



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Hearing Date: February 18, 2021

To: Humboldt County Planning Commission

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

Subject: **Green Grass Farms, LLC Conditional Use Permit and Special Permit**
Application Number 11885
Case Number CUP16-433
Assessor's Parcel Number (APN) 216-083-003
4244 Bell Springs Road, New Harris

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Please contact Jasmine Wurlitzer, assigned Planner, at 916-414-5800 or by email at jasmine.wurlitzer@aecom.com, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
February 18 2021	Conditional Use Permit and Special Permit	Jasmine Wurlitzer

Project Description: Green Grass Farms, LLC seeks a Conditional Use Permit (CUP-16-433) for an existing 12,790 square foot (SF) cannabis cultivation operation of which 7,550 SF is full-sun outdoor and 5,240 SF is mixed-light in three (3) greenhouses. The applicant also seeks a Special Permit for work within Streamside Management Areas (SMAs) to decommission and restore three (3) road crossings and one (1) instream pond associated with Class III ephemeral drainages. Ancillary immature plant storage consists of 2,560 SF divided into one (1) 1,280 SF outdoor area in support of outdoor cultivation and one (1) 1,280 SF greenhouse in support of mixed light cultivation. Irrigation water is sourced from two (2) spring diversions and one (1) permitted well, as well as one (1) proposed rain catchment pond. Estimated annual water usage is 126,850 gallons (9.9 gal/SF). The applicant is in the process of permitting a 30-foot by 80-foot processing building in which all processing activities will occur and will apply to permit an on-site waste treatment system that is sufficient to meet the facility's demand. If the applicant is unable to permit the proposed processing facility, the applicant will process cannabis at a licensed processing facility. Up to two (2) employees may be utilized during peak operations. Power is sourced from generator power consisting of one (1) Honda EU 2000 generator and one (1) Kubota 11000 generator.

Project Location: The project is located in Humboldt County in the New Harris area, on both sides of Belles Road approximately 0.9 miles west from the intersection of Belles Road and Bell Springs Road, on the property known as 4244 Bell Springs Road, New Harris (APN: 216-083-003-000).

Present Plan Land Use Designations: Residential Agriculture (RA) Density: forty acres per dwelling unit, Slope Stability: High instability (3)

Present Zoning: Unclassified (U)

Record Number: PLN-11885-CUP

Case Number: CUP16-433

Assessor's Parcel Number: 216-083-003-000

Applicant

Green Grass Farms, LLC
PO Box 190
Garberville, CA 95542

Owner

Morgan Stoft
PO Box 190
Garberville, CA 95542

Agents

Janssen Malloy
PO Drawer 1288
Eureka, CA 95502

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.

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 the required findings for approval of the Conditional Use Permit and Special Permit and adopt the Resolution approving the Green Grass Farms, LLC Conditional Use Permit and Special Permit as recommended by staff subject to the recommended conditions.

Executive Summary: Green Grass Farms, LLC seeks a Conditional Use Permit to allow the continued operation of an existing 12,790 square foot (SF) 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). Green Grass Farms, LLC also seeks a Special Permit for work within Streamside Management Areas (SMAs) to decommission and restore three (3) stream crossings and one (1) instream pond associated with Class III ephemeral drainages in accordance with Humboldt County Code Section 314-611 Streamside Management Areas and Wetlands Ordinance (SMAWO). The site is designated as Residential Agriculture (RA40) in the Humboldt County 2017 General Plan Update and zoned Unclassified (U). Cultivation takes place in three (3) separate areas: Cultivation Area 1 contains 5,240 SF of mixed-light cultivation within three (3) greenhouses utilizing light deprivation; Cultivation Area 2 contains 3,095 SF of full sun outdoor cultivation; and Cultivation Area 3 contains 4,455 SF full sun outdoor cultivation. Cultivation is in raised beds, with cover crops planted at the end of the year. Ancillary propagation/immature plant storage areas consist of one (1) 1,280 SF greenhouse and one (1) 1,280 SF outdoor area, both of which are adjacent to Cultivation Area 1. Two (2) harvests are anticipated annually in the outdoor area and up to two (2) harvests for the mixed-light greenhouses for a growing season that extends from May through October.

Drying occurs onsite in an existing shed structure. Until the proposed 2,400 SF onsite processing facility can be permitted, additional processing will occur offsite at a licensed processing or manufacturing facility. Up to two (2) employees may be utilized during peak operations at the beginning and ending of each work season and may be housed onsite in existing domestic structures during the time that they are employed. Power is sourced from generator power consisting of one (1) Honda EU 2000 generator and one (1) Kubota 11000 generator used solely for drying activities. The operation will be secured behind gated roadways and monitored by a camera surveillance system, fenced cultivation areas, and locked structures.

Timber Conversion

A Timber Conversion Report and Restocking Plan (Attachment 3) was prepared by Timberland Resource Consultants (TRC) in May 2018 which indicates that conversion to create the cultivation areas occurred from 2005 to 2016. Approximately 1.76 acres of timberland was converted, which is below the three-acre conversion exemption maximum. The Report confirms that no conversion areas exist within Watercourse and Lake Protection Zones or Equipment Exclusion Zones (as set forth in the California Forest Practice Act) on the property, and that conversion activities have not impacted water quality.

The Report recommends that minor slash piles present near the cultivation areas in the center of the property be treated in compliance with the California Forest Practices Act; this requirement is included in the Conditions of Approval. The Report also recommends that approximately 0.80 acres consisting of the abandoned former Cultivation Areas 1 and 2 be re-stocked, with the upper flat of the previous

Cultivation Area 1 left "as-is" to serve as a log-landing. The project is conditioned to implement the Restocking Plan prepared by TRC.

Grading

According to the Timber Conversion Report for the subject parcel, prepared by TRC in May 2018 (Attachment 3), grading activities to expand the now unused Cultivation Area #1 (located on an old log landing) were carried out in 2012 to create two U-shaped terraces below the upper logging flat. From 2012 to present, these fill slopes have been slowly revegetating naturally with conifer and hardwood trees as native brush species, as they are no longer in use, and they are stable. It is unknown when the various property access roads were constructed and which may be legacy forest roads used in past logging.

A Grading, Drainage, and Erosion Control Plan was prepared for the applicant by Omsberg & Preston Engineers in September 2019 (Attachment 3) and identifies seven (7) grading areas associated with previous and existing cultivation sites to be brought into conformance, with detailed cross-sectional drawings of each site to show existing grade and proposed stabilization projects. This Plan also identifies and provides drawings for the proposed grading projects to decommission an instream pond and construct the proposed 580,000 gallon rainwater catchment pond in the center of the property.

Geologic Stability

The subject property and surrounding area are in an area with a High Seismic and Slope Instability rating, and there is mapped disrupted ground on the property. According to the Geologic Conditions Report, (Attachment 3) prepared by TRC for the property, dated March 2019, the disrupted ground consists of debris slide amphitheater slopes and inner gorges that are not landslides but are rather features formed by ancient landslide processes. The two areas of mapped disrupted ground on the property were closely inspected by TRC and were found to be stable; no disrupted ground, geomorphic features related to landsliding, nor landslides were observed. TRC also inspected all developed areas proposed to be utilized for cannabis cultivation and found that these areas did not contain any unstable areas or unstable soils. This finding is corroborated by the property's Water Resources Protection Plan, which did not disclose the presence of any potentially unstable slopes or unstable features on the property. The proposed cultivation areas are on stable and rocky ground.

On-Site Relocation

Cultivation currently exists in three (3) different areas on the property. To minimize the threat and impacts to water quality on the property, the applicant proposes to decommission and relocate two of the three cultivation areas (referred to as Cultivation Areas #1 and #2) to the vicinity of the third (Cultivation Area #3), which is centrally located near the residence on the property, and to one other centrally-located proposed area. Relocating Cultivation Areas #1 and #2 would consist of removal of all cultivation related materials and seeding and mulching bare soil areas. Restoration will also include removal of the stream crossings and returning two Class III watercourses to their natural channel grade.

According to an environmental justification letter prepared by Pacific Watershed Associates in May 2018, the onsite relocation would increase the distance between cultivation areas and surface waters, reduce traffic on the rural road network, and consolidate the footprint of cultivation onsite. By relocating Cultivation Areas #1 and #2 from their current locations to the center of the property, all cultivation would be more than 100 feet from any watercourse and would be accessed via a broad and gently sloped driveway.

Water Resources

Water for irrigation is provided by a permitted well (20/21-0080) (Attachment 3) which appears to not be hydrologically connected to surface water, and two (2) spring diversions (SWRCB Registration H500720) (Attachment 3) that are used only during the non-forbearance period to divert water to storage. The project is conditioned to place float valves and emergency shut-offs to prevent excess diversion from the well and two spring diversions. The well is registered with the California Department of Water Resources (WCR2020-016145).

Existing water storage is in thirty-four (34) 3,000 gallon tanks and two (2) 50,000 gallon water bladders that will be removed and replaced by hard tanks as a condition of the permit, for a total of 202,000 gallons of existing storage capacity. An additional 580,000 gallon rain catchment pond is proposed increasing total water storage to 782,000 gallons. Estimated annual water usage is 126,850 gallons (9.9 gal/SF) with peak demand occurring in June and July at approximately 34,670 and 34,789 gallons per month, respectively. The SWRCB Right to Divert and Use Water, dated October 2018, allows up to 0.80 acre-feet (approximately 260,681 gallons) to be diverted and used for agricultural and fire suppression purposes per year. Additionally, the rate of diversion to storage is limited to 42,000 gallons per day. A Lake or Streambed Alteration Agreement application was submitted to the California Department of Fish and Wildlife (CDFW) by TRC on behalf of the applicant on July 01, 2019 for the two (2) surface diversions, the well, and to decommission three (3) stream crossings and one (1) in-stream pond. The project is conditioned to secure a final Streambed Alteration Agreement (SAA) from CDFW and comply with its requirements.

Although Humboldt County's WebGIS shows no mapped streams, the Site Plan Map shows several Class III intermittent streams onsite with the associated 50-foot Streamside Management Area (SMA) buffers. All cultivation areas and structures are outside of the SMA buffers, but there are two (2) existing permitted spring diversions in the southern and eastern portions of the parcel, three (3) stream crossings within the northwestern portion, and one (1) instream pond in the south-central portion that are within the SMA buffers. TRC measured setbacks distances and confirmed that no cultivation areas or structures are within the SMA buffers during the site's timber conversion evaluation. However, TRC did recommend relocation and remediation of previous Cultivation Areas 1 and 2, both of which are outside SMAs but within 60 and 70 feet of Class III intermittent streams, and decommissioning of the three (3) stream crossings and instream pond. The applicant is seeking a Special Permit for work within SMA buffers to decommission and restore three (3) stream crossings and one (1) instream pond associated with Class III ephemeral drainages in accordance with Humboldt County Code Section 314-611 Streamside Management Areas and Wetlands Ordinance (SMAWO). The project is conditioned to the complete restoration of the decommissioned areas in accordance with the Timber Conversion Report, Restocking Plan, and the provisions of the SMAWO and a final SAA from CDFW.

Biological Resources

There are no mapped sensitive species onsite. The nearest Northern Spotted Owl (NSO) activity center is located approximately 2.0 miles from the site, and the nearest NSO observation is about 0.4 miles away. The Timber Conversion Report (Attachment 3) prepared by TRC includes an evaluation of biological resources and concluded that there is the potential for some sensitive and protected species to be present onsite, including foraging habitat for NSO. No nesting or roosting habitat for NSO was observed on the project site.

The Water Resources Protection Plan (WRPP) and Timber Conversion Report prepared for the project (Attachment 3) indicate that all cultivation areas and structures are outside the Streamside Management Areas (SMAs) for the Class III ephemeral drainages (i.e., 50 feet). The WRPP includes measures to improve drainage, runoff, and erosion control on the subject parcel along access roadways, decommissioning stream crossings and an unused instream pond, and developing a water use budget. The WRPP, the Cultivation, Operations and Security Plan, and the Site Plan Map include details and locations for the proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel. All of these materials are kept in shipping containers and watertight sheds with no chance of delivery to surface waters. Electrical power is provided by two generators: one (1) Honda EU 2000 generator and one (1) Kubota 11000 generator used solely for drying activities. These are kept in a shed structure for a noise attenuation, located approximately 250 feet from the nearest parcel boundaries and more than 200 feet from any watercourse.

The proposed project is to continue use of existing developed sites and the potential indirect impacts are mitigated through implementation of best management practices included in the WRPP (Attachment 3) and the final SAA with CDFW. The project is conditioned to ensure the combination of

background, generator and greenhouse fan, or other operational equipment created noise, meets the noise level threshold of a maximum of 50 decibels at the property line. Conformance will be evaluated using current auditory disturbance guidance prepared by the United States Fish and Wildlife Service (USFWS). Furthermore, recommendations from a CDFW referral response letter for the project, dated September 2019 (Attachment 4), are included in the Conditions of Approval, which include floristic surveys and wetland delineations to ensure no special status plant species or communities are present should additional ground disturbance be proposed in the future, and ensuring supplemental lighting associated with mixed-light cultivation is fully contained and all outside lighting is set on timers or motion sensors to reduce light exposure to wildlife and their potential habitat. Additionally, the project is conditioned to ensure generators are located at least 200 feet from the onsite Class III streams and remediation of the abandoned cultivation areas will occur through implementation of the Restocking Plan. Furthermore, the project is conditioned to adhere to Dark Sky Standards for greenhouse lighting and security lighting, refrain from using synthetic netting, ensure refuse is contained in wildlife-proof storage and refrain from using anticoagulant rodenticides to further protect wildlife. As proposed and conditioned, the project is consistent with CMMLUO performance standards and CDFW guidance and will not negatively impact NSO or other sensitive species.

Tribal Cultural Resource Coordination

The project is in the InterTribal Sinkyone Wilderness managed by the InterTribal Sinkyone Wilderness Council, a nonprofit consortium of ten federally recognized Native American groups, including the Pomo, Wailaki, and Yuki tribes. The project was referred to the Northwest Information Center (NWIC) and the Intertribal Sinkyone Wilderness Council on May 02, 2019. The NWIC response letter for the project states that the office has no record of any previous cultural resource studies for the project area, and recommended that the lead agency contact the local Native American tribe(s) and that a study by a qualified professional archeologist be carried out prior to the commencement of project activities. The InterTribal Sinkyone Wilderness Council did not respond to the County's referral request. An evaluation of cultural resources was carried out by Chris Carroll of TRC, a certified archaeological surveyor with current CalFire Archeological Training (Course #575) as part of the site's Timber Conversion evaluation in May 2018. Chris Carroll conducted pre-field research for the project's geographic location and closely surveyed the site for presence or evidence of prehistoric or historic sites. No archeological sites were observed during the TRC field assessment.

Ongoing conditions of approval are incorporated regarding the Inadvertent Discoveries Protocol to protect cultural resources. The Cultivation and Operations Plan includes employee protocol and appropriate phone numbers to call if inadvertent discovery of human remains or archeological resources occurs.

Access

Access to the site is via a driveway off Belles Road via Bell Springs Road. Bell Springs Road is accessed from Alderpoint Road, both of which are paved Category 4 County-maintained roadways. Road Evaluation Reports for Bell Springs Road and Belles Road were prepared by the applicant (Attachment 3). These conclude that Bell Springs Road is developed to Category 4 road standards in that it is 20 feet wide or better for its entire length. It was found that Belles Road also meets Category 4 equivalent standard since it is generally 20 feet in width. Additionally, pinch points provide visibility where a driver can see oncoming vehicles and the pinch points allow an oncoming vehicle to stop and wait in a 20 foot wide section of the road for another vehicle to pass, and the report included photos. The project is conditioned to include Public Works' requests to improve the driveway apron (encroachment) that connects to the County road (Bell Springs Road) and to improve existing non-County maintained access roads that will serve as access for the proposed project that connect to a County-maintained road to current standards for a commercial driveway.

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).

RECOMMENDATION: 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 the required findings for approval of the Conditional Use Permit (CUP) and Special Permit (SP).

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 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-11885-CUP
Assessor's Parcel Number: 216-083-003**

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

WHEREAS, Green Grass Farms, LLC, submitted an application and evidence in support of approving a Conditional Use Permit for the continued operation of an existing 12,790 square foot (SF) cannabis cultivation operation of which 7,550 SF is outdoor cultivation and 5,240 SF is mixed-light cultivation with ancillary immature plant storage, drying and processing activities. This application and supporting evidence are also being submitted to approve a Special Permit for work within Streamside Management Areas to decommission and restore three (3) stream crossings and one (1) instream pond associated with Class III ephemeral drainages;

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 18, 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 12,790 square foot (SF) cannabis cultivation operation of which 7,550 SF is outdoor cultivation and 5,240 SF is mixed-light cultivation with ancillary storage, drying, and processing activities. This application is also for a Special Permit for work within SMA buffers to decommission and restore three (3) stream crossings and one (1) instream pond associated with Class III ephemeral drainages. Power is sourced from generator power consisting of two (2) generators used solely for drying activities.

EVIDENCE: a) Project File: PLN-11885-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) CEQA 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 Water Resources Protection Plan (WRPP) was prepared by Pacific Watershed Associates in June 2018 to show compliance with the North Coast Regional Water Quality Control Board Order No. 2015-0023.
- d) A Timber Conversion Report and Restocking Plan, dated May 2018, was prepared by Timberland Resource Consultants which demonstrates how previously unauthorized timber conversion is consistent with the Forest Practices Act and how the project can be implemented with no net loss of timberland after the environmental baseline of January 1, 2016. Approximately 1.76 acres of timberland was converted between 2005 and 2016 to create the cultivation area. The project is conditioned to the complete restoration of the decommissioned areas in accordance with the Timber Conversion Report and Restocking Plan.
- e) An Environmental Justification letter prepared by Pacific Watershed Associates, dated May 2018, demonstrates that the project would remove existing cultivation from environmentally sensitive areas, allowing those areas to return to open space use, and relocate the cultivation to environmentally superior upland sites with reduced potential to impact biological resources including habitats that may be used by sensitive wildlife species.
- f) The California Natural Diversity Database (CNDDB) did not show any known rare or sensitive species on the subject parcel. The nearest Northern Spotted Owl (NSO) sighting is within 0.4 miles of the site, with the nearest NSO activity center located approximately 2.0 miles of the subject parcel. There is no mapped marbled murrelet habitat within 2 miles of the subject parcel. Power is provided by two (2) generators. The project is conditioned such that generators shall have secondary containment for fluid catchment and noise attenuation, and noise generated from generators shall not exceed 50 decibels (dB) at 100 feet from the generator or at the edge of the nearest forest habitat, whichever is closer, as required by Section 314-55.4.11(o) Humboldt County Code. Furthermore, recommendations from a CDFW referral response letter for the project, dated September 2019, are included in the Conditions of Approval, which include floristic surveys and wetland delineations to ensure no special status plant species or communities are present should additional ground disturbance be proposed in the future, and ensuring supplemental lighting associated with mixed-light cultivation is fully contained and all outside lighting is set on timers or motion sensors to reduce light exposure to wildlife and their potential habitat. Additionally, the project is conditioned to ensure generators are located at least 200 feet from the onsite Class III streams and remediation of the abandoned cultivation areas will occur through implementation of the Restocking Plan. Furthermore, the project is conditioned to adhere to Dark Sky Standards for greenhouse lighting and security lighting, refrain from using synthetic netting, ensure refuse is contained in wildlife-proof storage and refrain from using anticoagulant rodenticides to further protect wildlife. As proposed and conditioned, the project is consistent with CMMLUO performance standards and CDFW guidance and will not negatively impact NSO or other sensitive species.
- g) On May 02, 2019, a consultation letter pursuant to AB 52 was sent to the Intertribal Sinkyone Wilderness Council. To date, no responses have been received. An evaluation of cultural resources was carried out by a certified

archaeological surveyor with current CalFire Archeological Training (Course #575) as part of the site's Timber Conversion evaluation in May 2018 and no archeological sites were observed during the field assessment. Ongoing conditions of approval are incorporated regarding the Inadvertent Discoveries Protocol to protect cultural resources. Additionally, the Cultivation and Operations plan includes employee protocol and appropriate phone numbers to call if inadvertent discovery of human remains or archeological resources occurs.

- h) Road Evaluation Reports prepared by the project applicant for Alderpoint Road, Bell Springs Road, and Belles Road, prepared in December 2017, identified that access roads are suitable for safe access to and from the project site.
- i) A Geologic Conditions Report prepared by Timberland Resource Consultants, dated March 2019, demonstrates that the project will neither create nor significantly contribute to, or be impacted by, geological instability or geological hazards.

FINDINGS FOR CONDITIONAL USE PERMIT AND SPECIAL 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 Unclassified (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 to permit 7,550 square feet of existing outdoor cultivation and 5,240 square feet of existing mixed-light cultivation on an 80 acre parcel is consistent with this and with the cultivation area verification prepared by the County.

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 patent recorded March 13, 1881, before the establishment of county and state subdivision regulations that would have applied to the creation of the parcel.
- c) Irrigation water is sourced from two (2) spring diversions (Right to Divert and Use Water Cert. H100298) and one permitted well (Permit No. 20/21-0080, WCR2020-016145). The spring diversions will be used only during the non-forbearance period to divert water to storage. Conditions of approval require the applicant to adhere to the Final Streambed Alteration Agreement issued by CDFW and any operating requirements of the Right to Divert and Use Water issued by the State Water Resources Control Board (SWRCB).
- d) Road Evaluation Reports were completed by the project applicant in December 2017. The Reports addressed Alderpoint Road, Bell Springs Road, and Belles Road. All road segments evaluated were found to be functionally appropriate for the expected traffic.
- e) The slope of the land where cannabis will be cultivated is less than 15%
- f) The cultivation of cannabis will not result in the net conversion of timberland. A Timber Conversion Report and Restocking Plan was prepared by Timberland Resource Consultants in May 2018. The Report found that previously unauthorized timber conversion is consistent with the Forest Practices Act and the project can be implemented with no net loss of timberland after the environmental baseline of January 1, 2016. Approximately 1.76 acres of timberland was converted between 2005 and 2016 to create the cultivation area. The project is conditioned to the complete restoration of the decommissioned areas in accordance with the Timber Conversion Report and Restocking Plan.
- g) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 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 12,790 square feet of cannabis 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 certified by the applicant to safely accommodate the amount of traffic generated by the proposed cannabis cultivation.
- 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) Irrigation water will come from a groundwater well that has been permitted

by the Environmental Health Department (Permit No. 20/21-0080, WCR2020-016145) and two spring diversions under the provisions of a Right to Divert and Use Water (Certificate No. H100298) issued by the SWRCB.

- 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. However, the parcel is developed with a single-family residence and the approval of cannabis cultivation on this parcel will not conflict with the ability of the existing residence onsite to continue to be utilized.

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 and Special Permit for work within Streamside Management Areas for Green Grass 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 18, 2021.

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

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

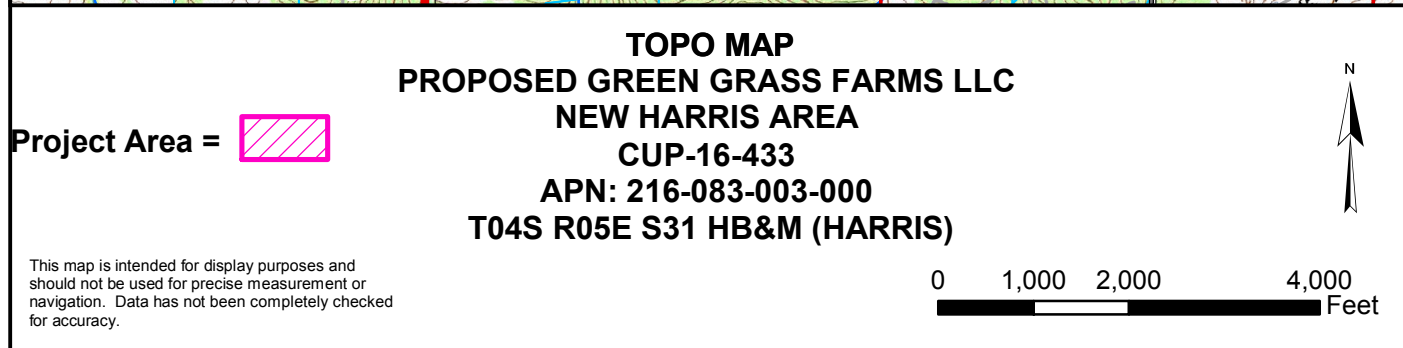
ABSENT: COMMISSIONERS:

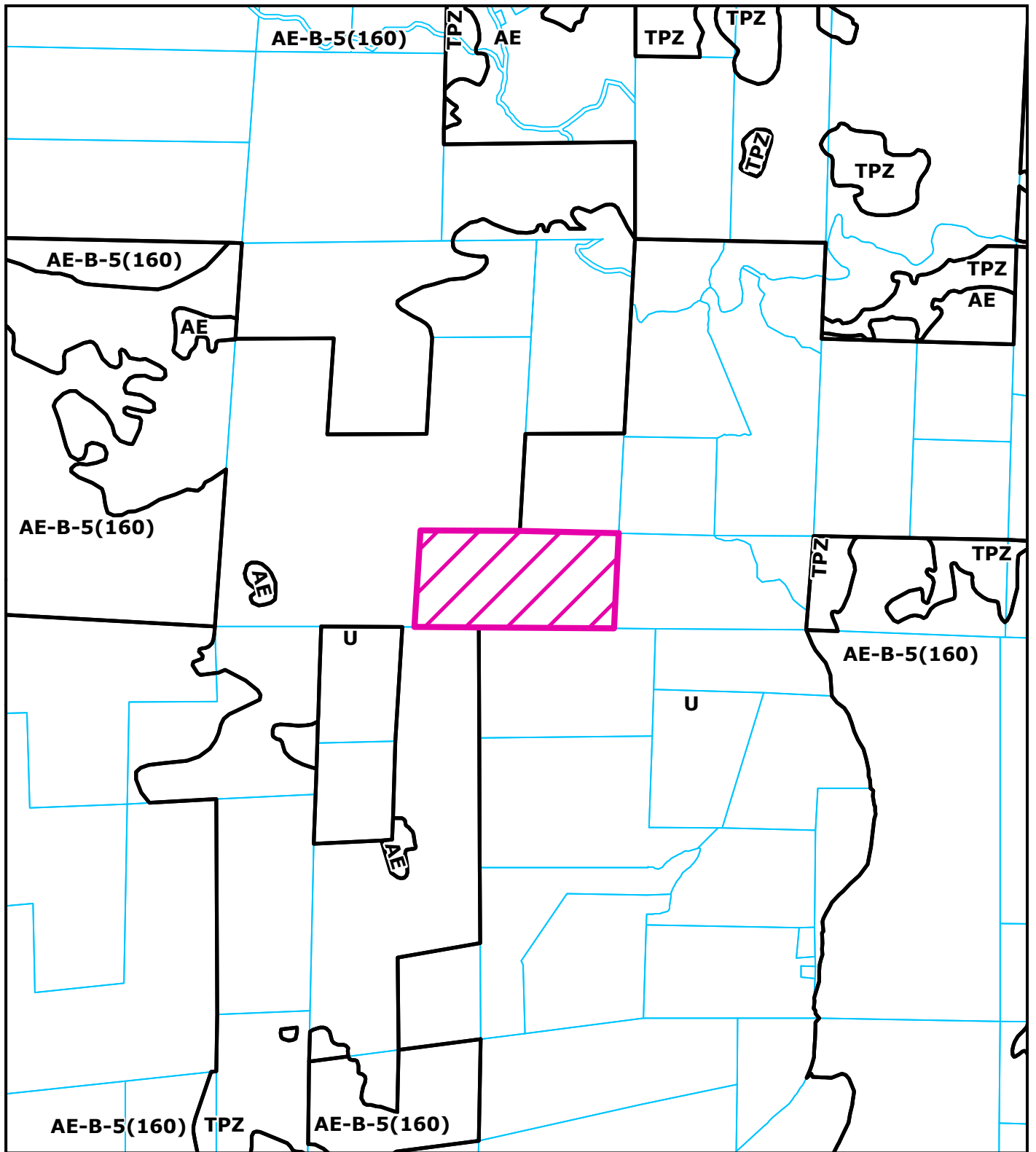
ABSTAIN: COMMISSIONERS:

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

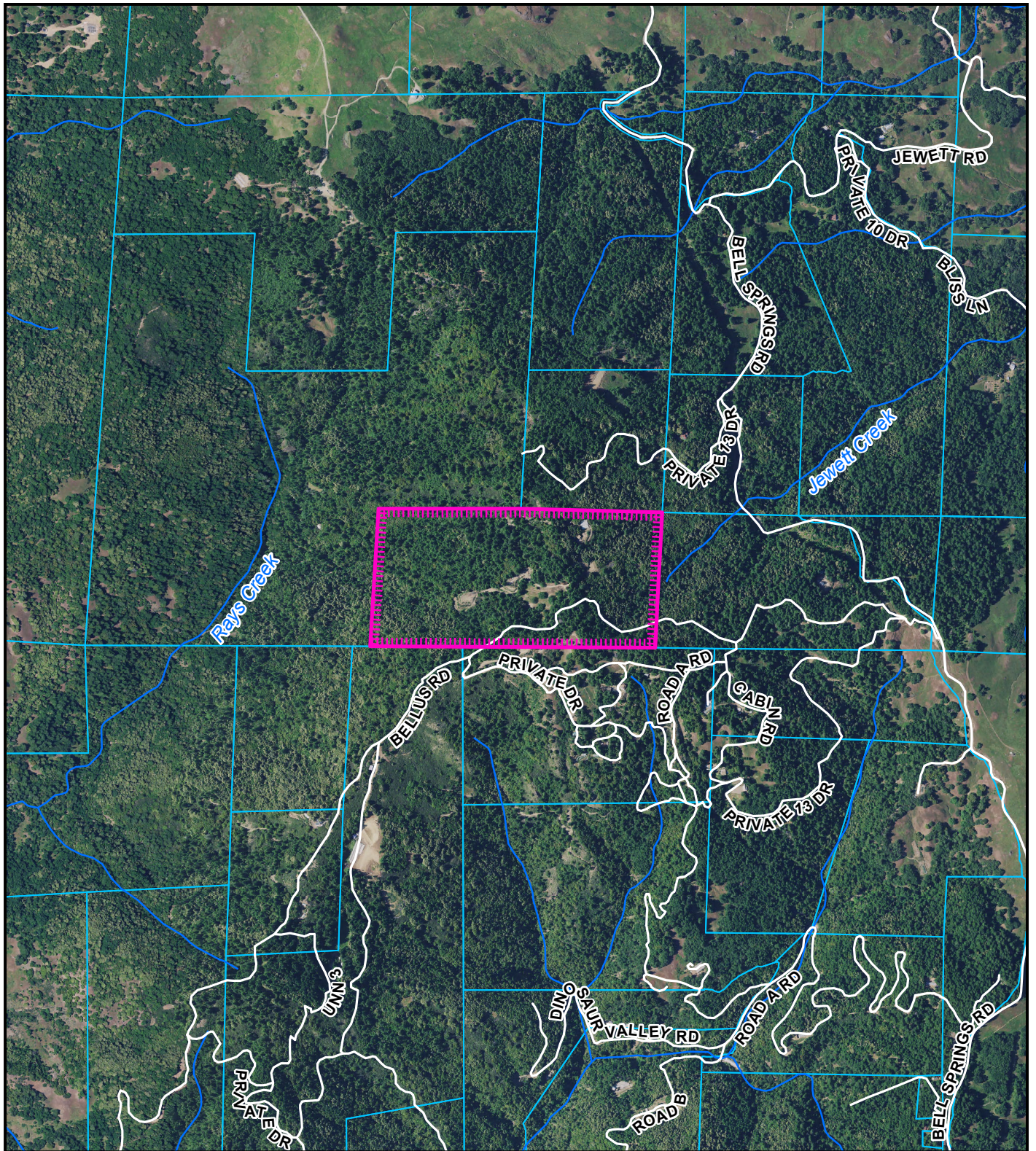




Project Area =

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.

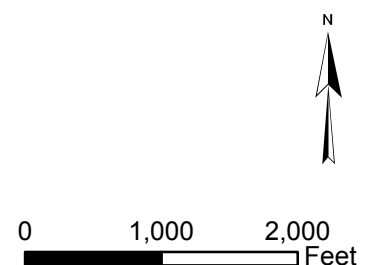
ZONING MAP
PROPOSED GREEN GRASS FARMS LLC
NEW HARRIS AREA
CUP-16-433
APN: 216-083-003-000
T04S R05E S31 HB&M (HARRIS)

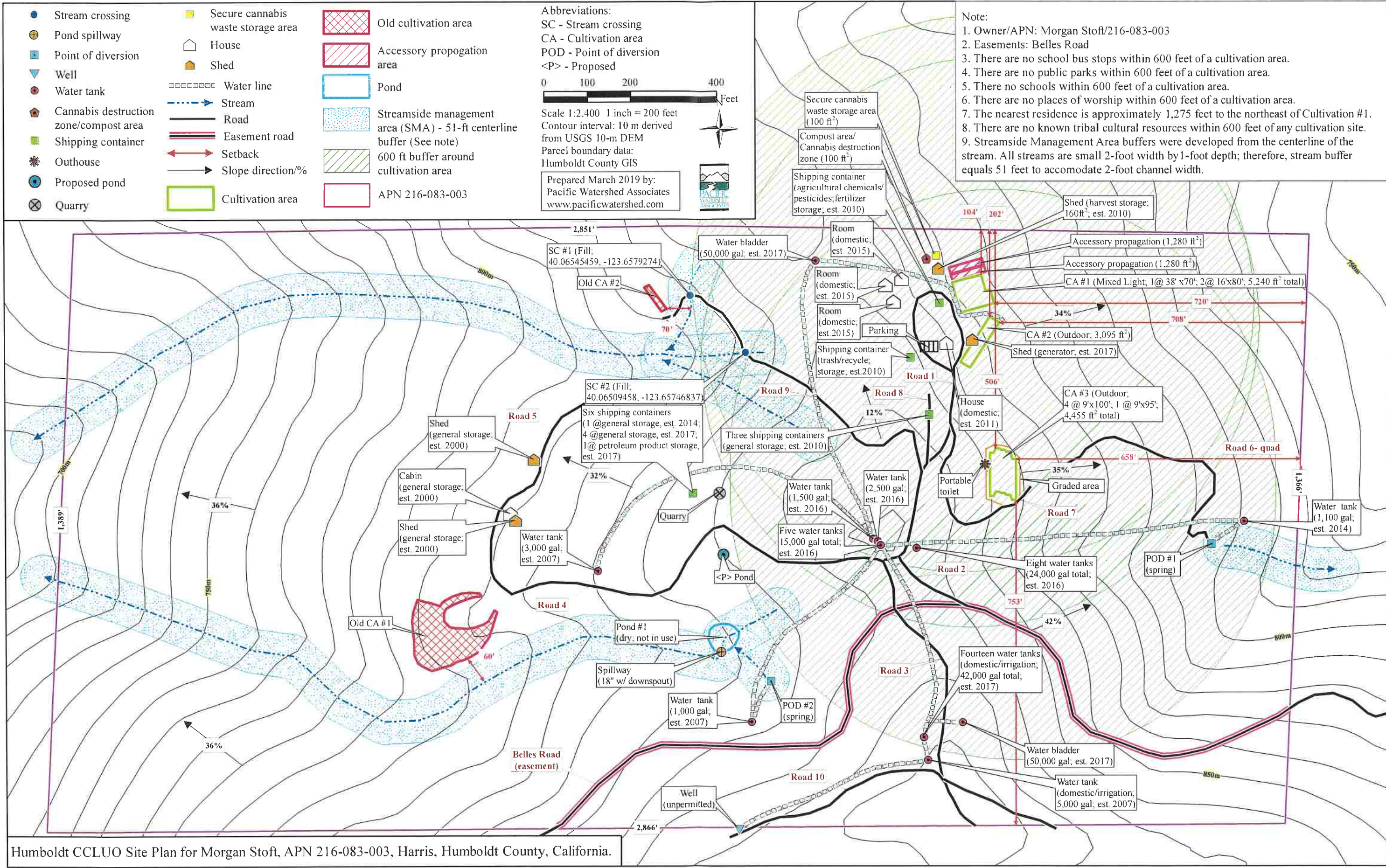


Project Area = 

**AERIAL MAP
PROPOSED GREEN GRASS FARMS LLC
NEW HARRIS AREA
CUP-16-433
APN: 216-083-003-000
T04S R05E S31 HB&M (HARRIS)**

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.





Humboldt CCLUO Site Plan for Morgan Stoft, APN 216-083-003, Harris, Humboldt County, California.

P:\GIS\5312

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE CONDITIONAL USE PERMIT AND SPECIAL PERMIT ARE 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. **Within three days of the effective date of permit approval** the Department will file the NOD and will charge this cost to the project.
5. Within 90-days of the effective date of permit approval or issuance of a building permit, whichever comes first, the applicant shall submit a Site Management Plan developed for the parcel, prepared pursuant to Tier 2 enrollment under the State Water Resource Control Board (State Water Board) Cannabis Cultivation Policy (Cannabis Policy), in congruence with Order WQ 2017-0023-DWQ General Waste Discharge Requirements for Dischargers of Waste Associated with Cannabis Cultivation Activities (General Order). A letter or similar communication from the State Water Board verifying that all their requirements have been met will satisfy this condition.
6. Within 90-days of the effective date of permit approval or issuance of a building permit, whichever comes first, the applicant shall submit a revised plot plan prepared by a licensed surveyor showing the following, in addition to what is shown:
 - a. The location of the proposed 30-foot by 80-foot processing facility.
 - b. The location of proposed septic system to support the proposed processing facility.
7. 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 through #29. 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.

8. The private road intersection onto the County Road (Alderpoint Road) shall be maintained in accordance with the 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 the Department of Public Works approval for a business license.
9. 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.
10. Since the County Road (Alderpoint Road) has a paved surface at the location of the private access road, then the connecting access road (Bell Springs Road) shall be paved 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 Department of Public Works approval for a business license.
11. Provide adequate site access and driveways, setbacks, turn-a-rounds, and signing and building numbers to conform with the Humboldt County Code Section 3112-12, the Fire Safe Regulations.
12. 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, processing, 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.
13. Applications for grading and/or building permits shall be referred to the North Coast Air Quality Management District (NCAQMD) for review and consultation. Dust control practices during construction and grading shall achieve compliance with NCAQMD fugitive dust emission standards.
14. In accordance with CDFW project referral comments, prior to ground disturbing activities, protocol-level surveys shall be carried out by a botanist for special status plants, sensitive natural communities, and wetland delineations.
15. The onsite processing must be supported by a permanent means of sewage disposal. The applicant shall install a permitted onsite waste treatment system (OWTS), associated with a permitted processing structure, to support the project. Processing is required to occur at a licensed off-site processing facility until an OWTS is permitted by the Department of Environmental Health (DEH) and installed to the satisfaction of DEH. An acceptable site suitability report is required before permitting of the proposed OWTS can occur.
16. The approved building plans shall meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary for the project by the Building Inspection Division. Sign-off on the Occupancy Permit by the Building Division shall satisfy this requirement.
17. If the applicant is unable to permit the proposed on-site processing facility, within 90-days of the effective date of permit approval or issuance of a building permit, whichever comes first, the applicant shall amend the Operations Plan to identify a licensed off-site processing facility.
18. If the applicant is able to permit the proposed on-site processing facility, within 90-days of the effective date of permit approval or issuance of a building permit, whichever comes first, the applicant shall provide a permanent means of sewage disposal for the proposed onsite processing facility. Operator shall install a permitted Onsite Wastewater Treatment System (OWTS), associated

with a permitted structure, to support the project. Completion of an OWTS permit through DEH may include completing a percolation test and septic design or any other reports deemed necessary by DEH. A letter or similar communication from DEH verifying that the OWTS is permitted will satisfy this condition.

19. The following measures shall be implemented in order to avoid and minimize potential impacts to fish and wildlife related to the construction of the proposed 580,000 gallon rainwater catchment pond in accordance with referral comments from CDFW:
 - The pond shall be designed by a qualified licensed engineer (in consultation with a licensed geologist where appropriate) and that construction implementation include oversight and/or sign off by a qualified licensed professional.
 - The pond shall be designed to hold no more than the necessary volume of water needed for the project, with consideration to evaporative loss and designed in such a way to accommodate annual pond dewatering. The volume of water contained within the pond should be based on the square footage and method of cultivation in use prior to January 1, 2016.
 - An overflow spillway shall be installed that will withstand a 100-year flood event, designed with a dispersal mechanism, or low-impact design, that discourages channelization and promotes dispersal and infiltration of flows to prevent surface overflow from reaching waters of the State. CDFW recommends the spillways be designed and placed to allow for a minimum of two-feet of freeboard.
 - Several exit ramps shall be installed to prevent wildlife entrapment. Exit ramps shall meet the following requirements: installed at no greater than 2:1 slope, securely fixed, and made of solid material (e.g. wood).
 - The applicant shall comply with the CDFW Bullfrog Management Plan. Reporting requirements shall be submitted to CDFW at 619 2nd Street, Eureka, CA 95501, no later than December 31 of each year.
 - Fish stocking is prohibited without written permission from the Department pursuant to Section 6400 of the Fish and Game Code.
20. Within two (2) years of the effective date of permit approval or issuance of a building permit, whichever comes first, the applicant shall replace water bladders with hard sided water storage of equivalent storage amount in a previously disturbed location. An updated Site Plan and Operations Plan reflecting the new project configuration shall be submitted when available and identify the locations of new water tanks.
21. Within two (2) years of the effective date of permit approval or issuance of a building permit, whichever comes first, the applicant shall enter into a Streambed Alteration Agreement (SAA) with the State of California Department of Fish and Wildlife (CDFW) for the projects listed in the Notification of Lake or Streambed Alteration submitted by Timberland Resources Consultants on behalf of the applicant, dated July 01, 2019, including decommissioning three (3) stream crossings, decommissioning one (1) instream pond; surface diversion; and groundwater well.
22. Within one (1) year of CDFW's issuance of an SAA, the applicant shall complete the restoration of the decommissioned areas and roads in accordance with the Grading, Erosion and Sediment Control Plan as prepared by Omsberg & Preston consulting engineers and the conditions of the SAA. The applicant shall secure permits for all proposed grading as detailed in the Notification of Lake or Streambed Alteration and Grading, Erosion and Sediment Control Plan. A letter or similar communication from the Building Division verifying that all grading related to the cannabis cultivation operation are permitted, or not needed, will satisfy this condition. An updated Site Plan and Operations Plan reflecting the new project shall be submitted when available and identify the cubic yards of all grading that has been completed.

23. For the proposed work within Streamside Management Areas to decommission and restore three (3) stream crossings and one (1) instream pond, the applicant shall implement all best management practices and erosion control measures provided by the project's Grading, Erosion and Sediment Control Plan as prepared by Omsberg & Preston consulting engineers, as well as the biological resources protection measures, erosion control measures and specification of the July 2019 Notification of Lake or Streambed Alteration and the Final Streambed Alteration Agreement to be issued by CDFW, including any preconstruction biological surveys for sensitive species, wetland delineations, revegetation, and monitoring and reporting requirements. In addition, the applicant shall implement the following mitigation measures specific to the SMAWO:
- Retain snags unless felling is required by CAL-OSHA, or by California Department of Forestry forest and fire protection regulations, or for public health and safety reasons, approved by the Planning and Building Director. Felled snags shall be left on the ground if consistent with fire protection regulations and the required treatment of slash or fuels.
 - Retain live trees with visible evidence of current or historical use as nesting sites by hawks, owls, eagles, osprey, herons, kites or egrets.
 - Long slopes will be minimized to increase infiltration and reduce water velocities down cut slopes by such techniques as soil roughing, serrated cuts, selective grading, shaping, benching, and berm construction
 - Concentrated runoff will be carried to the nearest drainage course. Energy dissipaters may be installed to prevent erosion at the point of discharge, where discharge is to natural ground or channels.
 - Winter operations (generally October 15th through April 15th) shall employ the following special considerations:
 - (1) Slopes will be temporarily stabilized by stage seeding and/or planting of fast germinating seeds, such as barley or rye grass, and mulched with protective coverings such as natural or chemical stabilizations; and
 - (2) Runoff from the site will be temporarily detained or filtered by berms, vegetated filter strips, and/or catch basins to prevent the escape of sediment from the site. Drainage controls are to be maintained as long as necessary to prevent erosion throughout construction.
24. The applicant shall install water monitoring device on each source - well and surface diversion if/when utilized and storage tanks as applicable - to monitor water used for cannabis irrigation separate from domestic use.
25. The applicant shall implement all corrective actions detailed in the Water Resources Protection Plan developed for the parcel, prepared pursuant to enrollment under the North Coast Regional Water Quality Control Board (NCRWQCB) in congruence with Order No. R1-2015-0023 (Tier 2), including placement of float valves and emergency shut-offs to prevent excess diversion from the spring diversions and well. A letter or similar communication from the NCRWQCB verifying that all their requirements have been met will satisfy this condition.
26. The applicant shall implement recommendations in the Timber Conversion Report and Restocking Plan, both dated May 21, 2018 and prepared by Timberland Resource Consultants (TRC). Within 2 years following restocking, the landowner shall have an RPF certify that the restocked areas meet the stocking standards of 14CCR 912.7.
27. The applicant shall contact the local fire service provider [Palo Verde Volunteer Fire Department] and furnish written documentation from that agency of the available emergency response and fire suppression services and any recommended project mitigation measures. Mitigation measures shall be incorporated into the project, if applicable. If emergency response and fire suppression services are not provided, the applicant shall cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form

provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required.

28. 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.
29. 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 in accordance with CDFW requirements. 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 new 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. 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.
4. 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.
5. The use of synthetic netting is prohibited. 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.
6. All refuse shall be contained in wildlife proof storage containers, always, and disposed of at an authorized waste management facility.

7. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
8. The use of anticoagulant rodenticide is prohibited.
9. 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.
10. All components of the project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Cultivation, Operations and Security Plan and addenda, 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. Compliance with the provisions of the Right to Divert and Use Water issued by the State Water Resources Control Board Division of Water Rights for two (2) diversions sourced from unnamed springs. The water appropriated shall be limited to the quantity which can be beneficially used and shall not exceed 0.80 acre-feet per year, to be collected outside the forbearance period (defined as May 15th to October 31st) of each year. The total storage capacity shall not exceed 2.6 acre-feet. The rate of diversion to storage shall not exceed 42,000 gallons per day (gpd) or the diversion rate specified in the current version of the State Water Board's Cannabis Policy, whichever is more restrictive.
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. Show continual use of portable bathroom facilities prior to the annual inspection of the permit until an OWTS can be permitted and installed.
22. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
23. Pay all applicable application, review for conformance with conditions, and annual inspection fees.
24. 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.
25. The master logbooks maintained by the applicant to track production and sales shall be maintained for inspection by the County.
26. 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

27. 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."
28. 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).
29. 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.

30. 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.
31. 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 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
32. Term of Commercial Cannabis Activity Conditional Use Permit and Special Permit. Any Commercial Cannabis Cultivation CUP and 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.
33. 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 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.

34. 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.
35. 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.
36. 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.
37. 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 or 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 after 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 #6 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 #32 and 34 of the Ongoing 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 and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the 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 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 (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

4. The applicant shall be aware that the Federal Government considers the cultivation of cannabis to be an illegal activity. This project is accessed by using roads that pass-through lands owned by the Federal Government. The Federal Government may not allow the applicant to use these roads to transport cannabis. In such case, Humboldt County will not provide relief to the applicant. Approval of this permit does not authorize transportation of cannabis across Federal lands.

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 216-083-003; 4244 Bell Springs Road, New Harris
County of Humboldt**

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

February 2021

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 (CUP-16-433) for an existing 12,790 square foot (SF) cannabis cultivation operation of which 7,550 SF is full-sun outdoor in raised beds and 5,240 SF is mixed light, and a Special Permit for work within Streamside Management Areas in accordance with Humboldt County Streamside Management Area and Wetland Ordinance. Outdoor cultivation occurs in two separate cultivation areas: Cultivation Area 1 is 3,095 SF and Cultivation Area 2 is 4,455 SF. Ancillary immature plant storage consists of 2,560 SF divided into one (1) 1,280 SF area in support of outdoor cultivation and one (1) 1,280 SF greenhouse in support of mixed light cultivation. Mixed light cultivation occurs in three (3) deprivation greenhouse, two (2) of which are 1,280 SF and one (1) of which is 2,680 SF. Irrigation water is sourced from two surface water diversions (unnamed springs, SWRCB Right to Divert and Use Water, Certificate H100298) and one permitted well (Permit No. 20/21-0080, WCR2020-16145)), as well as one (1) proposed rain catchment pond. Water storage includes thirty-four (34) 3,000 gallon tanks, two (2) 50,000 gallon water bladders (be removed and replaced by hard tanks as a condition of the permit), and the proposed 580,000 gallon rain catchment pond for a total of 782,000 gallons of water storage. Estimated annual water usage is 126,850 gallons (9.9 gal/SF). The applicant is in the process of permitting a 30-foot by 80-foot processing building in which all processing activities will occur and will apply to permit an on-site waste treatment system that is sufficient to meet the facility's demand. If the applicant is unable to permit the proposed processing facility, the applicant will process cannabis at a licensed off-site processing facility. Up to two (2) employees may be utilized during peak operations. Power is sourced from generator power consisting of one (1) Honda EU 2000 generator and one (1) Kubota 11000 generator used solely for drying activities.

Per the referral response from the Northwest Information Center (NWIC), dated May 2019, there are no records of any previous cultural resource studies for the project area. It was recommended by NWIC that the lead agency contact the local Native American tribe(s) and that a study by a qualified professional archeologist be carried out prior to the commencement of project activities. The InterTribal Wilderness Council did not respond to the County's referral request. An evaluation of cultural resources was carried out by Chris Carroll of TRC, a certified archaeological surveyor with current CalFire Archeological Training (Course #575) as part of the site's Timber Conversion evaluation in May 2018. Chris Carroll conducted pre-field research for the project's geographic location and closely surveyed the site for presence or evidence of prehistoric or historic sites. No archeological sites were observed during the TRC field assessment. Inadvertent Discoveries Protocol will be implemented as a condition of approval. Additionally, all development currently meets, or will meet as a condition of approval, appropriate Streamside Management Area (SMA) setbacks preserving them as wildlife corridors.

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. These include

restocking 0.80 acres with timber that was converted after the CEQA baseline was established to remediate for loss of wildlife habitat, 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, based on 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 12,790 square feet of cultivation with proposed ancillary processing 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:

- Site Plan Map prepared by Pacific Watershed Associates, dated March 2019.
- Premises Diagrams for Outdoor and Mixed Light Cultivation prepared by Pacific Watershed Associates November 2018 and received 8/8/19.
- Cultivation, Operations and Security Plan, not dated and received 9/5/17.
- Addendum to Cultivation, Operations and Security Plan, not dated and received 8/8/19.
- Addendum to Cultivation Operations Plan, not dated and received 11/18/20.
- Right to Divert and Use Water H100298, Certificate H100298 with the State Water Resources Control Board, Division of Water Rights.

- Well Completion Report (WCR2020-16145) for Permit No. 20/21-0080, New Well for Water Supply Irrigation-Agriculture, Permit Date July 20, 2020, received 11/18/20.
- Water Resources Protection Plan (WRPP) prepared by Pacific Watershed Associates in compliance with North Coast Regional Water Quality Control Board Order No. 2015-0023.
- Timber Conversion Report and a Restocking Plan, both dated 5/21/18 and prepared by Timberland Resource Consultants.
- Road Evaluation Report prepared by the applicant for Alderpoint Road, Bell Springs Road, and Belles Road, dated 12/6/17 and received 12/12/17.
- Division of Environmental Health Attachment for Commercial Medical Marijuana (CMM) Clearances/Permits, received 9/5/17.
- Relocation Plan, prepared by Timberland Resource Consultants, dated 5/24/18.
- Environmental justification letter for relocation prepared by Pacific Watershed Associates, dated 5/31/18.
- Geologic Conditions Report prepared by Timberland Resources Consultants, dated 3/11/19.
- Notification of Lake or Streambed Alteration (LSA) prepared by Timberland Resources Consultants, dated 7/1/19 and received 8/8/19.
- Grading, Drainage, and Erosion Control Plan prepared by Omsberg & Preston Consulting Engineers, stamped and signed by a Registered Professional Engineer on 3/20/19; received as attachment to Notification of LSA on 8/8/19 and again as attachment to the Addendum to the Cultivation and Operations Plan received on 11/18/20.

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. (Applicant is record title owner of the parcel - Grant Deed 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. (Site Plan prepared by Pacific Watershed Associates in March 2019 – 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. (Cultivation, Operations and Security Plan and Addendum to Cultivation Operations Plan prepared by Green Grass Farms, received 09/05/2017; Addendum to Cultivation Operations Plan, received 08/08/2019; and Addendum to Cultivation Operations Plan, received 11/18/2020 - Attached)
5. Copy of the statement of water diversion, or other permit, license or registration filed with the State Water Resources Control Board, Division of Water Rights, if applicable. (Initial Statement of Water Diversion and Use for two spring diversions and one well – On file. SWRCB Right to Divert and Use Water, Certificate H100298, for two unnamed springs – Attached)
6. Description of water source, storage, irrigation plan, and projected water usage. (Included in Cultivation Operations and Security Plan (item 4. above) and Water Resources Protection Plan prepared for State Water Board Cannabis General Order. (item 7. below)
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. (Notice of Applicability: Waste Discharge Requirements Water Quality Order WQ 2019-0001-DWQ – Attached; and Water Resources Protection Plan (WRPP) prepared by Pacific Watershed Associates – Attached separately as Attachment 3.C; Enrolled in State Water Board Cannabis General Order for Waste Discharge (WDR), WDID 1_12CC4176160, effective 7/01/2019 and expiring 04/15/2024 – On file).

8. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing, impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the California Department of Fish and Wildlife. (Notification of Lake or Streambed Alteration prepared by Timberland Resources Consultants, dated July 01, 2019, to decommission three (3) stream crossings and decommission one (1) instream pond – Attached separately as Attachment 3.A. A Grading, Drainage, and Erosion Control plan prepared by Omsberg and Preston, dated 03/20/2019 - Attached).
9. If the source of water is a well, a copy of the County well permit, if available. (Well Completion Report [WCR-2020-016145], Permit No. 20/21-0080 – Attached).
10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under Section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with Cal Fire. (Timber Conversion Report and Restocking Plan dated 05/21/2018, both prepared by Timberland Resource Consultants – Attached separately as attachment 3.B)
11. 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)
12. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in Section 55.4.8.2.3, and plan for compliance with applicable building codes. (Not applicable)
13. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed, will not support diversions for irrigation. (On file)
14. Acknowledge that the County reserves the right to engage with local tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe “government to government” consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize, or mitigate impacts to tribal cultural resources, as defined herein. Examples include, but are not limited to, conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The County shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On file)
15. An evaluation of cultural resources carried out by Chris Carroll of TRC, a certified archaeological surveyor with current CalFire Archeological Training (Course #575) as part of the site’s Timber Conversion evaluation in May 2018 (Attached).
16. Road Evaluation Reports for Alderpoint Road, Bell Springs Road, and Belles Road prepared by the applicant dated 12/06/2017 and received 12/12/2017. (Attached)

17. Division of Environmental Health Attachment for Commercial Medical Marijuana (CMM) Clearances/ Permits (DEH Form). (On-file)
18. Initial Statements of Water Diversion and Use for two (2) on-stream diversions and one (1) well submitted to State Water Resources Control Board Division of Water Rights (On file) and Right to Divert and Use Water issued by the State Water Resources Control Board Division of Water Rights for two (2) diversions sourced from unnamed springs for the purpose of irrigation and fire protection dated 10/22/2018. (Registration H500720, Certificate H100298 - Attached)
19. Environmental justification letter prepared by Pacific Watershed Associates, dated May 31, 2018. (Attached)
20. Email from the Director of the Planning Department authorizing the applicant to proceed with the relocation as proposed, dated June 22, 2018. (On file)
21. Geologic Conditions Report prepared by Timberland Resources Consultants dated 3/11/19. (Attached)

ADDENDUM TO CULTIVATION OPERATIONS PLAN GREEN GRASS FARMS; PLN-11885; APN 216-083-003

This Addendum to Cultivation Operations Plan for Green Grass Farms' project located on APN 216-083-003 is intended to amend and supplement information contained in the previously submitted cultivation operations plans only as to the information referenced herein. Information not referenced herein remains unchanged.

PROJECT DESCRIPTION: Applicant is seeking a Conditional Use Permit for existing 7,550 square feet of outdoor and 5,240 square feet of mixed light cultivation. Applicant is proposing a 580,000-gallon rainwater catchment pond as the primary source of irrigation water with two permitted spring diversions serving as additional water sources for irrigation. Applicant will discontinue use of non-permitted well in the cannabis operation. However, applicant has drilled a new well, in the same location as the previously non-permitted well, which will be used for irrigation in the cannabis operation. The well report is included herein. Water storage on-site includes thirty-four (34) 3,000-gallon tanks, two (2) 50,000 gallon water bladders that will include berms to avoid runoff in the event of failure and the proposed 580,000 gallon rain catchment pond for a total of 782,000 gallons of water storage. Processing will occur on-site in an existing structure that is in the process of being permitted to commercial building standards. Electricity is sourced from generator power consisting of one (1) Honda EU 2000 generator and one (1) Kubota 11000 generator used solely for drying activities.

WATER SOURCE AND STORAGE: Applicant is proposing to install a 580,000-gallon rainwater catchment pond as the primary source of irrigation water for the cultivation operation. Applicant intends to discontinue the use of the non-permitted well on site. However, applicant has drilled a new well in the same location as the previous well and intends to use that as a supplemental source of water. The well completion report is attached hereto. Applicant also intends to maintain use of surface water diversions as backup alternative water sources. Surface water diversions are under valid water rights issued by the California State Water Resources Control Board (Certificate H100298). These diversions will only be used during non-forbearance time to divert water to storage. Applicant intends to maintain two (2) 50,000-gallon water bladders for additional water storage. The attached grading plans note that earthen berms will be constructed around the proposed water bladders. Additionally, applicant will utilize thirty-four (34) water tanks with 3,000-gallon capacity each to store sufficient surface water to observe required forbearance period between April and October. Upon completion of the proposed pond applicant will have approximately 782,000 gallons of water storage available for irrigation needs.

Please see attached grading plans for further detail regarding proposed pond.

State of California
Well Completion Report
 Form DWR 188 Submitted 11/18/2020
 WCR2020-016145

Owner's Well Number 1 Date Work Began 09/22/2020 Date Work Ended 09/22/2020
 Local Permit Agency Humboldt County Department of Health & Human Services - Land Use Program
 Secondary Permit Agency _____ Permit Number 20/21-0080 Permit Date 07/20/2020

Well Owner (must remain confidential pursuant to Water Code 13752)	Planned Use and Activity
Name <u>Morgan Stoft</u>	Activity <u>New Well</u>
Mailing Address <u>p.o 190</u>	Planned Use <u>Water Supply Irrigation - Agriculture</u>
City <u>garberville</u> State <u>ca</u> Zip <u>95542</u>	

Well Location	
Address _____	APN <u>216-083-003</u>
City _____ Zip _____ County <u>Humboldt</u>	Township _____
Latitude <u>40</u> <u>3</u> <u>55.5479</u> <u>N</u> Longitude <u>-123</u> <u>39</u> <u>22.3559</u> <u>W</u>	Range _____
Deg. Min. Sec. Deg. Min. Sec.	Section _____
Dec. Lat. <u>40.06543</u> Dec. Long. <u>-123.65621</u>	Baseline Meridian _____
Vertical Datum _____ Horizontal Datum <u>WGS84</u>	Ground Surface Elevation _____
Location Accuracy _____ Location Determination Method _____	Elevation Accuracy _____
	Elevation Determination Method _____

Borehole Information	Water Level and Yield of Completed Well
Orientation <u>Vertical</u> Specify _____	Depth to first water <u>130</u> (Feet below surface)
Drilling Method <u>Direct Rotary</u> Drilling Fluid <u>Air</u>	Depth to Static _____
Total Depth of Boring <u>200</u> Feet	Water Level <u>120</u> (Feet) Date Measured <u>09/22/2020</u>
Total Depth of Completed Well <u>200</u> Feet	Estimated Yield* <u>40</u> (GPM) Test Type <u>Air Lift</u>
	Test Length <u>3</u> (Hours) Total Drawdown <u>20</u> (feet)
	*May not be representative of a well's long term yield.

Geologic Log - Free Form		
Depth from Surface Feet to Feet		Description
<u>0</u>	<u>20</u>	<u>top soil</u>
<u>20</u>	<u>40</u>	<u>clay</u>
<u>40</u>	<u>200</u>	<u>solid blue rock with quartz</u>

Casings										
Casing #	Depth from Surface Feet to Feet		Casing Type	Material	Casings Specificatons	Wall Thickness (inches)	Outside Diameter (inches)	Screen Type	Slot Size if any (inches)	Description
<u>1</u>	<u>0</u>	<u>200</u>	<u>Blank</u>	<u>PVC</u>	<u>OD: 5.563 in. Thickness: 0.375 in.</u>	<u>0.375</u>	<u>5.563</u>	<u>Milled Slots</u>	<u>0.032</u>	<u>0-180 blank 5 inch pvc 180-200 perforated slots .032</u>

Annular Material				
Depth from Surface Feet to Feet	Fill	Fill Type Details	Filter Pack Size	Description
<u>0</u>	<u>20</u>	<u>Bentonite</u>	<u>Non Hydrated Bentonite</u>	<u>3/8s</u>
<u>20</u>	<u>200</u>	<u>Filter Pack</u>	<u>Other Gravel Pack</u>	<u>3/8s pea gravel</u>

Other Observations:

Borehole Specifications

Depth from Surface Feet to Feet		Borehole Diameter (inches)
0	200	9

Certification Statement

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

Name BUSHNELL WELL DRILLING
Person, Firm or Corporation
P O BOX 530 MIRANDA CA
Address City State Zip
Signed electronic signature received 11/18/2020 1061820
C-57 Licensed Water Well Contractor Date Signed C-57 License Number

DWR Use Only

CSG #	State Well Number	Site Code	Local Well Number

						N										W
--	--	--	--	--	--	---	--	--	--	--	--	--	--	--	--	---

Latitude Deg/Min/Sec

Longitude Deg/Min/Sec

TRS:

APN:

GRADING, DRAINAGE & EROSION CONTROL PLAN

GREEN GRASS FARMS, LLC

Harris, California

CAUTION:

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS.

CONSTRUCTION NOTES

PLOT PLANS

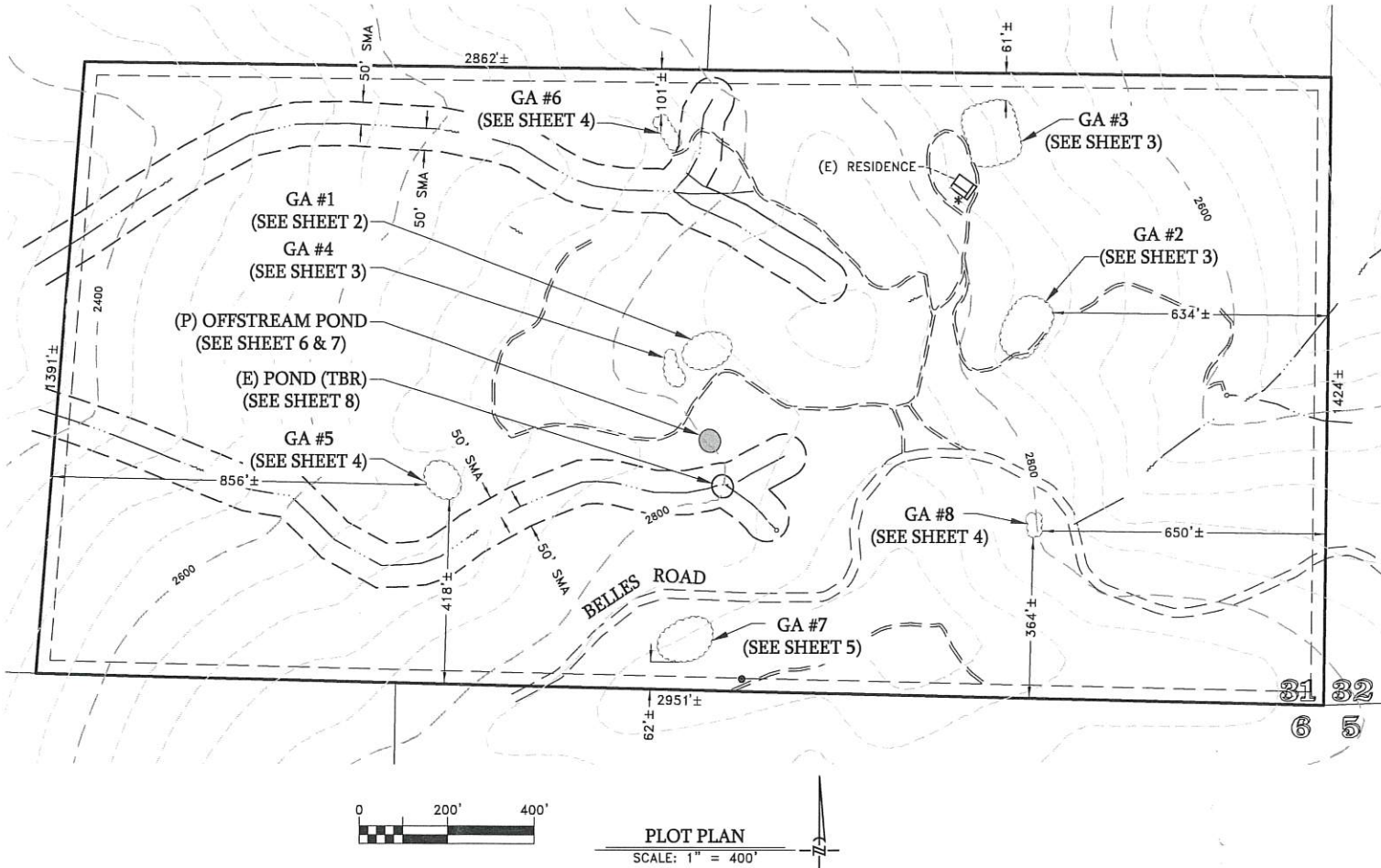
- THIS PARCEL IS ZONED UNCLASSIFIED (U) AND HAS A GENERAL PLAN DESIGNATION OF RA40 (PER FRAMEWORK PLAN) AND IS IN THE STATE RESPONSIBILITY AREA (SRA).
- THE SITE IS CURRENTLY DEVELOPED WITH SEVERAL STRUCTURES AND CULTIVATION AREAS.
- THE SITE, OUTSIDE OF THE SMA, HAS HISTORICALLY NOT BEEN SUBJECT TO FLOODING, PER F.I.R.M. COMMUNITY-PANEL NO. 06023C2025F.
- IT IS UNKNOWN AT THIS TIME WHETHER THE SITE IS UNDERLAIN BY SENSITIVE HABITAT AREAS, WETLAND AREAS OR ARCHAEOLOGICAL RESOURCES.

GENERAL

- THE INFORMATION AND ELEVATIONS PERTAINING TO EXISTING UNDERGROUND FACILITIES, AS SHOWN HEREIN, ARE FROM RECORD INFORMATION AND IS PRESENTED HERE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL AGENCIES INVOLVED AND SHALL LOCATE THE EXISTING UNDERGROUND FACILITIES PRIOR TO EXCAVATION AND CONSTRUCTION IN ANY AREA. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT 811 AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF ANY EXCAVATION, AND SHALL NOTIFY THE ENGINEER AND DEVELOPER OF ANY APPARENT DISCREPANCIES IN THE RECORD INFORMATION SHOWN HEREIN.
- CONTOURS ARE BASED ON USGS 1/3 ARC-SECOND DIGITAL ELEVATION MODELS AND ARE SHOWN AT 40 FOOT INTERVALS.
- MATERIALS AND WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND STANDARD PLANS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS), LATEST EDITION, AND THE IMPROVEMENT STANDARDS, LATEST REVISION, OF THE COUNTY OF HUMBOLDT.
- THE CONTRACTOR SHALL REMOVE FROM THE SITE AND LAWFULLY DISPOSE OF ALL DELETERIOUS MATERIAL (BROKEN CONCRETE, ASPHALT PAVEMENT, BASE MATERIAL, ROCKS, STUMPS, ROOTS, LIMBS, ETC.) TO A COUNTY APPROVED DISPOSAL SITE.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS ON OR ADJACENT TO THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO FENCES, CONCRETE CURBS AND GUTTERS, CONCRETE SLABS, UNDERGROUND CONDUITS, STRUCTURES, DECKS, LANDSCAPING, ETC. WHERE DAMAGE TO ADJACENT IMPROVEMENT IS UNAVOIDABLE, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE PROPERTY OWNER TO REPLACE OR REPAIR THE DAMAGED IMPROVEMENTS.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE DURING CONSTRUCTION.
- NO TREES WILL BE REMOVED AT THE SITE.

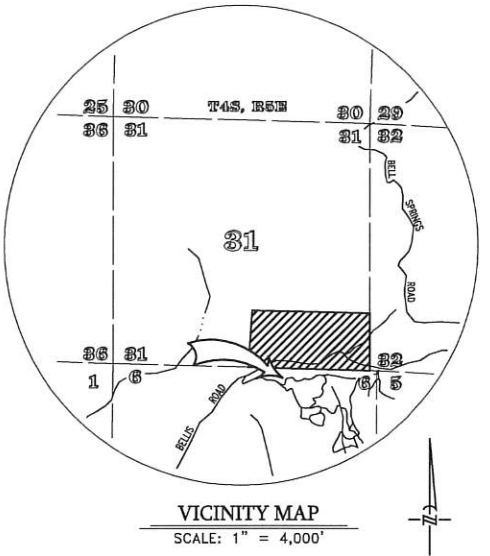
GRADING & EROSION CONTROL NOTES

- APPROXIMATELY 10,520 C.Y. WAS RELOCATED AT NINE (9) SITES WITHOUT A PERMIT. GA #1=800 C.Y. GA #2=490 C.Y. GA #3=3,860 C.Y. GA #4=1,150 C.Y. GA #5=1,200 C.Y. GA #6=600 C.Y. GA #7=1,100 C.Y. GA #8=920 C.Y. GA #9=400 C.Y. APPROXIMATELY 2,970 C.Y. OF GRADING IS PROPOSED TO CONSTRUCT A BERM AROUND THE (E) WATER BLADDER (GA #9), TO REMEDIATE AN (E) POND AND TO CONSTRUCT AN APPROXIMATELY 580,000 GALLON NEW POND.
- EXISTING NON-VEGETATED AREAS SHALL RECEIVE EROSION CONTROL TREATMENT PRIOR TO THE ONSET OF THE WINTER RAINS. EROSION CONTROL TREATMENT SHALL CONSIST OF THE FOLLOWING:
 - SPREAD REDWAY SEED MIX AT THE MANUFACTURERS RECOMMENDED RATE.
 - SPREAD STRAW AT THE RATE OF 2 TONS/ACRE.
 - STRAW SHALL BE STABLE AND NOT SUBJECT TO REMOVAL BY WIND. THE STRAW SHALL BE PLACED WITH PARTIAL EMBEDMENT INTO THE SOIL OR TREATED WITH A SUITABLE STABILIZING EMULSION.
- DUST SHALL BE CONTROLLED BY WATERING DURING ALL PHASES OF CONSTRUCTION.
- THE GOAL OF THIS GRADING, DRAINAGE & EROSION CONTROL PLAN IS TO MINIMIZE SEDIMENT LEAVING THE SITE, ENSURE THAT ANY SEDIMENT THAT DOES LEAVE WILL HAVE AN INSIGNIFICANT IMPACT DOWNSTREAM, AND TO PERMIT PAST GRADING ACTIVITIES.
- SITE MONITORING PRIOR TO AND AFTER SIGNIFICANT STORM EVENTS WILL BE MADE BY THE DEVELOPER, TO VERIFY THAT THE EROSION CONTROL MEASURES ARE SATISFACTORY, AND TO DETERMINE IF ADDITIONAL MEASURES ARE REQUIRED IN ORDER TO ACHIEVE THIS PLAN'S GOAL. GAS 1-9 ARE STABLE AND FULLY VEGETATED. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES ARE NOT REQUIRED FOR THESE AREAS.
- ALL EARTHWORK AND GRADING SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 19 OF CALTRANS SPECIFICATIONS, LATEST EDITION, AND SECTION 331-12 OF THE HUMBOLDT COUNTY LAND USE AND DEVELOPMENT ORDINANCE AND THE R2 "SOILS REPORT" PREPARED FOR THIS PROJECT BY WHITCHURCH ENGINEERING, INC. DATED 11/29/2017.
- NEW CUT AND FILL SLOPES SHALL BE 2:1 MAXIMUM UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS.
- PROJECT ENGINEER OR OTHER QUALIFIED PROFESSIONAL TO INSPECT GRADING WORK FOR CONFORMANCE WITH RECOMMENDATIONS OF SAID SOILS REPORT & THESE CONSTRUCTION PLANS.
- CONTRACTOR TO PROVIDE BMPS, AS REQUIRED, PER SWRCB BMPS FOR CONSTRUCTION.
- POND LINER SHALL BE 60 MIL. HDPE. INSTALLED PER MANUFACTURERS RECOMMENDATIONS.



DRAWING INDEX

SHEET	DRAWING
1	COVER / TITLE SHEET
2	GA'S #1 & #2, SECTIONS & DETAILS
3	GA'S #3 & #4 AND SECTIONS
4	GA'S #5, #6 & #8 AND SECTIONS
5	GA'S #7 AND SECTION
6	PROPOSED POND & SECTIONS
7	PROPOSED POND SECTIONS
8	EXISTING POND - TO BE REMOVED & SECTIONS



UTILITIES

WATER	ON-SITE
SEPTIC	ON-SITE
ELECTRIC	GENERATOR

LEGEND

SYMBOL	INDICATES
	DIRECTION OF SURFACE WATER RUNOFF/FLOW DIRECTION
(P)	PROPOSED
(E)	EXISTING
(TYP.)	TYPICAL
GA	GRADED AREA
EGH	EXISTING GREENHOUSE
S.F.	SQUARE FEET
DIA.	DIAMETER
GAL.	GALLON
HDPE	HIGH-DENSITY POLYETHYLENE
SRA	STATE RESPONSIBILITY AREA
TBR	TO BE REMOVED
C.Y.	CUBIC YARDS
SMA	STREAMSIDE MANAGEMENT AREA
BMP	BEST MANAGEMENT PRACTICES
2200	CONTOURS AT 200 FOOT ON SHEET 1 & 40 FOOT INTERVALS ON REMAINING SHEETS
SWRCB	STATE WATER RESOURCES CONTROL BOARD
	STRAW WATTLES
	STREAM



Signature: *Stephen G. Nesvold* DATE: 9/12/19
STEPHEN G. NESVOLD, P.E.
R.C.E. 25681

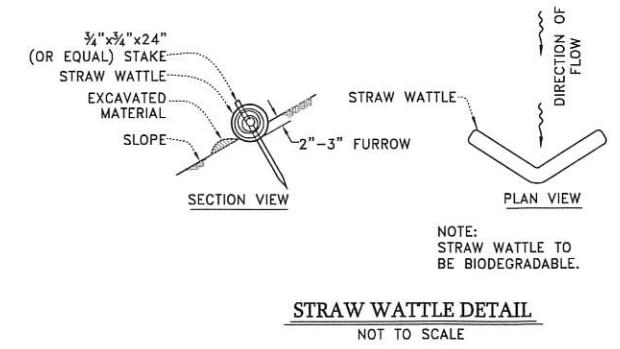
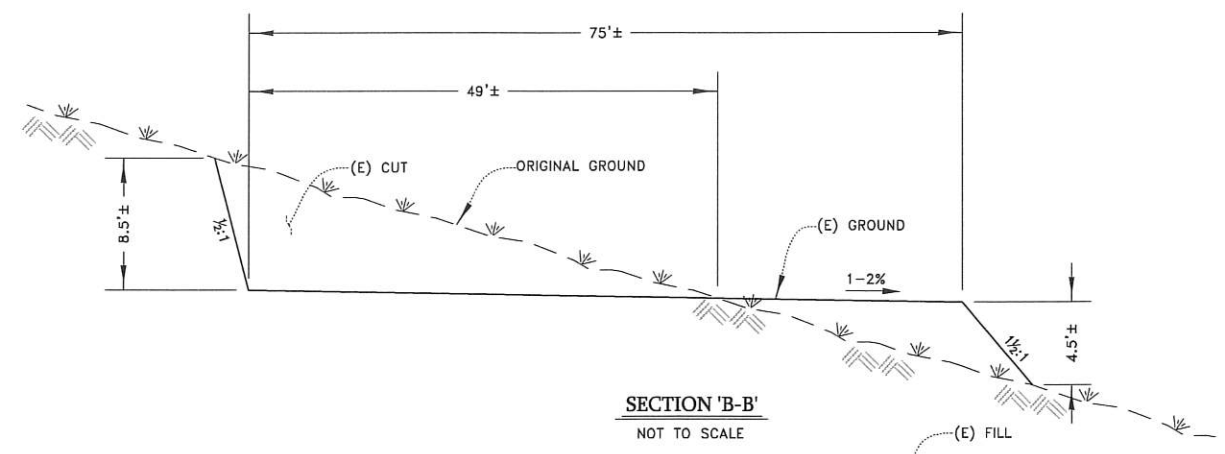
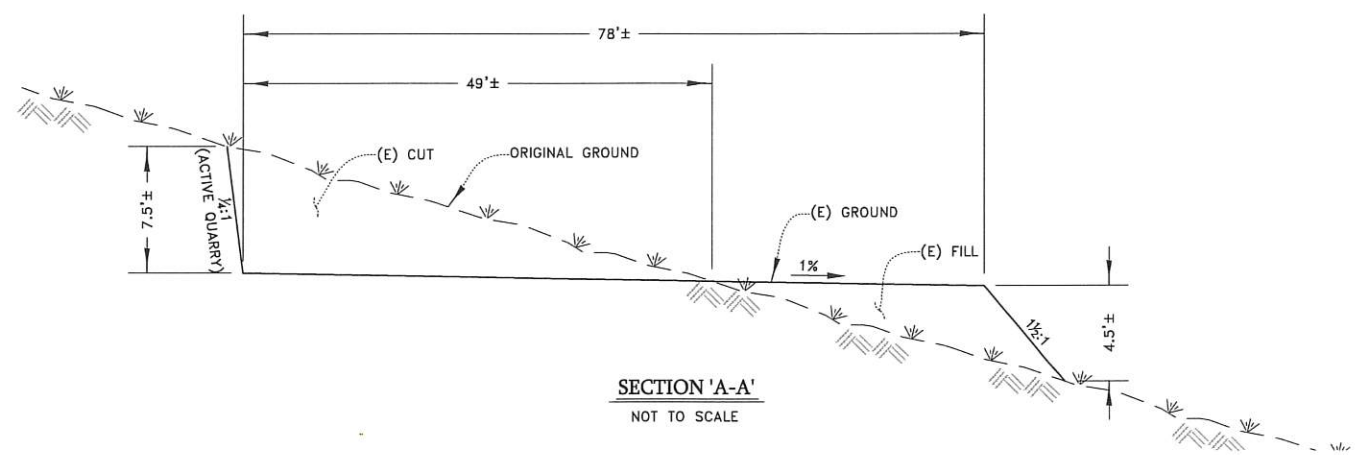
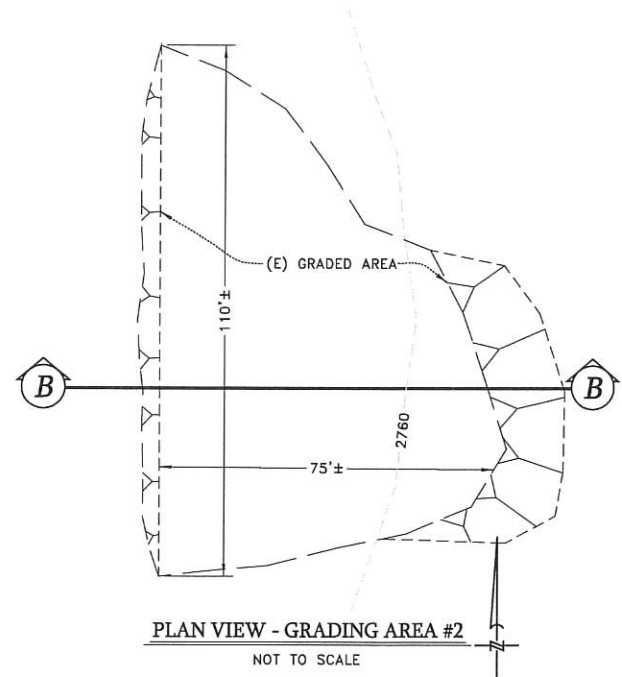
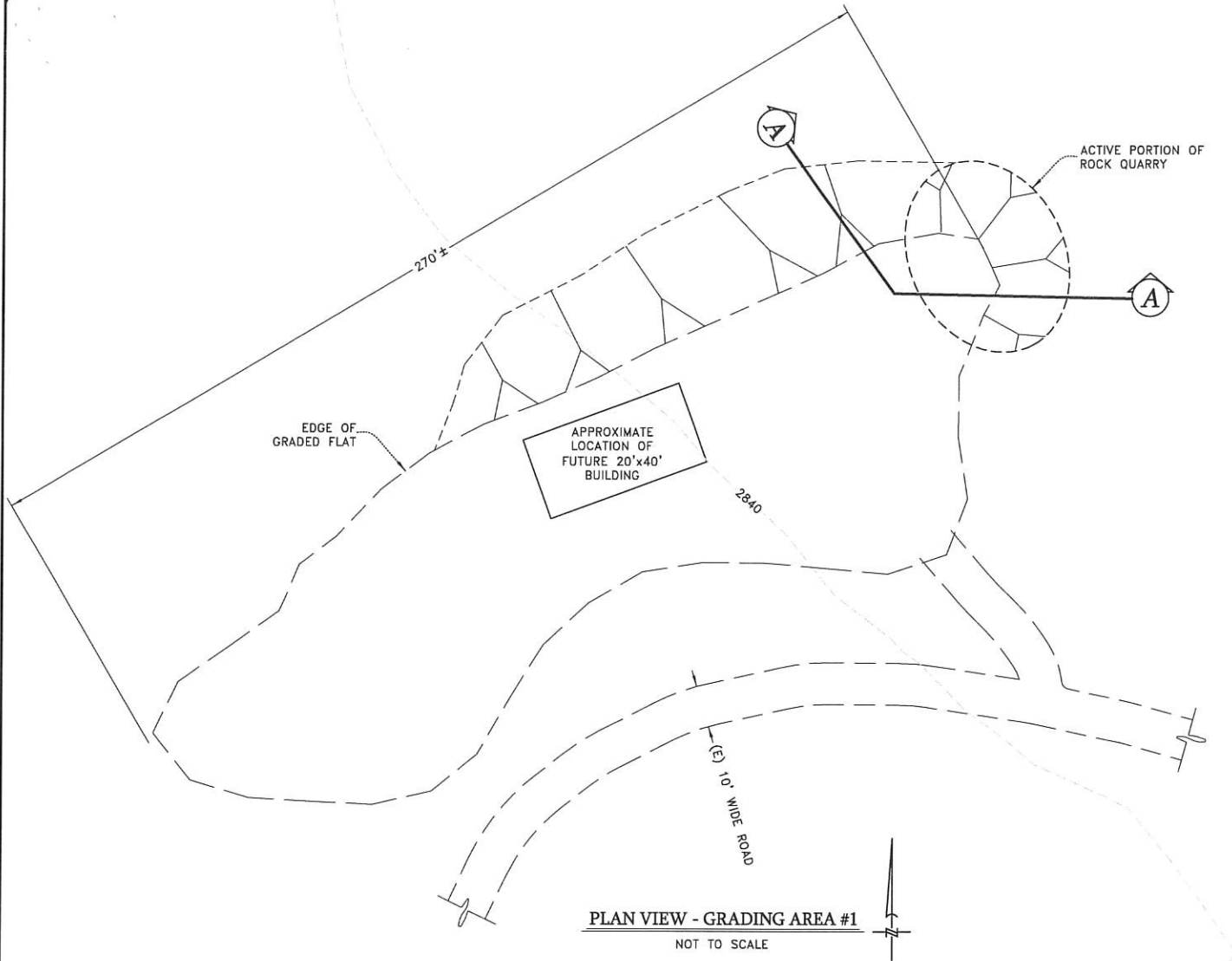
CMMLUO APPS #11885
APN 216-083-003

GRADING, DRAINAGE
& EROSION CONTROL PLAN

GREEN GRASS FARMS, LLC
In the unincorporated area of Humboldt County
Section 31, T.4S., R.5E. H.B.&M.

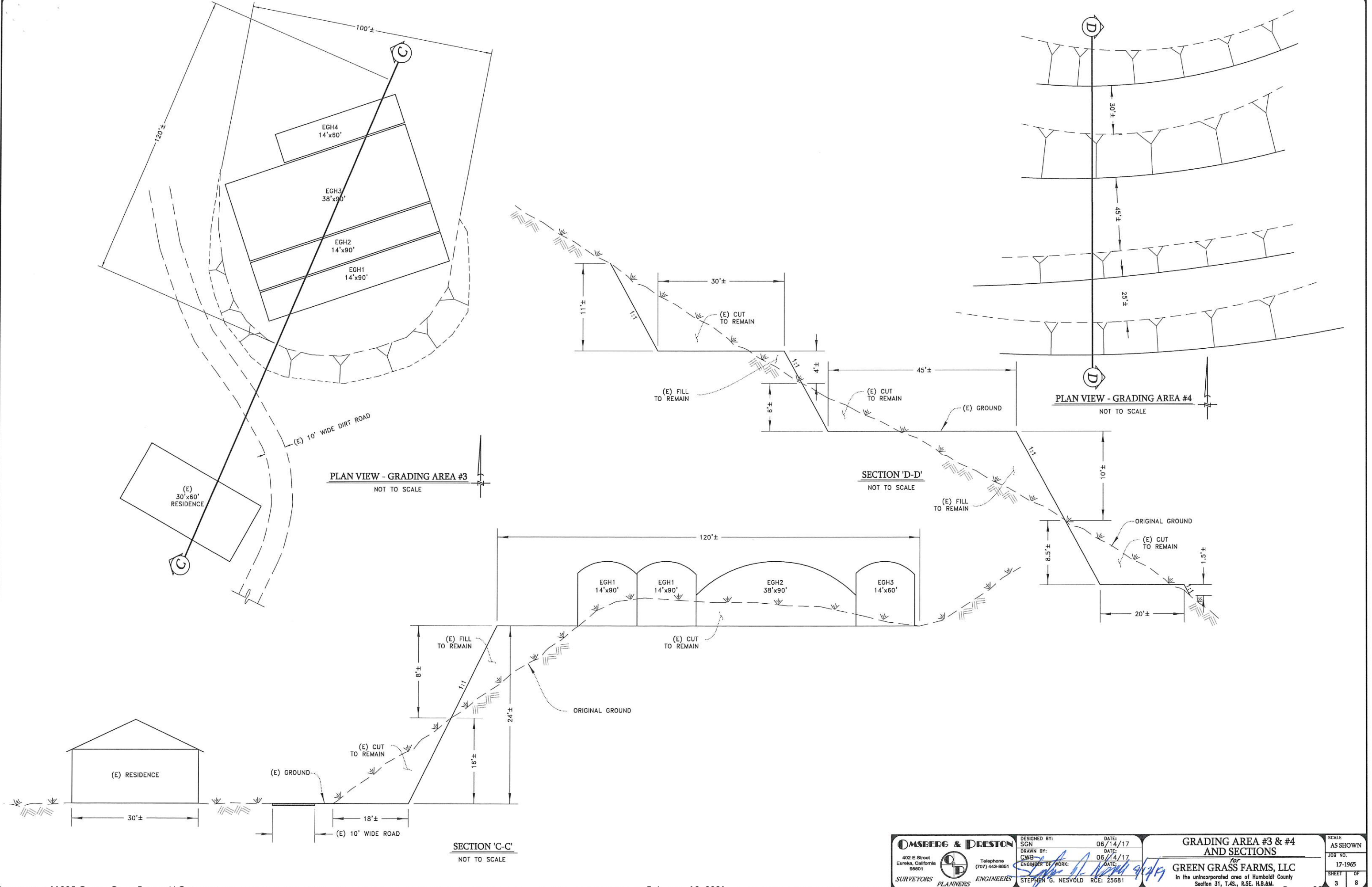
SCALE	AS SHOWN
JOB NO.	17-1965
SHEET	1 OF 8

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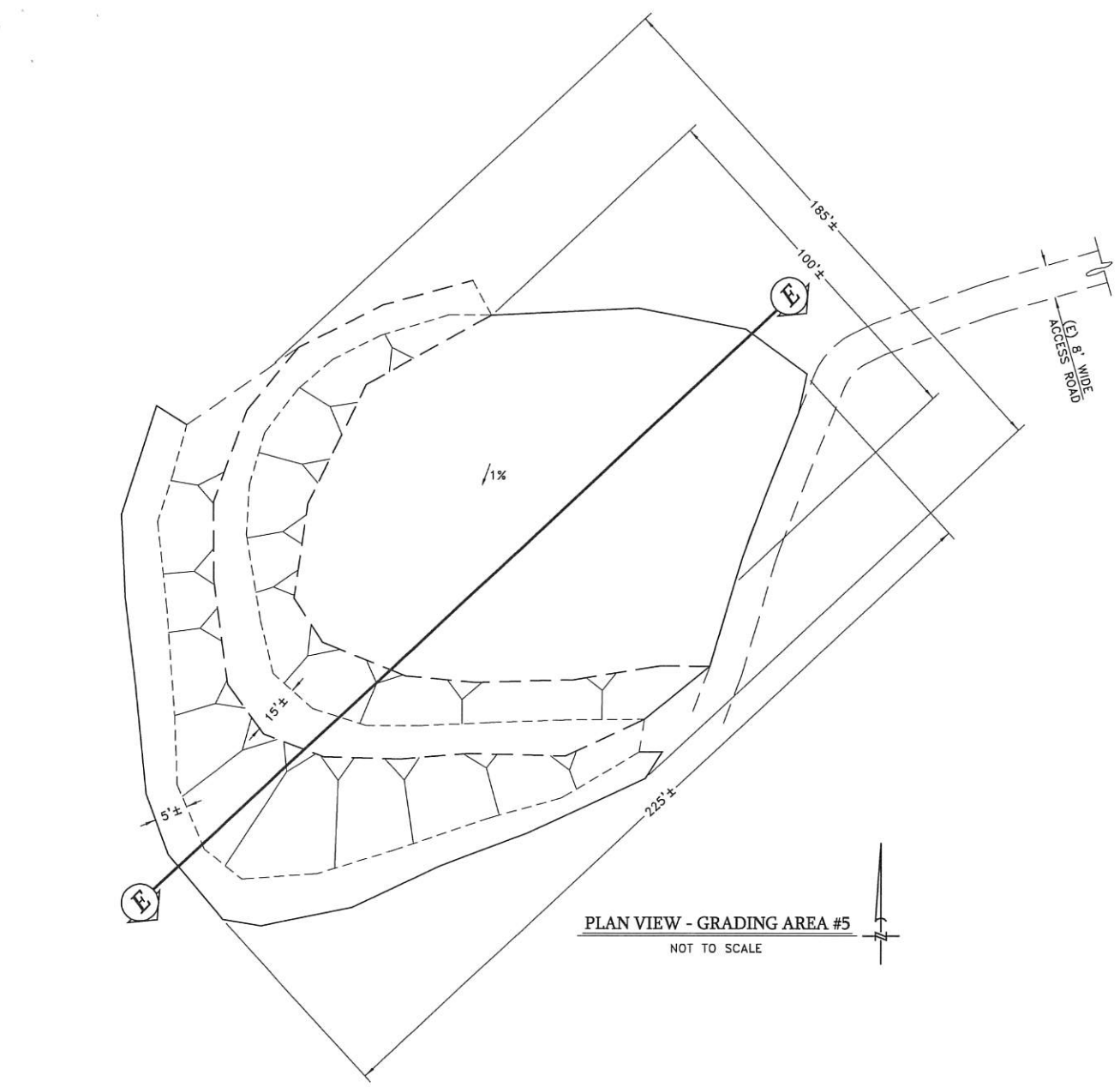
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	DRAWN BY: CWB	DATE: 06/14/17		JOB NO. 17-1965
	ENGINEER OF WORK: STEPHEN G. NESVOLD	DATE: 9/14/19		SHEET 2
	RCE: 25581	OF 8		

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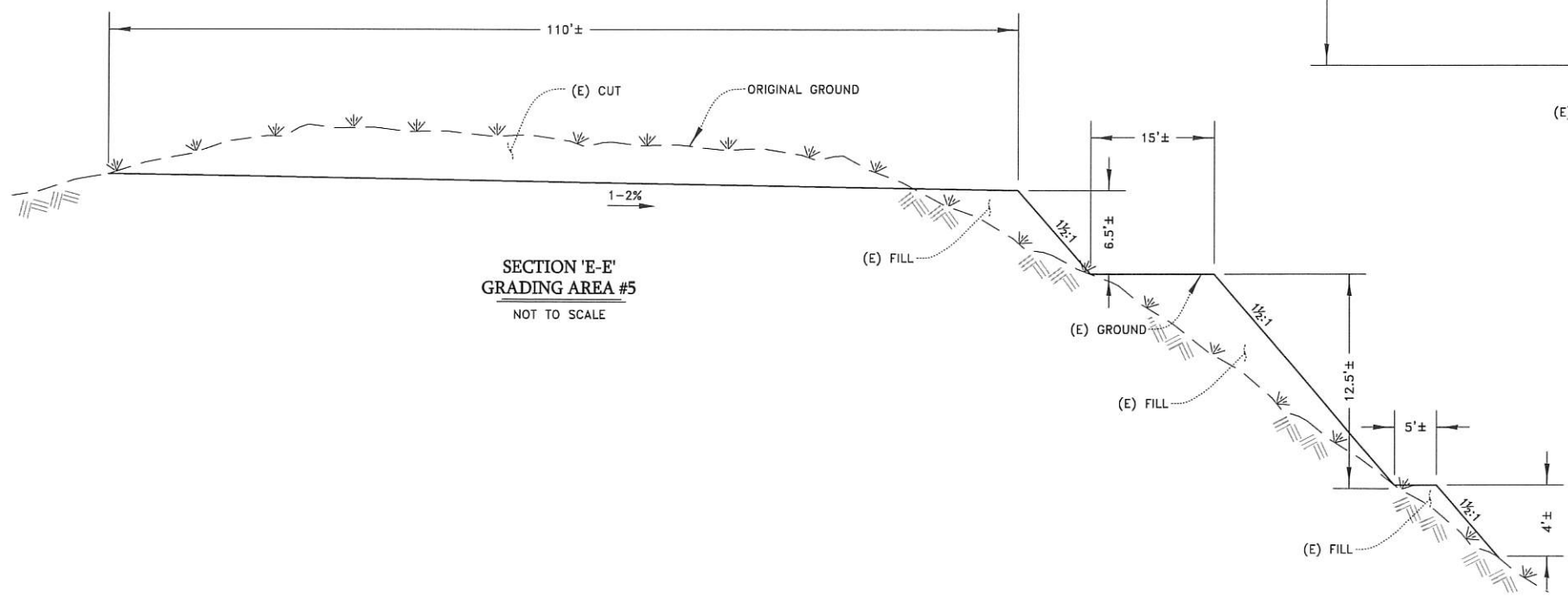


OMSBERG & PRESTON 402 E Street Eureka, California 95501 SURVEYORS PLANNERS ENGINEERS	DESIGNED BY: SON	DATE: 06/14/17	GRADING AREA #3 & #4 AND SECTIONS for GREEN GRASS FARMS, LLC In the unincorporated area of Humboldt County Section 31, T.4S., R.5E. H.B.M.	SCALE AS SHOWN
	DRAWN BY: CWB	DATE: 06/14/17		JOB NO. 17-1965
	ENGINEER OF WORK: STEPHEN G. NESVOLD	DATE: RCE: 25581		SHEET 3
				OF 8

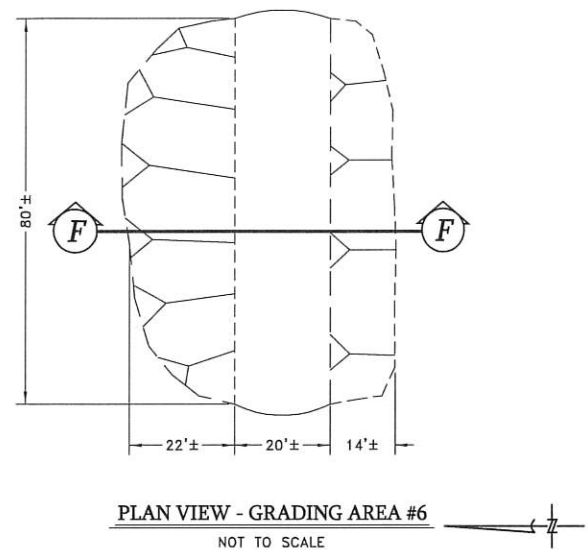
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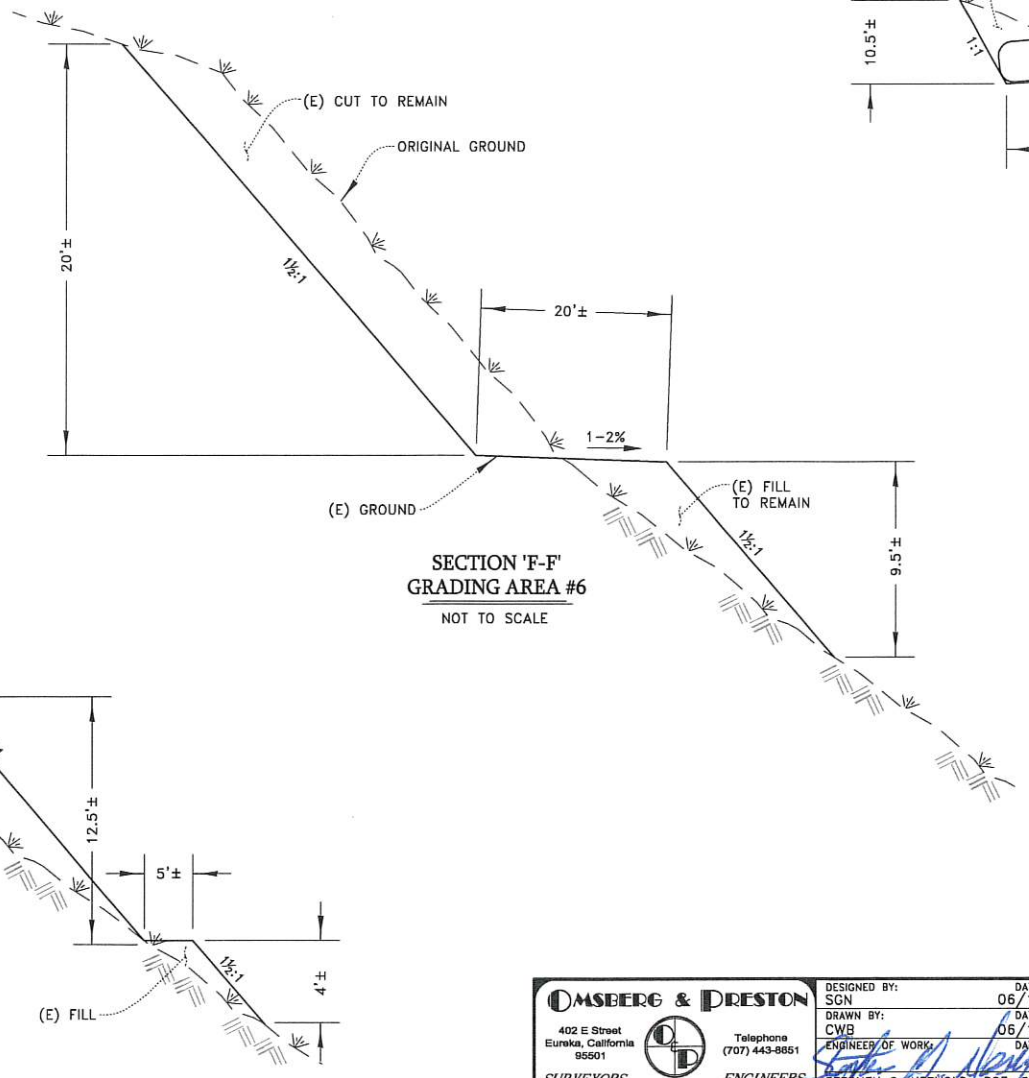
PLAN VIEW - GRADING AREA #5
NOT TO SCALE



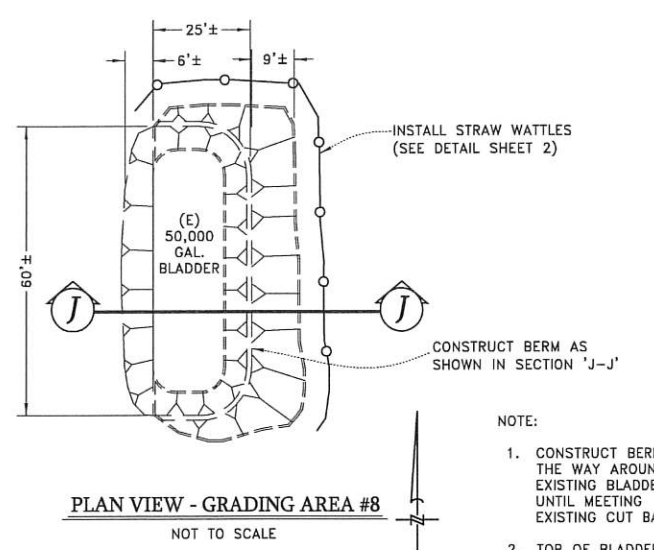
SECTION 'E-E'
GRADING AREA #5
NOT TO SCALE



PLAN VIEW - GRADING AREA #6
NOT TO SCALE

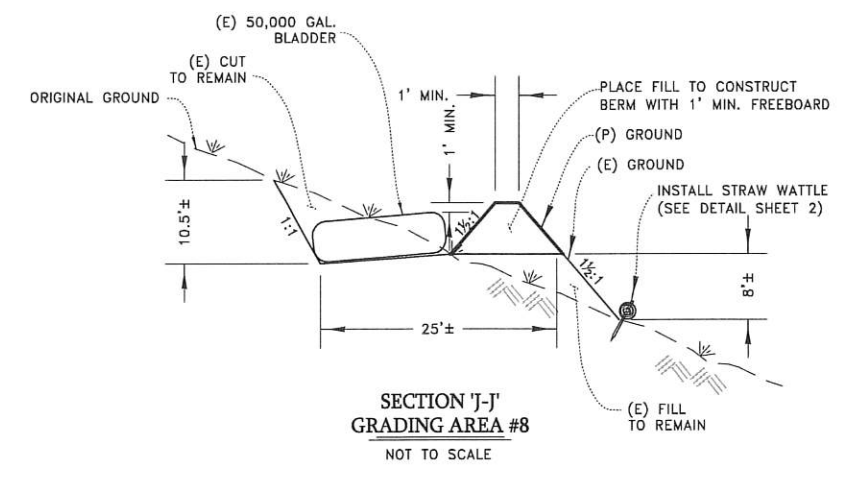


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GRADING AREA #6
NOT TO SCALE



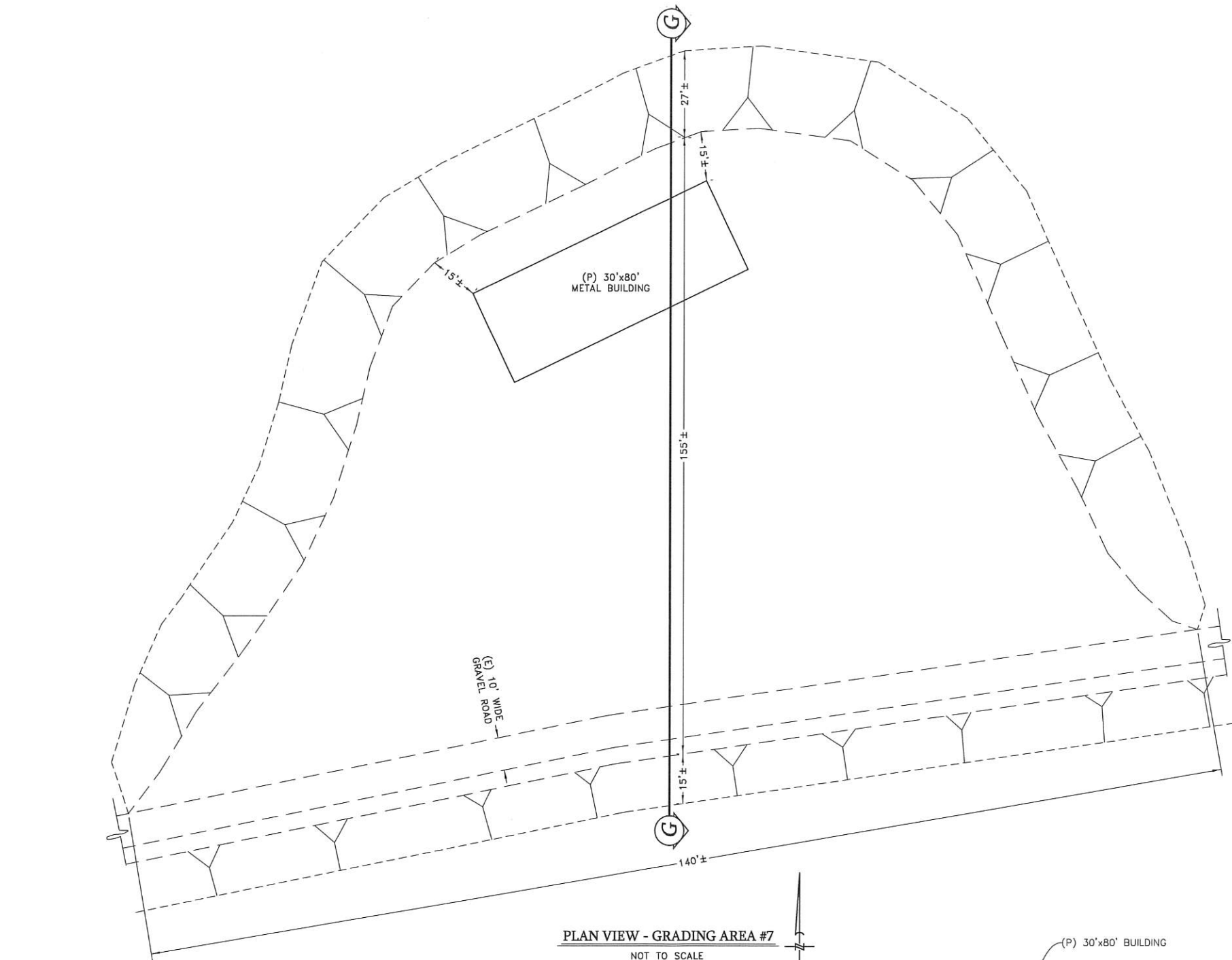
PLAN VIEW - GRADING AREA #8
NOT TO SCALE

- NOTE:
1. CONSTRUCT BERM ALL THE WAY AROUND EXISTING BLADDER UNTIL MEETING EXISTING CUT BANK.
 2. TOP OF BLADDER BERM SHALL BE 1' MIN. ABOVE TOP OF BLADDER WHEN FULL.



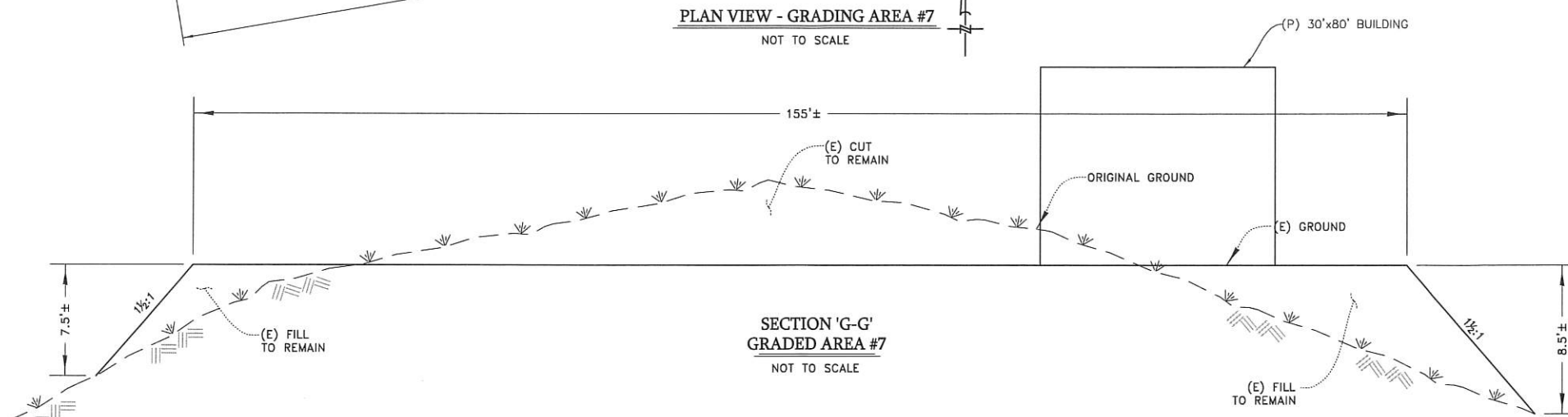
SECTION 'J-J'
GRADING AREA #8
NOT TO SCALE

OMSBERG & PRESTON 402 E Street Eureka, California 95501 SURVEYORS PLANNERS ENGINEERS	DESIGNED BY: SON	DATE: 06/14/17	GRADING AREAS #5, #6 & #8 AND SECTIONS GREEN GRASS FARMS, LLC In the unincorporated area of Humboldt County Section 31, T.4S., R.5E. H.B.M.	SCALE AS SHOWN
	DRAWN BY: CWB	DATE: 06/14/17		JOB NO. 17-1965
	ENGINEER OF WORK: STEPHEN G. NESVOLD	DATE: 7/24/19		SHEET 4
	RCE: 2568			OF 8



PLAN VIEW - GRADING AREA #7

NOT TO SCALE



SECTION 'G-G'
GRADED AREA #7

NOT TO SCALE

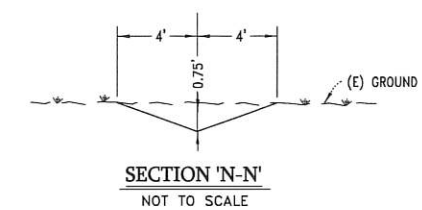
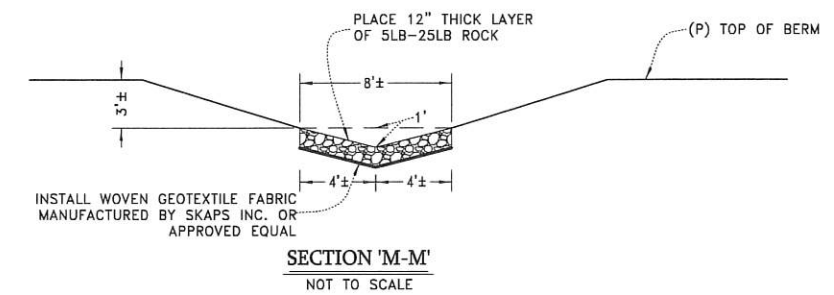
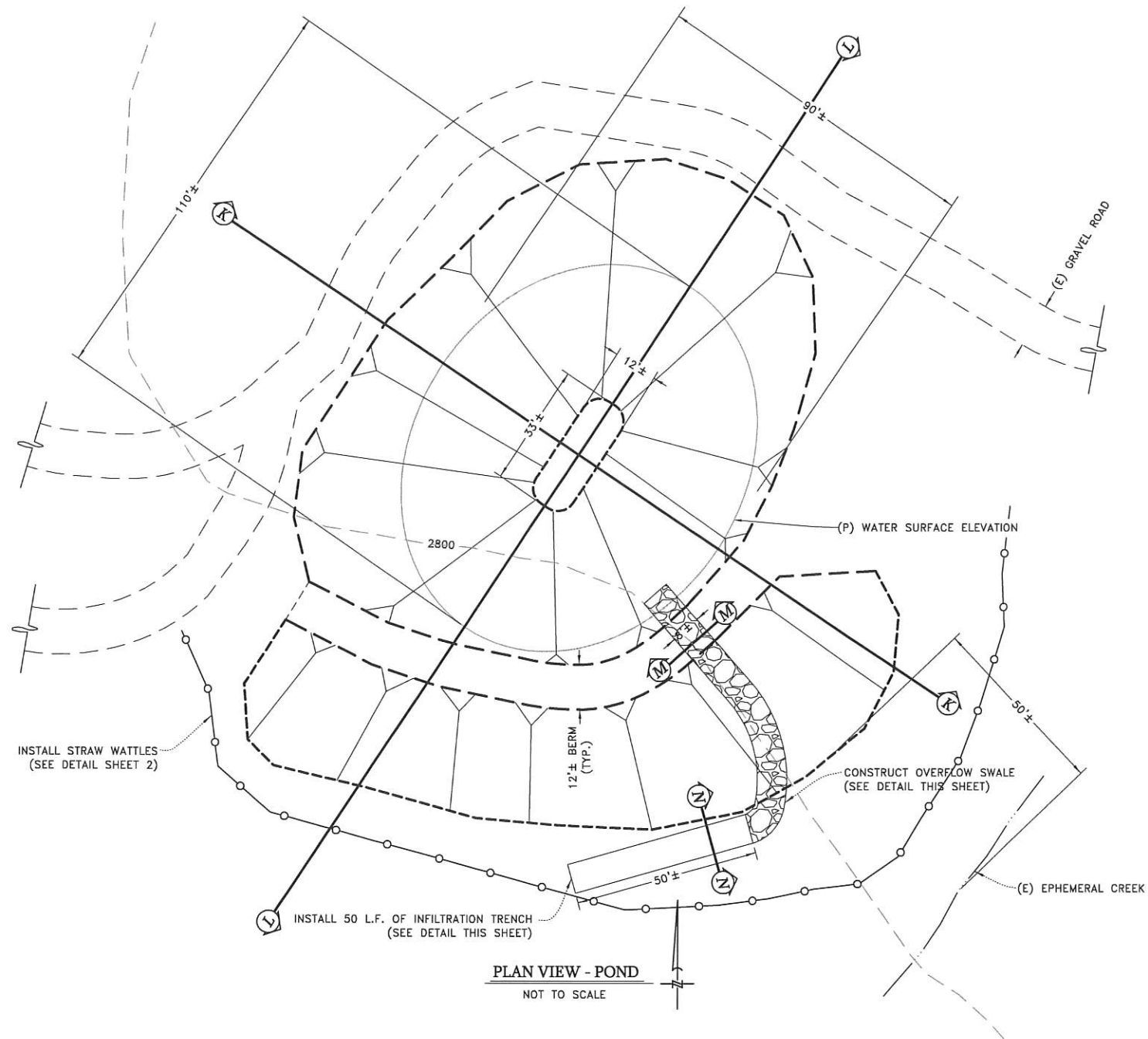
DMSBERG & PRESTON
402 E Street
Eureka, California
95501
Telephone
(707) 443-8861
SURVEYORS PLANNERS ENGINEERS

DESIGNED BY: SGN
DRAWN BY: CWB
ENGINEER OF WORK: Stephen G. Nesvold
DATE: 06/14/17
DATE: 06/14/17
RCE: 25881

**GRADING AREAS #7
AND SECTION**
for
GREEN GRASS FARMS, LLC
In the unincorporated area of Humboldt County
Section 31, T.4S., R.5E. H.B.&M.

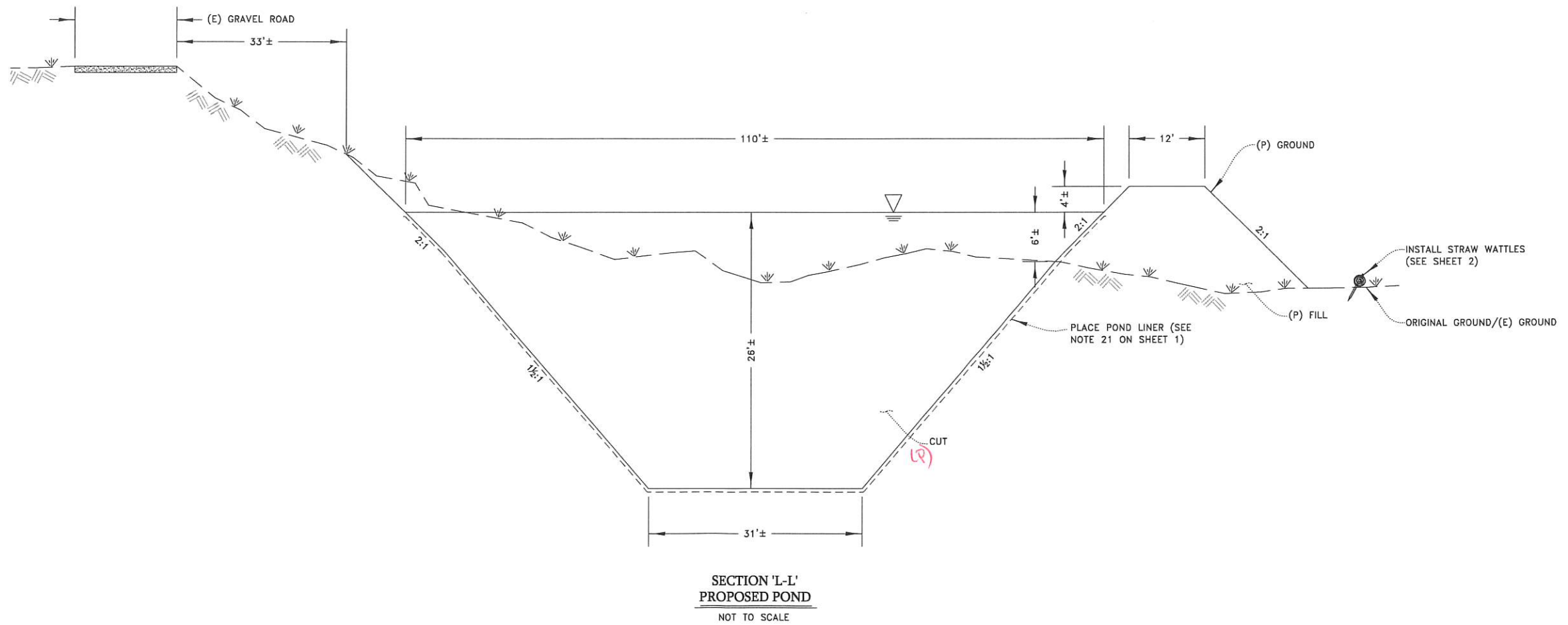
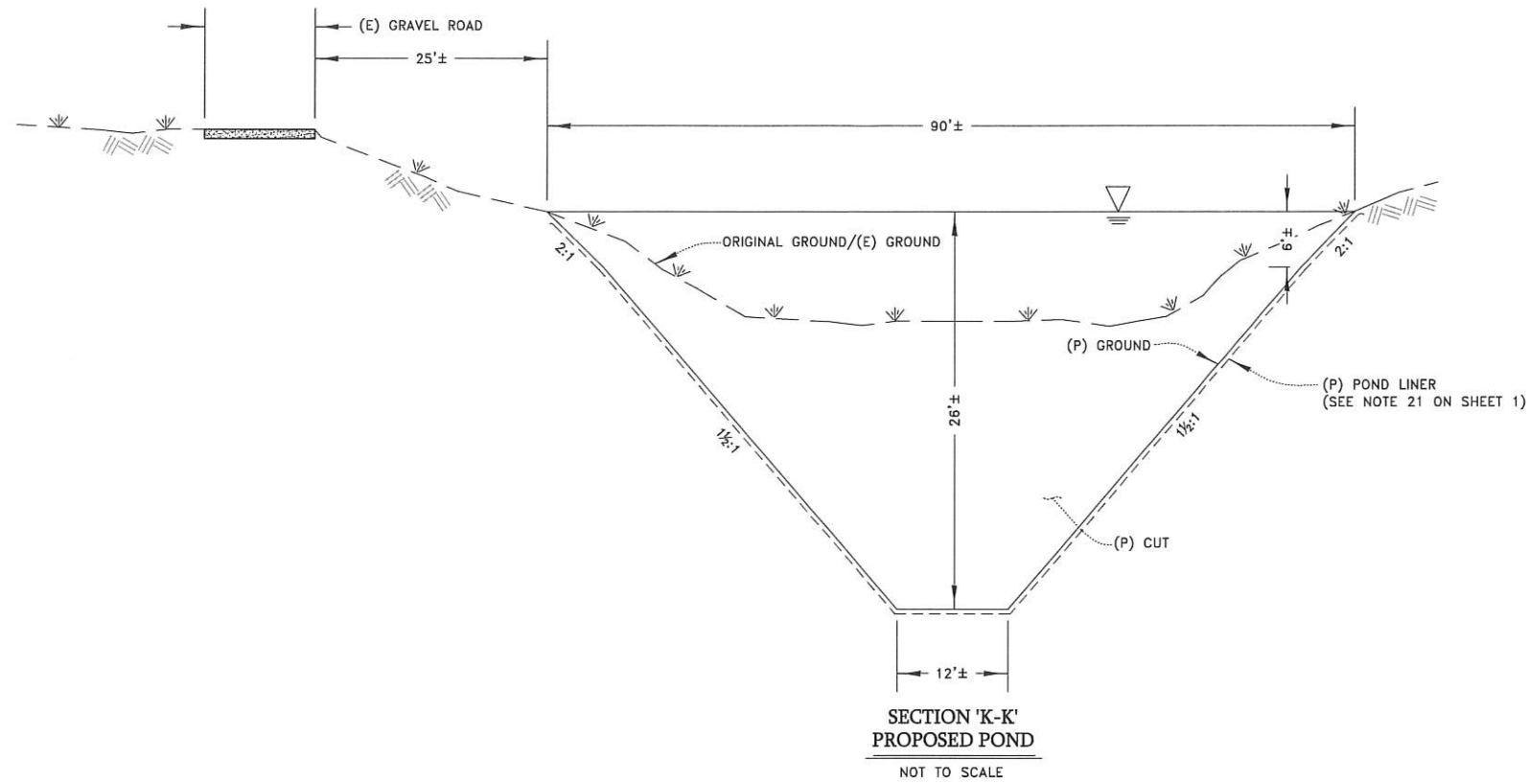
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AS SHOWN
JOB NO.
17-1965
SHEET 5 OF 8

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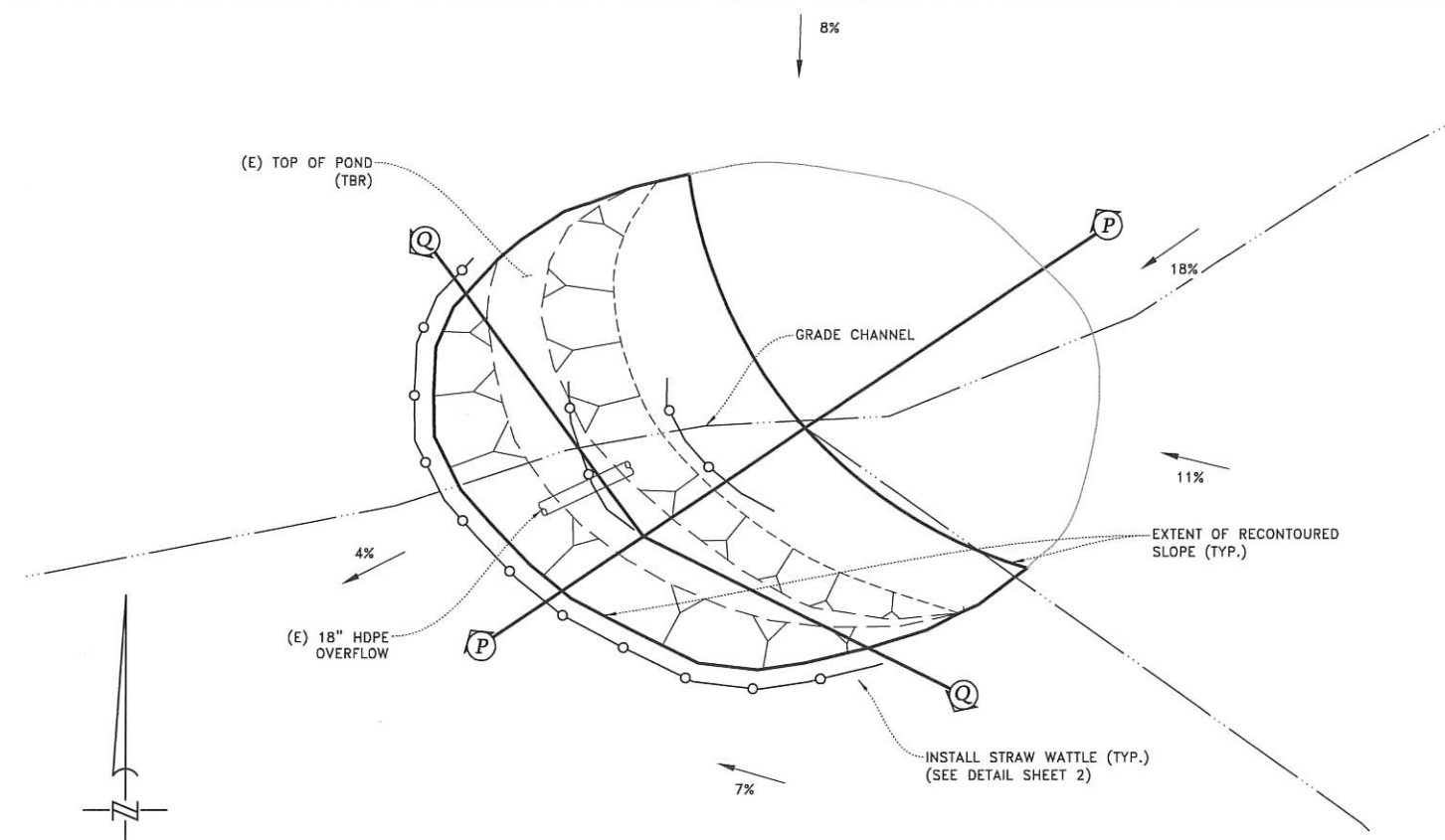
DMSBERG & PRESTON
402 E Street
Eureka, California
95501
Telephone
(707) 443-8851
SURVEYORS PLANNERS ENGINEERS

DESIGNED BY: SGN
DATE: 06/14/17
DRAWN BY: CWB
DATE: 06/14/17
ENGINEER OF WORK: *[Signature]*
DATE: 9/12/19
STEPHEN G. NESVOLD RCE: 25681

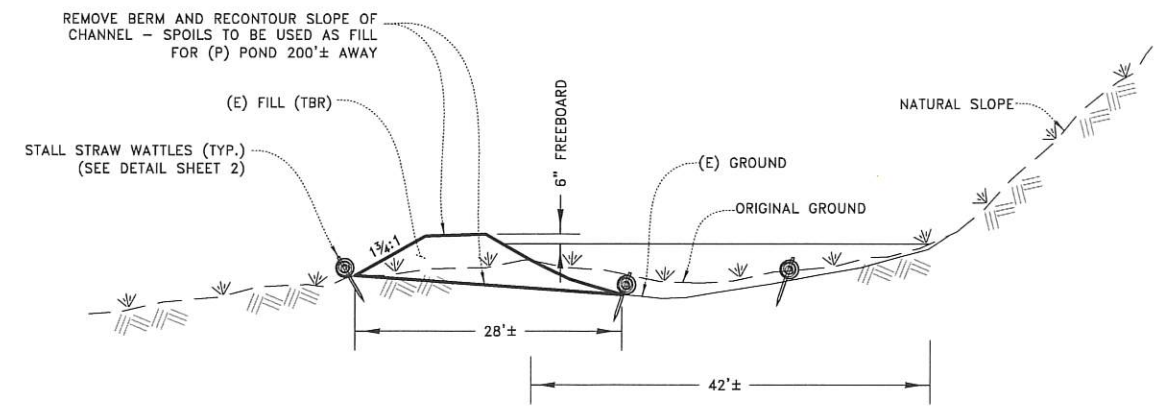
POND SECTIONS
for
GREEN GRASS FARMS, LLC
In the unincorporated area of Humboldt County
Section 31, T.4S., R.5E. H.B.&M.

SCALE
AS SHOWN
JOB NO.
17-1965
SHEET 7 OF 8

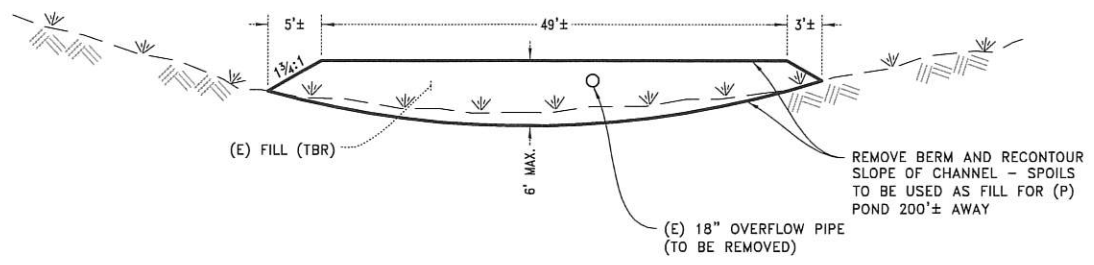
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EXISTING POND - TO BE REMOVED
SCALE: 1" = 20'



SECTION 'P-P'
POND (TBR)
NOT TO SCALE



SECTION 'Q-Q'
POND TBR
NOT TO SCALE

OMBERG & PRESTON 402 E Street Eureka, California 95501 SURVEYORS PLANNERS ENGINEERS Telephone (707) 443-8651	DESIGNED BY: SGN	DATE: 06/14/17	EXISTING POND - TO BE REMOVED & SECTIONS GREEN GRASS FARMS, LLC In the unincorporated area of Humboldt County Section 31, T.4S., R.5E. H.B.&M.	SCALE AS SHOWN
	DRAWN BY: CWB	DATE: 06/14/17		JOB NO. 17-1965
	ENGINEER OF WORK: STEPHEN G. NESVOLD	DATE: 9/12/17		SHEET 8
	RCE: 25681	OF 8		

**ADDENDUM TO CULTIVATION OPERATIONS PLAN
GREEN GRASS FARMS
APP NO. 11885 APN 216-083-003**

PROJECT DESCRIPTION: Application for a conditional use permit to permit cultivation area in the amount of 7,550 sq. ft. of outdoor cultivation and 5,240 sq. ft. of mixed light cultivation.

EMPLOYEES: Applicant intends to have the owner-operator conduct the cultivation activities on the parcel full time. Two additional seasonal employees will be employed at the beginning of the season and end of season work. Parking spaces will be provided near the residence on site and there will be four parking spaces available for employees. Employees will be encouraged to carpool to the site therefore, only one additional trip to and from the site is anticipated. Seasonal employees may be housed on site during times they are employed at the site. The anticipated number of trips to and from the site will be four trips per day.

LIGHTING PLAN: Applicant will completely shield all mixed light greenhouses so that no light escapes between thirty minutes prior to sunset and 30 minutes after sunrise. Lighting will be timed so that all lights in the greenhouses are extinguished prior to sunrise, and therefore no light will escape prior to sunrise.

PROPOSED POND: Pursuant to the site plan submitted April 4, 2019, no pond is being proposed on-site. The site map depicts a pond that is labeled as dry and no longer in use and the applicant does not propose to use this pond as an irrigation or storage source. The pond is merely depicted to show the physical features of the property.

GENERATOR NOISE LEVELS: Generators are kept inside sheds that muffle ambient noise produced by the generators. Generator models are two Honda EU2000, the specifications of which are attached hereto. Per that model's specifications, ambient noise levels produced by the generator is 57 decibels at rated load. The rated load is below the maximum noise threshold described by the CMMLUO's performance standard.

ON-SITE PARKING: As stated above, four onsite parking spaces are provided to employees in front of the on-site residence and is sufficient for the anticipated volume of traffic to and from the site.

**ADDENDUM TO CULTIVATION OPERATIONS PLAN
GREEN GRASS FARMS
APP NO. 11885 APN 216-083-003**

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MSRP

\$1159.95*

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*Manufacturer's suggested retail price. Price excludes applicable taxes. Dealer sets actual selling price.

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- [Specs](#)
- [Accessories](#)

- [Applications](#)
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- [How To Videos](#)
- [Reviews](#)

Full model name	EU2200ITA
Engine	Honda GXR120
Displacement	121cc
AC Output	120V 2200W max. (18.3A), 1800W rated (15A)
Receptacles	20A 125V Duplex
DC Output	12V, 100W (8.3A)
Starting System	Recoil
Fuel Tank Capacity	.95 gal
Run Time per Tankful	3.2hr @ rated load 8.1 hrs @ 1/4 load
Dimensions (L x W x H)	20.0" x 11.4" x 16.7"
Noise Level	57 dB(A) @ rated load 48 dB(A) @ 1/4 load specLink.Display
Dry Weight	46.5 lb.
Residential Warranty	3 Years
Commercial Warranty	3 Years
WARNING: California Prop 65 Information	

Generators

- [Home back up](#)
- [Recreation](#)
- [Industrial](#)
- [Accessories](#)

Lawn Mowers

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- [Accessories](#)

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- [Miimo Support](#)

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- [Diaphragm](#)

CULTIVATION, OPERATIONS AND SECURITY PLAN

APP #11885 - CASE #CUP16-433

GREEN GRASS FARMS, LLC

CULTIVATION, OPERATIONS, AND SECURITY PLAN

OPERATIONS PLAN

1. Description of Water Source, Storage, Irrigation Plan, and Projected Water Usage

WATER SOURCE AND STORAGE: The following sources of irrigation and storage of water serve the cultivation operation:

SPRING: Applicant has two spring diversions on the property. The first diversion is located on an unnamed tributary to Jewett Creek. The diversion facility is a water course pump that diverts approximately 430 gallons per day. Applicant has filed an Initial Statement of Diversion and Use (ISDU) with the California State Water Resources Control Board (SWRCB) for this diversion, and is working with Pacific Watershed Associates (PWA) to submit a Lake and Streambed Alteration Agreement (LSAA) with the California Department of Fish and Wildlife (CDFW).

The second diversion is located on an unnamed tributary to Ray's Creek and Tom Long Creek. The diversion facility is a water course pump that diverts approximately 325 gallons per day. Applicant has filed an ISDU for this diversion and is working with PWA to submit an LSAA for this diversion.

WELL: Applicant has an unpermitted well used for irrigation. As part of project approval, a well completion report will be prepared to retroactively permit this well, or the well will be re-drilled. Applicant has filed an ISDU on this well.

STORAGE: Applicant currently has thirty-four water tanks with total storage capacity of 102,000 gallons (3,000 gallons each). Applicant will consult with, and implement recommendations by, PWA to ensure that the storage tanks do not present a threat to water quality in accordance with the North Coast Regional Water Quality Control Board's (NCRWQCB) Best Management Practices. In addition, Applicant has a 50,000-gallon water bladder. Secondary containment for the water bladder will consist of an earthen berm sufficiently sized to contain the capacity of the water bladder when full. The height of the berm will extend at least one foot above the bladder when filled to prevent escapement. Applicant will place float valves and emergency shut-offs to prevent excess diversion from the spring and well diversions.

Applicant will observe all forbearance requirements either specified in an LSAA or the Humboldt County Medical Marijuana Land Use Ordinance (CMMLUO).

IRRIGATION PLAN: Irrigation water is applied at agronomic rates to minimize over watering cannabis plants and reducing the risk of irrigation runoff. Applicant anticipates watering cannabis

Cultivation, Operations, and Security Plan – 003 – Page 1



APP #11885 - CASE #CUP16-433

plants every other day during the growing season. Irrigation is applied through a traditional drip irrigation and by hand watering using a spray stick or wand for feeding applications. Applicant waters in the morning/early evening hours to reduce evaporative loss.

PROJECTED WATER USAGE: Applicant will be cultivating approximately 19,466 sq. ft. of cannabis total pursuant to a conditional use permit. Applicant's cultivation consists of 12,086 sq. ft. of outdoor light deprivation cultivation and 7,380 sq. ft. of mixed light cultivation.

Applicant intends two (2) runs of mixed light cannabis. The cannabis is vegetated beginning in April with the harvest of the final run taking place in October. Applicant anticipates using approximately 1,000 gallons of water during the vegetative cycle. Vegetation for approximately twenty-three days. Therefore, Applicant anticipates one hundred and sixty-three (163) day flowering cycle. Based on Applicant's flowering cycle, its irrigation practice of watering every other day, and CDFW estimates for cannabis cultivation, Applicant anticipates using approximately 45,110 gallons of irrigation water for its mixed light activities (7,380 sq. ft. x .75 gallons/10 sq. ft. x 163 days/2).

Applicant intends two runs of light deprivation outdoor cannabis. Applicant's light deprivation cycle begins in May with final harvest occurring in August. Applicant anticipates using approximately 1,000 gallons of water during the vegetative cycle. Applicant anticipates approximately ninety-three (93) days flowering cycle for its light deprivation cannabis. Based on Applicant's cultivation cycle, its irrigation practice of watering every other day, and CDFW estimates for cannabis cultivation, Applicant anticipates using approximately 79,000 gallons of irrigation water for its light deprivation activities (12,086 sq. ft. x 1.4 gallons/10 sq. ft. x 93 days/2).

The below table summarizes the water usage by month for irrigation (in gallons):

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Mixed Light	0	0	0	1000	8579	8302	8579	8579	8302	2769	0	0	
Light Dep	0	0	0	1,000	14536	26368	26210	13536	0	0	0	0	
Total				2000	23115	34670	34789	22115	8302	2769	0	0	127,850

Accordingly, Applicant anticipates using approximately 126,850 gallons total in its cultivation activities.

The above figures are weather dependent and are only estimated water usage totals. Applicant will install flow meters at all critical points to measure actual yearly water usage upon implementation of the project.

2. Description of Site Drainage, including Runoff and Erosion Control Measures

SITE DRAINAGE: There are two class III streams located on the property and two stream crossings. The stream crossings consist of rock fill fords. The two stream crossings will be upgraded to pass 100-year storm flows by installing rock armoring around the fills to pass flow and associated debris. Permanent road drainage features (i.e. rolling dips) will also be installed along roads to hydrologically disconnect the road reaches from watercourses. To implement these improvements, Applicant will consult with PWA on the proper placement and frequency of site drainage features along all roads to improve site drainage and hydrologically disconnect road runoff from surface waters. Work within any streambed channel will be done pursuant to an LSAA with CDFW and any other required permits prior to construction.

Applicant's cultivation areas will also be equipped with sufficient drainage features to disperse storm water runoff to stable and well vegetated areas to prevent transport of nutrient rich runoff to surface waters. Applicant will consult with PWA on the proper placement and frequency of these drainage features around the cultivation areas to improve site drainage and hydrologically disconnect any improved and cultivated areas from surface waters.

EROSION CONTROL MEASURES: Applicant will implement the drainage features referenced above to disperse road surface flows to stable locations to prevent erosion from occurring along surfaces. Rock armoring will be placed near stream crossings to prevent erosion at points of stream crossings, and drainage features will be placed near stream crossings pursuant to the NCRWQCB Best Management Practices to prevent surface discharge from eroding areas near stream crossings.

Applicant will consult with, and implement recommendations from, PWA to minimize erosion and sediment delivery to watercourses.

RUNOFF CONTROL MEASURES: There is no runoff from Applicant's cultivation activities onto fill slopes or unstable slopes. Storm water that runs into the cultivation area is broadly dispersed to a well-vegetated gently sloping area with no evidence of a threat to water quality. There are no signs of surface erosion outside the cultivation area.

Applicant uses drip irrigation, raised beds, waters at agronomic rates, uses timers to avoid overwatering and maintains vegetation around cultivation areas and riparian areas to minimize runoff and sediment transportation to receiving waters.

Applicant will re-seed and re vegetate any exposed soils around the cultivation areas and install straw bales and sediment control fencing on slopes or discharge points that may transport sediment to receiving waters. Applicant will consult with, and implement recommendations from, PWA to improve runoff control measures on an as needed basis.

3. Details of Measures Taken to Ensure Protection of Watershed and Nearby Habitat

PROTECTION OF WATERSHED AND HABITAT: All cultivation and associated facilities are setback greater than 50 feet from any class III watercourse. The riparian buffer is undisturbed and intact, acting as a filter for runoff, if any.

Applicant will apply seed and mulch as erosion control and plant the disturbed buffer area with native riparian plants. No spoils from road grading or site grading are stored on the project site.

Applicant's surface diversion is appropriately screened to minimize harm to organisms within habitat and riparian zones. Applicant will prepare a Water Management Plan (WMP) which will address water storage and water conservation and develop a plan that meets irrigation needs while observing forbearance periods and bypass flow requirements to promote and maintain in stream flows.

CULTIVATION RELATED WASTE PROTOCOLS: Applicant is implementing measures to reduce and/or eliminate cultivation related waste. All plant related material will be chipped and composted in piles covered with plastic sheeting to prevent nutrient transport and will be reused as part of Applicant's soils management plan. If Applicant decides to burn plant material, Applicant will obtain all necessary burn permits prior to burning.

Pots containing starts and clones will be washed, rinsed, and reused between seasons and recycled at the end of their useful life. Applicant will recycle pesticide and fertilizer containers per California pesticide regulations. Applicant intends to amend soils using bio-amendments (cover crops), resulting in zero soil waste on site.

All other associated waste will be placed in garbage cans with lids and placed on concrete surfaces to prevent nutrients from being leached to groundwater or transported to watercourses. Applicant will determine frequency of disposal to permitted disposal sites that prevents rodent infestation and other nuisances on the property. This will likely be done on a bi-weekly schedule during the growing season.

REFUSE DISPOSAL: The site generates little human refuse. However, Applicant does have wildlife proof garbage cans equipped with lids which are kept in secondary containment to prevent leaching and transport of foreign materials to receiving waters. Applicant stores trash cans in the shipping container labeled on the site plan near cultivation area #3.

Applicant will determine the frequency of pickup and delivery to disposal facilities that prevents rodent infestation and other nuisances on the property. This will likely be done on a bi-weekly schedule during the growing season.

HUMAN WASTE: Applicant intends to replace all outhouses with portable toilets which meet accessibility (i.e. ADA) requirements. Portable toilets will be serviced on a regular basis and

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service records will be kept on-site. Portable toilets will be in areas where they do not threaten water quality. Applicant will consult with, and implement recommendations from, PWA on the placement of portable toilets to insure they pose no threat to water quality.

Applicant will be permitting an On-Site Waste Treatment (OWTS) facility to service the site upon project approval.

4. Protocols for Proper Storage and Use of Fertilizers, Pesticides, and Other Regulated Products

PESTICIDES: Pesticides are stored in an on-site shipping container equipped with a non-permeable floor liner to prevent leaching of pesticides into groundwater or transport to surface waters. Pesticides will be kept in original containers with labels affixed and kept in secondary containment totes to further minimize spills from being transported to groundwater or receiving surface waters. Approved spill proof containers with appropriate warning and information labels will be used to transport pesticides to and from site.

Applicant will maintain and keep personal protective equipment required by the pesticide label in good working order. Coveralls will be washed after all use when required.

All required warning signs will be posted and material safety data sheets (MSDS) will be kept in the area where pesticides are stored. Emergency contact information in the event of pesticide poisoning shall also be posted at the work site including the name, address and telephone number of emergency medical care facilities. Change areas and decontamination rooms will be available off-site.

Before making a pesticide application, operators will evaluate equipment, weather conditions, and the property to be treated and surrounding areas to determine the likelihood of substantial drift or harm to non-target crops, contamination, or the creation of a health hazard.

FERTILIZERS: Organic Fertilizers will be stored in the on-site shipping container which is equipped with a non-permeable floor liner to prevent leaching and transport to surface waters. Applicant will store and use fertilizers according to the protocols it uses for pesticide storage and use. Fertilizers will be kept in secondary containment totes to further prevent leaching. Applicant will use all fertilizers according to the label and use personal protective equipment as required by the label.

Before making a fertilizer application, operators will evaluate equipment, weather conditions, and the property to be treated and surrounding areas to determine the likelihood of substantial drift or harm to non-target crops, contamination, or the creation of a health hazard.

SOIL AMENDMENTS: Applicant does not store soil amendments on site. Instead, bulk amendments are purchased off-site and immediately mixed in to soil.

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Before making a soil amendment application, operators will evaluate equipment, weather conditions, and the property to be treated and surrounding areas to determine the likelihood of substantial drift or harm to non-target crops, contamination, or the creation of a health hazard.

PETROLEUM PRODUCTS AND STORAGE: Applicant presently stores diesel in two 1,000 gallon tanks and one 500 gallon tank. Applicant [has filed] a hazardous materials business plan (HMBP) and a petroleum storage spill prevention control and counter measurement plan (SPCCP) for the project site. Applicant has sufficient secondary containment for the above ground storage containers and will consult with, and implement recommendations from, PWA to insure the petroleum products stored on-site do not pose a threat to water quality. Applicant maintains spill prevention kits on-site.

Applicant uses one generator on site for cultivation activities. The generator is stored in the generator shed with sufficient secondary containment and side wind and roof protection. Applicant will install housing on the generator to muffle sound to less than 50 decibels to prevent disturbance of wildlife habitat. Applicant stores gasoline in 5-gallon gas cans in secondary containment in separate shed as shown on the site map. The gas cans are stored in secondary containment and separately from combustible (i.e. fertilizers) materials. Applicant will consult with, and implement recommendations from, PWA to ensure that these petroleum products do not pose a threat to water quality.

5. Description of Cultivation Activities (e.g. outdoor, indoor, mixed light)

CULTIVATION ACTIVITIES: Applicant is proposing to permit existing outdoor cultivation with cultivation area of 12086 sq. ft. and existing mixed light cultivation with cultivation area of 7,386 sq. ft. Applicant will be applying for a conditional use permit for the above referenced activity. Applicant will irrigate cannabis from two surface water diversions and a groundwater source. Applicant is anticipating two runs of mixed light cultivation and two runs of light deprivation cultivation.

The lighting source for the mixed light facilities will comply with the International Dark Sky Association's standards as outlined in the CMMLUO. Applicant will tarp and sufficiently shield greenhouses so that light will not escape to neighboring parcels.

Applicant will be cultivating in raised beds to prevent excess irrigation runoff and promote soil moisture retention. Cover crops will be planted at the end of the year in beds to promote soil regeneration and to prevent nutrient leaching and erosion of the soil medium. Applicant does not anticipate hiring any employees at the site for cultivation activities. The cultivation activities will be conducted by the owner/operator.

Applicant will follow all performance standards outlined in Humboldt County's Commercial Medical Marijuana Land Use Ordinance ("CMMLUO") with respect to cultivation activities,

Cultivation, Operations, and Security Plan – 003 – Page 6

including developing safety protocols which include: 1) an emergency action response plan and spill prevention protocols; 2) fire prevention policies; 3) maintenance of Material Safety Data Sheets (MSDS); 4) materials handling policies; and 5) personal protective equipment policies. Applicant will ensure that all safety equipment is in good and operable condition.

Applicant will post and maintain an emergency contact list which includes: 1) operation manager contacts; 2) emergency responder contacts; and 3) poison control contacts. All cultivation activities will be charted and calendared and visibly posted in the cultivation facilities.

Applicant does not anticipate increased road activity for the cultivation activities listed above.

6. Schedule of Activities During Each Month of the Growing and Harvesting Season

January, February, March

- Purchasing seeds and clones of desired strains
- Clean greenhouses and make necessary repairs
- Cover crops established from prior year
- Prepare greenhouses and beds for planting
- Till cover crops and amend soils
- Pot clones and starts at end of March
- Monthly generator use: 0 hours

April

Mixed Light

- First run plants are re-potted in bigger pots
- Irrigation begins
- Monthly generator use: 180 hours

Outdoor

- Nursery activities
- Monthly generator use: 180 hours

May

Mixed Light

- Plant first run in ground
- Irrigate every other day
- Feed every other watering
- Trellis first run of mixed light cannabis
- Monthly generator use: 180 hours

Outdoor

- First run plants are re-potted in bigger pots
- Nursery activities
- Irrigation begins
- Plant first run of light deprivation plants
- Monthly generator use: 0 hours

June

Mixed Light

- Top dress first run
- Irrigating every other day
- Feed every other watering
- Vegetate second run of mixed light in greenhouses
- Monthly generator use: 180 hours

Outdoor

- Irrigating every other day
- Feeding every other watering
- Trellis plants
- Top dress first run of light deprivation
- Vegetate second run of light dep plants in mixed light greenhouses
- Monthly generator use: 0 hours

July

Mixed Light

- Irrigating every other day
- Feed every other watering
- Harvest first run of plants
- Processing Activities
- Rotate in second run of plants into beds
- Top dress second run of mixed light
- Monthly generator use: 180 hours

Outdoor

- Irrigating every other day
- Feed every other watering
- Harvest first run of light deprivation
- Processing Activities
- Rotate in second run of light deprivation plants

- Top dress second run of light deprivation
- Monthly generator use: 0 hours

August

Mixed Light

- Irrigate every other day
- Feed every other watering
- Continue planting second run of outdoor plants
- Trellis second run of plants
- Monthly generator use: 180 hours

Outdoor

- Irrigate every other day
- Feed every other watering
- Begin harvesting second run of light deprivation plants
- Monthly generator use: 0 hours

September

Mixed Light

- Irrigating second run of plants
- Apply nutrient feed every other day
- Monthly generator use: 0 hours

Outdoor

- Continue harvesting second run of light deprivation plants
- Processing activities
- Monthly generator use: 0 hours

October

Mixed Light

- Irrigate every other day
- Feed every other watering
- Harvest second cycle of plants
- Processing activities
- Monthly generator use: 360

Outdoor

- No activities

November, December

- Cover crop established
- Cleanup/Winterize cultivation site
- Annual Reporting

PROCESSING PLAN AND ACTIVITIES

PLAN: Applicant is in the process of permitting a 30x80 processing building in which all processing activities will occur. It will be equipped with ADA compliant restrooms and handwashing facilities, as well as supplies for cleanliness and sanitation. Hand sanitizing liquid, gloves, potable water, and face masks shall be provided. Potable water will be supplied from groundwater source located on the property and stored in a 550-gallon water tank. Applicant will be applying for a permitted on-site waste treatment system sufficient to meet demand from the facility. Applicant will not be hiring employees for trimming activities.

Processing will occur in the proposed processing facility as labeled on the site plan. The dry rooms and processing facilities will be sanitized after every use using organic cleaning products to prevent mold growth and other contaminants. A daily cleaning routine for all work rooms and surface areas will be prepared and carried out. Those trimming will be required to wash their hands prior to handling the product and after using the restroom. Sanitary equipment and products such as hand sanitizing liquids, paper towels, gloves, water and face masks will be provided on-site and kept in good and operable condition. Emergency contact numbers will be posted in working areas, including local poison control center.

Applicant will implement the following safety practices as a part of the processing plan: 1) functioning safety equipment, including masks, gloves, and respiratory equipment will be provided in good and operable condition; 2) sanitized protective overcoats will be provided to prevent cross contamination and skin irritation; 3) poison control and emergency services contacts will be posted in processing areas; 4) safety signage will be posted and spillage prevention policies will be developed; 5) safety training on proper use of trimming equipment; and 6) development and implementation of a workplace health and safety survey.

If Applicant is unable to permit the proposed processing facility, Applicant will seek to process cannabis at a licensed processing facility and will identify that facility upon the issuance of permits.

PROCESSING ACTIVITIES: During harvest months, the climate is warm and dry. Therefore, harvested plants can be air-dried. Humidity and temperature will be monitored to ensure proper conditions for curing. Cut flowers will be de-leafed and inspected for mold and then brought to the dry room. Flowers will remain on stalk and hung on screen racks for approximately 4-7 days. The dry room is thermostatically controlled to regulate temperature and humidity levels.

The Applicant will use a moisture meter to determine dryness. If the moisture content is below 15%, mold development is prevented. Upon reaching sufficiently safe moisture content, flowers will be bucked, placed into sealed plastic bins, and moved into the curing room. The cure room is also thermostatically controlled to regulate temperature and humidity and to ensure an even, slow cure. Bins will be regularly opened and closed to enhance flavor and aroma and to ensure a fully dried product for packaging and storage in the cultivation facility.

Flowers will then be bagged, barreled, and moved to storage rooms where they will remain until ready to be trimmed. Flowers will be hand-trimmed and finished. They will be separated and packaged in one-pound increments, bagged, sealed, and moved back into storage for transport. Trim will be gathered for secondary manufacturing markets.

SECURITY FEATURES

Applicant has implemented security measures to safeguard the product and prevent nuisance from occurring on the property. Security gates are installed on all main roads. Applicant intends to install game cameras around the exterior of the proposed processing facility, the cultivation sites, and the entrances to the parcel.

To ensure the non-diversion of product, Applicant will enroll in a track and trace program upon the implementation of those programs at the state and local level. Applicant is a cultivation-member of the Humboldt Sun Growers Guild, a California Non-Profit Medical Cannabis Collective, that provides medical cannabis to qualified patients and primary caregivers. Applicant will comply with SB 420 and the Attorney General Guidelines for the Security and Non-Diversion of Medical Cannabis (2007).



STATE OF CALIFORNIA
CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
STATE WATER RESOURCES CONTROL BOARD

DIVISION OF WATER RIGHTS

RIGHT TO DIVERT AND USE WATER

REGISTRATION H500720

CERTIFICATE H100298

Right Holder: *Morgan Stoft*
PO Box 190
Garberville, CA 95542

The State Water Resources Control Board (State Water Board) authorizes the diversion and use of water by the right holder in accordance with the limitations and conditions herein SUBJECT TO PRIOR RIGHTS. The priority of this right dates from 08/03/2018. This right is issued in accordance with the State Water Board delegation of authority to the Deputy Director for Water Rights (Resolution 2012-0029) and the Deputy Director for Water Rights redelegation of authority dated October 19, 2017.

The Deputy Director for Water Rights finds that this registration meets the requirements for registration of small irrigation use appropriation. (Wat. Code, § 1228 et seq.)

Right holder is hereby granted a right to divert and use water as follows:

1. Location of point(s) of diversion (**Coordinates in WGS 84**)

Name of Diversion	Source	Tributary To:	Thence	Latitude	Longitude	County	Assessor's Parcel Numbers (APN)
Diversion 1	Unnamed Spring	Unnamed Stream	Jewett Creek	40.063894	-123.653600	Humboldt	216-083-003-000
Diversion 2	Unnamed Spring	Unnamed Stream	Rays Creek	40.063051	-123.657283	Humboldt	216-083-003-000

2. Purpose of Use and 3. Place of Use

2. Purpose of Use	3. Place of Use		
	County	Assessor's Parcel Numbers (APN)	Acres
Irrigation, Fire Protection	Humboldt	216-083-003-000	0.45

Note: Assessor's Parcel Numbers provided are based on the user's entries in this portal on 10/22/2018.

The place of use is shown on the map filed on 10/22/2018 with the State Water Board.

4. Quantity and Season:

The water appropriated shall be limited to the quantity which can be beneficially used and shall not exceed 0.80 **acre-feet per year** to be collected from 01/01 to 12/31 and as permitted in the diversion season specified in the current version of the State Water Board's Cannabis Policy, whichever is more restrictive. The total storage capacity shall not exceed 2.6 acre-feet. The rate of diversion to storage shall not exceed **42,000 gallons per day (gpd) or the diversion rate specified in the current version of the State Water Board's Cannabis Policy, whichever is more restrictive.**

5. No water shall be diverted or used under this right unless the water right holder is in compliance with all applicable

conditions, including the numeric and narrative instream flow requirements, of the current version of the State Water Board's Cannabis Policy, except as follows:

Right holders enrolled under Regional Water Quality Control Board Order R1-2015-0023 or Order R5-2015-0113 shall comply at all times with requirements related to flow, diversion, storage, and similar requirements of Attachment A of the Cannabis Policy identified by the Division of Water Rights below in this condition. This condition remains in effect until July 1, 2019, or when the right holder enrolls under the statewide Cannabis General Order, whichever comes first, at which time right holders shall comply with all applicable conditions and requirements of Attachment A of the Cannabis Policy.

- Section 1 – Term Numbers 4, 15, 17, 24, 26, and 36.
- Section 2 – Term Numbers 23, 63, 64, 66, 69 – 78, 82 – 94, 96, and 98 – 103.
- Section 3 – All Instream Flow Requirements for Surface Water Diversions (Requirements 1 – 7) and the Gage Installation, Maintenance, and Operation Requirements.
- Section 4 – All requirements and conditions.

The current version of the State Water Board's *Cannabis Policy* is available online at:
https://www.waterboards.ca.gov/water_issues/programs/cannabis/docs/policy.pdf.

6. No water shall be diverted or used under this right, and no construction related to such diversion shall commence, unless right holder has obtained and is in compliance with all necessary permits or other approvals required by other agencies.
7. Diversion works shall be constructed and water applied to beneficial use with due diligence.
8. No water shall be diverted under this right unless right holder complies with all lawful conditions required by the California Department of Fish and Wildlife. (Wat. Code, § 1228.6, subd. (a)(2).)
9. No water shall be diverted under this right unless it is diverted in accordance with the information set forth in the completed registration form as to source, location of point of diversion, purpose of use, place of use, quantity, and season of diversion. This information is reproduced as conditions 1 through 4 of this certificate.
10. No water shall be diverted under this right unless right holder complies with all applicable state, city, county, and local laws, regulations, ordinances, permits, and license requirements including, but not limited to those for cannabis cultivation, grading, construction, and building.
11. Pursuant to Water Code sections 100 and 275 and the common law public trust doctrine, all rights and privileges under this right, including method of diversion, method of use, and quantity of water diverted, are subject to the continuing authority of the State Water Board in accordance with law and in the interest of the public welfare to protect public trust uses and to prevent waste, unreasonable use, unreasonable method of use, or unreasonable method of diversion of said water.
12. The State Water Board reserves jurisdiction over this registration to change the season of diversion and rate of diversion based on later findings of the State Water Board concerning availability of water and the protection of beneficial uses. Any action to change the authorized season of diversion and rate of diversion will be taken only after notice to interested parties and opportunity for hearing.
13. Right holder shall grant, or secure authorization through right holder's right of access to property owned by another party, the staff of the State Water Board, and any other authorized representatives of the State Water Board the following:
 - a. Entry upon property where water is being diverted, stored, or used under a right issued by the State Water Board or where monitoring, samples and/or records must be collected under the conditions of this right;
 - b. Access to copy any records at reasonable times that are kept under the terms and conditions of a right or other order issued by the State Water Board;
 - c. Access to inspect at reasonable times any project covered by a right issued by the State Water Board, equipment (including monitoring and control equipment), practices, or operations regulated by or required under this right; and,
 - d. Access to photograph, sample, measure, and monitor at reasonable times for the purpose of ensuring compliance with a right or other order issued by the State Water Board, or as otherwise authorized by the Water Code.
14. Diversion of water under this right is subject to prior rights. Right holder may be required to curtail diversion or release water stored during the most recent collection season should diversion under this right result in injury to holders of legal downstream senior rights. If a reservoir is involved, right holder may be required to bypass or release water through, over, or around the dam. If release of stored water would not effectively satisfy downstream prior storage rights, right holder may be required to otherwise compensate the holders of such rights for injury caused.

15. This right shall not be construed as conferring right of access to any lands or facilities not owned by right holder.
16. All rights are issued subject to available flows. Inasmuch as the source contains treated wastewater, imported water from another stream system, or return flow from other projects, there is no guarantee that such supply will continue.
17. If storage or diversion of water under this right is by means of a dam, right holder shall allow sufficient water at all times to pass through a fishway or, in the absence of a fishway, allow sufficient water to pass over, around, or through the dam to keep in good condition any fish that may be planted or exist below the dam; provided that, during a period of low flow in the stream, upon approval of the California Department of Fish and Wildlife, this requirement will be satisfied if sufficient water is passed through a culvert, waste gate, or over or around the dam to keep in good condition any fish that may be planted or exist below the dam if it is impracticable or detrimental to pass the water through a fishway. In the case of a reservoir, this provision shall not require the passage or release of water at a greater rate than the unimpaired natural inflow into the reservoir. (Fish & G. Code, § 5937.)
18. The facilities for diversion under this right shall include satisfactory means of measuring and bypassing sufficient water to satisfy downstream prior rights and any requirements of the California Department of Fish and Wildlife and the State Water Board's Cannabis Policy.
19. This right does not authorize any act which results in the taking of a threatened, endangered, or candidate species or any act which is now prohibited, or becomes prohibited in the future, under either the California Endangered Species Act (Fish and Game Code section 2050 et seq.) or the federal Endangered Species Act (16 U.S.C.A. section 1531 et seq.). If a "take" will result from any act authorized under this water right, the right holder shall obtain authorization for an incidental take prior to construction or operation of the project. Right holder shall be responsible for meeting all requirements of the state and Federal Endangered Species Acts for the project authorized under this right.
20. This right is subject to the submittal of an annual report of water use and satisfactory renewal, on forms to be furnished by the State Water Board, including payment of the then-current annual renewal fees. (Wat. Code, § 1228.5.)
21. This right shall be totally or partially forfeited for nonuse if the diversion is abandoned or if all or any part of the diversion is not beneficially used for a continuous period of five years.
22. This right is subject to enforcement, including but not limited to revocation, by the State Water Board if 1) the State Water Board finds that the right holder knowingly made any false statement, or knowingly concealed any material fact, in the right; 2) the right is not renewed as required by the conditions of this certificate; or 3) the State Water Board finds that the right holder is in violation of the conditions of this right. (Wat. Code, § 1228.4 et seq.)
23. The State Water Board intends to develop and implement a basin-wide program for real-time electronic monitoring and reporting of diversions, withdrawals, releases, and streamflow in a standardized format if and when resources become available. Such real-time reporting will be required upon a showing by the State Water Board that the program and the infrastructure are in place to accept real-time electronic reports. Implementation of the reporting requirements shall not necessitate amendment to this right.

STATE WATER RESOURCES CONTROL BOARD
DIVISION OF WATER RIGHTS

This certificate was issued automatically as a result of the registrant self-certifying submittal of a water right registration filing in substantial compliance with Water Code §1228.3.

Dated: 10/22/2018 13:17:22

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North Coast Regional Water Quality Control Board

March 16, 2018

WDID: 1B161238CHUM

Morgan Stoft
PO Box 190
Garberville, CA 95542

Notice of Applicability, Waiver of Waste Discharge Requirements Order No. R1-2015-0023 for Humboldt County APN(s) 216-083-003-000

This letter serves as notification of enrollment under Order No. R1-2015-0023 *Waiver of Waste Discharge Requirements and General Water Quality Certification for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects in the North Coast Region* (Order). The North Coast Regional Water Quality Control Board (Regional Water Board) has received your initial fee required to enroll for coverage as a Tier 2 site under the Order. Your enrollment is effective as of July 14, 2016 (Effective Date). We have entered the information from your enrollment documents into the California Integrated Water Quality System (CIWQS), which is available at https://www.waterboards.ca.gov/water_issues/programs/ciwqs/. You have been assigned an identification number associated with your enrollment, WDID No. 1B161238CHUM. You must retain a copy of the Order, Notice of Intent (NOI), Monitoring and Reporting Program (MRP) and associated monitoring documentation at the enrolled site, and make them available to Regional Water Board staff on request.

You must complete and submit the reporting form portion of the MRP (Annual Report) to the Regional Water Board by March 31st of each year. The 2017 Annual Report is due by March 31, 2018. Effective January 26, 2018, the submission process for Annual Reports is now completely electronic. For those otherwise in compliance with the Order, submittal of the Annual Report within 30 days of the deadline (i.e. received by April 30, 2018) will not be considered an enforcement priority. We have created a fillable PDF form to streamline the annual reporting process. The form has been reduced to two pages and additional clarification has been added in sections that appeared to have caused confusion in previous versions. You must download and complete the fillable PDF form using Adobe Reader from the NCRWQCB website at:
<https://www.waterboards.ca.gov/northcoast/CannabisAnnualReport.html>.

If your enrollment Effective Date was prior to July 1, 2017, you should have already received an invoice from the State Water Resources Control Board regarding your annual fee due. If this is the case and you have not yet received an invoice, you should contact staff in the Regional Water Board Cannabis Unit at (707) 576-2676 or NorthCoast.Cannabis@waterboards.ca.gov. If your enrollment Effective Date is after June 30, 2017, you will not receive an invoice for an annual fee until Spring of 2019. Fees should only be submitted in response to an invoice and must be submitted to the State Water Resources Control Board. Any fee payments submitted directly to the Regional Water Board will be returned to the sender listed on the incoming envelope.

Per the Tier 2 requirements described in the Order you are required to have developed and begun implementing a water resource protection plan by January 10, 2017, 180 days after your Effective Date. You are responsible for ensuring compliance with the water resource protection plan and the Order. The water resource protection plan must include a monitoring element that provides for periodic inspection of the site and completion of a site-specific checklist to confirm placement and effectiveness of management measures, and to document progress on any plan elements subject to a time schedule.

If you anticipate restoration, remediation, or existing infrastructure upgrades in streams or wetlands identified on your property, you will need to submit a Surface Water Correction Workplan at least 60 days prior to the proposed work (Appendix D of the Order available at: https://www.waterboards.ca.gov/northcoast/water_issues/programs/cannabis/). No work shall be performed in streams or wetlands without prior authorization from the Regional Water Board. Please note, if you conduct activities in streams or wetlands on your property, you may need to obtain permits for your proposed work from additional federal, state, or local entities. For example, you may need to obtain a Clean Water Act section 404 permit from the Army Corps of Engineers for dredge and fill activities or a Lake and Streambed Alteration Agreement from the California Department of Fish and Wildlife for stream-related work. It is your responsibility to consult with the appropriate agencies and obtain all necessary permits prior to beginning any work.

Enrollees that propose to terminate coverage under the Order must submit a Notice of Termination (NOT) in writing (preferably via email to NorthCoast.Cannabis@waterboards.ca.gov). The NOT consists of a formal statement regarding the reason for requesting termination (i.e. cultivation is no longer occurring, the property is being sold, etc.), documentation that the site is in compliance with the Standard Conditions of the Order, including dated photographs and a written discussion. If the site is not meeting the Standard Conditions of the Order then the enrollment cannot be terminated. Regional Water Board staff will review the NOT for completeness before determining if a property inspection, enrollment termination, or a request for additional information is appropriate. The Regional Water Board maintains its enforcement discretion after approval of a notice of termination.

All dischargers enrolled under Regional Water Board Order No. R1-2015-0023 as of October 17, 2017, (the adoption date of the Statewide Cannabis General Order No. WQ

2017-0023-DWQ) must apply for coverage under the Statewide Cannabis General Order by July 1, 2019, through the online enrollment portal (available at: <https://public2.waterboards.ca.gov/cgo>). Dischargers enrolled under the Regional Water Board Order may retain the reduced setbacks applicable under the Order for existing cultivation areas unless the Regional Water Board Executive Officer determines that the reduced setbacks are not protective of water quality. However, any new development or expansion to cannabis cultivation areas or other cannabis related activities must comply with the riparian setbacks in the Statewide General Order.

If there is a change in ownership or operation of the site, you must immediately notify the Regional Water Board and transfer into the Statewide Cannabis General Order. Notification of a change in ownership or operation of the site may be submitted to: NorthCoast.Cannabis@waterboards.ca.gov. In the notification please include the contact information for the new owner or operator, and provide documentation showing that the new owner or operator has been given notice of the existence of this Order.

Finally, be aware that enrollment under this or any other Water Board order does not in any way authorize, endorse, sanction, permit, or approve the cultivation, possession, use, sale, or other activities associated with cannabis. Enrollment under this Order does not preclude the need for permits that may be required by other governmental agencies, nor does it supersede any requirements, ordinances, or regulations of any other regulatory agency.

All monitoring report submissions and questions regarding compliance and enforcement should be directed to NorthCoast.Cannabis@waterboards.ca.gov or 707-576-2676.

Sincerely,

Matthias St. John
Executive Officer

1B161238CHUM_Morgan_Stoft_PWA5312_NOA_R1-2015-0023



165 South Fortuna Boulevard, Fortuna, CA 95540
707-725-1897 • fax 707-725-0972
trc@timberlandresource.com

March 11, 2019

Green Grass Farms
Morgan Stoft
PO Box 190
Garberville, CA 95560

Dear Morgan,

Re: APN 216-083-003
Application #11885

The following report is in response to the County's Cannabis Service Division's letter dated February 4, 2019, which in part states:

In order to recommend approval, a finding that the project is consistent with the Humboldt County General Plan must be made. One of the General Plan policies states "New Development may be approved only if it can be demonstrated that the proposed development will neither create nor significantly contribute to, or be impacted by, geological instability or geologic hazards" (2017 Humboldt County General Plan, section S-PI I). As the subject property and the surrounding area are located in an area with a High Seismic and Slope Instability rating, that there is a mapped historic landslide on the subject property and landslides on surrounding properties, and the slopes range from 15 percent or greater, at this time there is insufficient documentation demonstrating that a project would not create nor significantly contribute to, or be impacted by, geological instability or geologic hazards. In order to continue processing the project, a written evaluation of the suitability of the project location for the economic lifespan of the project prepared by a California licensed engineer or a geologist (or an engineering geologist) needs to be submitted. This evaluation needs to consider whether the project will create or contribute to, or be impacted by, geological instability or geologic hazards for the economic lifespan of the project. This evaluation needs to be signed and stamped by the report preparer(s).

Geologic Conditions

The Geologic Features Map for the Harris Quadrangle (North Coast Watersheds Mapping, DMG CD 99-002, 1999) show the subject property's underlying bedrock as the Jurassic Cretaceous aged Franciscan Complex Central belt sandstone. The Franciscan Complex is a regional bedrock unit that consists of a series of "terrane" (belts), discrete blocks of highly deformed oceanic crust that have been welded to the western margin of the North American plate over the past 140 million years.

Review of CGS-CDF's Geomorphic Features Map (North Coast Watersheds Mapping, DMG CD 99-002, 1999) shows two areas within the property containing "disrupted ground". See attached map titled "Geomorphic Features Related to Landsliding Map". Disrupted ground consists of debris slide amphitheater slopes and inner gorges, however they are not technically landslides, but features formed by landslide processes. The RPF closely inspected these two areas and did not observe (1) disrupted ground, (2) geomorphic features related to landsliding (debris slide amphitheater slopes and inner gorges), or (3) landslides (debris slides, translational/rotational slides, earthflows, and debris flows and torrent tracks). The RPF has over 30 years of experience mapping and delineating landslides and unstable areas, which are a requirement under the Forest Practice Act and Rules.

The RPF also inspected all developed areas proposed to be utilized for cannabis cultivation. The RPF did not observe "Unstable Areas" or "Unstable Soils" per 14CCR 895.1 as defined below.

Unstable Areas are characterized by slide areas or unstable soils or by some or all of the following: hummocky topography consisting of rolling bumpy ground, frequent benches, and depressions; short irregular surface drainages begin and end on the slope; tension cracks and head wall scarps indicating slumping are visible; slopes are irregular and may be slightly concave in upper half and convex in lower half as a result of previous slope failure; there may be evidence of impaired ground water movement resulting in local zones of saturation within the soil mass which is indicated at the surface by sag ponds with standing water, springs, or patches of wet ground. Some or all of the following may be present: hydrophytic (wet site) vegetation prevalent; leaning, jackstrawed or split trees are common; pistol-butted trees with excessive sweep may occur in areas of hummocky topography (note: leaning and pistol butted trees should be used as indicators of slope failure only in the presence of other indicators).

Unstable Soils may be indicated by the following characteristics:

1. Unconsolidated, non-cohesive soils (coarser textured than Loam, as defined in Appendix I.A. 1a of Board of Forestry Technical Rule Addendum No. 1, dated December 15, 1981) and colluvial debris including sands and gravels, rock fragments, or weathered granitics. Such soils are usually associated with a risk of shallow-seated landslides on slopes of 65% or more, having non-cohesive soils less than 5 ft. deep in an area where precipitation exceeds 4 in. in 24 hours in a 5-year recurrence interval.

2. Soils that increase and decrease in volume as moisture content changes. During dry weather, these materials become hard and rock-like exhibiting a network of polygonal shrinkage cracks and a blocky structure resulting from desiccation. Some cracks may be greater than 5 feet in depth. These materials when wet are very sticky, dingy, shiny, and easily molded.

Pacific Watershed Associate's Water Resource Protection Plan did not disclose the presence of potentially unstable slopes or unstable features. Water Board Order No. 2015-0023, Standard Condition (I)(A)(1)(c), states that:

Roads and other features shall be maintained so that surface runoff drains away from potentially unstable slopes or earthen fills. Where road runoff cannot be drained away from an unstable feature, an engineered structure or system shall be installed to ensure that surface flows will not cause slope failure.

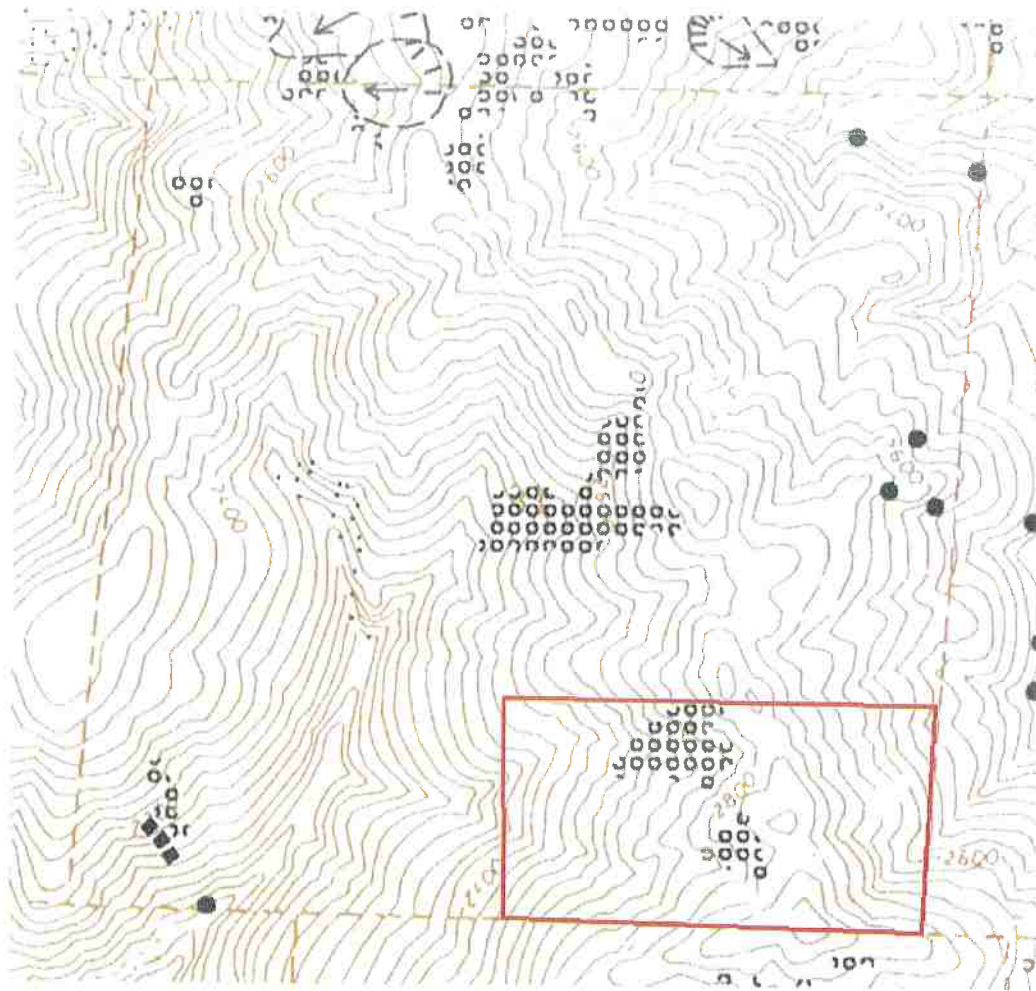
In closing, the RPF closely inspected all developed areas associated with cannabis cultivation and did not observe (1) disrupted ground, (2) geomorphic features related to landsliding (debris slide amphitheater slopes and inner gorges), or (3) landslides (debris slides, translational/rotational slides, earthflows, and debris flows and torrent tracks).

Cultivation Areas #3 and #4, and associated appurtenant roads, are located on stable and rocky ground.







Sincerely,



Chris Carroll, RPF #2628
Timberland Resource Consultants



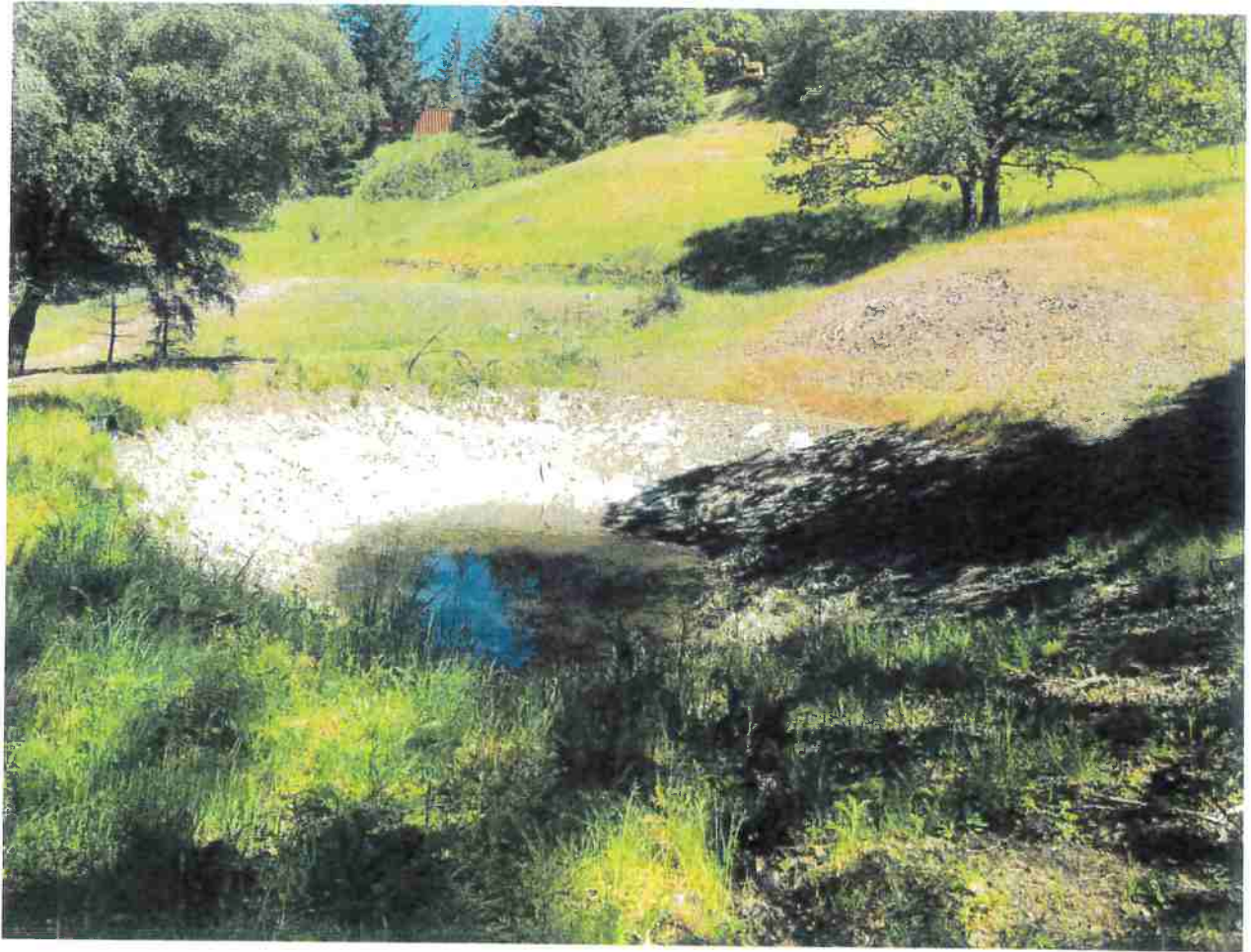
Geomorphic Features Related to Landsliding Map HARRIS 7.5' USGS QUADRANGLE

- | | | | |
|---|---|---|---|
|  | Amphitheater Slope |  | Translational/Rotational Slide
(dashed line indicates dormant) |
|  | Disrupted Ground |  | Earthflow
(dashed line indicates dormant) |
|  | Debris Slide
(dashed line indicates dormant) | | |
|  | Inner Gorge | • Active Slide (too small to delineate @ 1:24000) | |
| | | Torrent Tracks (active) | |
| | | ----- Torrent Tracks (dormant) | |
| | | ----- Inner Gorge (too small to delineate @ 1:24000) | |

Map Scale 1" = 1,000'

NORTH

Pictures



Picture 1: Southern-most area where “disrupted ground” is mapped as shown on the Geomorphic Features Related to Landsliding Map. Note exposed bedrock above the pond and stable road cut-banks in distance. Photo date 5-15-2018.

Pictures



Picture 2: Cultivation Area #3. This is one of the two sites proposed to be used for cannabis cultivation. This site is located on gently-sloping rocky broad ridge. Photo date 5-15-2018.

Pictures



Picture 3: Cultivation Area #4. This is one of the two sites proposed to be used for cannabis cultivation. This site is located on gently-sloping rocky ridge. Photo date 5-15-2018.

Pictures



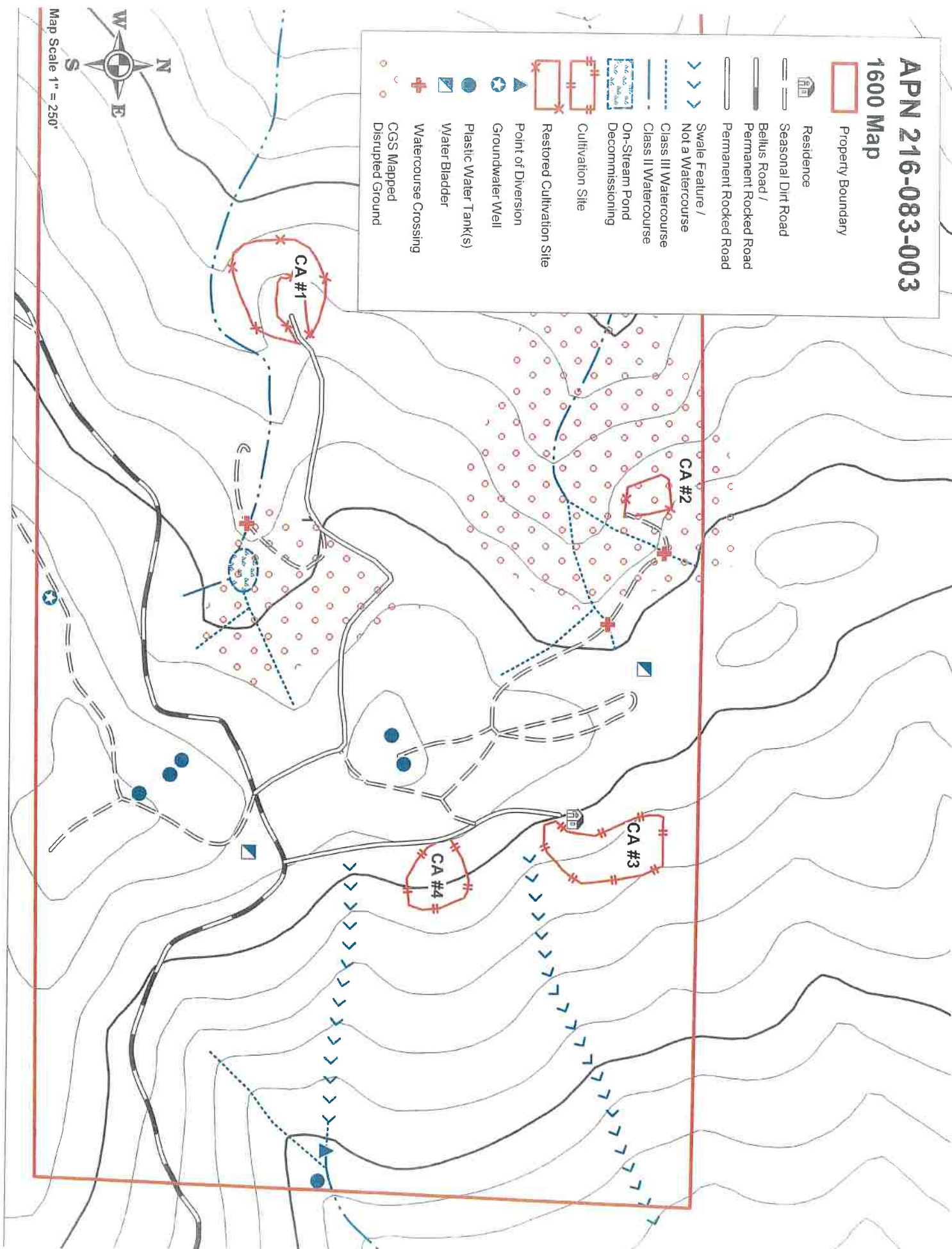
Picture 5: Rocky and stable cut-bank at Cultivation Area #4. Photo date 5-15-2018.

APN 216-083-003 1600 Map

- Property Boundary
- Residence
- Seasonal Dirt Road
- Belius Road /
- Permanent Rocked Road
- Permanent Rocked Road
- Swale Feature /
Not a Watercourse
- Class III Watercourse
- Class II Watercourse
- On-Stream Pond Decommissioning
- Cultivation Site
- Restored Cultivation Site
- Point of Diversion
- Groundwater Well
- Plastic Water Tank(s)
- Water Bladder
- Watercourse Crossing
- CGS Mapped Disrupted Ground



Map Scale 1" = 250'



HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT



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

Applicant Name: Morgan Stoft APN: 216-083-003

Planning & Building Department Case/File No.: _____

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

From Road (Cross street): Redwood Drive (exit 6396 From 101 S in Garberville)

To Road (Cross street): Bell springs Road

Length of road segment: 8.6 miles miles Date Inspected: 12-5-17

Road is maintained by: ☒ County ☒ Other FE
(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.

Morgan Stoft
Signature

12-6-17
Date

Morgan Stoft
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.

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

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

Applicant Name: Morgan Stoft APN: 216-083-003

Planning & Building Department Case/File No.: _____

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

From Road (Cross street): Alderpoint Road

To Road (Cross street): Belles Road

Length of road segment: 5.4 miles miles Date Inspected: 12-5-17

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

Check one of the following:

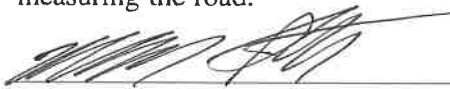
Box 1 ☒ The entire road segment is developed to Category 4 road standards (20 feet wide) or better. If checked, then the road is adequate for the proposed use without further review by the applicant.

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

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

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

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


Signature

12-6-17
Date

Name Printed _____

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

HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT

PART A: Part A may be completed by the applicant

Applicant Name: Morgan Stoft APN: 216-083-003

Planning & Building Department Case/File No.: _____

Road Name: ~~Bell Springs Road~~ Belles Road (complete a separate form for each road)

From Road (Cross street): Bell Springs Road

To Road (Cross street): Driveway

Length of road segment: 0.75 miles Date Inspected: 12-5-17

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

12-6-17
Date

Morgan Stoft
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.







PACIFIC WATERSHED ASSOCIATES INC.

P.O. Box 4433 • Arcata, CA 95518-4433
Phone 707-839-5130 • Fax 707-839-8168
www.pacificwatershed.com



May 31, 2018

Humboldt County Building and Planning Department
3015 H Street
Eureka, California 95501

Re: Consideration for relocation of cultivation areas on APN 216-083-003 as they pertain to the applicant's Humboldt CMMLUO permit application

This letter serves to provide you with an environmental justification of proposed activities related to the Humboldt County (County) Planning Department Medical Marijuana Land Use Ordinance (CMMLUO) permit and land use application for commercial cannabis cultivation on APN 216-083-003 (APPS #11885). Pacific Watershed Associates (PWA) is currently working with the current owner/operator (applicant) of this property and is familiar with the existing facilities and proposed future activities.

Cultivation on APN 216-083-003 (property) currently exists in three different areas (see attached site plan). In an effort to minimize the threat and impacts to water quality on the property, the applicant proposes to relocate two of the three cultivation areas (#1 and #2) to the vicinity of the third (#3), which is centrally located near the residence on the property, and one other centrally-located proposed area.

Existing conditions: Cultivation Area (CA) #1 is located 60 feet from a Class III watercourse, on a small ridge where the natural side slopes are in excess of 50%. The road used to access CA #1 (Road 4) is steep and will require additional road drainage treatments, in order to efficiently disperse runoff and reduce surface erosion, as per the Water Resource Protection Plan in development by PWA. CA #2 is located 70 feet from a Class III watercourse, on natural slopes of 50%. The road used to access CA #2 (Road 9) will also require additional road drainage treatments to reduce and minimize surface erosion and is also the only road on the property that crosses a watercourse. Road 9 has two near-origin Class III stream crossings which lack formal drainage structures. CA #3 is located near the residence, on and around a ridgetop, more than 200 feet from any watercourse, where the natural side slopes are no more than 16%. The road to CA #3 follows the broad topography of the ridge and is therefore much less steep than the other access roads on the property. The other proposed CA is to be located approximately 300 feet southeast of the residence, more than 100 feet from any surface water and with comparable, gentle side slopes to CA#3.

Page 1 of 2

Request to move cultivation areas #1 and #2: The County has asked for applicants to keep all infrastructure in its current location until finalized permits can be granted. PWA believes that CA #3, and the nearby proposed CA, are far superior locations to be cultivating on in terms of reduced environmental disturbance and threats to water quality. The applicant would like permission from the County to remove and restore the areas occupied by CA #1 and CA #2, and to instead move those cultivation areas to the superior location near the ridge where potential impacts or threats to water quality will be far less.

Benefits of the proposed action: Centralizing cultivation areas will reduce the threat to water quality by increasing the distance between cultivation areas and surface waters, and by reducing the traffic on the rural road network that shows signs of surface erosion and/or are hydrologically connected to stream crossings. PWA has found roads, especially those near and crossing streams, to be one of the most significant contributors of sediment delivery to surface waters. In addition, the applicant proposes decommissioning the entirety of CA #2 and Road #9, including the two near-origin Class III stream crossings. Restoration will include removing all cultivation related materials, and seeding and mulching bare soil areas. Restoration will also include removal of the stream crossings, returning the two Class III watercourses to their natural channel grade, and replanting disturbed riparian areas with native species. This proposed action will further reduce current and future impacts to the landscape and sediment contributions to surface waters of the State.

PWA hopes this letter provides you with sufficient justification to allow the relocation of cultivations areas #1 and #2 in compliance with the landowner's CMMLUO permit application. The applicant is motivated to reducing the impact of previous and existing cannabis cultivation on the property, and has already secured the services of a registered professional forester (RPF) to evaluate site conditions and conversion history for the property, and to provide a report to the County as to the recommended actions necessary to bring the conversion area into compliance with provisions of the Forest Practices Act. PWA is currently coordinating, involved in, and/or working with the applicant in various capacities, primarily to address land management, land stewardship, land use, environmental permitting, and/or other geologic, erosion control, water quality, and engineering design work.

If you have any further questions, or would like additional detail on any of the services and project work we are providing to this applicant, including this proposal, please don't hesitate to contact me at 707-839-5130.

Sincerely,

PACIFIC WATERSHED ASSOCIATES INC.

Michelle Robinson

Michelle Robinson, Staff Geologist
micheller@pacificwatershed.com

cc: Jeff Slack

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
Division Environmental Health	✓	Conditional Approval	Attached
Public Works, Land Use Division	✓	Conditional Approval	Attached
CalFIRE	✓	Comments	Attached
California Department of Fish & Wildlife	✓	Conditional Approval	Attached
State Water Resources Control Board – Division of Water Rights	✓	Recommend Approval	Attached
Humboldt County Sheriff	✓	Comments	On file
Northwest Information Center	✓	Further Study	On file and confidential
Building Inspection Division		No Response	
Intertribal Sinkyone Wilderness Council		No Response	
Southern Humboldt Joint Unified School District		No Response	
County Counsel		No Response	
Humboldt County Agricultural Commissioner		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	
Palo Verde Volunteer Fire Department		No Response	

PLN-11885-CUP

STATUS

Green Grass Farms LLC - Existing 12,086 s...

> Additional Info Requested

LOCATION

> 4244 Bell Springs Rd
Harris, CA 95542

CONTACT

> Janssen Janssen Malloy

WORKFLOW

> 15 total Task

A Conditional Use Permit for existing 7,550 ...

08/12/2019 by Keenan Hilton

● 5 completed ○ 5 active

Summary
Project Description
Workflow
1 Referral Assignments
2 Planning Information
3 GP / Zoning Information
4 CEQA
5 Cannabis
Project Tracking
6 Referral Task Log (2)
Fee (1)
Payment
Workflow History (15)

A notice was added to this record on 2019-09-13.
Condition: Parcel Status: 216-083-003 LP 1:1 Severity: Notice
Total conditions: 1 (Notice: 1)

View notice

Cancel

Help

Task	Due Date	Assigned Date
Environmental Health	05/17/2019	
Assigned to Department Environmental Health	Assigned to	Status Approved with Conditions
Action by Department Environmental Health	Action By Ben Dorf	Status Date 05/07/2019
Start Time	End Time	Hours Spent 0.0
Billable	Overtime	Comments
No	No	DEH has no record of the well proposed as the source of water. Owner 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.
Time Tracking Start Date	Est. Completion Date	In Possession Time (hrs)
Display E-mail Address in ACA	<input checked="" type="checkbox"/> Display Comment in ACA	Comment Display in ACA
No	<input checked="" type="checkbox"/> All ACA Users	
	<input checked="" type="checkbox"/> Record Creator	
	<input checked="" type="checkbox"/> Licensed Professional	
	<input checked="" type="checkbox"/> Contact	
	<input checked="" type="checkbox"/> Owner	



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

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

ARCATA-EUREKA AIRPORT TERMINAL
MCKINLEYVILLE
FAX 839-3596

AVIATION

839-5401

ADMINISTRATION
BUSINESS
ENGINEERING
FACILITY MAINTENANCE

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

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

NATURAL RESOURCES
NATURAL RESOURCES PLANNING
PARKS
ROADS & EQUIPMENT MAINTENANCE

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

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

LAND USE

445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Keenan Hilton, Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer

DATE: 05/03/2019

RE:

Applicant Name	GREEN GRASS FARMS LLC
APN	216-083-003
APPS#	PLN-11885-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 submitted a road evaluation report, dated 12/6/2019, with Part A – Box 2 checked, certifying that the road is equivalent to a road Category 4 standard.

// END //

Exhibit "A"

Public Works Recommended Conditions of Approval

(All checked boxes apply)

APPS # 11885

☐ **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 END OF 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:



California Department of Fish and Wildlife
CEQA: Project Referral Comments

Applicant: Green Grass Farms		Date: 9/27/2019	
APPS No.: 11885	APN: 216-083-003	DFW CEQA No.: 2019-0225	
<input checked="" type="checkbox"/> Existing	Proposed: <input checked="" type="checkbox"/> Mixed-light (SF): 5,240 <input checked="" type="checkbox"/> Outdoor (SF): 7,550		

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

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

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

- ☒ If the project proposes ground disturbing activities, include protocol level surveys, conducted by a qualified botanist, for any California Rare Plant Ranked Species that may be present within 200 feet of the proposed project site. Surveys should be conducted in order to identify and establish buffers for any sensitive natural communities, such as wetlands, springs, seeps, and riparian areas, or plants with a State Rare Plant Rank of 1 or 2. CDFW databases such as the California Natural Diversity Database (CNDDDB), and the Biogeographic Information and Observation System (BIOS), can be used as scoping tools for minimum baseline information regarding sensitive biological resources within the 7.5-minute quadrangle and all adjoining quadrangles. Biological, botanical, and/or wetland delineation surveys should be conducted by a qualified biologist with appropriate training. Botanical surveys should follow the protocol in CDFW's 2009 "Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities" (See: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline=1>)
- ☒ The proposed Existing Project may have a potentially significant adverse effect on biological resources, specifically Northern Spotted Owl (*Strix occidentalis caurina*; NSO). Consistent with CEQA Guidelines, Section 15380, Northern Spotted Owl (NSO) has been identified as a threatened species pursuant to the federal Endangered Species Act (16 U.S.C. § 1531 *et seq.*) and under the California Endangered Species Act (Fish & G. Code, § 2050 *et seq.*) qualifies it as an endangered, rare, or threatened species under CEQA. The Project proposes to utilize Mixed-light (artificial light and fans in greenhouse structures) cultivation within potential NSO habitat. Mixed-light cultivation methods allow for an extension of the growing season which increases the period of overlap between cultivation operations and the NSO breeding season. Components of Mixed-light cultivation methods, such as artificial light, may disrupt nocturnal foraging and nesting of NSO through disorientation as well as decreased activity of prey species (Brown *et al.* 1988, Longcore and Rich 2004, 2016). Noise from road use, generators, fans, and other equipment may disrupt hunting of NSO, which primarily use hearing to hunt. Also, exposure to vehicle noise has been shown to increase stress hormone levels in NSO, which was particularly evident in males during times when they were exclusively responsible for feeding their mates and nestlings (Hayward *et al.* 2011).

CDFW requests that the applicant assume presence and avoid impacts as determined by a qualified biologist, in consultation with CDFW. Avoidance measures include, but are not limited to, the

prohibition of generators, project lighting and fans, including those used in ancillary structures (e.g. nurseries) during the breeding season (February 1 to July 9), each year. Following the breeding season, CDFW requests the succeeding measures, as conditions of Project approval:

- The construction of noise containment/dampening structures for to all generators and fans on parcel; noise released shall be no more than 50 decibels measured from 100ft or edge of habitat whichever is closer. CDFW further requests, a noise attenuation monitoring and management plan for this activity within thirty-days, following execution of the final permit.
 - That artificial light used for cannabis cultivation operations (including ancillary nurseries) be fully contained within structures such that no light escapes (e.g., through automated blackout curtains) between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular and nocturnal wildlife. CDFW further requests, that security lighting 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. CDFW further requests, a light attenuation monitoring and management plan for this activity within thirty-days, following execution of the final permit.
- ☒ 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.
- ☒ The environmental impacts of improper waste disposal are significant and well documented. CDFW requests, as a condition of Project approval, that all refuse be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
- ☒ The referral materials state that there is a plan to construct a rainwater catchment pond(s) onsite. CDFW requests the following measures be incorporated as conditions of Project approval in order to avoid and minimize potential impacts to fish and wildlife:
- That the pond(s) be designed by a qualified licensed engineer (in consultation with a licensed geologist where appropriate) and that construction implementation include oversight and/or sign off by a qualified licensed professional.
 - That the pond(s) be designed to hold no more than the necessary volume of water needed for the project, with consideration to evaporative loss and designed in such a way to accommodate annual pond dewatering. The volume of water contained within the pond should be based on the square footage and method of cultivation in use prior to January 1, 2016.
 - That the applicant install an overflow spillway that will withstand a 100-year flood event, designed with a dispersal mechanism, or low-impact design, that discourages channelization and promotes dispersal and infiltration of flows to prevent surface overflow

from reaching waters of the State. CDFW recommends the spillways be designed and placed to allow for a minimum of two-feet of freeboard.

- That the applicant install several exit ramps to prevent wildlife entrapment. Exit ramps shall meet the following requirements: installed at no greater than 2:1 slope, securely fixed, and made of solid material (e.g. wood).
- That the applicant comply with the attached CDFW Bullfrog Management Plan (**Exhibit A**). Reporting requirements shall be submitted to CDFW at 619 2nd Street, Eureka, CA 95501, no later than December 31 of each year.
- That fish stocking be prohibited without written permission from the Department pursuant to Section 6400 of the Fish and Game Code.

☒ The applicant submitted a Notification of Lake or Streambed Alteration (LSA#: 1600-2019-0507-R1).

☒ This project has the potential to affect sensitive fish and wildlife resources such as Long-eared Myotis (*Myotis evotis*), North American Porcupine (*Erethizon dorsatum*), Northern Spotted Owl (*Strix occidentalis caurina*), Townsend Big-eared Bat (*Corynorhinus townsendi*), Steelhead Trout (*O. mykiss*), Foothill Yellow-legged Frog (*Rana boylei*), Pacific Giant Salamander (*Dicamptodon tenebrosus*), Southern Torrent Salamander (*Rhyacotriton variegatus*), Northwestern Salamander (*Ambystoma gracile*), Rough-skinned Newt (*Taricha granulosa*), Northern Red-legged Frog (*Rana aurora*), Tailed Frog (*Ascaphus truei*), Boreal Toad (*Anaxyrus boreas boreas*), Western Pond Turtle (*Actinemys marmorata marmorata*), and amphibians, reptiles, aquatic invertebrates, mammals, birds, and other aquatic and riparian species.

Thank you for the opportunity to comment on this Project.

Sincerely,

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

References

- Brown, J. S., B. P. Kotler, R. J. Smith, and W. O. Wirtz II. 1988. The effects of owl predation on the foraging behavior of Heteromyid rodents. *Oecologia* 76:408–415.
- Franklin, A. B., P. C. Carlson, A. Rex, J. T. Rockweit, D. Garza, E. Culhane, S. F. Volker, R. J. Dusek, V. I. Shearn-Bochsler, M. W. Gabriel, and K. E. Horak. 2018. Grass is not always greener: rodenticide exposure of a threatened species near marijuana growing operations. *BMC Research Notes* 11:1–8.
- Gabriel, M. W., L. V. Diller, J. P. Dumbacher, G. M. Wengert, J. M. Higley, R. H. Poppenga, and S. Mendia. 2018. Exposure to rodenticides in Northern Spotted and Barred Owls on remote forest lands in northwestern California: evidence of food web contamination. *Avian Conservation and Ecology* 13:art2.
- Hayward, L. S., A. E. Bowles, J. C. Ha, and S. K. Wasser. 2011. Impacts of acute and long-term vehicle exposure on physiology and reproductive success of the northern spotted owl. *Ecosphere* 2:art65.

International Dark-Sky Association (IDA) 2018.

Longcore, T., and C. Rich. 2004. Ecological light pollution - Review. *Frontiers in Ecology and the Environment* 2:191–198.

National Drug Intelligence Center [NDIC]. 2007. Domestic cannabis cultivation assessment 2007. United States Department of Justice, Washington, D.C., USA.



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

5/2/2019

Project Referred To The Following Agencies:

AG Commissioner, County Counsel, District Attorney, Environmental Health, Sheriff, PW Land Use, Building Inspections,
Palo Verde VFC: FPD, RWQCB, NCUAQMD, Southern Humboldt Joint Unified: School District, Cal Fish & Wildlife, CalFire,
CA Division of Water Rights, Intertribal Sinkyone Wilderness Council, NWIC

Applicant Name Green Grass Farms LLC **Key Parcel Number** 216-083-003-000

Application (APPS#) PLN-11885-CUP Historic Planning **Assigned Planner** Keenan Hilton

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: 5/17/2019

Planning Commision 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: SUR-H100298

DATE: 5.2.19 **PRINT NAME:** Dyana McPherson