650419°
RP-13	40.061949°	-123.647617°
RP-14	40.061612°	-123.648028°
RP-15	40.061248°	-123.647825°
TC-1	40.061202	-123.644811

Road work, stream crossings and site regrading descriptions:

Site 1: Outslope site with a minimum 2% grade to the north to allow adequate drainage.

Site 2: Outslope site with a minimum 2% grade to the north and south to allow adequate drainage.

Site 3: Outslope site with a minimum 2% grade to the south to allow adequate drainage.

RP-1: Install a rocked rolling dip to divert surface drainage. The dip shall be lined with 4" to 6" mixed diameter sharp angular rock. The dip shall be constructed to catch and drain the inside ditch in addition to the road surface.

RP-2: Install a rocked rolling dip to divert surface drainage. The dip shall be lined with 4" to 6" mixed diameter sharp angular rock. The dip shall be constructed to catch and drain the inside ditch in addition to the road surface.

RP-3: Install a rocked rolling dip to divert surface drainage. The dip shall be lined with 4" to 6" mixed diameter sharp angular rock. The dip shall be constructed to catch and drain the inside ditch in addition to the road surface.

RP-4: Existing undersized 6" diameter culvert crossing on a class III watercourse. Excavate fill material and install a 24" diameter culvert to grade. Line the inlet and outlet with 12" to 18" diameter rock. Install a critical dip to the right of the center of the hinge line. Line the dip with 4-6" diameter rock to prevent surface erosion. Rock the road surface for 50' left and right of the

culvert centerline to reduce overland flow. CDFW 1600 document required. 6 cubic yards of erosion potential if left unrepaired.

RP-5: Install a rocked rolling dip to divert surface drainage. The dip shall be lined with 4" to 6" mixed diameter sharp angular rock. The dip shall be constructed to catch and drain the inside ditch in addition to the road surface.

RP-6: Install a rocked rolling dip to divert surface drainage. The dip shall be lined with 4" to 6" mixed diameter sharp angular rock. The dip shall be constructed to catch and drain the inside ditch in addition to the road surface.

RP-7: Install a rocked rolling dip to divert surface drainage. The dip shall be lined with 4" to 6" mixed diameter sharp angular rock. The dip shall be constructed to catch and drain the inside ditch in addition to the road surface.

Site 4: Outboard edge of site has a mix of brush and overhanging fill. Excavate the overhanging fill material and remove the heavy brush content within 5' of the break in slope where feasible. The general site shall be drained by dispersion across the site and not funneled to one site.

RP-8: Steep skid trail present connecting site 4 to the houses to the east. The skid trail is about 300 feet in length and shall be water barred to prevent erosion between the months November 15 and April 15 if used during the summer months

RP-9: Existing 350' seasonal dirt road prevents the use of adequate waterbreaks due to the steep 20% road grade. Grade the road system, maintaining a 2% outslope where feasible. Rock the road prism with 1" +/- road base prior to the use within the winter season.

RP-10: Install a rocked rolling dip to divert surface drainage. The dip shall be lined with 4" to 6" mixed diameter sharp angular rock. The dip shall be constructed to catch and drain the inside ditch in addition to the road surface.

RP-11: Install a rocked rolling dip to divert surface drainage. The dip shall be lined with 4" to 6" mixed diameter sharp angular rock. The dip shall be constructed to catch and drain the inside ditch in addition to the road surface.

RP-12: Mobile generator present on site. Remove from site or design storage containment if the unit will be left on site.

RP-13: Existing dirt ford crossing on a class III watercourse. Excavate fill material and install a dry rock ford. Taper road approach 18" deep to ensure the channel catches the watercourse. Line the watercourse channel with 4"-6" diameter rock. Line the approaches for 25' left and right of the channel with 3" minus aggregate road base. Armor channel outfall with 6" to 18" diameter rock. Install larger diameter rock, 24" at the base of the armor and key into the slope. Potential of 15 cu. yards of erosion. CDFW 1600 required.

RP-14: Existing dirt ford crossing on a class III watercourse. Excavate fill material and install a dry rock ford. Taper road approach 18" deep to ensure the channel catches the watercourse. Line the watercourse channel with 4"-6" diameter rock. Line the approaches for 25' left and right of the channel with 3" minus aggregate road base. Armor channel outfall with 6" to 18"

diameter rock. Install larger diameter rock, 24" at the base of the armor and key into the slope. **Potential of 18 cu. yards of erosion. CDFW 1600 required.**

RP-15: Existing dirt ford crossing on a class III watercourse. Excavate fill material and install a dry rock ford. Taper road approach 18" deep to ensure the channel catches the watercourse. Line the watercourse channel with 4"-6" diameter rock. Line the approaches for 25' left and right of the channel with 3" minus aggregate road base. Armor channel outfall with 6" to 18" diameter rock. Install larger diameter rock, 24" at the base of the armor and key into the slope. **Potential of 12 cu. yards of erosion. CDFW 1600 required.**

RP-16: Install a rocked rolling dip to divert surface drainage. The dip shall be lined with 4" to 6" mixed diameter sharp angular rock. The dip shall be constructed to catch and drain the inside ditch in addition to the road surface.

RP-17: Install a rocked rolling dip to divert surface drainage. The dip shall be lined with 4" to 6" mixed diameter sharp angular rock. The dip shall be constructed to catch and drain the inside ditch in addition to the road surface.

RP-18: Install a deep waterbar or dip to divert surface drainage. The dip shall be constructed to catch and drain the inside ditch if present in addition to the road surface.

RP-19: Install a deep waterbar or dip to divert surface drainage. The dip shall be constructed to catch and drain the inside ditch if present in addition to the road surface.

RP-20: Install a deep waterbar or dip to divert surface drainage. The dip shall be constructed to catch and drain the inside ditch if present in addition to the road surface.

RP-21: Install a deep waterbar or dip to divert surface drainage. The dip shall be constructed to catch and drain the inside ditch if present in addition to the road surface.

TC-1: Failed Class II instream pond. The pond was constructed of uncompacted fill material using a historic road/skid trail as the dam. The pond was 60' by 40' in size and 7' deep and appeared to have naturally breached more than ten years ago. Approximately 30 cubic yards shall be excavated and feathered by tractor along the existing skid trail to the left of the crossing and an additional 60 cu yards of fill shall be feathered by tractor to the right of the crossing. The approaches to the crossing shall be sloped back to a 1 to 1.5 ratio to allow only temporary future access. All bare soil created from the operation shall be seeded and mulched prior to the first rain event. **Potential of 25 cu. yards of erosion. CDFW 1600 required.**

Project Photos and Maps



Figure 1: Site 1.



Figure 2: Site 1.



Figure 3: Site 2.



Figure 4: Site 2.



Figure 5: **Site 3.**



Figure 6: **Site 3.**



Figure 7: Site 4.



Figure 8: Site 5: Site is currently abandoned and will be removed.



Figure 9: **RP12:** Generator needing fuel containment structure.



Figure 10: **RP13:** Existing eroded crossing. Remove fill and install a rocked ford.



Figure 11: **RP 14.** Existing eroded crossing. Remove fill and install a rocked ford.



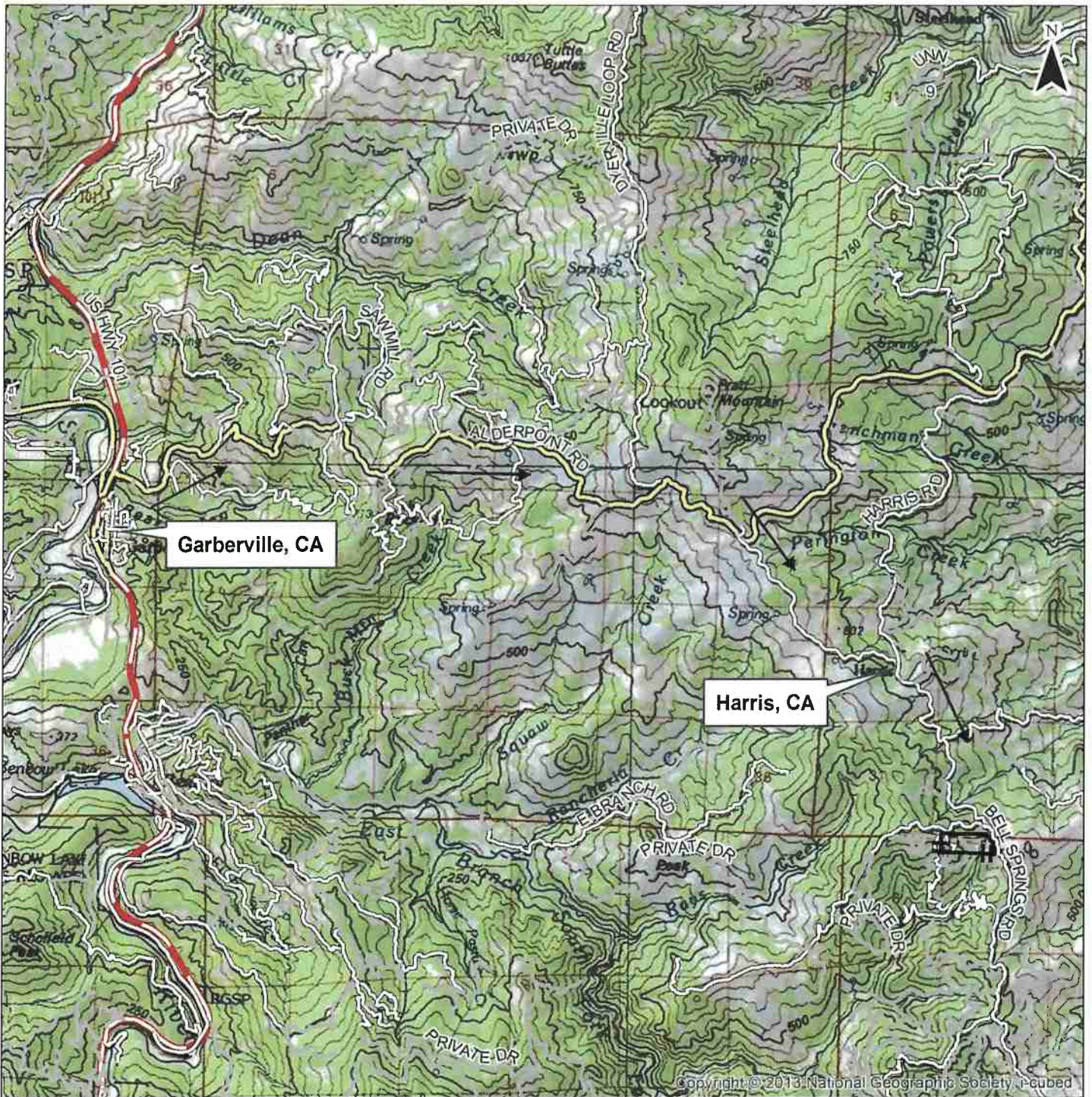
Figure 12: **RP15.** Existing eroded crossing. Remove fill and install a rocked ford.



*Figure 13: **TC 1.** Failed Class II Pond. Remove remining fill and stabilize exposed soil.*



*Figure 14: **TC 1.** Failed Class II Pond looking downstream.
Fuel, Chemical & Waste Storage*



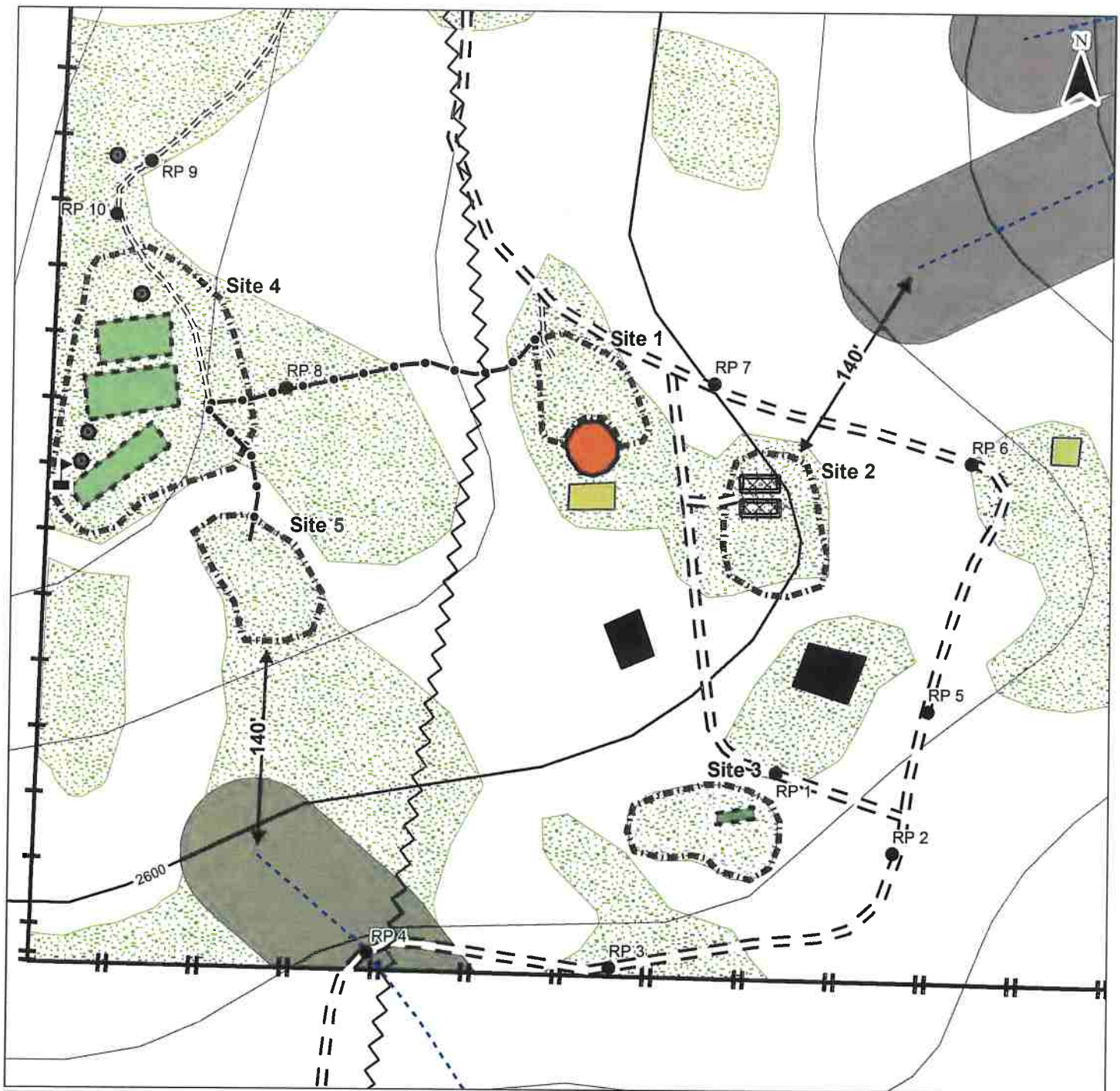
Ashley Miller Location Map

Section 5; T5S; R5E; HB&M; Humboldt
County
Located on the Harris 7.5' USGS
Quadrangle

- Travel Route
- Project Boundary
- Local Road
- Major Road
- Highway
- Private Road

0 3,200 6,400 12,800 Contour Interval: 50'
Feet 1 inch = 7,000 feet

Hohman And Associates Forestry Consultants
Date: 4/30/2020



Ashley Miller Site Overview Map

Section 5; T5S; R5E; HB&M; Humboldt
County
Located on the Harris 7.5' USGS
Quadrangle

0 45 90 180
Feet

Contour Interval: 40'
1 inch = 100 feet

Hohman And Associates Forestry Consultants
Date: 5/5/2020

Charts and Diagrams

4/23/2020

Precipitation Frequency Data Server



NOAA Atlas 14, Volume 6, Version 2
Location name: Garberville, California, USA*
Latitude: 40.0595°, Longitude: -123.6503°
Elevation: 2544.43 ft**
* source: ESRI Maps
** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Mallaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	2.36 (2.09-2.71)	2.81 (2.47-3.22)	3.41 (2.99-3.92)	3.91 (3.41-4.55)	4.63 (3.88-5.59)	5.21 (4.25-6.46)	5.82 (4.61-7.42)	6.47 (4.97-8.52)	7.40 (5.41-10.2)	8.16 (5.74-11.7)
10-min	1.70 (1.50-1.94)	2.01 (1.78-2.31)	2.44 (2.14-2.81)	2.81 (2.44-3.26)	3.32 (2.78-4.01)	3.73 (3.04-4.62)	4.17 (3.31-5.32)	4.64 (3.56-6.11)	5.30 (3.88-7.33)	5.85 (4.11-8.41)
15-min	1.37 (1.21-1.57)	1.62 (1.43-1.86)	1.97 (1.73-2.26)	2.26 (1.97-2.63)	2.68 (2.24-3.23)	3.01 (2.46-3.73)	3.36 (2.66-4.28)	3.74 (2.87-4.92)	4.28 (3.13-5.91)	4.72 (3.32-6.78)
30-min	0.950 (0.838-1.09)	1.13 (0.992-1.29)	1.37 (1.20-1.57)	1.57 (1.36-1.82)	1.86 (1.55-2.24)	2.09 (1.70-2.59)	2.33 (1.85-2.97)	2.59 (1.99-3.42)	2.97 (2.17-4.10)	3.27 (2.30-4.71)
60-min	0.652 (0.575-0.747)	0.773 (0.681-0.887)	0.938 (0.824-1.08)	1.08 (0.937-1.25)	1.27 (1.07-1.54)	1.43 (1.17-1.78)	1.60 (1.27-2.04)	1.78 (1.37-2.35)	2.04 (1.49-2.82)	2.25 (1.58-3.23)
2-hr	0.516 (0.456-0.591)	0.613 (0.540-0.703)	0.744 (0.654-0.856)	0.854 (0.743-0.992)	1.01 (0.844-1.22)	1.13 (0.924-1.40)	1.26 (1.00-1.61)	1.40 (1.07-1.84)	1.59 (1.17-2.20)	1.75 (1.23-2.52)
3-hr	0.461 (0.407-0.528)	0.547 (0.482-0.628)	0.664 (0.583-0.764)	0.761 (0.662-0.884)	0.897 (0.750-1.08)	1.00 (0.819-1.24)	1.12 (0.885-1.42)	1.24 (0.948-1.63)	1.41 (1.03-1.94)	1.54 (1.08-2.22)
6-hr	0.372 (0.328-0.426)	0.443 (0.390-0.508)	0.537 (0.472-0.618)	0.615 (0.535-0.714)	0.722 (0.604-0.873)	0.807 (0.658-0.999)	0.894 (0.709-1.14)	0.987 (0.757-1.30)	1.12 (0.815-1.54)	1.22 (0.856-1.75)
12-hr	0.278 (0.245-0.318)	0.335 (0.295-0.384)	0.410 (0.360-0.471)	0.471 (0.410-0.547)	0.555 (0.464-0.671)	0.621 (0.506-0.769)	0.688 (0.545-0.877)	0.759 (0.582-0.999)	0.856 (0.626-1.18)	0.933 (0.656-1.34)
24-hr	0.204 (0.183-0.232)	0.249 (0.223-0.284)	0.308 (0.275-0.352)	0.356 (0.316-0.410)	0.422 (0.363-0.500)	0.472 (0.398-0.571)	0.524 (0.432-0.648)	0.577 (0.464-0.733)	0.651 (0.504-0.858)	0.709 (0.531-0.965)
2-day	0.142 (0.127-0.161)	0.174 (0.156-0.199)	0.216 (0.193-0.247)	0.250 (0.222-0.288)	0.295 (0.254-0.350)	0.329 (0.278-0.398)	0.363 (0.300-0.449)	0.398 (0.320-0.505)	0.445 (0.345-0.587)	0.481 (0.361-0.655)
3-day	0.113 (0.101-0.129)	0.140 (0.125-0.159)	0.173 (0.155-0.198)	0.200 (0.178-0.230)	0.236 (0.203-0.280)	0.262 (0.221-0.317)	0.289 (0.238-0.357)	0.316 (0.254-0.401)	0.352 (0.272-0.463)	0.379 (0.284-0.516)
4-day	0.095 (0.086-0.109)	0.118 (0.106-0.134)	0.146 (0.131-0.167)	0.169 (0.150-0.194)	0.199 (0.171-0.236)	0.221 (0.186-0.267)	0.243 (0.200-0.300)	0.265 (0.213-0.336)	0.294 (0.228-0.388)	0.316 (0.237-0.430)
7-day	0.068 (0.061-0.077)	0.083 (0.075-0.095)	0.103 (0.092-0.118)	0.118 (0.105-0.136)	0.139 (0.119-0.165)	0.154 (0.130-0.186)	0.169 (0.140-0.209)	0.184 (0.148-0.234)	0.204 (0.158-0.269)	0.219 (0.164-0.299)
10-day	0.055 (0.049-0.062)	0.067 (0.060-0.076)	0.083 (0.074-0.094)	0.095 (0.084-0.109)	0.111 (0.095-0.132)	0.123 (0.104-0.148)	0.134 (0.111-0.166)	0.146 (0.117-0.185)	0.161 (0.125-0.213)	0.173 (0.130-0.235)
20-day	0.037 (0.033-0.042)	0.045 (0.040-0.051)	0.055 (0.049-0.063)	0.063 (0.056-0.073)	0.073 (0.063-0.087)	0.080 (0.068-0.097)	0.087 (0.072-0.108)	0.094 (0.075-0.119)	0.102 (0.079-0.135)	0.109 (0.081-0.148)
30-day	0.030 (0.027-0.034)	0.037 (0.033-0.042)	0.045 (0.040-0.051)	0.051 (0.045-0.059)	0.059 (0.051-0.070)	0.064 (0.054-0.078)	0.069 (0.057-0.086)	0.074 (0.060-0.094)	0.080 (0.062-0.106)	0.085 (0.064-0.116)
45-day	0.025 (0.023-0.029)	0.031 (0.028-0.036)	0.038 (0.034-0.044)	0.043 (0.038-0.050)	0.049 (0.043-0.059)	0.054 (0.045-0.065)	0.058 (0.048-0.071)	0.061 (0.049-0.078)	0.066 (0.051-0.087)	0.069 (0.052-0.094)
60-day	0.023 (0.020-0.026)	0.028 (0.025-0.032)	0.034 (0.030-0.039)	0.038 (0.034-0.044)	0.043 (0.037-0.051)	0.047 (0.039-0.056)	0.050 (0.041-0.061)	0.053 (0.042-0.067)	0.056 (0.043-0.074)	0.058 (0.044-0.080)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

Determination of 100-Year Flood Flow

Location: Miller Project

(Enter data in fields with red-colored headings. Other data fields will be calculated automatically.)

Magnitude and Frequency Method for 100-year flood flow (A > 100 acres)

No.	Crossing	Area (acres) A	Basin maximum elevation (ft)* H	Crossing elevation (ft)* Tc	Area (mi ²) A	Avg. Annual Precipitation (in/yr) P	Elevation Index (mean basin)	100-yr flood flow Q ₁₀₀ (cfs)		
1	RP4	2.5	2730	2540	0.004	65	2635	North Coast ⁽¹⁾ (NC)	Sierra ⁽²⁾ (S)	North-east ⁽³⁾ (NE)
2								4.1	4.0	8.3
3										
4										
5										
6										

*To estimate discharges for bridges, use elevations along watercourse at 85 percent and 10 percent of water-course length from crossing to drainage divide, respectively, instead of using maximum and crossing elevations.

See below for M&F equations

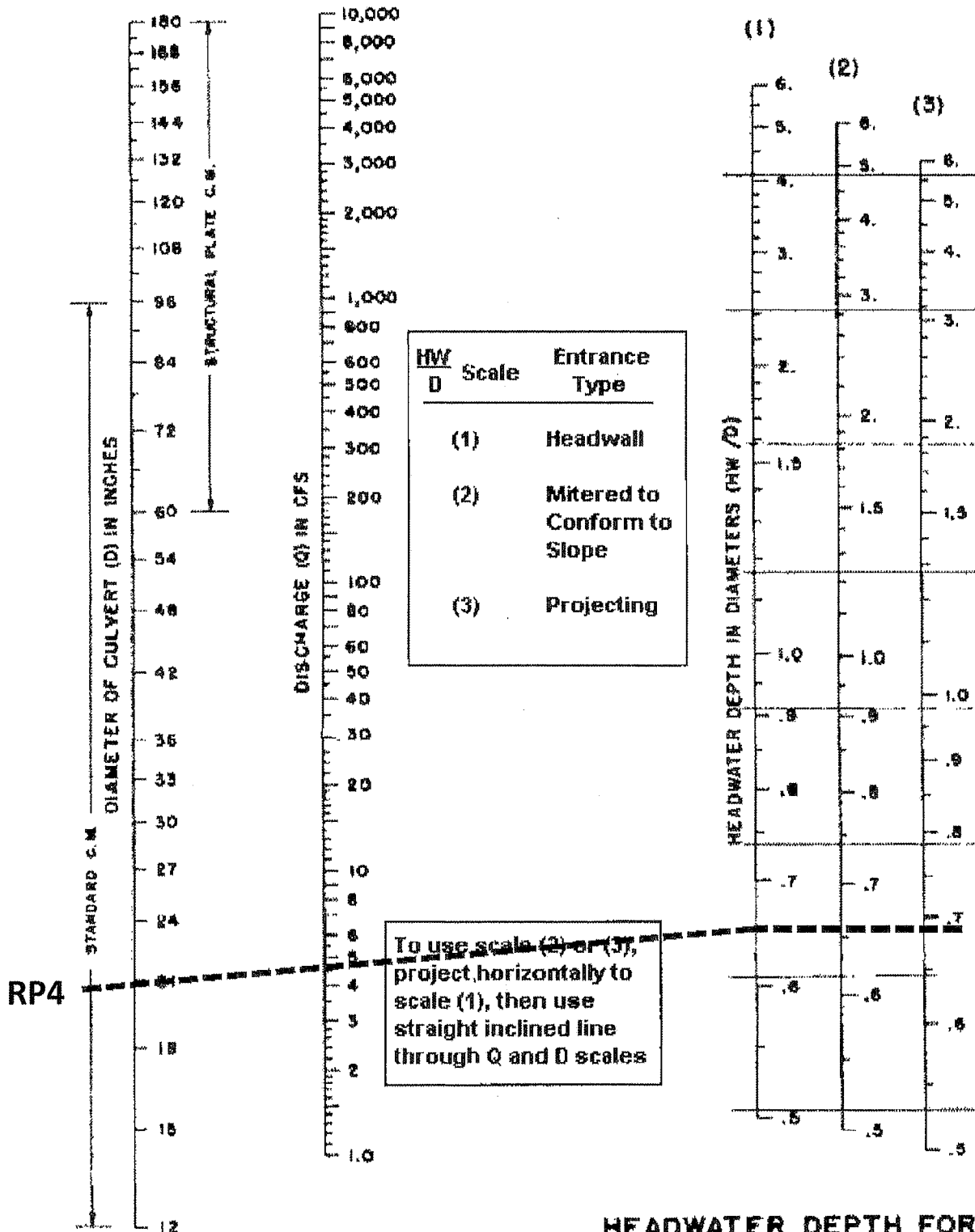
Rational Method for 100-year flood flow (A < 200 acres)

T _c = 60((11.9 X L ³ /H) ^{0.385}			Q ₁₀₀ = CIA		
Crossing	Channel length (to top of basin) (mi) L	Elevation difference (ft) H	Concentration time (min) Tc	100-year Return-Period Precipitation (in/hr) P*	Area (acres) A
No.					
1	RP4	0.11	190	2	2.5
2				4.17	
3					
4					
5					
6					

*Use 100-yr precipitation of duration similar to Tc or for 10 min, whichever is larger; convert to in/hr for input as "P"

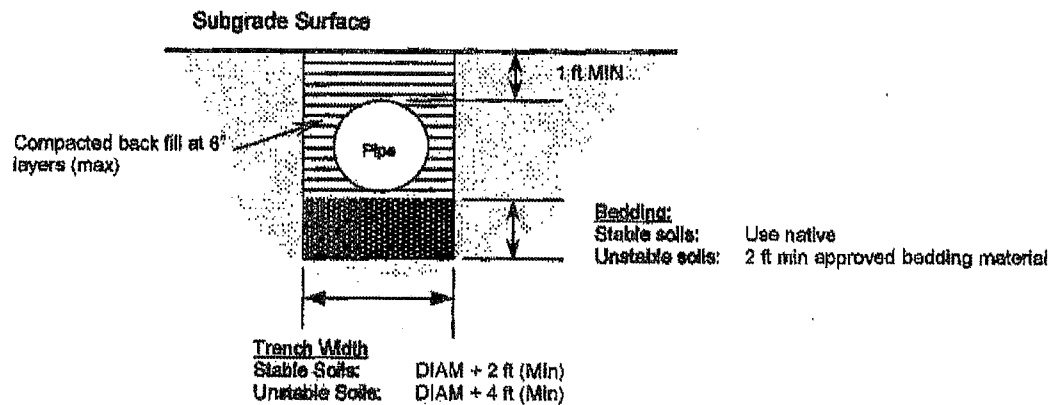
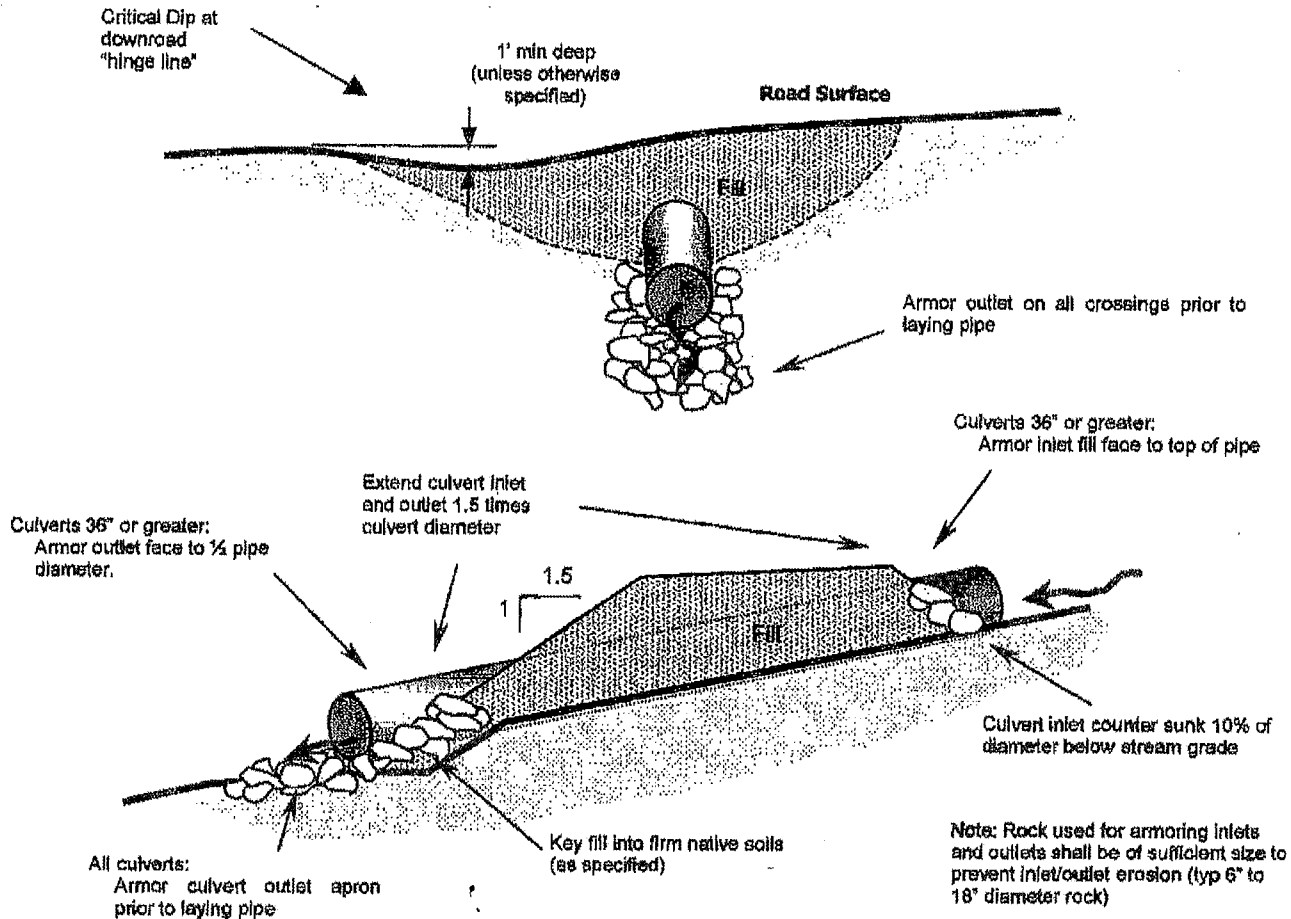
Magnitude & Frequency Q ₁₀₀ equations	
NC (1)	Q ₁₀₀ = 48.5(A) ^{0.385} (P) ^{0.355}
S (2)	Q ₁₀₀ = 20.6 (A) ^{0.614} (P) ^{1.44} (H) ^{0.438}
NE (3)	Q ₁₀₀ = 0.713 (A) ^{0.729} (P) ^{1.56}
CC (4)	Q ₁₀₀ = 11.0 (A) ^{0.84} (P) ^{0.984}

Miller Project



**HEADWATER DEPTH FOR
C. M. PIPE CULVERTS
WITH INLET CONTROL**

BUREAU OF PUBLIC ROADS JAN. 1938

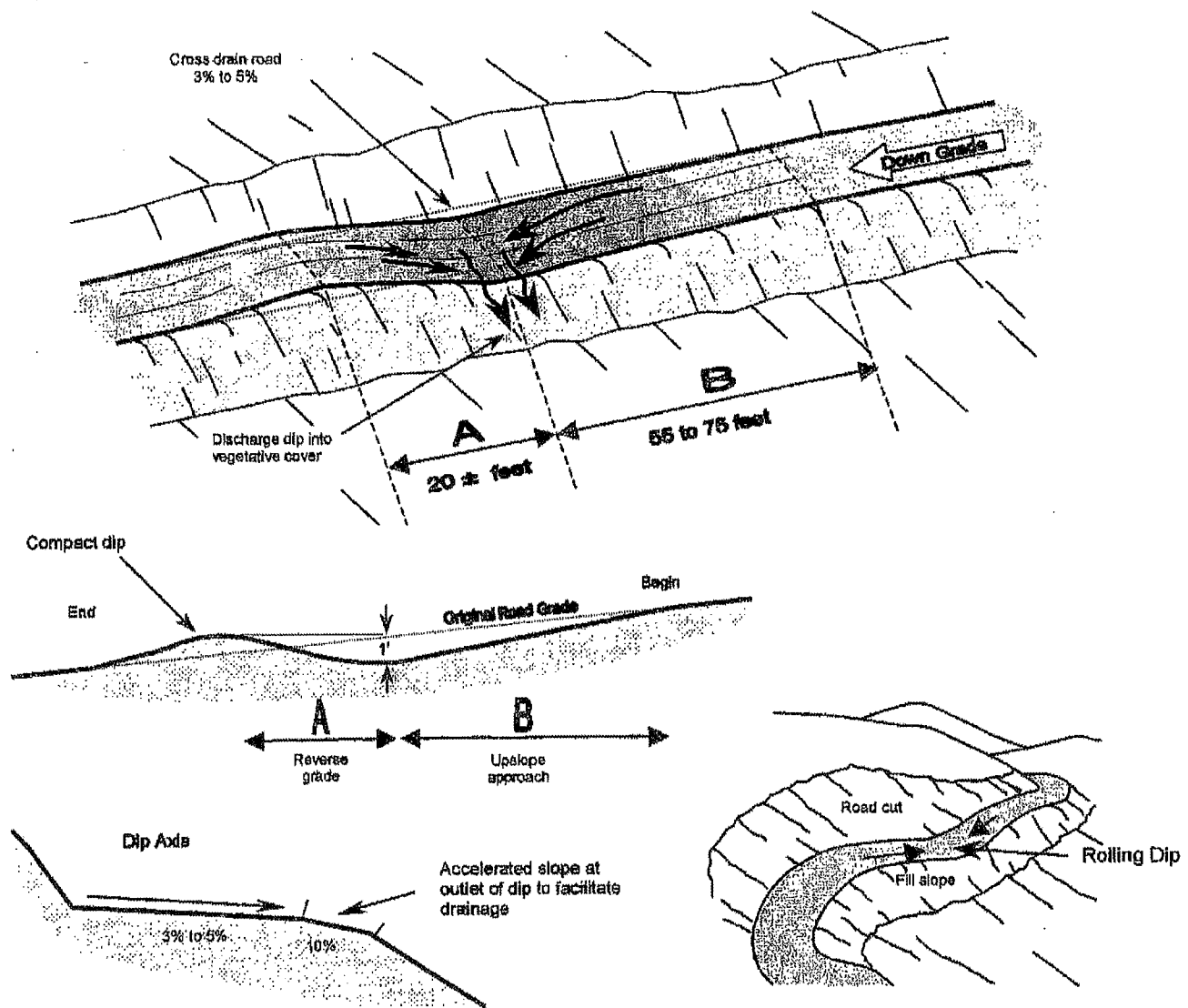


Notes:

- The culvert bed shall be clean and free of large woody debris and large rocks.
- Unsuitable foundation material (highly plastic material - "blue goo") shall be excavated below the invert elevation of the culvert to an approximate depth of 2 feet and a width of at least the culvert diameter plus 4 feet.
- Unsuitable material shall be replaced with selected granular foundation material and compacted to obtain a uniform foundation.
- Select mineral soil shall be used for culvert backfill. The back fill shall be free of lumps, chunks, highly plastic material, and organic material.
- No rocks greater than 3" in any dimension placed closer than 1 foot to the culvert.
- Back fill shall be compacted to a degree greater than the surrounding soils. Soil moisture shall be adequate to achieve suitable compaction.
- See Text for more detail.

PERMANENT WATERCOURSE CROSSING STANDARD PLAN

Standard Detail



ROLLING DIP DIMENSIONS					
		MAIN LINE ROAD		SECONDARY ROAD	
Road Grade (%)	Depth of trough Depth below downslope crest (ft)	A: Reverse grade (Distance from trough to downroad crest (ft))	B: Upslope Approach Distance from up-road start of rolling dip to trough (ft)	A: Reverse grade (Distance from trough to downroad crest (ft))	B: Upslope Approach Distance from up-road start of rolling dip to trough (ft)
<6	1.0	20	65	15	55
6 - 8	1.0	20	75	15	65

NOTES:

- A rolling dip is a broad long permanent dip constructed into native soils. It is intended to drain the road while not significantly impeding traffic.
- The cross drain road (outslope) at 3% to 5%
- Dip outlets should be located to drain into areas with adequate sediment filter quality and non-erodible material such as rock, slash, brush, etc. Where specified, the bottom of the outfall of the dip will be surface rock.
- Where natural slopes exceed 50%, fill shall not be pushed over the dip outlet. A backhoe or excavator may be required to pull back fill at outlet of existing dips.

ROLLING DIP STANDARD PLAN

Standard Detail

Taper road approach to ensure loaded log truck is able to pass without difficulty

Outslope Road 3% to 5%

Extend rock armor to low edge of dip

Scrap out existing quarry

18" minimum depth with a white (rock) bottom (prevents rutting and damage)

Use road through axis of wilderness channel as specified

Extend rock armor to low edge of dip

DRY FORD

Generally used where truck traffic is not expected when crossing is flowing.

Rock road surface if directed by Company.

Outslope 3% to 5%

Connect fill to level greater than surrounding cells

Any rock minimum of 12" into native soil

LIP

- Use smaller rock at top of ford.
- Voids near the base with smaller rock to prevent ponding around the larger rock.

ROCK ARMOR: 6" TO 18" Gravel

- (Under otherwise existing)
- Rock should generally be well graded (incorporating size of sizes)
- Voids shall be filled with smaller rock to prevent ponding around the larger rock.
- Larger rock to be placed at base of armor (18" - 24")

NOTE

- Details are typical and intended for use as a guideline. Adjustments to the actual design may need to occur in field during time of construction due to local site conditions.
- Refer to T&E for specific design criteria where applicable.

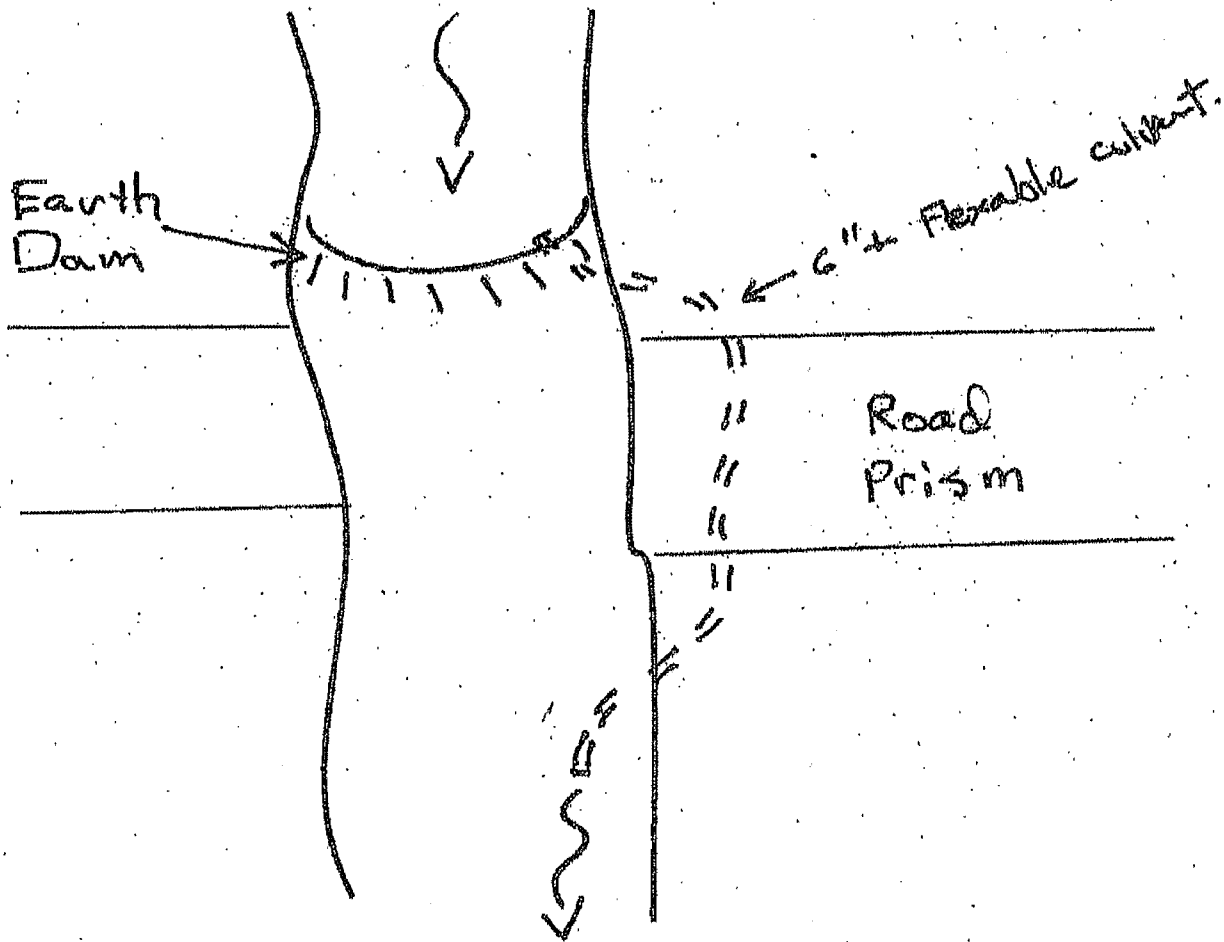
**DRY FORD
STANDARD PLAN**

Standard Detail

FG2023 10(9)

Water Diversion Plan

If water is present and diversion of flow around the work site is necessary, then an impoundment will be constructed and gravity flow or pumping flow through a pipe around the work site will be utilized.





LIST 1
DETAIL

1 Property Address: 4808 BELL SPRINGS RD HARRIS CA

Ownership

County: **HUMBOLDT, CA**
 Assessor: **MARI WILSON, ASSESSOR**
 Parcel # (APN): **216-072-010-000**
 Parcel Status: **ACTIVE**
 Owner Name: **MILLER ASHLEY D & JACOB A**
 Mailing Address: **4808 BELL SPRINGS RD GARBERVILLE CA 95542**
 Legal Description: **PAR 1 PARMAP 1851 BK16/PARMAPS PG 55-56**

Assessment

Total Value:	\$339,150	Use Code:	3105	Use Type:	RESIDENTIAL
Land Value:	\$186,150	Tax Rate Area:	156-001	Zoning:	U
Impr Value:	\$153,000	Year Assd:	2019	Census Tract:	
Other Value:		Property Tax:	\$3,742.12	Price/SqFt:	\$593.75
% Improved:	45%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	06/11/2018	06/22/2001		06/11/2018
Document Number:	2018R10751	2001R15202		2018R10751
Document Type:	GRANT DEED	GRANT DEED		
Transfer Amount:	\$332,500	\$87,500		
Seller (Grantor):	PETERSON IVA J & VOLZ CO			

Property Characteristics

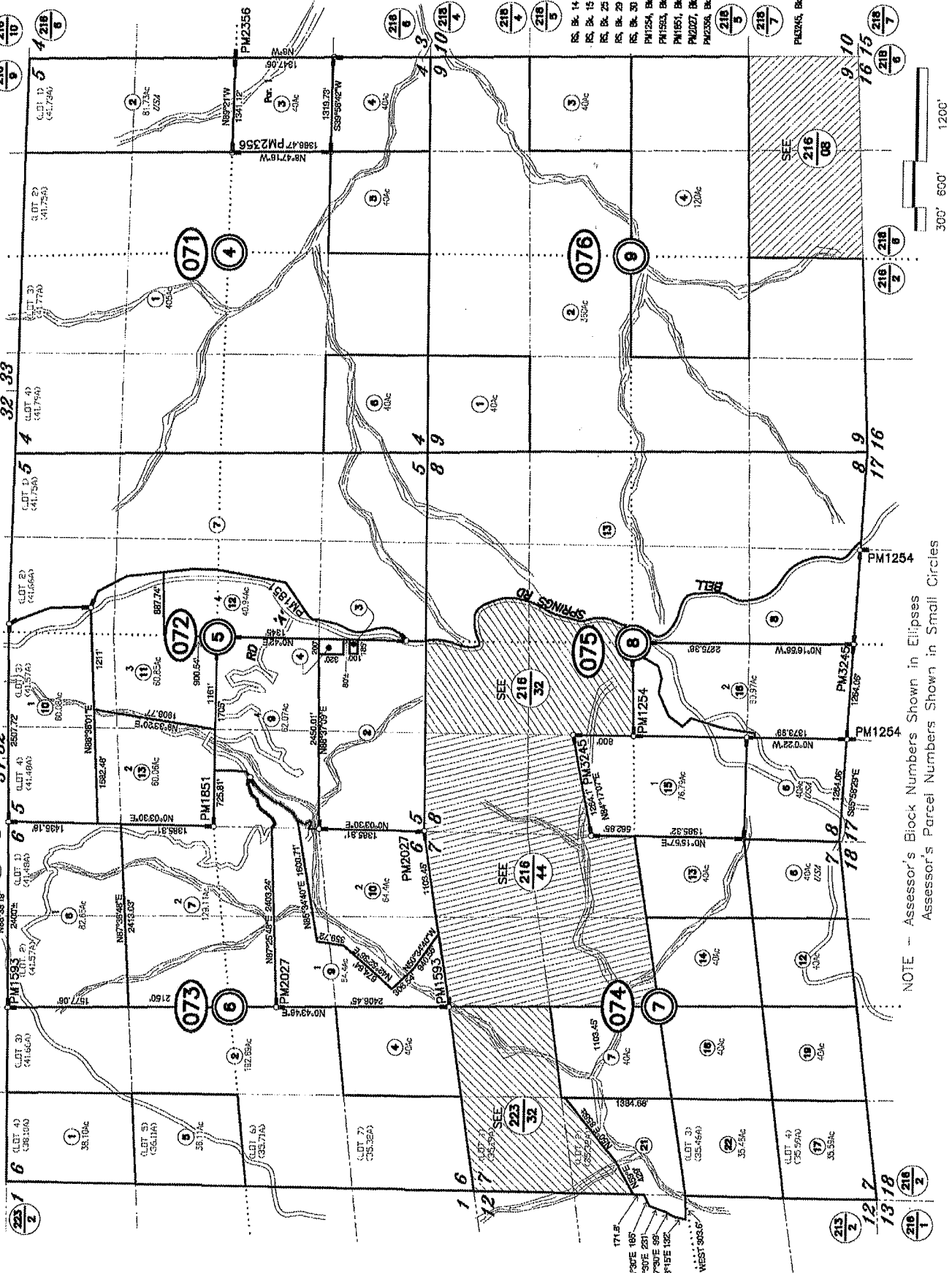
Bedrooms:	1	Fireplace:	H	Units:	
Baths (Full):		A/C:		Stories:	1.0
Baths (Half):		Heating:		Quality:	4.5
Total Rooms:	3	Pool:		Building Class:	D
Bldg/Liv Area:	560	Park Type:		Condition:	
Lot Acres:	60.080	Spaces:		Site Influence:	
Lot SqFt:	2,617,084	Garage SqFt:		Timber Preserve:	
Year Built:	1995			Ag Preserve:	
Effective Year:					

Assessor's Map Bk. 216, Pg. 07
County of Humboldt, CA

SECS 4,5,6,7,8 & 9, T5S R5E, H.B.& M.

216-07

2020



22

Miller Project Work Order

2018-010751

RECORDING REQUESTED BY:
Fidelity National Title Company of California

Recorded - Official Records
Humboldt County, California
Kelly E. Sanders, Recorder
Recorded by: FIDELITY NATIONAL TITLE COMP
Pages: 4

**When Recorded Mail Document
and Tax Statement To:**
Daniel Tankersley and Theresa Tankersley
4808 Bell Springs Rd.
Harris, CA 95542

Recording Fee: \$ 31.00
Tax Fee: \$365.75
Clerk: se Total: \$396.75
Jun 11, 2018 at 03:48:41



Escrow Order No.: FFHO-2011800673

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address: 4808 Bell Springs Rd.,
Harris, CA 95542
APN/Parcel ID(s): 216-072-010

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer subject to
the imposition of documentary transfer tax.

GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.
☒ **The documentary transfer tax is \$365.75** and is computed on:
☒ the full value of the interest or property conveyed.
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in ☒ an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Iva Jean Peterson, an unmarried woman and Corry Joe Volz, an unmarried man

hereby GRANT(S) to Ashley Dawn Miller and Jacob Allen Miller, wife and husband, as joint tenants


the following described real property in the Unincorporated Area of the County of Humboldt, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 1, 2018

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.


Iva Jean Peterson


Corry Joe Volz

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED

(continued)

APN/Parcel ID(s): 216-072-010

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of OklahomaCounty of MuskogeeOn June 4, 2018 before me, Theona Howell Notary Public, Notary Public,
(here insert name and title of the officer)

personally appeared Iva Jean Peterson and Corry Joe Volz,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Oklahoma that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Theona Howell
Signature Theona Howell

(Seal)

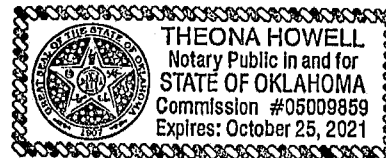


EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 216-072-010

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HUMBOLDT, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Parcel One

Parcel 1 of Parcel Map No. 1851, as shown on said map on file in the Recorder's Office of Humboldt County, in Book 16 of Parcel Maps, pages 55 and 56.

Parcel Two

A non-exclusive right of way for ingress, egress and public utilities 40 feet wide over Parcel Two as shown on Parcel Map No. 916, on file in the Recorder's Office of Humboldt County in Book 8 of Parcel Maps, pages 37 and 38, the centerline of which is described as follows:

BEGINNING in the County Road at a point located 87.17 feet North and 17.89 feet East of the quarter section corner of the South line of Section 32, Township 4 South, Range 5 East, Humboldt Meridian;
and running thence the following courses and distances:

North 41 degrees 30 minutes West, 74.49 feet;
North 23 degrees 55 minutes West, 141.81 feet;
North 73 degrees 50 minutes 30 seconds West, 262.23 feet;
North 73 degrees 50 minutes 30 seconds West, 134.66 feet;
North 52 degrees 41 minutes 15 seconds West, 166.30 feet;
North 84 degrees 23 minutes 15 seconds West, 134.49 feet;
South 65 degrees 15 minutes 15 seconds West, 87.62 feet;
South 47 degrees 22 minutes West, 299.22 feet;
South 68 degrees 27 minutes 15 seconds West, 112.78 feet;
North 74 degrees 07 minutes 45 seconds West, 173.96 feet;
North 30 degrees 30 minutes 15 seconds West, 225.71 feet;
North 64 degrees 55 minutes 15 seconds West, 132.93 feet;
South 63 degrees 08 minutes 45 seconds West, 193.46 feet;
North 89 degrees 00 minutes 30 seconds West, 113.13 feet;
South 57 degrees 40 minutes 45 seconds West, 79.57 feet;
South 12 degrees 06 minutes 15 seconds West, 123.01 feet;
South 29 degrees 57 minutes 15 seconds West, 180.74 feet;
South 82 degrees 32 minutes 30 seconds West, 57.73 feet;
North 74 degrees 44 minutes 30 seconds West, 163.43 feet;
North 65 degrees 43 minutes 30 seconds West, 125.65 feet;
North 56 degrees 05 minutes West, 185.93 feet;
South 74 degrees 35 minutes West, 157.29 feet;
and North 48 degrees 19 minutes West to the West line of said Section 32.

Being Bell Springs Road as shown on the parcel map referred to in Parcel One above.

Parcel Three

A non-exclusive right of way for ingress, egress and public utilities, 40 feet wide, running South from a point on the right of way described in Parcel Two above, the centerline of which is described as follows:

BEGINNING at a point in the County Road located 614.33 feet North and 368.14 feet West of the quarter section corner on the South line of said Section 32;

EXHIBIT "A"
Legal Description
 (continued)

and running thence the following courses and distances:

South 15 degrees 13 minutes 40 seconds East, 203.44 feet;
 South 19 degrees 49 minutes 30 seconds West, 77.03 feet;
 South 42 degrees 35 minutes 15 seconds West, 74.35 feet;
 South 52 degrees 52 minutes 15 seconds West, 123.09 feet;
 South 85 degrees 43 minutes 15 seconds West, 130.71 feet;
 South 34 degrees 33 minutes 15 seconds West, 181.19 feet;
 South 56 degrees 34 minutes 45 seconds West, 104.03 feet;
 and South 5 degrees 02 minutes 45 seconds West to the South line of said Section 32.

Parcel Four

A non-exclusive right of way for ingress, egress and public utilities, 40 feet wide, running South from a point on the right of way described in Parcel Two above, the centerline of which is described as follows:

BEGINNING at a point located North 74 degrees 44 minutes 30 seconds West, 32.46 feet from the Westerly terminus of the course "South 82 degrees 32 minutes 30 seconds West, 57.73 feet" in the right of way first herein reserved;
 and running thence South 55 degrees 59 minutes West, 88.56 feet, and South 11 degrees 34 minutes East to the South line of said Section 32.



1/26/2021

Jacob and Ashley Miller
4808 Bell Springs Road
Garberville CA 95542

Work Order Revision for APN 216-072-010

Dear Ms. Miller, as per our discussion I have upgraded the road points related to the main line roads within the property that allow ingress/egress to adjacent landowners. The upgrades replace the seasonal rocked rolling dip with permanent ditch relief culverts and add additional rock to the road prism for year around use. Please see the points listed below. The points discussed shall supersede the same points within the LSAA 1600, and the site management plan. The ditch relief culverts are superior to the rock rolling dip and will provide year around access to the concerned neighbors.

RP-1: Outslope the road prism from intersection of road up to the turn in the road by 2%. The road shall slope from the bank cut to the outboard edge to properly drain the road surface. The outsloped portion shall be rocked with 1-2"+/- base rock.

RP-2: Install 18" diameter ditch relief culvert to drain the road prism. Within 100' of the cross drain the road shall be insloped or crowned to drain part or all the road prism to or away from the culvert. The road surface shall be rocked with 1-2" diameter base rock within 50' of the culvert to reduce riling. In addition, place approximately a ¼ yard of 2-4" diameter rock at the outlet to reduce nick point erosion.

RP-3: Install 18" diameter ditch relief culvert to drain the road prism. Within 100' of the cross drain the road shall be insloped or crowned to drain part or all the road prism to or away from the culvert. The road surface shall be rocked with 1-2" diameter base rock within 50' of the culvert to reduce riling. In addition, place approximately a ¼ yard of 2-4" diameter rock at the outlet to reduce nick point erosion.

RP-5: Install 18" diameter ditch relief culvert to drain the road prism. Within 100' of the cross drain the road shall be insloped or crowned to drain part or all the road prism to or away from the culvert. The road surface shall be rocked with 1-2" diameter base rock within 50' of the culvert to reduce riling. In addition, place approximately a ¼ yard of 2-4" diameter rock at the outlet to reduce nick point erosion.

RP-6: Install 18" diameter ditch relief culvert to drain the road prism. Within 100' of the cross drain the road shall be insloped or crowned to drain part or all the road prism to or away from the culvert. The road surface shall be rocked with 1-2" diameter base rock within 50' of the culvert to reduce riling. In addition, place approximately a ¼ yard of 2-4" diameter rock at the outlet to reduce nick point erosion.

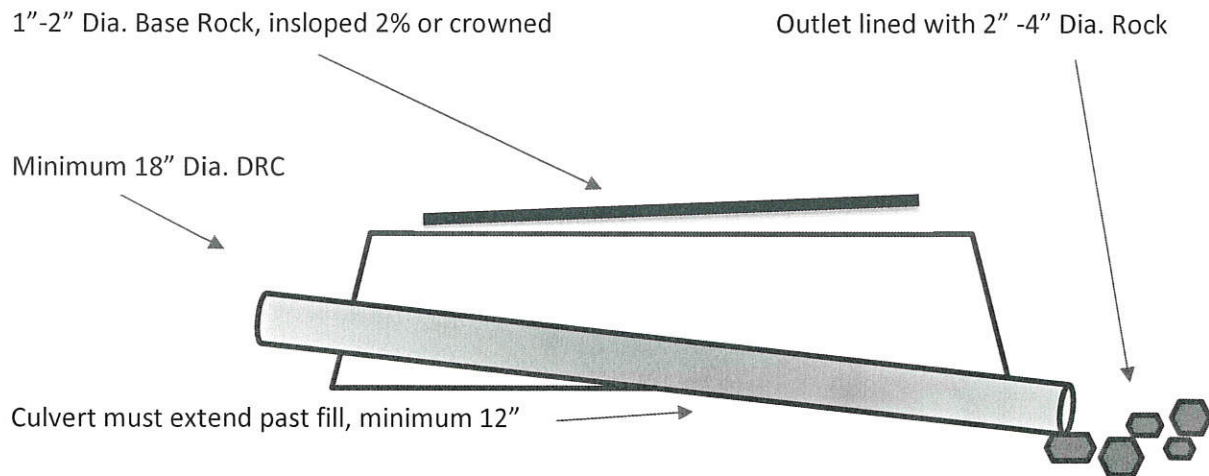
RP-7: Install 18" diameter ditch relief culvert to drain the road prism. Within 100' of the cross drain the road shall be insloped or crowned to drain part or all the road prism to or away from the culvert. The road surface shall be rocked with 1-2" diameter base rock within 50' of the culvert to reduce riling. In addition, place approximately a ¼ yard of 2-4" diameter rock at the outlet to reduce nick point erosion.

RP-10: Install 18" diameter ditch relief culvert to drain the road prism. Within 100' of the cross drain the road shall be insloped or crowned to drain part or all the road prism to or away from the culvert. The road surface shall be rocked with 1-2" diameter base rock within 50' of the culvert to reduce riling. In addition, place approximately a ¼ yard of 2-4" diameter rock at the outlet to reduce nick point erosion.

RP-11: Install 18" diameter ditch relief culvert to drain the road prism. Within 100' of the cross drain the road shall be insloped or crowned to drain part or all the road prism to or away from the culvert. The road surface shall be rocked with 1-2" diameter base rock within 50' of the culvert to reduce riling. In addition, place approximately a ¼ yard of 2-4" diameter rock at the outlet to reduce nick point erosion.

RP-16: Install 18" diameter ditch relief culvert to drain the road prism. Within 100' of the cross drain the road shall be insloped or crowned to drain part or all the road prism to or away from the culvert. The road surface shall be rocked with 1-2" diameter base rock within 50' of the culvert to reduce riling. In addition, place approximately a ¼ yard of 2-4" diameter rock at the outlet to reduce nick point erosion.

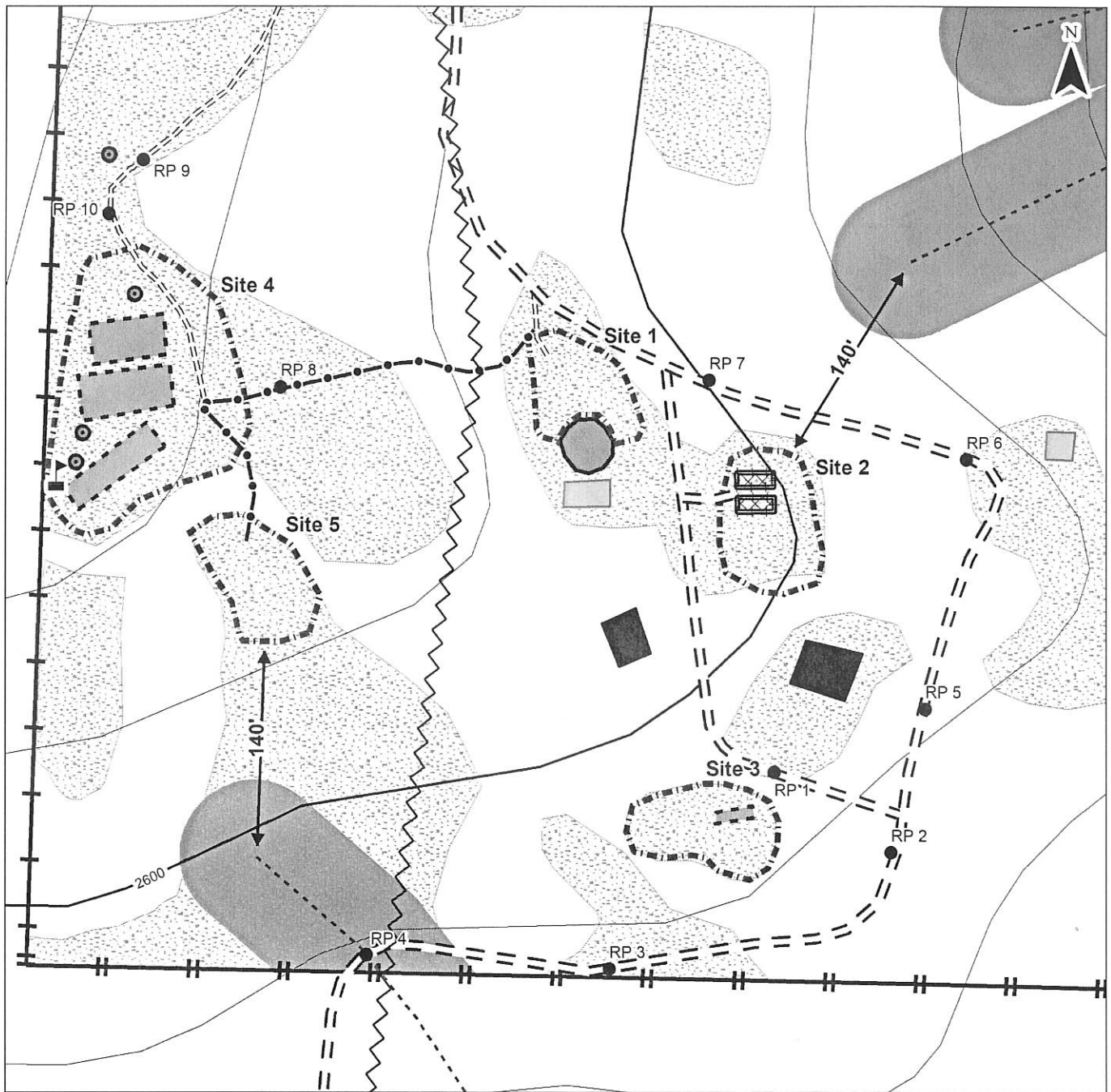
RP-17: Install 18" diameter ditch relief culvert to drain the road prism. Within 100' of the cross drain the road shall be insloped or crowned to drain part or all the road prism to or away from the culvert. The road surface shall be rocked with 1-2" diameter base rock within 50' of the culvert to reduce riling. In addition, place approximately a ¼ yard of 2-4" diameter rock at the outlet to reduce nick point erosion.



Sincerely

Stephen Hohman, RPF 2652
Hohman and Associates Forestry Consultants





Ashley Miller Site Overview Map

Section 5; T5S; R5E; HB&M; Humboldt
County
Located on the Harris 7.5' USGS
Quadrangle

- | | | | |
|---------|--------------------------|-----|--------------------------------|
| ● | Small Water Storage Tank | --- | Site Boundary |
| ⚑ | Well | ▨ | Fuel, Chemical & Waste Storage |
| ● | Road Point | ■ | Greenhouse |
| --- | Class III Watercourse | ■ | House |
| ~~~~~ | Overhead Utility Line | ■ | Shed |
| ●-●-●-● | ATV Trail | ■ | Large Water Storage Tank |
| == | Permeant Rocked Road | ▭ | Project Boundary |
| ===== | Seasonal Dirt Road | ░ | Non-Stocked Area |
| | | ■ | Stream Protection Zone |

0 45 90 180
Feet

Contour Interval: 40'
1 inch = 100 feet

Hohman And Associates Forestry Consultants
Date: 5/5/2020

Bellis Heritage Farms, LLC APN 216-072-010 APPS 11744

Addendum to Cultivation/ Operations Plan

12-28-20



1. The applicant is seeking a Conditional Use Permit for 20,128 square feet of mixed light cultivation.
2. Cultivation irrigation water is supplied by a rain catchment system from roof of an existing building. The building has a roof area of 1800 sq ft. This roof captures the rain and a gutter system and a 2" PVC pipe fills the 62,300 gallon water tank. This rain catchment system will provide approximately 1,000 gallons of water with each inch of rainfall.
3. Existing water storage for this project comprises 3@1,000, 1@3,500, 1@5,000 gallon HDPE tanks as well as 3@ 300 gallon mixing tanks, and 1@62,300 gallon rainwater catchment tank. This storage capacity is 74,100 gallons. Bellis Heritage Farms LLC will acquire additional water storage as well as work to permit hydrologically disconnected well.
4. Approximate water usage for irrigation will be 120,000 gallons per season (4.87 gallons/sf). This will be achieved by careful watering by drip and hand irrigation techniques as well as implementing permaculture techniques. This will include the use of mulch and cover crops as well as planting in the natural ground with high quality natural and organic nutrients and supplements for optimum plant health. There will be two cultivation cycles in the mixed light cultivation area, and one cultivation cycle in the outdoor area.
5. Power is supplied by PGE to this parcel.
6. Cultivation will occur in raised beds, smart pots, and directly in the ground.
7. There will be no employees, the project is entirely owner operated.

Addendum and Additional Information

Bellis Heritage Farms LLC

4808 Bell Springs Road

Harris Ca. 95542



1. No employees will be needed for this project. Jake and Ashley Miller will operate this farm as husband and wife. The planting and harvesting will be staggered which will make it possible to not have to have employees.
2. The cultivation sites are on natural flat areas and historical graded flats. Slopes of the property are gentle and up to 30%. See SMP for more details.
3. Proper setbacks from water courses to cultivation sites reduce any impact on watersheds or habitat.

Cannabis Regulatory Program
North Coast Regional Water Quality Control Board
Site Management Plan

May 22, 2019 Version

Preparer Name:	Forest Kirk	Application Number:	
Email Address:	fkirk@hohmanandassociates.com	Tier and Risk Designation:	
Site Name:	Jacob and Ashley Miller Project	Disturbed Area (ft²):	37,200
County:	Humboldt	Cultivation Area (ft²):	20,000
APN(s):	116-072-010	Cumulative Disturbed Area (ft²)*:	
Site Address:	4808 Bell Springs Road, Garberville CA	Cumulative Cultivation Area (ft²)*:	

**For sites with multiple enrollments on the same property, report the combined disturbed area and cultivation area of all cannabis cultivation on the property. If this does not apply, leave this section blank.*

This plan describes how the cultivator is implementing the best practical treatment or control (BPTC) measures listed in Attachment A of the Cannabis General Order. Refer to Attachment D of the General Order for further technical report guidance. If the sections below do not provide sufficient space, you may attach additional pages.

Fill out the form electronically, save as a PDF file, and email the completed electronic form along with maps and photos to NorthCoast.Cannabis@waterboards.ca.gov. Please do not submit forms that have been printed and scanned.

1. Sediment Discharge BPTC Measures

A. Site Characteristics

i. Site Map Attach a map of the site. The map should contain the following features with labels: <ul style="list-style-type: none"> • Access roads • Vehicle parking areas • Streams • Stream crossings • Cultivation site(s) • Disturbed areas • Buildings • Other site features that are referenced in this plan. (e.g. BPTC measures, pesticide/ fertilizer storage, trash/ refuse storage, etc.) The map should also include: <ul style="list-style-type: none"> • A legend • A north arrow • A scale bar • Topographic lines
ii. Access Road Conditions a. What is the road surface type(s)? Check all that apply. <input type="checkbox"/> Asphalt <input checked="" type="checkbox"/> Gravel <input checked="" type="checkbox"/> Dirt <input type="checkbox"/> Concrete <input type="checkbox"/> Other (describe): _____

b. Is there evidence of erosion, such as gullies or rills? If yes, describe current conditions and how they will be remediated in the space below.

✓ Yes No

There are several portions of the road system which require additional drainage facilities and or maintenance of existing drainage facilities. Four stream crossings will be rebuilt. Three dirt ford class III stream crossings are in poor condition and will be replaced with rocked ford crossings. One undersized culvert crossing on a class III stream will be replaced with a properly sized culvert. Remnants of a dam breached over 10 years ago will be removed to reduce sediment delivery to the class II stream. Please see the attached work order for descriptions of the sites and maps for the location.

c. Does any portion of the access road(s) act as a conveyance for water? If yes, describe in the space below.

✓ Yes No

There are areas where storm water is conveyed down the road slope. Please see attached work order for detailed descriptions of the sties and the remediations. The attached maps are provided to disclose the locations of the sites.

d. What is the estimated vehicle traffic on these roads?

Commuter vehicles: 2 per Day

Commercial vehicles: 2 per Week

Heavy equipment: 1 per Month

Other _____: _____ per Day

e. How is storm water drained from the roads? Check all that apply. Refer to *The Handbook for Forest Ranch and Rural Roads* for information on the methods listed below. (Available at <http://www.pacificwatershed.com/PWA-publications-library>.)

☐ Crowned ☒ Out slope ☒ Armored ditch ☒ Culverts ☒ Rolling dips ☒ Other (describe below)

Temporary or decommissioned roads will divert drainage with Water-bars and or straw wattles.

f. Describe the number, spacing, and discharge location of water drainage features.

Water drainage features will be kept to a maximum spacing of 200' based on the general slope of the roads. The features used are "outsloping", and "Rocked Rolling Dips", All surface drainage will be disconnected prior to any stream crossings and will not be discharged into any unstable areas. Specific Drainage features are described in the attached Work Order.

g. Select the erosion control and sediment capture measures used on the access roads and water drainage features. Check all that apply.

Erosion Control Measures

- ☐ Erosion control blankets ☐ Geotextiles ☒ Straw mulch ☐ Hydromulch ☐ Wood mulch
☒ Vegetation Preservation ☐ Vegetation Planting ☐ Hydroseeding ☒ Vegetated channels
☐ Check dams ☒ Other: Rock and Gravel

Sediment Capture Measures

- ☒ Fiber Rolls ☐ Silt fences ☐ Other: _____

Describe the selected measures in the space below:

Straw mulch will be used to stabilize disturbed soils and to reduce sediment at crossings as described within the attached work order. Where existing vegetation stabilization exists disturbance of these areas is to be avoided if possible. Vegetated storm drainage channels will be used to dissipate surface drainage and reduce sediments entering the streams. Rock and Gravel will be used to reduce surface erosion from runoff and to stabilize road surfaces to reduce dust and fine erosion from wind. Heavy rock will be used to stabilize stream crossings and rolling dips as described within the attached work order.

h. What activities are done to maintain the roads? What activities are done to maintain erosion control measures? What is the maintenance schedule?

Regular maintenance and monitoring of the road surface drainage facilitates, stream crossings & surfacing are required to keep the road system functioning correctly. Maintenance and monitoring includes

1. Checking and clearing all culvert inlet of debris ensuring that the culverts (both stream crossings and ditch relief culverts) are clear and functioning properly.
2. Checking on all surface drainage such as rocked rolling dips, outsloped surfaces and inside ditches are functional and not eroding. All issues are to be corrected in a timely manner to ensure further degradation does not occur.
3. Insure that all roads leading to the sites are surfaced to provide year around access and to reduce dust during the dry period and surface erosion during the winter period. Monitor and reapply gravel as necessary.
4. Monitoring shall occur monthly with a mandatory monitoring and maintenance prior to the onset of the winter period.

For specific corrective road maintenance please see the attached work order.

iii. Streams

a. Do you have any streams, drainages, or channels on or adjacent to your property?

☒ Yes ☐ No

b. If applicable, provide the name(s) of the stream(s). If the stream, drainage, or channel doesn't have a name, write "Unnamed Stream":

The parcel contains unnamed streams that are tributaries to Tom Long Creek, a tributary to the East Branch South Fork Eel River, a tributary to the South Fork Eel River, which is a tributary to the Main Stem Eel River. All sites are currently more than 50 feet from the nearest class III drainage or watercourse, more than 100 feet from any class II watercourse or wetland. No class I watercourse is near the property.

c. If there is a stream, what is the distance between the edge of the stream bank and the edge of the disturbed area at the closest point? How did you take this measurement?

140.00 feet Measurement method: Estimated (Site 2 & 5); See Work Order for Remedations)

d. Do you have any stream crossings?

☒ Yes ☐ No

e. If yes, what types of crossings are they? If there are multiple crossings, check all that apply.

☐ Bridge ☒ Culvert ☒ Low water ☐ Other, Describe: _____

f. If yes, was the crossing designed by a Qualified Professional (e.g. licensed engineer)?

☒ Yes ☐ No

g. Provide a description of all stream crossings, including who designed them, number of crossings, material, size, frequency of use, and any other relevant details. Indicate the location of stream crossings on your site map. Attach photos of all stream crossings and cross-sectional areas of all engineered flow conveyances (e.g. culverts and ditches) used at crossings.

The road system crosses Class III streams at RP 4, 13, 14, & 15. At TC 1 an unused skid trail once used as a dam crosses a class II watercourse the dam breached over 10 years ago. The crossing shall be completely removed by excavating the reaming fill from the stream protection zone. All crossings were evaluated by a Registered Professional Forester Stephen Hohman and/or his designee. The crossings were evaluated using current Forest Practice standards and the standards for commercial cannabis roads. For detailed information on each stream crossing please see the attached work order.

B. Sediment Erosion Prevention and Sediment Capture

If you are classified as Moderate Risk Tier 1 or Moderate Risk Tier 2 and are submitting a Site Erosion and Sediment Control Plan that includes the following information, you may skip this section.

i. Erosion Prevention BPTC Measures

On your site map, indicate the location of erosion prevention BPTC measures described below. Describe erosion prevention BPTC measures around all disturbed areas and features. Include BPTC measures implemented to address erosion resulting from storm water runoff from impervious surfaces, including but not limited to parking lots and roofs of greenhouses, warehouses, or storage facilities. Attach photos documenting implemented measures and locations for planned implementation.

a. How is storm water drained from buildings, greenhouses, and other structures? How are storm water conveyance systems monitored and maintained to protect water quality?

The existing sites are primarily on well drained soils with less than 10% slopes minimal overland flow is expected. A buffer of native vegetation will be maintained and not disturbed surrounding the site. All exposed or disturbed soils will be covered with straw mulch and planted with native grass seeds. Any erosion observed on site will be controlled with straw wattles and bales. See attached SMP work order for specific mitigation points.

b. What physical BPTC measures have been implemented to prevent or limit erosion? Check all that apply.

☒ Straw mulch ☐ Wood mulch ☐ Hydromulch ☐ Plastic covers ☒ Slope stabilization ☐ Soil binders
☐ Erosion control blankets ☐ Geotextiles ☒ Culvert outfall armoring ☒ Other:

Rock and Gravel

Describe the physical BPTC measures checked above, including when they are used and where they are placed. A buffer of native vegetation will be maintained and not disturbed, surrounding the site. All exposed or disturbed soils will be covered with straw mulch and planted with native grass seeds. Any erosion observed on site will be controlled with straw wattles and bales. All stream crossings and road drainage facilities shall be monitored to ensure they are functioning properly and free from debris. See attached SMP work order for specific mitigation points.

c. What biological BPTC measures have been implemented to prevent or limit erosion? (e.g. vegetation preservation/ replacement, hydro seeding, etc.)? Check all that apply.

☒ Vegetation preservation ☒ Vegetation planting ☐ Hydroseeding ☒ Other:

Grass Seeding and Straw Mulch, Waddles & Bales.

Describe the biological BPTC measures checked above, including when they are used and where they are employed.

The the existing sites are primarily on well drained soils with less than 10% slopes, minimal overland flow is expected. A buffer of native vegetation surrounding the site will be maintained and not disturbed. All exposed or disturbed soils will be covered with straw mulch and planted with native grass seeds. Any erosion observed on site will be controlled with straw wattles and bales. See attached SMP work order for specific mitigation points.

d. What physical and biological BPTC measures do you plan to implement to prevent or limit erosion? Check all that apply.

Physical BPTC measures:

- ☒ Straw mulch ☐ Wood mulch ☐ Plastic covers ☐ Slope stabilization ☐ Soil binders
☐ Culvert outfall armoring ☒ Other: Rock Armoring

Biological BPTC measures:

- ☒ Vegetation preservation ☐ Native vegetation planting ☐ Hydroseeding ☒ Other:

Hand Seeded Native Grass Mix

Describe the planned BPTC measures and provide an implementation schedule below.

All disturbed or bare soils shall be covered with straw mulch and planted with native grass seed mix prior to Nov 15 each year. See attached work order for specific mitigations.

ii. Sediment Control BPTC Measures

On your site map, indicate the location of sediment control BPTC measures described below. Describe sediment control BPTC measures around all disturbed areas and features. Attach photos documenting implemented measures and locations for planned implementation.

a. What physical BPTC measures have been implemented to capture sediment that has been eroded? Check all that apply.

☐ Silt fences ☐ Fiber rolls ☐ Settling ponds/ areas ☒ Other: Road Surface Rocking

Describe the physical BPTC measures checked above, including when they are used and where they are placed.

All access roads shall be regularly monitored and maintained; insuring that surfaces are adequately rocked and drainage and stream crossings are functioning properly and free of derbies. Any erosion issues observed shall be addressed and the measures described below implemented in a timely manor. See attached SMP work order for specific mitigation points.

b. What biological BPTC measures have been implemented to capture sediment that has been eroded? Check all that apply.

☐ Vegetated outfalls ☐ Hydro seeding ☒ Other: Hand Seeded Native Grass Mix

Describe the biological BPTC measures checked above, including when they are used and where they are employed.

The existing sites are primarily on well drained soils with less than 10% slopes minimal overland flow is expected. A buffer of native vegetation surrounding the site will be maintained and not disturbed. All exposed or disturbed soils will be covered with straw mulch and planted with native grass seeds. Any erosion observed on site will be controlled with straw wattles and bales. See attached work order for specific mitigation points.

c. What physical and biological BPTC measures do you plan to implement to prevent or limit erosion? Check all that apply.

Physical BPTC measures:

☐ Silt fences ☐ Fiber rolls ☐ Settling ponds/ areas ☒ Other: Road rocking, and rebuild crossings.

Biological BPTC measures:

☐ Vegetated outfalls ☐ Hydro seeding ☒ Other: Straw Mulch and Grass Seed

Describe the planned BPTC measures and provide an implementation schedule below.

All year around access are rocked and will be maintained as rocked roads to reduce surface erosion. Exposed bare soils shall be covered with straw mulch and planted with native vegetation to reduce erosion. Seasonal dirt roads will be water-bared prior to the winter period and restricted to vehicle traffic until summer dry weather. Any area within the site or access roads where erosion is observed will implement straw waddles and or bales to capture sediments. Regular maintenance and monitoring shall occur to ensure all erosion control measure are in place and functioning properly throughout the winter period. See attached work order for specific mitigation measures.

iii. Maintenance Activities- Erosion Prevention and Sediment Control

a. How will erosion prevention BPTC measures, sediment control BPTC measures, and stormwater conveyance systems be monitored and maintained to protect water quality? Describe all required maintenance tasks and a schedule for implementation.

A LSAA is being filed concurrently with this SMP and all crossings specified in the work-order are to be repaired within 5 years. All associated roads will be storm proofed prior to November 15 each year. Regular maintenance and monitoring will occur during the winter period to ensure all crossings and drainage structures are functioning and free of derbies. See attached work order.

b. How will captured sediment be handled? Check all that apply.

☒ Stabilized in place. ☒ Excavated and stabilized on site. ☐ Removed from the site.

Describe the procedure for handling captured sediment below:

All areas of exposed soil will be covered with straw mulch and planted with native grass seed. If erosion and sediment transportation is observed straw bales and waddles will be used to capture sediments which will be excavated and stabilized on site. See attached work order for detailed mitigations.

2. Fertilizer, Pesticide, Herbicide, and Rodenticide BPTC Measures

A. Product List	
In the sections below, list all products used and describe how they are delivered to the site, how they are stored, and how they are used at the site. Also describe how products will be removed from the site or stored to prevent discharge if they are not consumed before the winter season. If there is not enough space, list remaining products on a separate sheet.	
i. Fertilizers	
Product Name	Product Description
Chicken Manure	A soil amendment or organic fertilizer that contains nitrogen, phosphorus, & potassium.
Oystershell	A soil amendment predominately composed of calcium carbonate.
Worm Castings	Natural fertilizer, contains, nitrates, potassium, magnesium, calcium, and phosphorus.
Natures Pride Veg	Bat guano, fish meal, seabird guano, & a variety of other natural fertilizers.
Natures Pride Flower	Crab meal, seabird guano, oyster shell & a variety of other natural fertilizers.
Natures Pride Bloom	Crab meal, seabird guano, oyster shell & a variety of other natural fertilizers.
Doctor Earth	Contains Fish meal and Kelp
ii. Pesticides	
Product Name	Active Ingredient and Product Description
Predator Mites Plant therapy	Soybean oil, peppermint essential oil, citric acid. Saturate your infested plants as needed.
Annihilations	Active ingredients are clove oil rosemary oil and sodiumlauryl sulfate.
Lady Bugs	Natural insect predation

iii. Herbicides

[illegible]

iv. Rodenticides

[illegible]

B. Product Storage Location

i. Do you use secondary containment for the storage of fertilizers, pesticides, herbicides, and rodenticides?

☒ Yes ☐ No

ii. Where are products stored on site? Indicate the storage location on your site map.

Please see the attached Site Overview Map for location of the shipping containers at site 2 for chemical storage for this application.

C. Bulk Fertilizers and Chemical Concentrates

i. How are bulk fertilizers and chemical concentrates stored, mixed, and applied?

Fertilizers and pesticides are brought on site by the site manager. A secondary containment for the storage of fertilizers and pesticides shall be used. The products listed in the tables above are stored in the designated site (within the shipping container at site 2). All products are placed on top of catchment containers on the floors. The catchment container trays are designed to prevent spills and spill kits are kept in the storage container. The bulk fertilizers and chemical concentrates are mixed within totes in catchment containers within the shipping container.

ii. How are empty containers disposed of?

Empty containers will be temporally stored in the trash storage area (within a shipping container at site 2) in sorted metal trash cans and then property disposed/recycled of at the local refuge site.

D. Spill Prevention and Cleanup Plan

i. What procedures are in place to prevent spills of fertilizers, pesticides, herbicides, and rodenticides?

All fertilizers, and pesticides will be stored and mixed in approved containers. with catchment containers placed below them. All storage and mixing will be done in specified areas.

ii. What procedures are in place to clean up spills if they occur?

Granulated liquid absorbent, or pads will be kept on site. If a liquid chemical spill occurs granulated absorbent will be used to create a berm around the spill to prevent it from spreading then cover the spill area. If pads are used, start laying them down around the edge to arrest the spill then cover spill area allow the absorbent to become fully saturated. Pick up all of the saturated material and repeat until the bulk of the spill is picked absorbed. Contain and dispose of the used absorbent according to local laws and ordinances.

For dry chemical spills sweep or vacuum the settled residual dry chemical. If vacuuming, use a filter such as a HEPA filter which is capable of trapping the small dry chemical particles. If necessary, wipe with a damp soft cloth. Wash the area with a mild soap and water solution; then rinse and blow dry to remove residual water.

3. Petroleum Product BPTC Measures

A. Product List

In the sections below, list all products used and describe how they are delivered to the site, how they are stored, and how they are used at the site. Also describe how products will be removed from the site or stored to prevent discharge if they are not consumed before the winter season.

Product Name	Product Description
Gasoline	Gasoline for quads, vehicles, and generators
Diesel	Diesel for small equipment
Oil	Oil for quads and or equipment

B. Product Storage Location

i. Do you use secondary containment for the storage of petroleum products?

☒ Yes ☐ No

ii. Where are products stored on site? Indicate the storage location on your site map.

Please see Site Overview Map for location of the shipping containers for chemical and fuel storage

C. Product Use

i. How are fuels, lubricants, and other petroleum products stored, mixed, and applied?

Petroleum products are stored in state approved plastic containers. Gas and oil is used for quads generators, and other small equipment. The containers are stored within the shipping container. Total combined gas, diesel and oil stored on site will not exceed 150 gallons.

ii. How are empty containers disposed of?

Empty oil containers will be temporally stored in the trash storage area in within the cargo trailer parked at site 2, in sorted metal trash cans and then property disposed/recycled of at the local refuge site. Gasoline and Diesel containers are reusable.

D. Spill Prevention and Cleanup Plan

i. What procedures are in place to prevent spills of petroleum products?

Catchment trays are placed below equipment before fueling or oil changes.

ii. What procedures are in place to clean up spills if they occur?

Granulated fuel absorbent, or pads will be kept on site. If a fuel spill occurs granulated absorbent will be used to create a berm around the spill to prevent it from spreading then cover the spill area. If pads are used, start laying them down around the edge to arrest the spill then cover spill area allow the absorbent to become fully saturated. Pick up all of the saturated material and repeat until the bulk of the fuel is picked up. Contain and dispose of the used absorbent according to local laws and ordinances. Wet the area with water and scrub it using soap and a brush if applicable and rinse it thoroughly with fresh water.

A first aid kit, eyewash station, and fire extinguishers will be made available at site 3 within the shipping container. There will be a Safety Data Sheet (SDS) station located in container where visible, central to the designated storage area for all products utilized on site.

4. Trash/ Refuse, and Domestic Wastewater BPTC Measures

A. Type of Trash/ Refuse

i. What types of trash/ refuse will be generated at the site? Include a description of all solid waste materials (e.g. spent hydroponic growing media, organic materials, plastic, paper, glass, clay, etc.)

Trash and refuse generated at the site are mainly cultivation related waste with a small amount of household waste. Cultivation waste includes nutrient containers, soil bags, and other related items.

ii. How will trash/ refuse be contained and properly disposed of?

Trash will temporary be stored in metal trash cans within the cargo trailer parked at site 2 to prohibit disturbance from wildlife metal cans will also be used for sorted recycling. The trash will be hauled to the dump and property disposed/recycled once every two weeks.

iii. Where will trash/ refuse be stored? Indicate the location of trash/ refuse storage on your site map.

Please see the Site Overview Map attached below for the location of the cargo trailer within site 2 where trash is to be temporarily stored.

B. Personal Waste

i. How many employees, visitors, and residents will you have at the site?

Employees: 0

Residents: 6

Visitors: 0 per Year

ii. What types of domestic wastewater will be generated at the site? Check all that apply.

☒ Household generated wastewater ☒ Chemical toilet waste ☐ Other:

iii. How will domestic wastewater be disposed? Check all that apply.

☐ Sewer

☐ Permitted onsite wastewater treatment system (e.g. septic tank and leach lines) Provide a schematic and a copy of your permit for the system.

☒ Chemical toilets or holding tank. If so, provide the name of the servicing company and frequency of service:
B&B Portable Toilets serviced every two weeks

☐ Outhouse, pit privy, or similar. (Use of this alternative requires approval from the Regional Board Executive Officer. Attach the approval from the Executive Officer and any conditions imposed if using this alternative. Indicate the location of any domestic wastewater treatment, storage, or disposal areas on your site map, as well as the locations of all water wells (e.g. drinking water, irrigation water, commercial water, etc.) inside or within 0.5 mile of the site boundary.)

5. Winterization BPTC Measures**A. Winterization Activities Performed**

What activities will be performed to winterize the site and prevent discharges of waste?

Once the harvest is finished the site manager will start the winterizing procedure, which consists of disconnecting and storing the irrigation system, planting cover crops, and installing mulch and erosion prevention measures. Covering and staking all manure and soil amendment piles not already contained by pots, bags, or raised beds. All irrigation equipment, tools, and other cultivation related equipment will be labeled, cleaned, winterized and stored in one of the sheds on site. Any seasonal dirt road or ATV trail used during the summer shall be checked and waterbars or other erosion control structures repaired. These activities will occur prior to the winter period of Nov 15 each year.

B. Maintenance of Drainage and Sediment Capture Features

What maintenance activities will be performed to remove debris and soil blockages from drainage and sediment capture features (e.g. drainage culverts, drainage trenches, settling ponds, etc.) and ensure adequate capacity exists? Include a description of how all solid waste materials are managed.

All exposed soil shall be reseeded and mulched with straw. Erosion control measures consisting of straw waddles, straw bales and straw mulch shall be in place no later than Nov 15. All captured sediment will be excavated and stabilized on site prior to Nov 15 each year. Site is proposing drip irrigation and is on well drained soils with mild slopes of approximately less than 10%, minimal sediment is anticipated.

C. Revegetation Activities

What revegetation activities will occur at the beginning or end of the precipitation season?

Native vegetation will be maintained around the site to buffer the cultivation area. Winter cover crops are recommended to reduce erosion of the site.

D. Compliance Schedule

If any Winterization BPTC measure cannot be completed before the onset of winter period, contact the Regional Water Board to establish a compliance schedule.

Provide a timeline for implementation of these measures:

All winterization activities shall occur prior to Nov 15 each year.

6. Cannabis Cultivation Details

A. Growing Methods
i. Where is cannabis grown? <input checked="" type="checkbox"/> Fully outdoor <input checked="" type="checkbox"/> Hoophouse <input type="checkbox"/> Greenhouse with permeable floors <input type="checkbox"/> Other (please describe):
ii. What type of container is cannabis grown in? Check all that apply. <input checked="" type="checkbox"/> In ground <input checked="" type="checkbox"/> Raised beds <input checked="" type="checkbox"/> Pots/ grow bags/ trays on the ground <input type="checkbox"/> Pots/ grow bags/ trays elevated off the ground <input type="checkbox"/> Other (describe):
iii. If cannabis is grown in containers elevated off the ground, is irrigation tailwater collected? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> A portion of it is collected <input checked="" type="checkbox"/> N/A If yes, describe what you do with the captured irrigation tailwater:
B. Irrigation Water Treatment
i. Is irrigation water filtered prior to use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If irrigation water is filtered, answer the questions below:
ii. What type of filtration is used (i.e. reverse osmosis, ion exchange, etc.)?
iii. What is the maximum volume of water filtered per day?
iv. How are filter residuals (i.e. brines, etc.) disposed of?
v. What is the volume of residual produced? _____ gallons per Day

7. Certification

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

☐ I have read and accept the above terms.

Operator/Responsible Party _____ Date Prepared _____

**HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT**

PART A: Part A may be completed by the applicant

Applicant Name: Bellis Heritage Farms LLC APN: 216-072-010

Planning & Building Department Case/File No.: 11744

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

From Road (Cross street): Bell Springs Road

To Road (Cross street): 4808 Bell Springs Road

Length of road segment: .5 miles Date Inspected: 1/26/2019

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

Check one of the following:

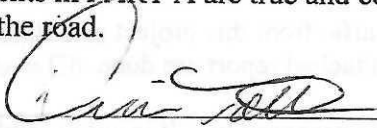
- Box 1** ☐ The entire road segment is developed to Category 4 road standards (20 feet wide) or better. If checked, then the road is adequate for the proposed use without further review by the applicant.
- Box 2** ☒ The entire road segment is developed to the equivalent of a road category 4 standard. If checked, then the road is adequate for the proposed use without further review by the applicant.

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

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

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

Signature



1/26/2019
Date

Name Printed

Diana Totten

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

PART B: Only complete Part B if Box 3 is checked in Part A. Part B is to be completed by a Civil Engineer licensed by the State of California. Complete a separate form for each road.

Road Name: _____ Date Inspected: _____ APN: _____
From Road: _____ (Post Mile _____) Planning & Building
To Road: _____ (Post Mile _____) Department Case/File No.: _____

1. What is the Average Daily Traffic (ADT) of the road (including other known cannabis projects)?

Number of other known cannabis projects included in ADT calculations: _____
(Contact the Planning & Building Department for information on other nearby projects.)

ADT: _____ Date(s) measured: _____

Method used to measure ADT: ☐ Counters ☐ Estimated using ITE Trip Generation Book

Is the ADT of the road less than 400? ☐ Yes ☐ No

If YES, then the road is considered very low volume and shall comply with the design standards outlined in the American Association of State Highway and Transportation Officials (AASHTO) *Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT ≤ 400)*. Complete sections 2 and 3 below.

If NO, then the road shall be reviewed per the applicable policies for the design of local roads and streets presented in AASHTO *A Policy on Geometric Design of Highways and Streets*, commonly known as the "Green Book". Complete section 3 below.

2. Identify site specific safety problems with the road that include, but are not limited to: (Refer to Chapter 3 in AASHTO *Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT ≤ 400)* for guidance.)

A. Pattern of curve related crashes.

Check one: ☐ No. ☐ Yes, see attached sheet for Post Mile (PM) locations.

B. Physical evidence of curve problems such as skid marks, scarred trees, or scarred utility poles

Check one: ☐ No. ☐ Yes, see attached sheet for PM locations.

C. Substantial edge rutting or encroachment.

Check one: ☐ No. ☐ Yes, see attached sheet for PM locations.

D. History of complaints from residents or law enforcement.

Check one: ☐ No. ☐ Yes (☐ check if written documentation is attached)

E. Measured or known speed substantially higher than the design speed of the road (20+ MPH higher)

Check one: ☐ No. ☐ Yes.

F. Need for turn-outs.

Check one: ☐ No. ☐ Yes, see attached sheet for PM locations.

3. Conclusions/Recommendations per AASHTO. Check one:

☐ The roadway can accommodate the cumulative increased traffic from this project and all known cannabis projects identified above.

☐ The roadway can accommodate the cumulative increased traffic from this project and all known cannabis projects identified above, if the recommendations on the attached report are done. (☐ check if a *Neighborhood Traffic Management Plan* is also required and is attached.)

☐ The roadway cannot accommodate increased traffic from the proposed use. It is not possible to address increased traffic.

A map showing the location and limits of the road being evaluated in PART B is attached. The statements in PART B are true and correct and have been made by me after personally evaluating the road.

Signature of Civil Engineer _____

Date _____

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



Mile 0



Mile .5

REFERENCES:

- Humboldt County *Road Design Manual*, Chapter 7, Design Standards for Roadway Categories.
- American Association of State Highway and Transportation Officials (AASHTO) *Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT ≤400)*.
- American Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets* (AKA "Green Book")
- Institute of Transportation Engineers (ITE) *Trip Generation*

INSTRUCTIONS: The *Road Evaluation Report* consists of two parts. The first part (Part A) may be completed by the applicant. If the second part (Part B) is needed, it must be completed by a Civil Engineer licensed by the State of California. The .pdf version of this document provides fields that can be filled in.

A separate *Road Evaluation Report* is required for each road. **Save Time: before completing these forms consult with the Land Use Division at 707.445.7205 to make sure you are evaluating all of the necessary roads for your project; that other cannabis projects in the vicinity have been included; and to make sure that you understand what is needed.**

Special instructions to the applicant's Civil Engineer in completing Part B:

- Engineer will need to contact the Department for a list of other cannabis projects that may be using all or some of the same roads in the roadway network.
- Engineer will need to determine which of these projects utilize the roads within the same roadway network by personally reviewing the cannabis project applications at the Planning & Building Department. Many of the cannabis project applications are incomplete; therefore the engineer may need to directly contact other applicants to determine how these other cannabis projects will utilize the roads in question.
- Engineer may propose a master plan in which any required roadway improvements are incrementally divided among several cannabis projects. However, the master plan must be designed so that improvements to the road(s) will be adequate when constructed incrementally.

// END //



ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596

AVIATION 839-5401

DEPARTMENT OF PUBLIC WORKS

COUNTY OF HUMBOLDT

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

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

ADMINISTRATION 445-7491
BUSINESS 445-7652
ENGINEERING 445-7377
FACILITY MAINTENANCE 445-7493

NATURAL RESOURCES 445-7741
NATURAL RESOURCES PLANNING 267-9540
PARKS 445-7651
ROADS & EQUIPMENT MAINTENANCE 445-7421

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

LAND USE 445-7205

ROAD EVALUATION REPORT INSTRUCTIONS

PURPOSE: The *Road Evaluation Report* is intended as a way for an applicant to document the condition of the access road(s) serving the subject property for cannabis projects that require a Conditional Use Permit (CUP) or Special Permit (SP). This report is not intended to be used for any other type of Planning & Building Department permit application. This will enable Public Works staff to determine if the existing roadway network [excluding on-site driveway(s)] is suitable to accommodate the proposed use on the subject property.

In rural areas, a category 4 road is usually adequate for most uses. If the road is paved and has a centerline stripe it is considered by the Department to be a category 4 road. In urban and suburban areas, the road may also need to accommodate other road users (pedestrians, bicycles, equestrians, etc.). When roads meet or exceed this standard, the roadways can typically accommodate increased traffic. This evaluation is accomplished by the applicant completing Part A of the *Road Evaluation Report*.

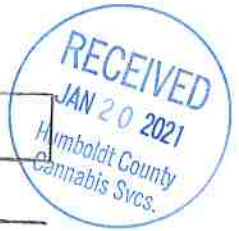
When the roadways do not meet a category 4 standard, there is a question that road may not be able to accommodate traffic from the proposed use. The goal is to evaluate roads that do not meet road category 4 standards in order to determine if the roads can accommodate increased traffic. This evaluation is accomplished by the applicants engineer completing Part B of the *Road Evaluation Report*.

In lieu of constructing road improvements to meet a category 4 road standard, the Department may approve a *Neighborhood Traffic Management Plan*. A neighborhood traffic management plan may include (but is not limited) the following elements: restricting the times that project traffic will use the road to off-peak hours; combining trips to reduce the volume of project traffic; carpooling to reduce the volume of project traffic; the use of signs and CB radios to coordinate traffic using the road(s); etc. The Department's criteria for approving a *Neighborhood Traffic Management Plan* is based upon site specific conditions; sound engineering judgment; the proposed ADT and DHV of the roads; the need to accommodate other road users (pedestrians, bicycles, equestrians, and other cannabis projects using the road, etc.); and the frequency and quantity of traffic associated with the proposed use. The applicant's Civil Engineer can address this in Part B of the *Road Evaluation Report*.

There may be other cannabis projects that use the same access road(s) as your project. Part B of the *Road Evaluation Report* needs to address the cumulative impacts from your project and all other cannabis projects that will also use the same road(s). There may be benefits of applicants collectively working together with one engineer to complete the *Road Evaluation Reports* for all of the projects.

(continued on next page)

HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT



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

Applicant Name: Bellis Heritage Farms LLC

APN: 216-072-010

Planning & Building Department Case/File No.: 11744

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

From Road (Cross street): Bellis Ranch Road

To Road (Cross street): Residence

Length of road segment: 752 Feet miles Date Inspected: 1/26/2019

Road is maintained by: ☐ County ☒ Other Private

(State, Forest Service, National Park, State Park, BLM, Private, Tribal, etc)

Check one of the following:

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

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

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

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

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

Signature

1/26/2019

Date

Diana Totten

Name Printed

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

PART B: Only complete Part B if Box 3 is checked in Part A. Part B is to be completed by a Civil Engineer licensed by the State of California. Complete a separate form for each road.

Road Name: _____ Date Inspected: _____ APN: _____
 From Road: _____ (Post Mile _____) Planning & Building
 To Road: _____ (Post Mile _____) Department Case/File No.: _____

1. What is the Average Daily Traffic (ADT) of the road (including other known cannabis projects)?

Number of other known cannabis projects included in ADT calculations:
 (Contact the Planning & Building Department for information on other nearby projects.) _____

ADT: _____ Date(s) measured: _____

Method used to measure ADT: ☐ Counters ☐ Estimated using ITE Trip Generation Book

Is the ADT of the road less than 400? ☐ Yes ☐ No

If YES, then the road is considered very low volume and shall comply with the design standards outlined in the American Association of State Highway and Transportation Officials (AASHTO) *Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT ≤ 400)*. Complete sections 2 and 3 below.

If NO, then the road shall be reviewed per the applicable policies for the design of local roads and streets presented in AASHTO *A Policy on Geometric Design of Highways and Streets*, commonly known as the "Green Book". Complete section 3 below.

2. Identify site specific safety problems with the road that include, but are not limited to: (Refer to Chapter 3 in AASHTO *Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT ≤ 400)* for guidance.)

A. Pattern of curve related crashes.

Check one: ☐ No. ☐ Yes, see attached sheet for Post Mile (PM) locations.

B. Physical evidence of curve problems such as skid marks, scarred trees, or scarred utility poles

Check one: ☐ No. ☐ Yes, see attached sheet for PM locations.

C. Substantial edge rutting or encroachment.

Check one: ☐ No. ☐ Yes, see attached sheet for PM locations.

D. History of complaints from residents or law enforcement.

Check one: ☐ No. ☐ Yes (☐ check if written documentation is attached)

E. Measured or known speed substantially higher than the design speed of the road (20+ MPH higher)

Check one: ☐ No. ☐ Yes.

F. Need for turn-outs.

Check one: ☐ No. ☐ Yes, see attached sheet for PM locations.

3. Conclusions/Recommendations per AASHTO. Check one:

☐ The roadway can accommodate the cumulative increased traffic from this project and all known cannabis projects identified above.

☐ The roadway can accommodate the cumulative increased traffic from this project and all known cannabis projects identified above, if the recommendations on the attached report are done. (☐ check if a *Neighborhood Traffic Management Plan* is also required and is attached.)

☐ The roadway cannot accommodate increased traffic from the proposed use. It is not possible to address increased traffic.

A map showing the location and limits of the road being evaluated in PART B is attached. The statements in PART B are true and correct and have been made by me after personally evaluating the road.

Signature of Civil Engineer _____

Date _____

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



Division of Environmental Health

100 H Street - Suite 100 - Eureka, CA 95501

Phone: 707-445-6215 - Toll Free: 800-963-9241

Fax: 707-441-5699

envhealth@co.humboldt.ca.us

Attachment for Commercial Medical Marijuana (CMM) Clearances/Permits

Applications for CMM Clearances and/or Permits are reviewed by the Division of Environmental Health (DEH) for compliance with regulations intended to protect public health and the environment. Submit this form to the Planning Division with your CMM Permit Application for referral to DEH. If the requested information is already provided in other documents submitted to the Planning Division, provide the title of the document with page and section numbers where it is located.

Name of Business: BLM Holdings

Primary Contact Person: Green Road Consulting, Inc.

Site Address: _____

Phone: 707-630-5041

APN: 216-072-010

Email: kaylie@greenroadconsulting.com

General Project Description (cultivation, processing, manufacturing; seasonal vs year round etc.)
existing outdoor cultivation

Planning Application (APPS#): 11744

Wastewater (Doc. Title _____ page _____ section _____)

- Connected to public sewer _____ Onsite waste water system _____
- Number of Employees: average _____ peak operations: _____
- Hours of Operation/shifts per day: average _____ peak operations: _____
- Additional flow from processing: _____ GPD. Description of effluent _____
- Describe the proposed and existing wastewater generating structures and method(s) of effluent disposal.

Water Source (Doc. Title _____ page _____ section _____)

- Describe and show the water source(s) available on the property and what they serve.
 - ☐ Public Water System
 - ☒ Well Permit Number(s): _____
 - ☐ Unpermitted Well
 - ☐ No Existing Water Source
 - ☐ Spring
 - ☐ Approved Surface Water/Description _____
 - ☐ Unapproved Surface Water/Description _____
 - ☐ Other: _____
- Describe the approximate daily water demand for the current and projected uses on the property and method used to calculate demand: See Attachment 1

Consumer Protection (Doc. Title _____ page _____ section _____)

- List/Describe any food production or service: N/A
- Describe and show on site plan, any existing or proposed kitchen infrastructure: N/A

Note: DEH does not currently regulate edible cannabis products. Any other food production may require a Plan Check and permitting.

Hazardous Materials (Doc. Title _____ page _____ section _____)

- List/describe production/cultivation machinery (e.g. generator, tractor, OHV, trimmer, heaters etc.): 3.5 KW Generator, Quad, 5 propane heaters, trim machine
 - Equipment Maintenance/Service (e.g., changing oil, antifreeze, etc.): ☐ Onsite or ☒ Offsite
 - List/describe fuel/oil(s) used or produced onsite (e.g. gasoline, diesel, propane, other?). Provide amounts and storage method(s): fuel stored in Shipping container in secondary container
 - List/describe all compressed gases, cleaners, solvents and sanitizers (including, but not limited to, household chemicals, bleach and alcohol). Provide amounts and storage method(s): household chemicals in house
 - List/describe fertilizers, soil amendments and biocides (including organic ones). Provide amounts and storage method/area(s): See Attachment 2
- _____ *Attach Safety Data Sheets (SDS)

Solid Waste/Recycling (Doc. Title _____ page _____ section _____)

- List/describe the different anticipated solid waste/recycling, composting products and anticipated amounts: water tight trash cans
- Describe, and show on the site plan, the designated area for storage of recycling and solid waste (containers stored outside must be covered): _____
- Describe waste removal plan including frequency and destination
 - ☒ Garbage (1x/week) _____
 - ☒ Recycling(x/month) 2x a month (avoid nuisances including odors and vermin)
 - ☐ Hauling via Garbage/Recycling Service: _____ or Self Haul X
- Preferred permitted solid waste/recycling facility: Redway Disposal

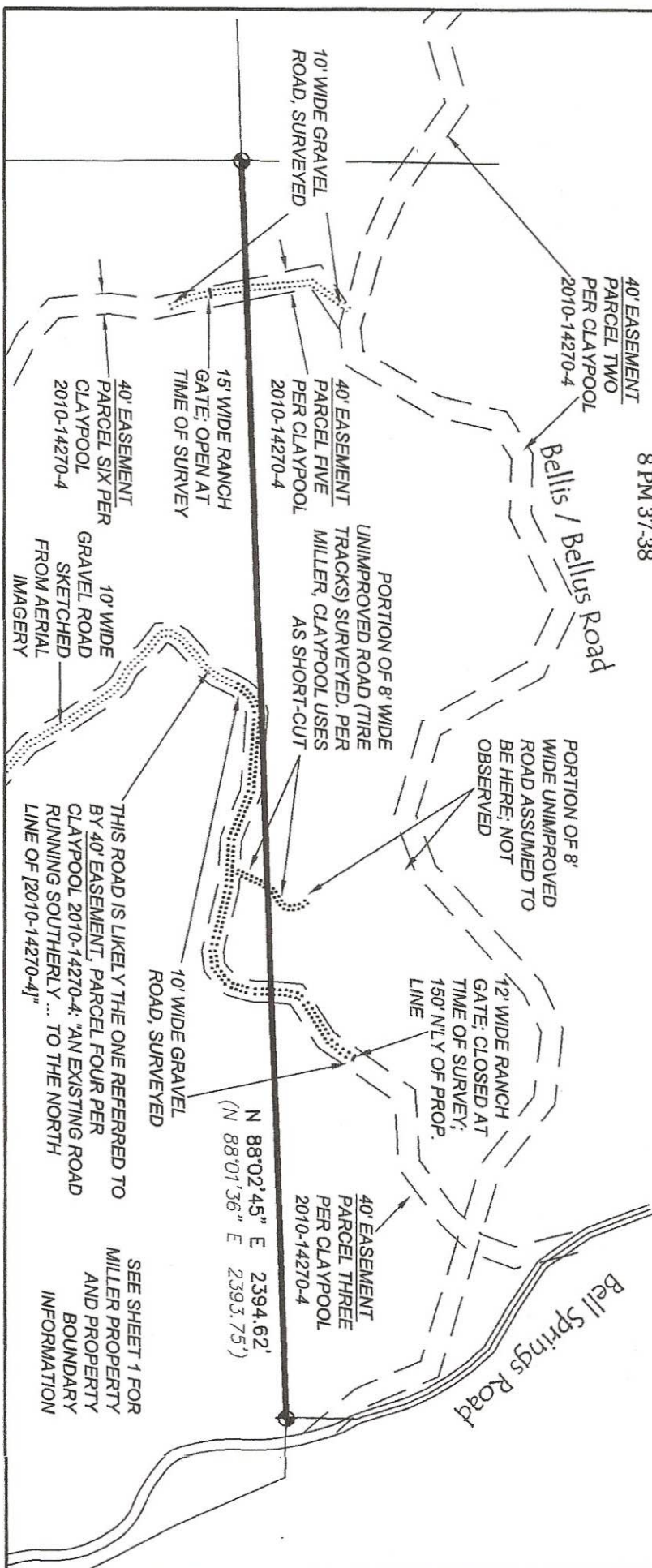
Note: Spent growth medium with no further agricultural use is considered solid waste. It must be stored under cover until it can be hauled to a waste facility.

CLAYPOOL
2010-14271-2
APN 216-093-016

PARCEL 2
8 PM 37-38

NOTE:
EASEMENTS SHOWN HEREON WERE TAKEN FROM CLAYPOOL DEED: CURRENT AND ACTUAL EXISTENCE NOT VERIFIED. ROUTING OF EASEMENTS ARE APPROXIMATE, ALIGNED BASED ON DEED DATA AND AERIAL IMAGERY.

SCALE: 1" = 300' N



BOUNDARY EXHIBIT

OF THE COMMON BOUNDARIES BETWEEN CLAYPOOL, MILLER AND CLAYPOOL, AS DESCRIBED BY DOCUMENT NOS. 2010-14271-2, 2018-10751 AND 2010-14270-2, RESPECTIVELY

COUNTY OF HUMBOLDT STATE OF CALIFORNIA
SHEET 2 OF 5

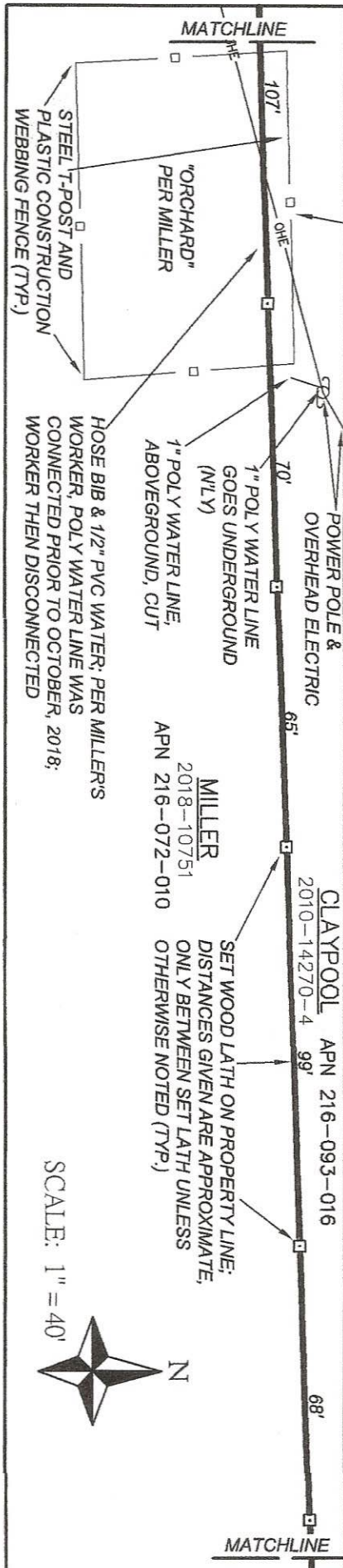
KOLSTAD LAND SURVEYORS

PO BOX 594 BAYSIDE, CA 95524
VOICE (707) 822-2718
FAX (707) 822-5636

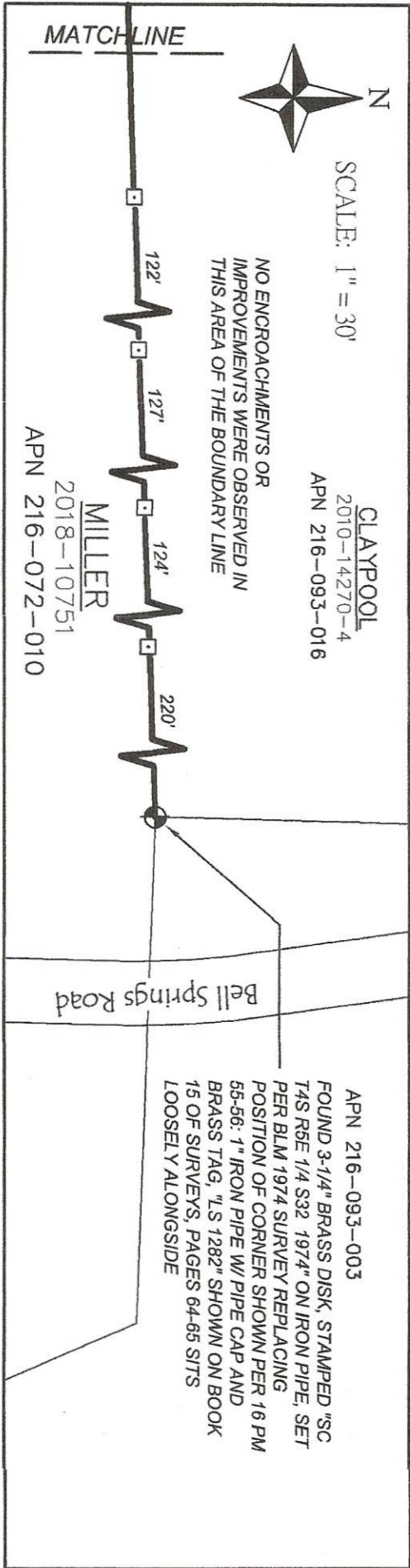
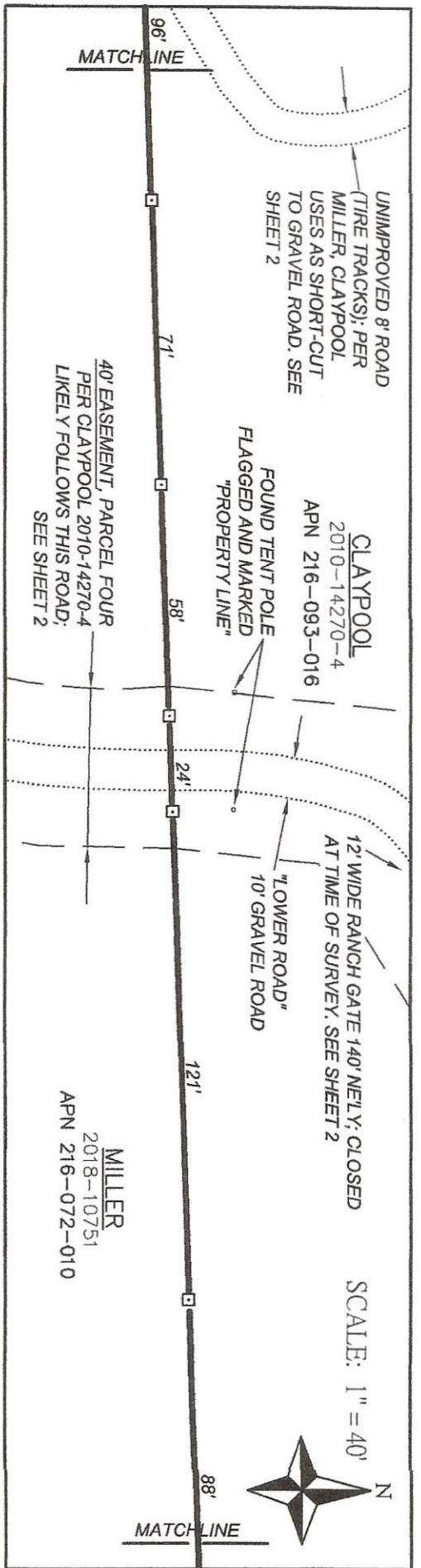


Prepared March 22, 2019

NOTE:
THIS EXHIBIT PREPARED BY DYLAN KOLSTAD, PLS 8152, MARCH 22, 2019 BASED ON FIELD SURVEY BY THIS OFFICE MARCH 20, 2019. BOUNDARY LINES SHOWN BASED ON FOUND SURVEY MONUMENTS SET OR SHOWN ON BOOK 16 OF PARCEL MAPS, PAGES 55-56, HUMBOLDT COUNTY RECORDS. BACKGROUND IMAGERY (IF APPLICABLE) IS FROM GOOGLE EARTH, DATED MAY, 2014, ALIGNED APPROXIMATELY TO FIELD SURVEY. SEE OTHER 4 SHEETS FOR DETAIL ON NORTH BOUNDARY OF MILLER, AND LEGEND. NOTES ON THIS SHEET REFERRING TO THE SOUTH BOUNDARY OF MILLER ARE TAKEN FROM AN EARLIER EXHIBIT PREPARED BY THIS OFFICE DATED NOVEMBER 7, 2018 BASED ON FIELD SURVEY ON OCTOBER 26, 2018.



KOLSTAD LAND SURVEYORS
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FAX (707) 822-5636



SIDELINE OF EASEMENT
EDGE OF GRAVEL ROAD

LEGEND

SOUTH BOUNDARY LINE OF MILLER

ADJACENT BOUNDARY LINES

FOUND MONUMENT ON 2019 SURVEY

FOUND MONUMENT ON 2018 SURVEY

SET WOOD LATH ON PROPERTY LINE

RECORD DATA CALCULATED PER BOOK

16 OF PARCEL MAPS, PAGES 55-56,

HUMBOLDT COUNTY RECORDS

MEASURED DATA

PER THIS SURVEY

ASSESSOR'S PARCEL NUMBER

PROPERTY LINE

BOUNDARY EXHIBIT

OF THE COMMON BOUNDARIES BETWEEN CLAYPOOL,
MILLER AND CLAYPOOL, AS DESCRIBED BY DOCUMENT
NOS. 2010-14271-2, 2018-10751 AND
2010-14270-2, RESPECTIVELY

COUNTY OF HUMBOLDT STATE OF CALIFORNIA

SHEET 5 OF 5

KOLSTAD LAND SURVEYORS

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NOTE:
THIS EXHIBIT PREPARED BY DYLAN
KOLSTAD, PLS 8152, MARCH 22, 2019
BASED ON FIELD SURVEY BY THIS
OFFICE MARCH 20, 2019. BOUNDARY
LINES SHOWN BASED ON FOUND
SURVEY MONUMENTS SET OR SHOWN
ON BOOK 16 OF PARCEL MAPS, PAGES
55-56, HUMBOLDT COUNTY RECORDS.
SEE SHEET 1 OF 4 FOR BOUNDARY
SURVEY INFORMATION.



NOTE:
THIS EXHIBIT PREPARED BY DYLAN KOLSTAD, PLS 8152, NOVEMBER 7, 2018 BASED ON FIELD SURVEY BY THIS OFFICE OCTOBER 26, 2018. BOUNDARY LINES SHOWN BASED ON FOUND SURVEY MONUMENTS SET BY BOOK 16 OF PARCEL MAPS, PAGES 55-56, HUMBOLDT COUNTY RECORDS. BACKGROUND IMAGERY (IF APPLICABLE) IS FROM GOOGLE EARTH, DATED MAY, 2014, ALIGNED APPROXIMATELY TO FIELD SURVEY. SEE FOLLOWING 3 SHEETS FOR DETAIL ON SOUTH BOUNDARY OF MILLER, AND LEGEND



Prepared Nov 7, 2018

BOUNDARY EXHIBIT

OF THE COMMON BOUNDARY BETWEEN MILLER AND CLAYPOOL, AS DESCRIBED BY DOCUMENT NOS. 2018-10751 AND 2010-14270-4, RESPECTIVELY

UNINCORPORATED COMMUNITY OF NEW HARRIS COUNTY OF HUMBOLDT STATE OF CALIFORNIA

SHEET 1 OF 4

KOLSTAD LAND SURVEYORS

PO BOX 594
BAYSIDE, CA 95524
VOICE (707) 822-2718
FAX (707) 822-5636

PARCEL 2
8 PM 37-38

SCALE: 1" = 300'



40' PRIVATE
EASEMENT
- "CABIN ROAD"

FOUND 3-1/4" BRASS DISK,
STAMPED "SC T4S R5E 1/4 S32
1974" ON IRON PIPE, SET PER
BLM 1974 SURVEY REPLACING
CORNER SHOWN PER 16 PM
55-56

MILLER
2018-10751
APN 216-072-010

FOUND 1/2" REBAR, PLASTIC CAP, STAMPED "BUSHNELL LS 2786", ACCEPTED AS THAT SET BY BOOK 16 OF PARCEL MAPS, PAGES 55-56 TO MARK SOUTH BOUNDARY OF MILLER.

PARCEL 1
16 PM 55-56

APN 216-073-006

FOUND 5/8" REBAR, NO CAP
ACCEPTED AS THAT SET BY
BOOK 16 OF PARCEL MAPS,
PAGES 55-56 TO MARK
SOUTH BOUNDARY OF
MILLER.

SHEET 2 OF 4

SHEET 3 OF 4

SHEET 4 OF 4

N 86°38'01" E 2677.59'
(N 86°38'01" E 2680.46')

N 86°29'22" E 1101.57'
(N 86°38'01" E 1098.00')

CLAYPOOL
2010-14270-4
APN 216-072-013

FOUND 5/8" REBAR, W/ REMAINS OF PLASTIC CAP. CAP HAS BEEN DRIVEN DOWN BELOW TOP OF REBAR DUE TO HAMMERING. MONUMENT IS 2.8' SL Y OF PL. MONUMENT APPEARS TO HAVE BEEN RE-SET AND WAS NOT ACCEPTED FOR BOUNDARY DETERMINATION

GELLMAN
2001-32957
PARCEL 3
16 PM 55-56
APN 216-072-011

NOTES:

THIS EXHIBIT PREPARED BY DYLAN KOLSTAD, PLS 8152, NOVEMBER 7, 2018 BASED ON FIELD SURVEY BY THIS OFFICE OCTOBER 26, 2018. BOUNDARY LINES SHOWN BASED ON FOUND SURVEY MONUMENTS SET BY BOOK 16 OF PARCEL MAPS, PAGES 55-56, HUMBOLDT COUNTY RECORDS. BACKGROUND IMAGERY (IF APPLICABLE) IS FROM GOOGLE EARTH, DATED MAY, 2014, ALIGNED APPROXIMATELY TO FIELD SURVEY. SEE FOLLOWING 3 SHEETS FOR DETAIL ON SOUTH BOUNDARY OF MILLER, AND LEGEND



Prepared Nov. 7, 2018.

BOUNDARY EXHIBIT

OF THE COMMON BOUNDARY BETWEEN MILLER AND CLAYPOOL, AS DESCRIBED BY DOCUMENT NOS. 2018-10751 AND 2010-14270-4, RESPECTIVELY

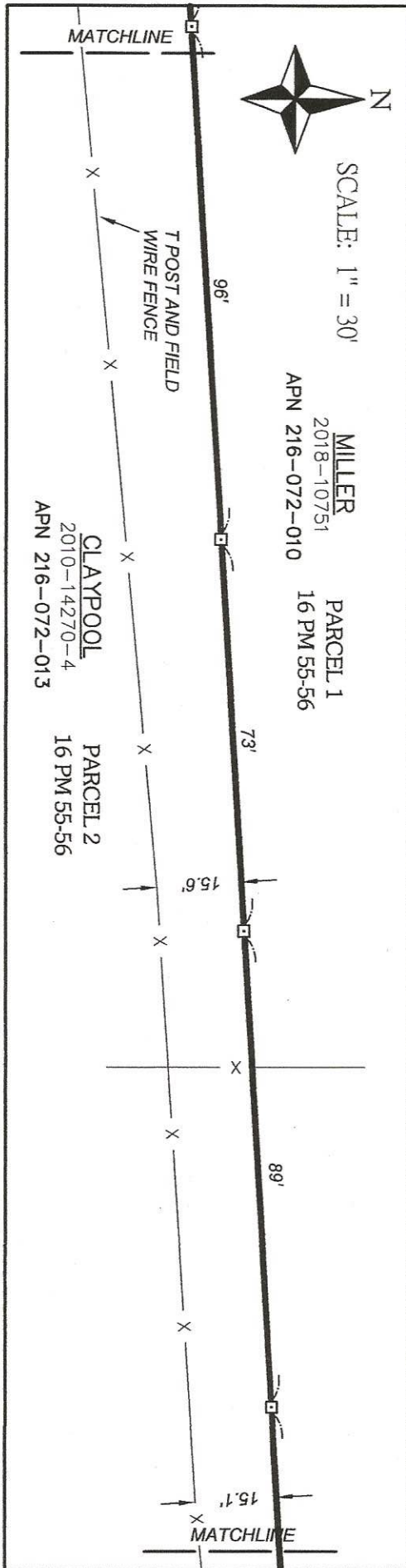
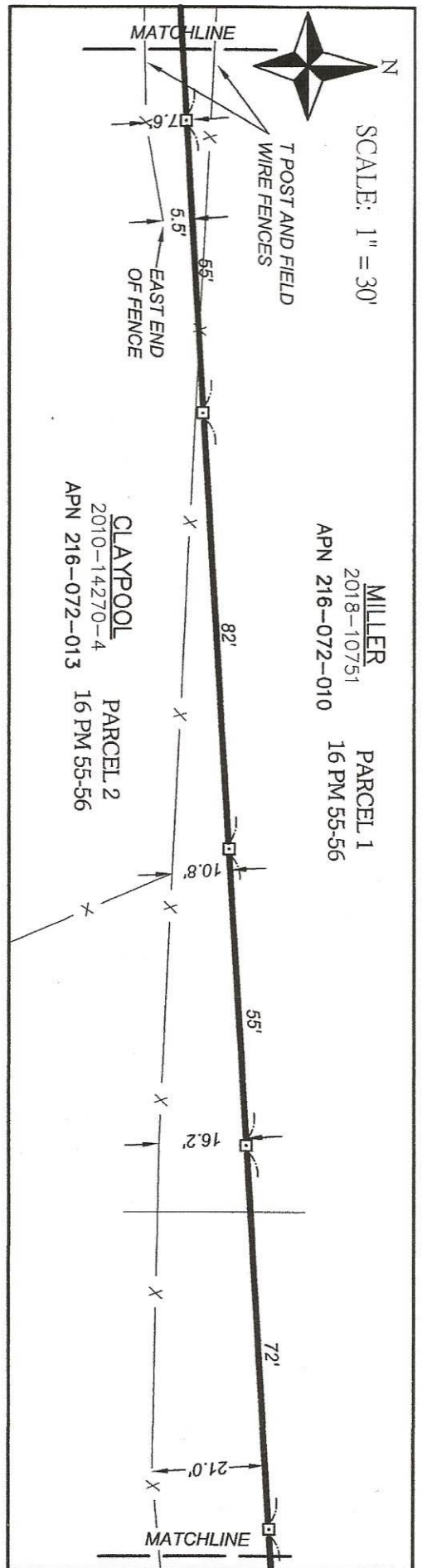
UNINCORPORATED COMMUNITY OF NEW HARRIS
COUNTY OF HUMBOLDT STATE OF CALIFORNIA
SHEET 1 OF 4

SHEET 1 OF 4

KOLSTAD LAND SURVEYORS

PO BOX 594
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VOICE (707) 822-2718
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Page 97



LEGEND

NOTE:
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☐ SOUTH BOUNDARY LINE OF MILLER
☐ ADJACENT BOUNDARY LINES
☒ FOUND MONUMENT AS NOTED
☐ SET WOOD LATH ON PROPERTY LINE
☐ RECORD DATA CALCULATED PER BOOK 16 OF PARCEL MAPS, PAGES 55-56, HUMBOLDT COUNTY RECORDS
☐ MEASURED DATA PER THIS SURVEY
☐ ASSESSOR'S PARCEL NUMBER
☐ PROPERTY LINE

BOUNDARY EXHIBIT

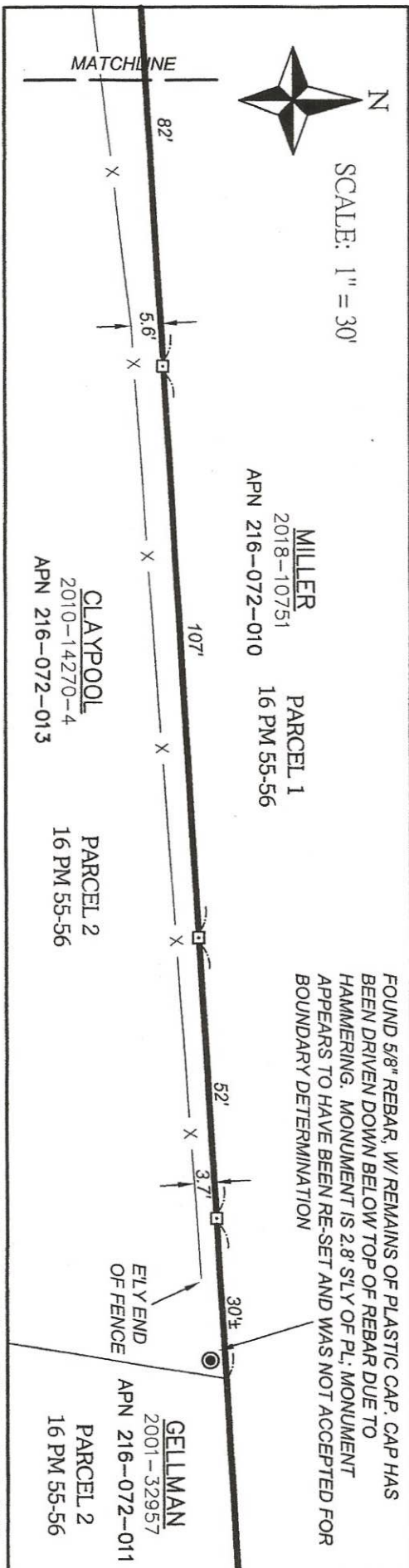
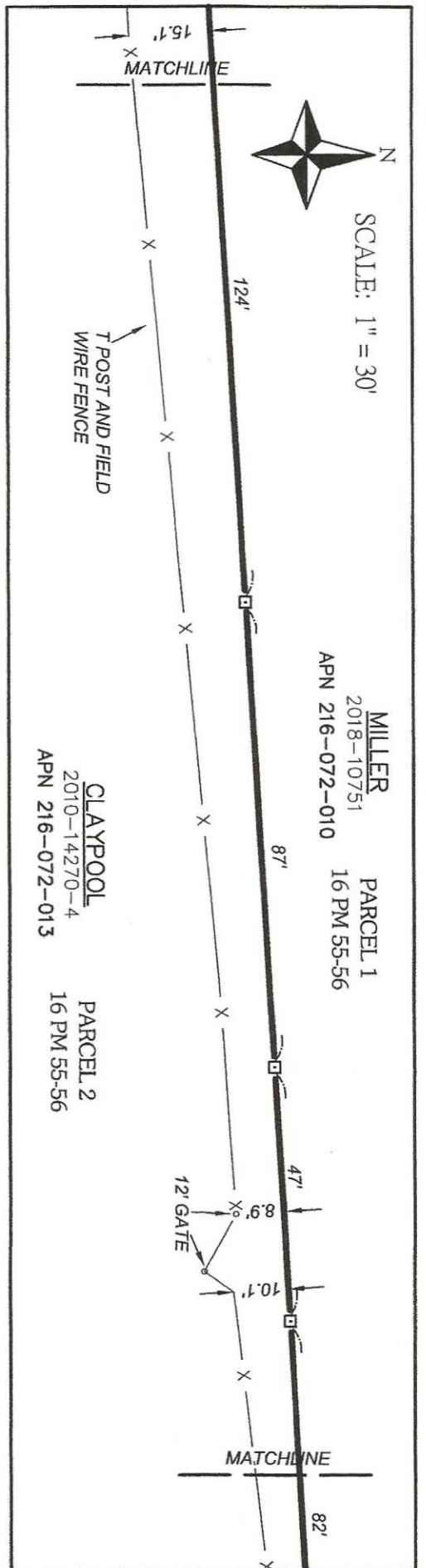
OF THE COMMON BOUNDARY BETWEEN MILLER AND CLAYPOOL, AS DESCRIBED BY DOCUMENT NOS. 2018-10751 AND 2010-14270-4, RESPECTIVELY

UNINCORPORATED COMMUNITY OF NEW HARRIS COUNTY OF HUMBOLDT STATE OF CALIFORNIA

SHEET 3 OF 4

KOLSTAD LAND SURVEYORS

PO BOX 594 VOICE (707) 822-2718
BAYSIDE, CA 95524 FAX (707) 822-5636



BOUNDARY EXHIBIT

LEGEND

NOTE:
THIS EXHIBIT PREPARED BY DYLAN KOLSTAD, PLS 8152, NOVEMBER 7, 2018 BASED ON FIELD SURVEY BY THIS OFFICE OCTOBER 26, 2018.
BOUNDARY LINES SHOWN BASED ON FOUND SURVEY MONUMENTS SET BY BOOK 16 OF PARCEL MAPS, PAGES 55-56, HUMBOLDT COUNTY RECORDS. SEE SHEET 1 OF 4 FOR BOUNDARY SURVEY INFORMATION.

— SOUTH BOUNDARY LINE OF MILLER
— ADJACENT BOUNDARY LINES
● FOUND MONUMENT AS NOTED
□ SET WOOD LATH ON PROPERTY LINE
○ RECORD DATA CALCULATED PER BOOK 16 OF PARCEL MAPS, PAGES 55-56, HUMBOLDT COUNTY RECORDS
N 86°38'01" E MEASURED DATA PER THIS SURVEY
2677.59' ASSESSOR'S PARCEL NUMBER
PL PROPERTY LINE

UNINCORPORATED COMMUNITY OF NEW HARRIS
COUNTY OF HUMBOLDT STATE OF CALIFORNIA
SHEET 4 OF 4

KOLSTAD LAND SURVEYORS
PO BOX 594
BAYSIDE, CA 95524
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FAX (707) 822-5636

ATTACHMENT 4

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

Referral Agency	Response	Recommendation	Location
Building Inspection Division	✓	Approval	Attached
Division Environmental Health	✓	Conditional Approval	On file with Planning (Accela)
Public Works, Land Use Division	✓	Conditional Approval	Attached
CAL FIRE	✓	No comments	Attached
Palo Verde Volunteer Fire Department		No response	
California Department of Fish & Wildlife		No response	Attached – Staff email requesting CDFW comments on December 30, 2020
Northwest Information Center	✓	Further Study	On file and confidential
Sinkyone Intertribal Wilderness Council		No response	
Humboldt County Sheriff	✓	Approval	On file with Planning
Humboldt County Agricultural Commissioner		No response	
Humboldt County Code Enforcement		No response	
Humboldt County District Attorney		No response	
North Coast Unified Air Quality Management District		No response	
North Coast Regional Water Quality Control Board		No response	
State Water Resources Control Board – Division of Water Rights	✓	Comments	Attached
State Division of Water Resources		No response	
P. G. & E.		No response	
Southern Humboldt Joint Unified School District		No response	

MKW Ross

11/18



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245

10/28/2020

Project Referred To The Following Agencies:

AG Commissioner, Code Enforcement, County Counsel, District Attorney, Environmental Health, Sheriff, PW Land Use, **Building Inspections**, FPD: Palo Verde, RWQCB, NCUAQMD, Cal Fish & Wildlife, Division of Water Resources, CalFire, CA Division of Water Rights, Intertribal Sinkyoue Wilderness Council, NWIC, PGE, FPD: Garberville, School District: Southern Humboldt JUSD

Applicant Name Key Parcel Number 216-072-010-000

Application (APPS#) PLN-11744-CUP **Assigned Planner** Keenan Hilton 707-268-3722

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

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

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

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

Return Response No Later Than: 11/12/2020

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

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

- ☒ Recommend Approval. The department has no comment at this time.
- ☐ Recommend Conditional Approval. Suggested conditions attached.
- ☐ Applicant needs to submit additional information. List of items attached.
- ☐ Recommend Denial. Attach reasons for recommended denial.

Other Comments: _____

DATE: Ross Ekra 12-1-2020 PRINT NAME: Ross Ekra



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
BUILDING DIVISION

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

Building Division's Referral Comments for Cannabis Operations:

Accela Record No: PLN 11744 APN: 216-072-010

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

☐ Site plan appears to be accurate.

- ☒ Site plan is not accurate, submit revised site plan showing the following items:
- ☐ All grading including ponds and roads,
 - ☐ Location of any water course including springs,
 - ☐ All structures including size and use and all setbacks from each other, above stated items, and property lines.
 - ☐ Propane tank non-existent, 5,000 gal tank non-existent
 - ☐ _____

☐ Existing operation appears to have expanded as follows: _____

☐ Proposed new operation has already started.

☐ Development is near a wet area. If yes, distance from development: _____

☐ Development is near a Stream side Management Area (SMA). If yes, distance from development: _____

☒ Recommend approval based on the condition that all required grading, building, plumbing, electrical, and mechanical permits and or Agricultural Exemptions are obtained.

☐ Other Comments: _____

Name: Ross Espartero

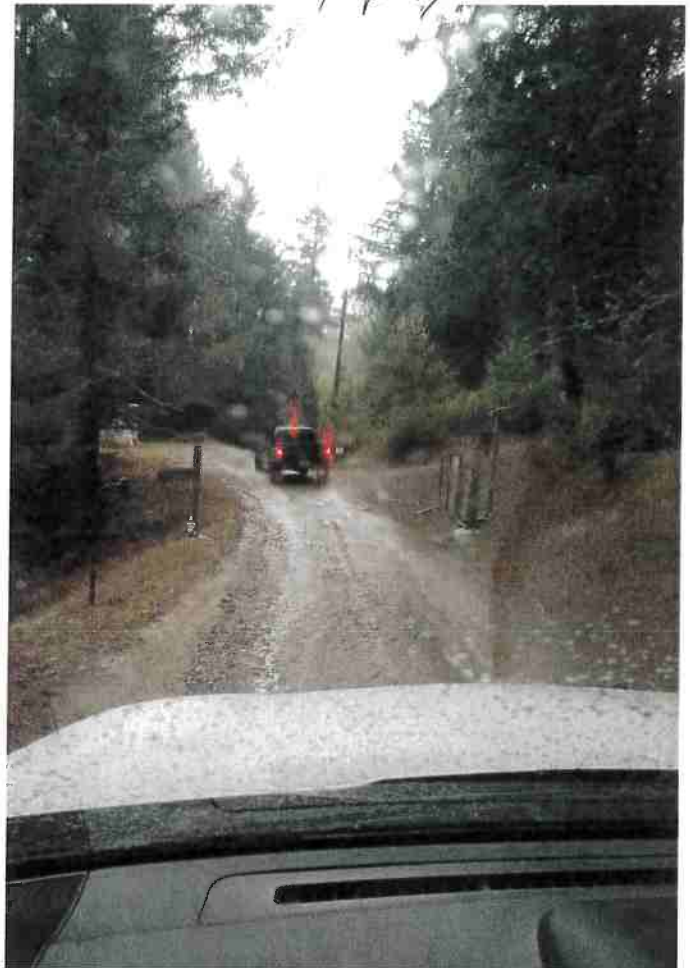
Date: 12-1-2020

Note: Please take photographs and save them to the Planning Accela record number.

1K gal



Entrance to property



50K gal tank



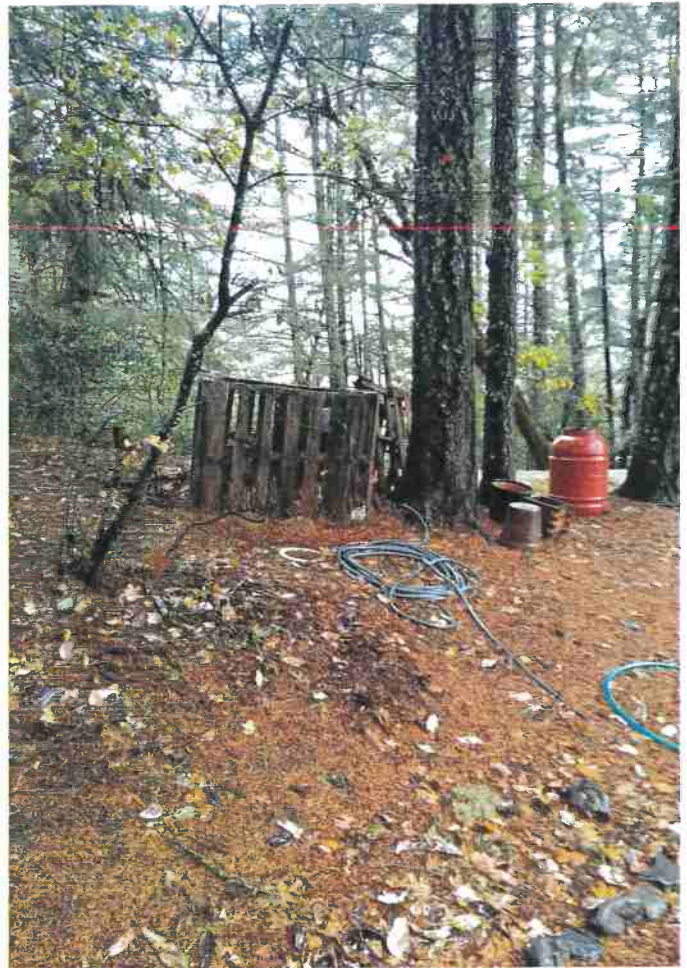
Dry shed



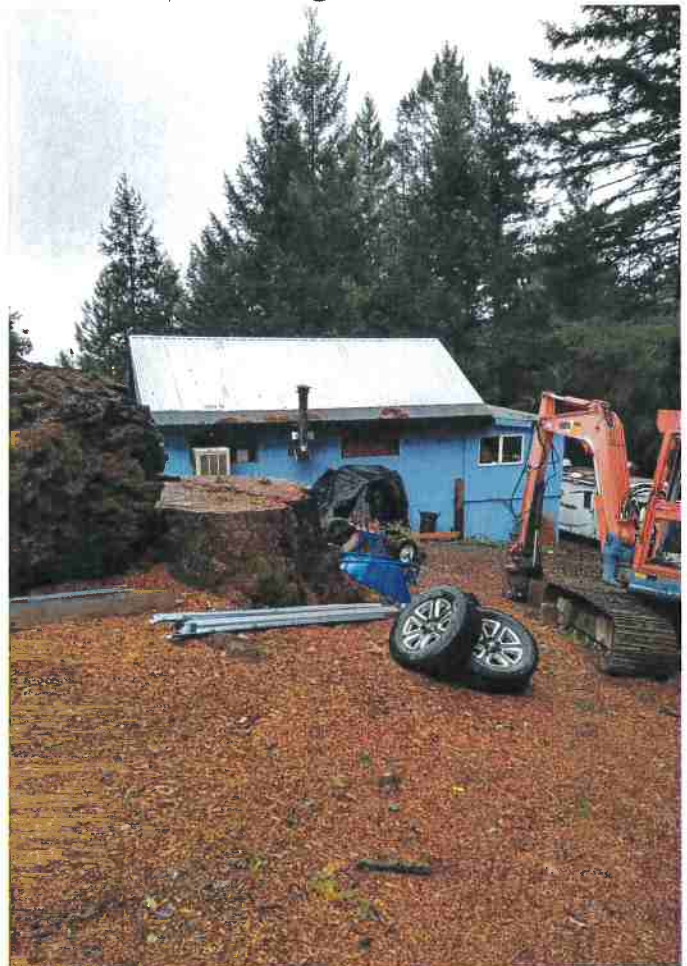
Shipping cont. 1 of 2



"Shed #1"



Residence



300 gal mix tank



CA #3



GHs 1-3



Dry shed#2



CA#2







DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT
MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

ON-LINE
WEB: CO.HUMBOLDT.CA.US

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
FAX 445-7409
ADMINISTRATION 445-7491
BUSINESS 445-7552
ENGINEERING 445-7377
FACILITY MANAGEMENT 445-7493
NATURAL RESOURCES 445-7741
NATURAL RESOURCES PLANNING 267-9540
PARKS 445-7651
ROADS 445-7421

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

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Keenan Hilton, Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer

DATE: 11/09/2020

RE:

Applicant Name	BELLIS HERITAGE FARMS LLC
APN	216-072-010
APPS#	PLN-11744-CUP

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

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

Note: Prior to requesting an applicant to submit a road evaluation report, verify if the project is exempt from meeting road system performance standards under CCLUO v2.0 sections 313-55.4.6.5.1 and 314-55.4.6.5.1, even if this box is checked.

No re-refer is required.

*Note: Exhibits are attached as necessary.

Additional comments/notes:

Applicant has not submitted a road evaluation report for the non-county maintained access road known as "Bellus Road".

Whether specifically addressed or not within the road evaluation report, per County Code Section 3112-5, "No roadway grade in excess of 16 percent shall be permitted unless it has been demonstrated to be in conformance with the County Roadway Design Manual." Where portions of the road have grades that exceed 16%, those portions must be paved and must have an exception request approved. [reference: County Code sections 3111-9 and 3112-5]

// END //

Exhibit "A"

Public Works Recommended Conditions of Approval

(All checked boxes apply)

APPS # 11744

☒ **COUNTY ROADS- PROXIMITY OF FARMS:**

Applicant is advised that County maintained roads may generate dust and other impacts to farm(s). Applicant shall locate their farm(s) in areas not subject to these impacts. Applicant shall be responsible for protecting their farm(s) against these impacts. Applicant shall hold the County harmless from these impacts. Applicant is advised that a paved road may not always remain paved and Applicant shall locate their farms appropriately. Applicant is advised that the amount of traffic on a road will vary over time which may increase or decrease the impacts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ **COUNTY ROADS- PRIVATE ROAD INTERSECTION: (AT COUNTY MAINTAINED RD)**

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

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

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

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

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

// END //

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

The Department has no comment at this time.

Suggested conditions attached.

Applicant needs to submit additional information. List of Items attached.

Recommend denial.

Other comments.

Date:

Name:

Forester Comments:

Date:

Name:

Battalion Chief Comments:

Summary:

McClenagan, Laura

From: Ryan, Meghan
Sent: Wednesday, December 30, 2020 7:48 AM
To: Bauer, Scott@Wildlife
Cc: Strickland, Abigail
Subject: APPS #11744 - Bellis Heritage Farms, APN 216-072-010: Hearing Date: February 4, 2021

Good morning, Scott – I hope this email finds you well. I am working on staff report for APPS #11744, Bellis Heritage Farms, near the New Harris area. The project was referred to CDFW on October 28, 2020, however, I did not see any comments in the project file. I wanted to check in with you to see if you have an opportunity to comment on this project.

Happy to answer any questions.

Thanks!
Meghan



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245

10/28/2020

Project Referred To The Following Agencies:

AG Commissioner, Code Enforcement, County Counsel, District Attorney, Environmental Health, Sheriff, PW Land Use, Building Inspections, FPD: Palo Verde, RWQCB, NCUAQMD, Cal Fish & Wildlife, Division of Water Resources, CalFire, CA Division of Water Rights, Intertribal Sinkyone Wilderness Council, NWIC, PGE, FPD: Garberville, School District: Southern HUMBOLDT JUSD

Applicant Name **Key Parcel Number** 216-072-010-000

Application (APPS#) PLN-11744-CUP **Assigned Planner** Keenan Hilton 707-268-3722

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

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

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

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

Return Response No Later Than: 11/12/2020

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

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

- ☒ Recommend Approval. The department has no comment at this time.
- ☐ Recommend Conditional Approval. Suggested conditions attached.
- ☐ Applicant needs to submit additional information. List of items attached.
- ☐ Recommend Denial. Attach reasons for recommended denial.

Other Comments: The Cultivation and Operations Plan indicated that a groundwater well is the water source for cannabis cultivation. Groundwater wells are outside the permitting authority of the Division of Water Rights. This cultivator does not need a Cannabis Small Irrigation Use Registration water right.

DATE: 10/28/2020 PRINT NAME: Jonathan Pham

ATTACHMENT 5
PUBLIC COMMENTS

CHRIS JOHNSON HAMER
ERIC V. KIRK
JASON J. EADS
JOSHUA KAUFMAN
JEFFREY W. MONSELL

STOKES, HAMER, KIRK & EADS, LLP
ATTORNEYS AT LAW
A LIMITED LIABILITY PARTNERSHIP

AREA CODE 707

JOHN R. STOKES, III *RETIRED

381 BAYSIDE ROAD, STE. A
ARCATA, CALIFORNIA
95521

TELEPHONE
822-1771

FAX 822-1901

THOMAS D. ROWE (1948-2011)
JOHN R. STOKES (1917-2001)
DOROTHY L. STEEVES (1926-1996)



January 14, 2021

VIA Facsimile (707)268-3792 & U.S. Mail

HUMBOLDT COUNTY PLANNING & BUILDING DEPT.
ATTN: Abigail Strickland
3015 H Street
Eureka, CA 95501

Re: Bellis Heritage Farms, LLC - Cannabis Permit Application
APN: 216-072-010
Application #: PLN-11744-CUP

Dear Ms. Strickland:

I am representing Kevin and Jeanne Claypool in a dispute with the applicants/owners of the above-numbered property. At the center of the We reached a settlement in 2019 which was premised upon the applicants' representations that the permit requires that the road on the property must be upgraded to Category 4 for commercial uses and that someone from your office would eventually inspect it to set specific upgrade and maintenance requirements. I understand that my clients have contacted you to discuss the requirements and that you will be integrating them into the staff report for the hearing later this month.

My clients are hopeful that the road will be made compliant and safe once the requirements are specified and clarified. If the applicants are being granted any kind of variance or exceptions, I hope they will also be specified in the staff report so that they can be addressed in the property forum.

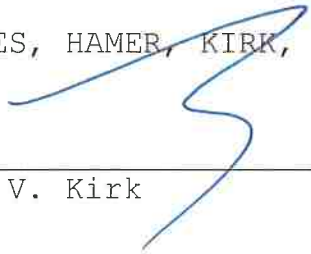
Should you have any questions, please contact this

January 14, 2021
Page 2

office at (707)822-1771. Thank you for your attention to
this matter.

Very truly yours,

STOKES, HAMER, KIRK, & EADS, LLP



Eric V. Kirk

EVK/dw
cc: clients