



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: February 18, 2021

To: Humboldt County Planning Commission

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

Subject: **Armco II, LLC. Conditional Use Permit and Special Permit**
Application Number: 16576
Record Number: PLN-2020-16576
Assessor's Parcel Number: 522-143-033
1005 Patterson Road, Willow Creek Area

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Please contact Megan Acevedo, Planner I, at 707-441-2634 or by email at macevedo@co.humboldt.ca.us, 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	Megan Acevedo

Project Description: A Conditional Use Permit CUP to expand the existing approved 10,000 ft² of mixed-light cultivation by adding an additional 22,000 ft² of outdoor cannabis cultivation, for a total of 32,000 ft² of cannabis cultivation on the subject parcel. One additional 20'x120' nursery greenhouse is proposed. Water for irrigation will be supplied by the Willow Creek Community Services District, and the anticipated annual water usage is 550,000 gallons. No fans or generators will be utilized, dehumidifiers will be used within a 30'x80' Dry Barn. Power is supplied by PG&E. A Special Permit is also requested to reduce the 600-foot setback requirement to public lands, Six Rivers National Forest. The CCLUO section of 55.4.5.1.4 (a) requires a Conditional Use Permit for any commercial cannabis activity within a Community Planning Area.

Project Location: This project is located in Humboldt County, in the Willow Creek area, on the east side of Patterson Road, approximately 2,300 feet north from the intersection of Patterson Road and Oak Lane, on the property known as 1005 Patterson Road.

Present Plan Land Use Designations: Residential Estates (RE1-5), Density: (Cluster) Range is 1 to 5 acres per unit, Willow Creek Community Planning Area, 2017 General Plan, Slope Stability: Low Instability (1) and Moderate Instability (2).

Present Zoning: Agricultural Exclusive (AE)

Record Number: PLN-2020-16576

Assessor's Parcel Number: 522-143-033

Applicant

Armco II, LLC
Amy Wiser
10304 Banner Lava Cap Rd.
Nevada City, CA 95959

Owner

Armco II, LLC
Oakledge Rd.
Bronxville, NY 10708

Agents

SL Consulting Services, Inc.
Steven Luu
973 Dowler Dr.
Eureka, CA 95501

Environmental Review: An Addendum to a previously adopted Environmental Impact Report 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 Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section §15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and Special Permit and adopt the Resolution approving the Armco II, LLC Conditional Use Permit and Special Permit as recommended by staff subject to the recommended conditions.

Executive Summary: A Conditional Use Permit CUP to expand the existing approved 10,000 ft² of mixed-light cultivation by adding an additional 22,000 ft² of outdoor cannabis cultivation, for a total of 32,000 ft² of cannabis cultivation. One additional 20'x120' nursery greenhouse is proposed, for a total of 3,200 ft² of ancillary nursery on-site. Light-deprivation techniques will be utilized to generate two harvests. Cultivation will occur within greenhouses built on-contour with minimal grading. Cultivation will occur in raised beds that are amended before planting. Water for irrigation will be supplied by the Willow Creek Community Services District, and the anticipated annual water usage is 550,000 gallons. No generators or fans will be utilized, dehumidifiers will be used within the 30'x80' Dry Barn, and no noise impacts are anticipated. Power is supplied by PG&E, and the project is conditioned to source all power by 100% renewable energy source before commencing cultivation activities. A Special Permit is also requested to reduce the 600-foot setback requirement to public lands, Six Rivers National Forest, to approximately 495 feet. The CCLUO section of 55.4.5.1.4 (a) requires a Conditional Use Permit for any commercial cannabis activity within a Community Planning Area.

The operation will expand by developing one (1) 20'x120' propagation greenhouse, nine (9) 20'x100' greenhouses and four (4) 20'x50' greenhouses for a total of 22,000 ft² of additional cultivation space on-site. Processing will occur within the already permitted 900 ft² Processing Facility (permitted under application #11447). One additional 30'x80' barn is proposed for additional drying space on-site, which will utilize dehumidifiers. The Applicant is conditioned to provide ambient noise measurements for at least three property lines, measured for a twenty-four hour period. The applicant is conditioned to provide ambient noise measurements to the department before commencing cultivation activities associated with this permit. Three permanent employees and up to ten seasonal employees will be used for cannabis activities on-site. A building inspection was conducted on October 26, 2020 and comments from the Building division stated that the Site Plan appeared to be accurate, and they recommended approval on the condition that all required structures are permitted with the Building division. The applicant is conditioned to obtain Agricultural Exempt permits for the fourteen (14) additional greenhouses, and the one additional Dry Barn. The project was reviewed by the Department of Environmental Health, which recommended approval for the project.

Water Resources

The site is currently served by the Willow Creek Community Services District (WCCSD), and a Will-Serve letter is on-file showing the allowance of 550,000 gallons of water allowed to be used per year for agricultural purposes. Anticipated water needed to irrigate the full 32,000 ft² of cultivation is estimated at 550,000 gallons per year (17.19 gal/ft²/year). Existing water storage on-site consists of one (1) 2,500-gallon water tank for domestic and one (1) 2,500-gallon water tank for fire suppression. Three (3) additional 5,000-gallon water tanks are proposed as part of the expanded operation. The Applicant has also proposed a 25,000 gallon rainwater catchment tank under the approved Zoning Clearance Certificate (application #11447), to be used as a supplemental water source in the case that the WCCSD requires a forbearance period in a drought year. The Applicant is conditioned to get the proposed

25,000-gallon rainwater catchment tank permitted with the Building division, if and when they decide to install.

The Applicant is enrolled in the State Water Resources Control Board (SWRCB) under the General Order WQ 2019-0001-DWQ, and all cultivation areas existing and proposed are located outside of any nearby Streamside Management Areas. A Notice of Applicability letter dated September 24, 2019 is on-file showing enrollment under WDID: 1_12CC418444. The Applicant is required to have a Site Management Plan (SMP) prepared for the project in order to be in compliance with the State General Order. A Letter of Intent from Natural Resources Management (NRM) dated December 9, 2020 has been provided to the department stating that they are currently working on completing the SMP for the project site. The Applicant is conditioned to provide the final SMP report to the department when available, and to adhere to the recommendations for any changes/improvements needed for the site to be in compliance with the SWRCB General Order. The Applicant was also previously enrolled under the Regional Water Quality Control Board (RWQCB), under WDID: 1B161517CHUM, and a Water Resource Protection Plan (WRPP) was prepared for the site, and is on-file with the department.

Biological Resources

The subject parcel is located outside of any mapped habitat for rare or endangered species listed in the CNDDDB database, and there are no nearby activity centers for Northern Spotted Owls, or Marbled Murrelet. The Applicant has had a Biological Report prepared by NRM for the project location. The report states that no listed wildlife species, species of concern, or their habitats were detected during the survey. The report also concludes that no species of special status are expected to experience impacts from the proposed projects either directly or indirectly, and that no cumulative effects from the proposed project on regulated species is expected.

The project is currently powered by PG&E grid connection, and no generators or fans are a part of the proposed project. The project is conditioned to provide proof of 100% renewable energy source provided by PG&E before the project can commence. Black out tarps are utilized in the nursery and mixed-light greenhouses when lights are used. The operation will meet international dark sky standards, and the 22,000 ft² of cultivation expansion will consist of light-deprivation methods, and will not utilize supplemental lighting.

Although the project was referred to the California Department of Fish & Wildlife (CDFW) on September 14, 2020, no comments were received. The Applicant has prepared a Lake or Streambed Alteration Notification and submitted to CDFW in order to request the Waiver for Cannabis State Licensing, as there are no known 1600 projects on the property. CDFW provided a letter to the Applicant dated April 23, 2018 stating that the department did not provide a final agreement within the 60 calendar days from the submitted notification, and that the Applicant can complete the project described in the notification without an Agreement.

Tribal Cultural Resource Coordination

The project had a Cultural Resources Study CRS prepared by Sally Evans, M.A., RPA Principal Archaeologist with Evans & De Shazo, LLC on March 7, 2017 for the previously approved project (application #11447). The Investigation encompassed the entire area of the previous Less-than-three-acre conversion, which covers the entire area for the proposed project. The report states that no potential significant cultural resources were identified within the Project Area; therefore, it is concluded that the proposed project is not expected to impact any potentially significant cultural resources and no project-specific recommendations are warranted. A final recommendation of the CRS is if any prehistoric or historic-period material is encountered by equipment operators during ground-disturbing that work be halted in the immediate vicinity (within 25 feet) of the discovery area until a qualified archaeologist is retained to inspect the material and provide further recommendations for appropriate treatment of the resource. The tribes were notified of the CRS results on February 8, 2017. The expansion permit was referred to the Hoopa Tribe and the Tsungwe Council on September 14, 2020, and neither of the tribes has commented on the project. The project is conditioned to adhere to the Inadvertent Discovery Protocol should the project encounter undocumented cultural resources.

Access & Parking

Access to the site is via a private driveway from Patterson Road, which is county maintained. The Applicant has certified that the driveway meets the functional equivalent of a Category 4 road. The project was referred to Public Works on September 14, 2020 and was approved by the department on September 16, 2020. The project does not utilize federal roads for access, but does utilize county-maintained roads that travel through federal lands. The project was referred to the US Forest Service on September 14, 2020, but no comments were received.

The project anticipates a maximum of ten (10) employees used during peak season, but the current Site Plan only designates a total of four (4) parking spaces, including one ADA parking space. The Applicant is conditioned to either provide an updated Site Plan which can designate a total of eleven (11) parking spaces on-site (ten (10) parking spaces for employees and one (1) additional space for a potential visitor), or to provide the department with a carpooling plan to show that the four (4) existing parking spaces are adequate for the project needs.

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 Environmental Impact Report that was adopted for the Commercial Cannabis Land Use Ordinance and has prepared an addendum to this document for consideration by the Planning Commission (See Attachment 2 for more information).

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

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

The Planning Commission could also decide the project may have environmental impacts that would require further environmental review pursuant to CEQA. Staff did not identify any potential impacts. As the lead agency, the Department has determined that the project is consistent with the EIR for the CCLUO 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 20-
Record Number PLN-2020-16576
Assessor's Parcel Number: 522-143-033

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

WHEREAS, Armco II, LLC, submitted an application and evidence in support of approving a Conditional Use Permit for the expansion of an existing 10,000 ft² mixed-light cannabis cultivation site to include an additional 22,000 ft² outdoor cultivation within the Willow Creek Community Planning Area, with appurtenant propagation, drying, storage, and processing activities; and a Special Permit to reduce the 600-foot setback to the Six Rivers National Forest;

WHEREAS, the County Planning Division, the lead agency, prepared an Addendum to the Final Environmental Impact Report (EIR) prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) adopted by the Humboldt County Board of Supervisors on May 8, 2018. The proposed project does not present substantial changes that would require major revisions to the previous EIR. 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 for the expansion of an existing 10,000 ft² mixed-light cannabis cultivation site to include an additional 22,000 ft² outdoor cultivation within the Willow Creek Community Planning Area, with appurtenant propagation, drying, storage, and processing activities; and a Special Permit to reduce the 600-foot setback to the Six Rivers National Forest. Power is provided by PG&E and no generators will be used on-site. Water for irrigation is provided by the Willow Creek Community Services District.

EVIDENCE: a) Project File: PLN-2020-16576

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 Environmental Impact Report (EIR) prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) adopted by the Humboldt County Board of Supervisors on May 8, 2018.

- EVIDENCE:**
- a) Cultivation and Operations Plan prepared for the proposed project.
 - b) The proposed project does not present substantial changes that would require major revisions to the previous EIR. 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 Resource Protection Plan was prepared by NRM to show compliance with the North Coast Regional Water Quality Control Board Order No. R1-2015-0023.
 - d) A Notice of Applicability for proof of enrollment in the State Water Resources Control Board General Order WQ 2019-0001-DWQ, under WDID: 1_12CC418444.
 - e) A Cultural Resources Study, carried out by Sally Evans, M.A., RPA Principal Archaeologist with Evans & De Shazo, LLC, prepared on March 3, 2017 concluded that the proposed project will not result in any adverse changes to historical or archaeological resources and recommended Inadvertent Discoveries Protocol.
 - f) A Biological Report prepared by NRM on July 15, 2018, which concluded that no species of special status are expected to experience impacts from the proposed projects either directly or indirectly, and that no cumulative effects from the proposed project on regulated species is expected.
 - g) A copy of the Lake or Streambed Alteration Notification submitted to the Department of Fish & Wildlife which stated that no 1600 projects were on the property and were requesting a CDFW Waiver for Cannabis State Licensing.
 - h) A Notification of Lake or Streambed Alteration No. 1600-2018-00061-R1 dated April 23, 2018 from the Department of Fish & Wildlife. The letter states that the department had 60 calendar days to issue an Agreement for the project, and that they did not meet the timeframe to issue an Agreement. The Applicant can continue the project as described in the Notification provided to the department.

FINDINGS FOR CONDITIONAL USE PERMIT & 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 Agricultural Exclusive (AE) 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 AE zone in which the site is located.

EVIDENCE

- a) The Agricultural Exclusive or AE 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 AE zone.
- c) Humboldt County Code section 55.4.6.1.2 (b) allows cultivation of up to 43,560 square feet of new cannabis cultivation on a parcel over 10 acres subject to approval of a Special Permit. The application for an expansion of 22,000 square feet of outdoor light-deprivation cultivation in addition to the already approved 10,000 square feet of mixed-light cultivation on a 66-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 AE (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 as a remainder parcel as shown on Parcel Map recorded in Book 34 of Parcel Map page 26.
- c) The project will obtain water from a non-diversionary water source.
- d) A Road Evaluation Report was completed by the applicant for Patterson Road (Received 4/10/2019). Patterson Road (a County maintained road) to the subject parcel driveway has been certified as meeting the functional equivalent of a Category 4 road. All road segments evaluated were found to be functionally appropriate for the expected traffic, and the project has received approval from the Department of Public Works.
- e) The slope of the land where cannabis will be cultivated is less than 15%. Cannabis will be cultivated on graded flats, which have already acquired permits or clearances from the Building Division.
- f) The cultivation of cannabis will not result in the net conversion of timberland. A Less-Than-Three-Acre Conversion Permit has previously been approved for the site under permit number 1-16EX-224-HUM.

- g) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 feet from any property line, more than 300 feet from any off-site residence, more than 600 feet from any school, church, Tribal Cultural Resource. The Applicant is applying for a Special Permit to reduce the 600-foot setback to public parks, the Six Rivers National Forest.

6. FINDING

The cultivation of 22,000 square feet of additional cannabis cultivation on-site 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 located within the Willow Creek Community Planning Area. The proposed project was noticed on September 14, 2020 to all parcels within 1,000 feet of the perimeter of the parcel on which a permit is being requested. No response was received by the Planning Department regarding this application.
- 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 the Willow Creek Community Services District.
- e) Provisions have been made in the applicant's proposal to protect water quality and thus runoff to adjacent property and infiltration of water to groundwater resources will not be affected.

7. FINDING

The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE

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

DECISION

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

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Conditional Use Permit for Canyon 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, 2020.

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

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

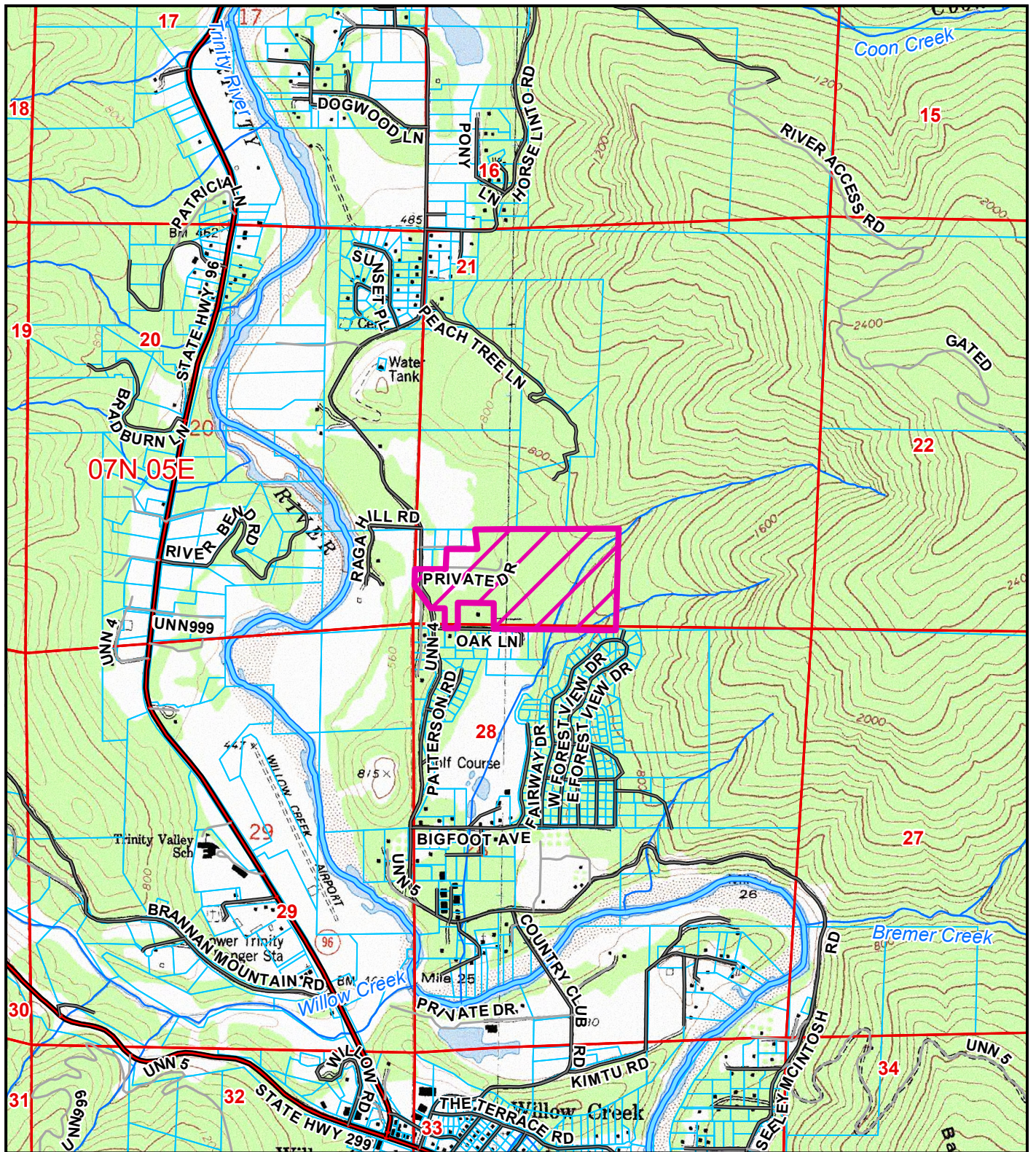
ABSTAIN: COMMISSIONERS:

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

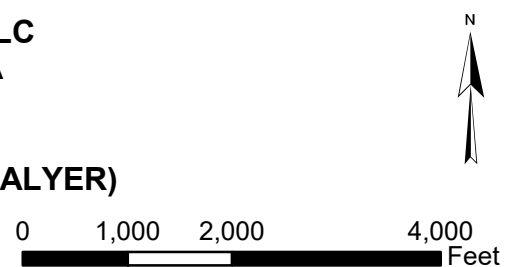
Planning and Building Department

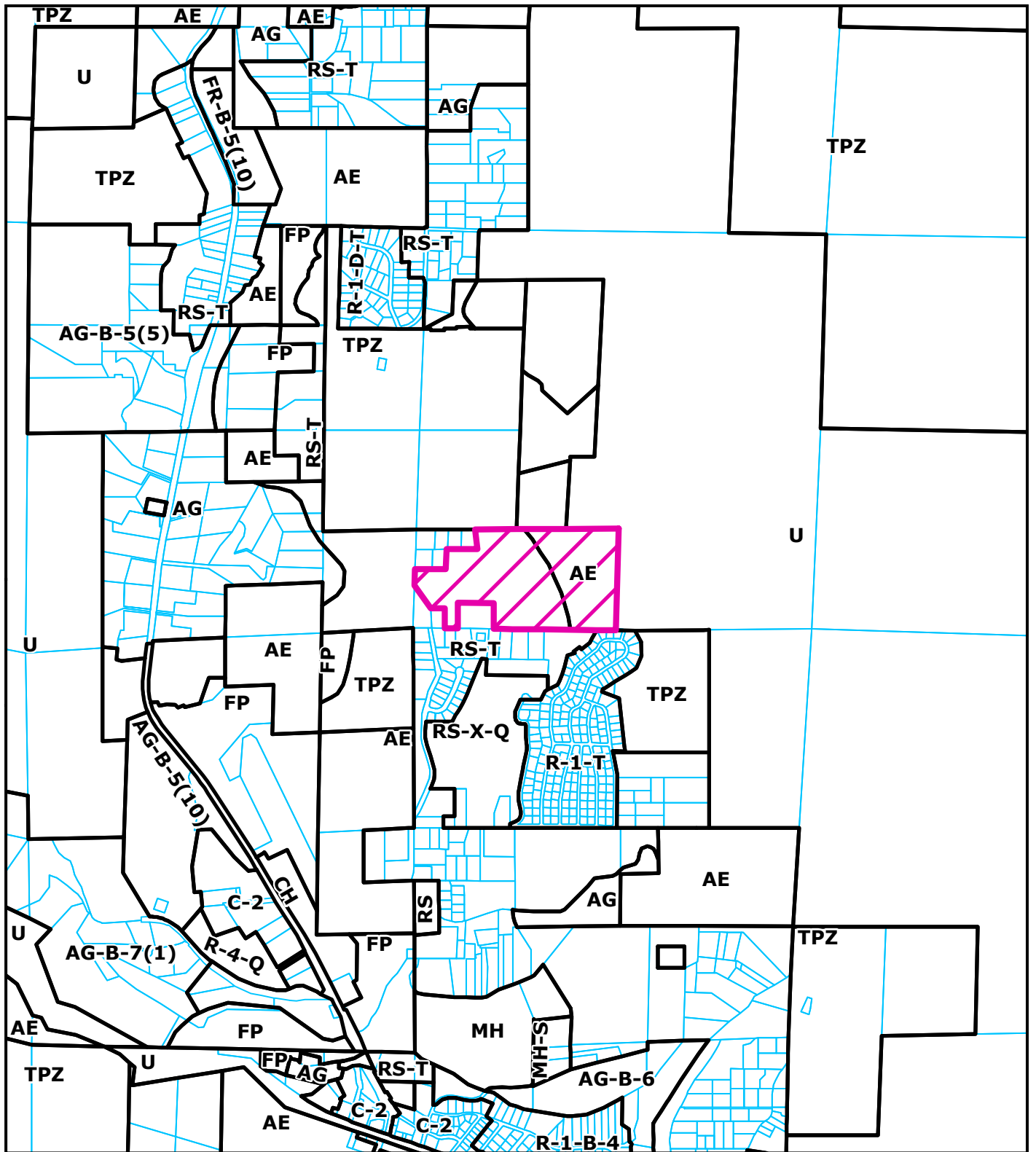


Project Area = 

TOPO MAP
PROPOSED ARMCO II, LLC
WILLOW CREEK AREA
PLN-2020-16576
APN: 522-143-033
T07N R05E S21; S28 HB&M (SALYER)

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.

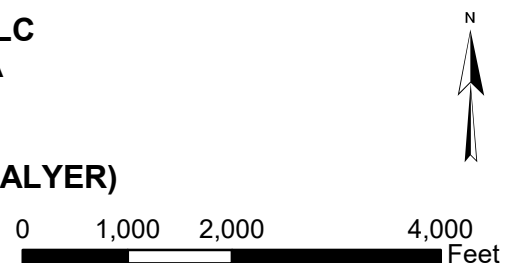


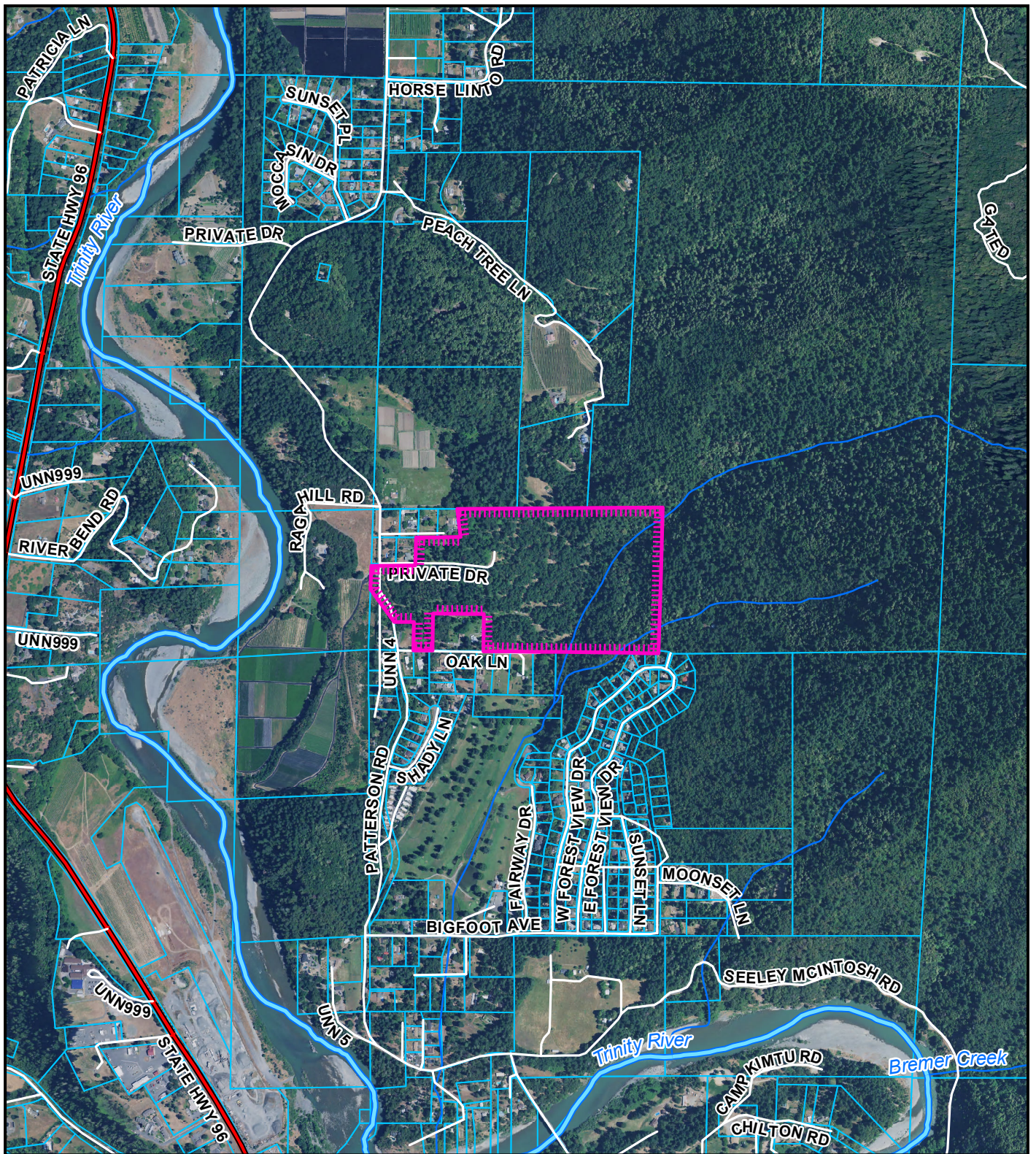


ZONING MAP
PROPOSED ARMCO II, LLC
WILLOW CREEK AREA
PLN-2020-16576
APN: 522-143-033
T07N R05E S21; S28 HB&M (SALYER)

Project Area = 

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**AERIAL MAP
PROPOSED ARMCO II, LLC
WILLOW CREEK AREA
PLN-2020-16576**

APN: 522-143-033

T07N R05E S21; S28 HB&M (SALYER)

Project Area = 

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



0 1,000 2,000
Feet

PLOT PLAN
APN: 522-143-033
ARMCO II, LCC
1005 PATTERSON RD
WILLOW CREEK, CA 95573

CULTIVATION NOTES

1. THERE ARE NO SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS, OR TRIBAL CULTURAL RESOURCES WITHIN 600' OF CULTIVATION AREAS
2. THERE ARE NO OFFSITE RESIDENCES WITHIN 300' OF CULTIVATION AREAS.

EXISTING FACILITIES

- 01 30'X80' MIXED LIGHT GREENHOUSE
- 03 PARKING - 3+1 ADA (4 TOTAL SPACES)
- 04 100 AMP OUTDOOR RATED SUB-PANEL
- 05 8'X20' FERTILIZER STORAGE CONEX
- 06 40'X40' PROCESSING BUILDING W/ CARETAKERS UNIT h=22.7'
- 07 2,500gal. WATER STORAGE TANK
- 08 SRA TURNOUT - GRAVEL SURFACE PER REQUIREMENT
- 09 2,500gal. WATER TANK W/ WARF HYDRANT

EXISTING FACILITIES

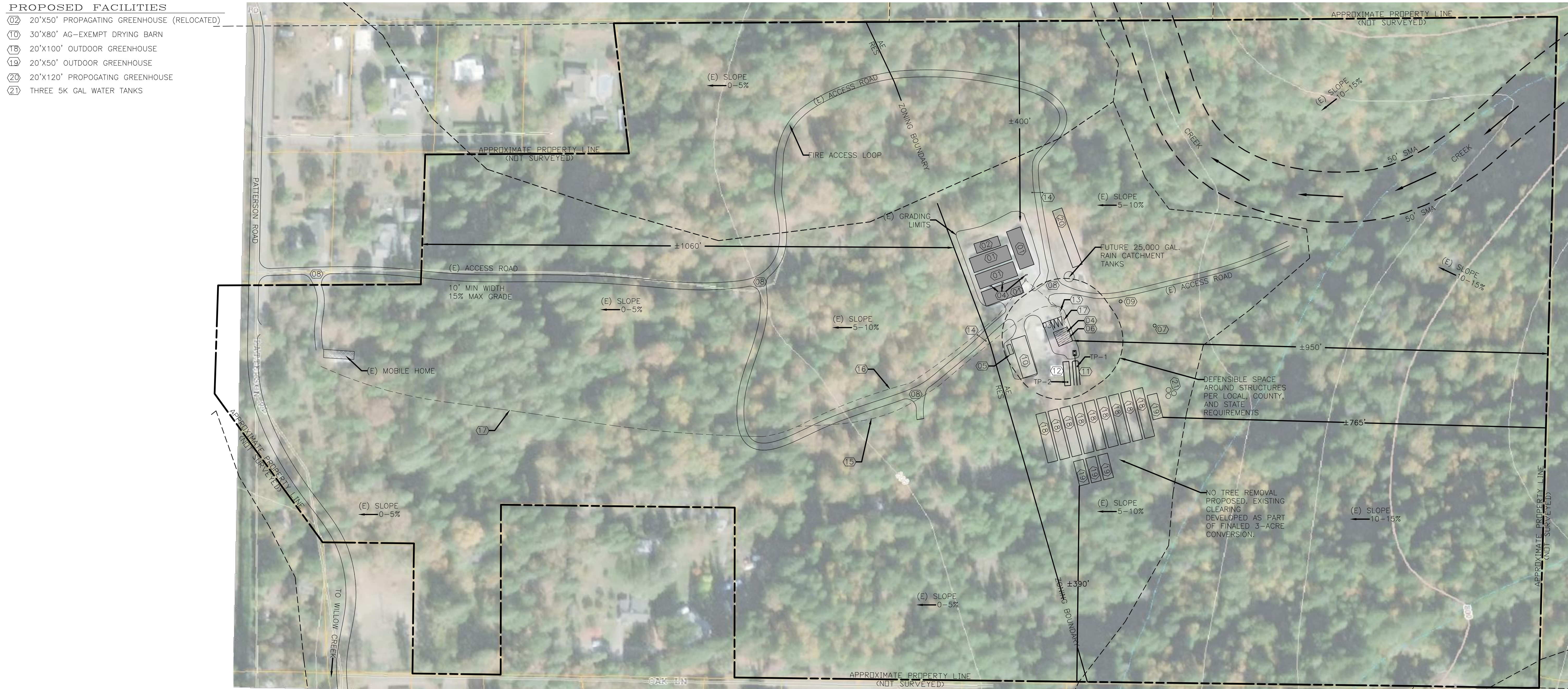
- 11 PRIMARY SEPTIC SYSTEM
- 12 100% RESERVE FIELD
- 13 2" FEED LINE - 100amp FOR PROCESSING BUILDING
- 14 GATE
- 15 WILLOW CREEK COMMUNITY SERVICE DIST. WATERLINE
- 16 34 FEED LINE - 400amp PANLE
- 17 100 KVA TRANSFORMER

LEGEND

- PROPOSED GREENHOUSE
- PROPOSED STRUCTURE
- PROPOSED ORGANIC GARDEN
- AG ZONING
- RES ZONING
- EXISTING BUILDING
- PRIME AG SOILS

PROPOSED FACILITIES

- 02 20'X50' PROPAGATING GREENHOUSE (RELOCATED)
- 10 30'X80' AG-EXEMPT DRYING BARN
- 18 20'X100' OUTDOOR GREENHOUSE
- 19 20'X50' OUTDOOR GREENHOUSE
- 20 20'X120' PROPOGATING GREENHOUSE
- 21 THREE 5K GAL WATER TANKS



WATER: WCCSD
WASTEWATER: ONSITE
POWER: PG&E
PHONE: FRONTIER
CREEKS/STREAMS: YES
TREES TO BE REMOVED: NONE
GRADING: SEE GRADING PLANS

GENERAL NOTES

PLAN VIEW

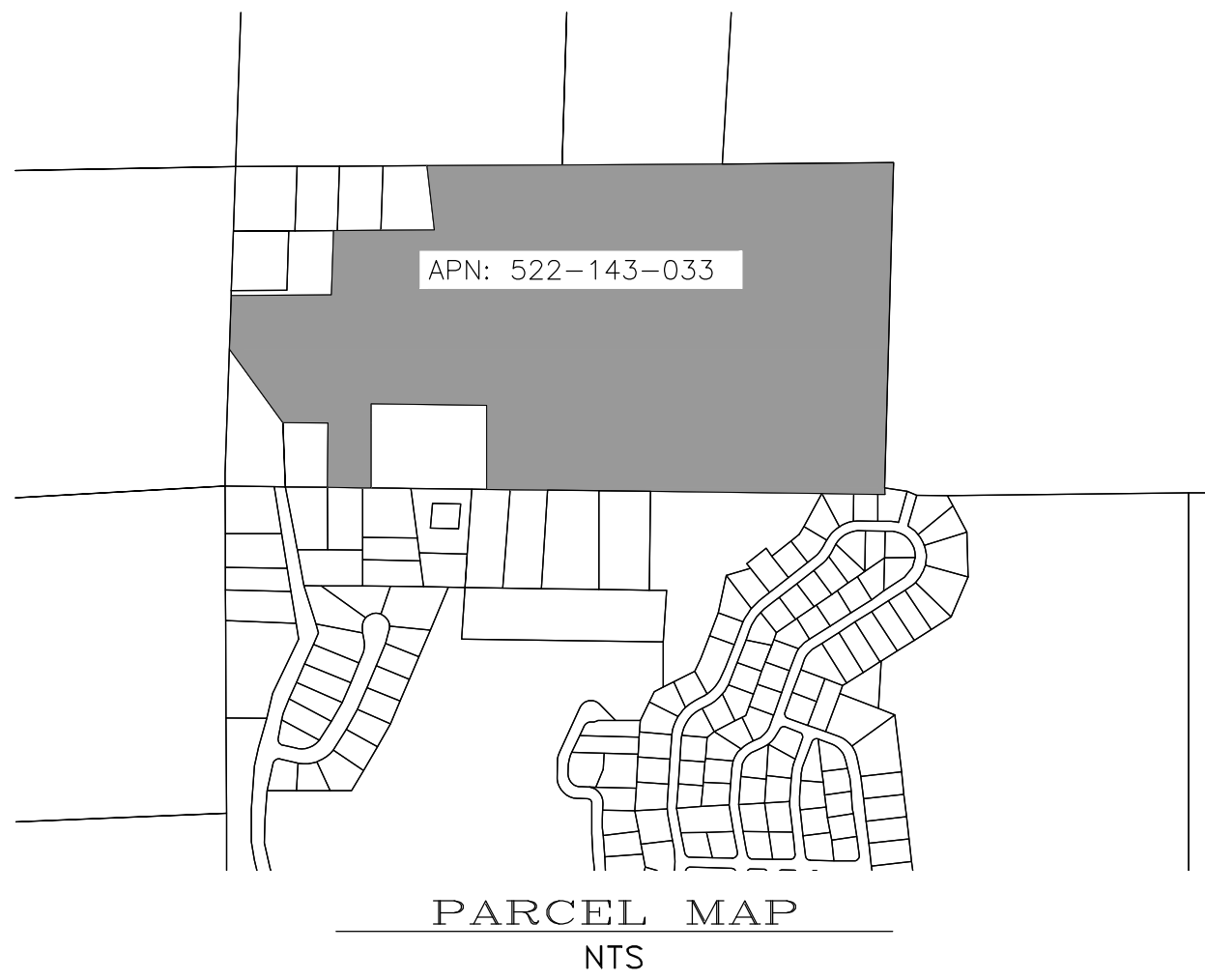
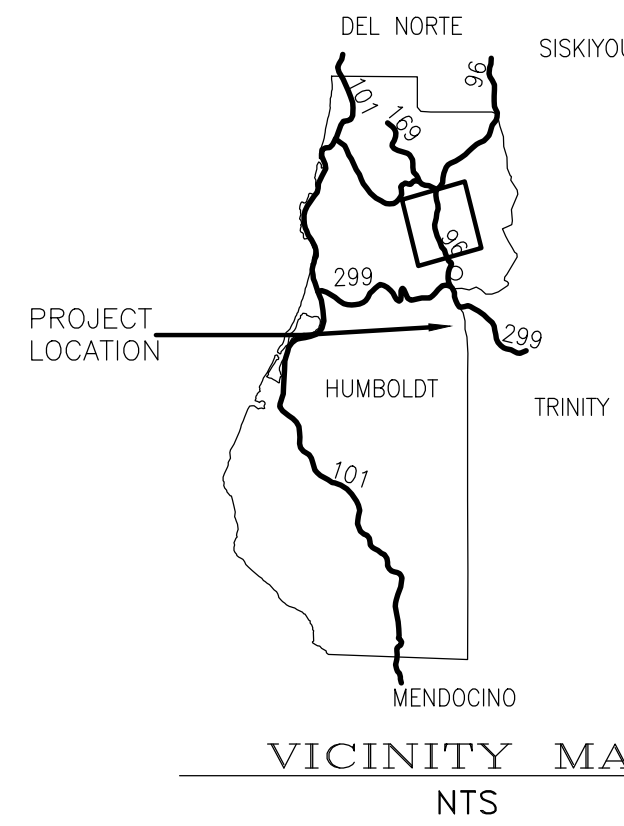
1"=100'



SRA REQUIREMENTS

PROVIDE ADEQUATE WATER STORAGE AND DELIVERY AS OUTLINED BY SRA ORDINANCE AND CALFIRE REQUIREMENTS

PROVIDE ADEQUATE TURN AROUND AND PULLOUTS AS OUTLINED BY SRA ORDINANCE REQUIREMENTS AND CALFIRE REQUIREMENTS



REV	DATE	DESCRIPTION	DWN BY	CHK BY	APP BY
1	10-5-20	ADDED DRYING BARN AND RELOCATED NURSERY	SL		

ARMCO II, LCC
APN: 522-143-033
1005 PATTERSON RD
10300 BANNER CA
NEVADA CITY, CA 95959

PLOT PLAN

WILLOW CREEK, HUMBOLDT COUNTY, CALIFORNIA

DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
			SL

DATE OF ISSUE:	JULY 2020
SCALE:	AS SHOWN
PROJECT NO:	992
DRAWING NO:	1 OF 1

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE CONDITIONAL USE PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE PROJECT MAY BEGIN OPERATING

A. General Conditions

1. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.
2. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. Any and all outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
3. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. The Department will file the NOD and will charge this cost to the project.
5. The applicant shall secure permits for all structures related to the cannabis cultivation and other commercial cannabis activity, including but not limited to, the fourteen (14) additional greenhouses, one (1) additional Dry Barn, and all other structures with a nexus to cannabis. 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.
6. The applicant shall either provide an updated Site Plan which can designate a total of eleven (11) parking spaces on-site (ten (10) parking spaces for employees and one (1) additional space for a potential visitor), or provide the department with a carpooling plan to show that the four (4) existing parking spaces are adequate for the project needs, within 30 days of the approved permit.
7. This permit does not allow the use of noise generating equipment (i.e. dehumidifiers) until ambient noise levels for at least three property lines are measured for a twenty-four hour period. The applicant shall provide ambient noise measurements to the department before commencing cultivation activities associated with this permit. Noise from cultivation and related activities shall not result in an increase of more than three decibels of continuous noise above existing ambient noise levels at any property line of the site.
8. The applicant shall apply for and obtain a building permit for the proposed 25,000-gallon rainwater catchment tank, if and when they decide to install. Sign-off on the Permit by the Building Division shall satisfy this requirement.

9. The applicant shall provide proof of 100% renewable energy source provided by PG&E before the project can commence.
10. The Applicant shall provide the final Site Management Plan (SMP) report to the department when available. The applicant shall implement all corrective actions detailed in the Site Management Plan developed for the parcel, prepared pursuant to Tier 1 Low Risk enrollment under the State Water Resource Control Board (SWRCB) Cannabis Cultivation Policy (Cannabis Policy), in congruence with Order WQ 2019-0001-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.
11. 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.
12. 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. Noise from cultivation and related activities shall not result in an increase of more than three decibels of continuous noise above existing ambient noise levels at any property line of the site.
2. 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. 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.
5. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
6. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
7. The use of anticoagulant rodenticide is prohibited.

8. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.
9. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan. If offsite processing is chosen to be the preferred method of processing, this permit shall be modified to identify the offsite licensed facility.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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).
15. 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.
16. 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).
17. 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.
18. 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).

19. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
20. Pay all applicable application, review for conformance with conditions and annual inspection fees.
21. 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.
22. The master log books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
23. 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

24. 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."
25. 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).
26. 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.
27. 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.
28. All cultivators shall comply with the approved processing plan as to the following:
- a. Processing practices
 - b. Location where processing will occur
 - c. Number of employees, if any
 - d. Employee Safety Practices
 - e. Toilet and handwashing facilities
 - f. Plumbing and/or septic system and whether or not the system is capable of handling increased usage
 - g. Drinking water for employees
 - h. Plan to minimize impact from increased road use resulting from processing
 - i. On-site housing, if any
29. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation SP issued pursuant to the CMMLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.
30. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the Special Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Section 55.4.13.
31. 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.
32. 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.
33. 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.

34. 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 #26 and 27 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
ENVIRONMENTAL IMPACT REPORT FOR THE COMMERCIAL CANNABIS LAND USE ORDINANCE**

**Commercial Cannabis Land Use Environmental Impact Report (EIR)
(State Clearinghouse # 2017042022), May 8, 2018**

**APN 522-143-033, 1005 Patterson Road (private driveway)
Willow Creek, County of Humboldt**

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

December 2020

Background

Modified Project Description and Project History –

The Commercial Cannabis Land Use Ordinance (CCLUO) updated the County's existing Commercial Medical Marijuana Land Use Ordinance (Section 313-55.4 and 314-55.4 of Chapter 3 of Division 1 of Title III of the County Code) as well as repeal of the Medical Cannabis Testing and Research Laboratories provisions and on-site consumption prohibition found in Sections 313-55.3.15, 314-55.3.15, 313-55.3.11.7, and 314-55.3.11.7 of Division 1 of Title III of the County Code, respectively. These regulations establish land use regulations for the commercial cultivation, processing, manufacturing, distribution, testing, and sale of cannabis within the County. These regulations were developed in concert with the Final Environmental Impact Report (EIR) that was adopted for the ordinance in order to implement the mitigation measures of the EIR. The EIR addressed the broad environmental impacts that could be expected to occur from the adoption and implementation of the ordinance. The EIR specified that the regulations established in the CCLUO would mitigate the impacts of new cannabis operations by establishing specific regulations for location and conditions under which the development of new commercial cannabis could occur. The EIR prepared for the CCLUO also established local land use regulations for new commercial cannabis operations in the unincorporated area of the County that ensure the health and safety of residents, employees, County visitors, neighboring property owners and end users of cannabis. The proposed project is consistent with all regulations within the CCLUO and all mitigation measures of the EIR. Current project was contemplated by the EIR and compliance with the provisions of the CCLUO will fully mitigate all environmental impacts of the project to a less than significant level.

Project Description: A Conditional Use Permit CUP to expand the existing approved 10,000 ft² of mixed-light cultivation by adding an additional 22,000 ft² of outdoor cannabis cultivation, for a total of 32,000 ft² of cannabis cultivation. One additional 20'x120' nursery greenhouse is proposed, for a total of 3,200 ft² of ancillary nursery on-site. Light-deprivation techniques will be utilized to generate two harvests. Cultivation will occur within greenhouses built on-contour with minimal grading. Cultivation will occur in raised beds that are amended before planting. Water for irrigation will be supplied by the Willow Creek Community Services District, and the anticipated annual water usage is 550,000 gallons. No generators or fans will be utilized, dehumidifiers will be used within the 30'x80' Dry Barn, and no noise impacts are anticipated. Power is supplied by PG&E, and the project is conditioned to source all power by 100% renewable energy source before commencing cultivation activities. A Special Permit is also requested to reduce the 600-foot setback requirement to public lands, Six Rivers National Forest, to approximately 495 feet. The CCLUO section of 55.4.5.1.4 (a) requires a Conditional Use Permit for any commercial cannabis activity within a Community Planning Area.

The operation will expand by developing one (1) 20'x120' propagation greenhouse, nine (9) 20'x100' greenhouses and four (4) 20'x50' greenhouses for a total of 22,000 ft² of additional cultivation space on-site. Processing will occur within the already permitted 900 ft² Processing Facility (permitted under application #11447). One additional 30'x80' barn is proposed for additional drying space on-site, which will utilize dehumidifiers. The Applicant is conditioned to provide ambient noise measurements for at least three property lines, measured for a twenty-four hour period. The applicant is conditioned to provide ambient noise measurements to the department before commencing cultivation activities associated with this permit. Three permanent employees and up to ten seasonal employees will be used for cannabis activities on-site. A building inspection was conducted on October 26, 2020 and comments from the Building division stated that the Site Plan appeared to be accurate, and they recommended approval on the condition that all required structures are permitted with the Building division. The applicant is conditioned to obtain Agricultural Exempt permits for the fourteen (14) additional greenhouses, and the one additional Dry Barn. The project was reviewed by the Department of Environmental Health, which recommended approval for the project.

The site is currently served by the Willow Creek Community Services District (WCCSD), and a Will-Serve letter is on-file showing the allowance of 550,000 gallons of water allowed to be used per year for

agricultural purposes. Anticipated water needed to irrigate the full 32,000 ft² of cultivation is estimated at 550,000 gallons per year (17.19 gal/ft²/year). Existing water storage on-site consists of one (1) 2,500-gallon water tank for domestic and one (1) 2,500-gallon water tank for fire suppression. Three (3) additional 5,000-gallon water tanks are proposed as part of the expanded operation. The Applicant has also proposed a 25,000 gallon rainwater catchment tank under the approved Zoning Clearance Certificate (application #11447), to be used as a supplemental water source in the case that the WCCSD requires a forbearance period in a drought year. The Applicant is conditioned to get the proposed 25,000-gallon rainwater catchment tank permitted with the Building division, if and when they decide to install.

The Applicant is enrolled in the State Resources Water Quality Control Board (SRWQCB) under the General Order WQ 2019-0001-DWQ, and all cultivation areas existing and proposed are located outside of any nearby Streamside Management Areas. A Notice of Applicability letter dated September 24, 2019 is on-file showing enrollment under WDID: 1_12CC418444. The Applicant is required to have a Site Management Plan (SMP) prepared for the project in order to be in compliance with the State General Order. A Letter of Intent from Natural Resources Management (NRM) dated December 9, 2020 has been provided to the department stating that they are currently working on completing the SMP for the project site. The Applicant is conditioned to provide the final SMP report to the department when available, and to adhere to the recommendations for any changes/improvements needed for the site to be in compliance with the SWRQCB General Order.

The project had a Cultural Resources Study CRS prepared by Sally Evans, M.A., RPA Principal Archaeologist with Evans & De Shazo, LLC on March 7, 2017 for the previously approved project (application #11447). The Investigation encompassed the entire area of Less-than-three-acre conversion, which covers the entire area for the proposed project. The report states that no potential significant cultural resources were identified within the Project Area; therefore, it is concluded that the proposed project is not expected to impact any potentially significant cultural resources and no project-specific recommendations are warranted. A final recommendation of the CRS is if any prehistoric or historic-period material is encountered by equipment operators during ground-disturbing that work be halted in the immediate vicinity (within 25 feet) of the discovery area until a qualified archaeologist is retained to inspect the material and provide further recommendations for appropriate treatment of the resource. The tribes were notified of the CRS results on February 8, 2017. The expansion permit was referred to the Hoopa Tribe and the Tsnungwe Council on September 14, 2020, and neither of the tribes has commented on the project. The project is conditioned to adhere to the Inadvertent Discovery Protocol should the project encounter undocumented cultural resources.

The project anticipates a maximum of ten (10) employees used during peak season, but the current Site Plan only designates a total of four (4) parking spaces, including one ADA parking space. The Applicant is conditioned to either provide an updated Site Plan which can designate a total of eleven (11) parking spaces on-site (ten (10) parking spaces for employees and one (1) additional space for a potential visitor), or to provide the department with a carpooling plan to show that the four (4) existing parking spaces are adequate for the project needs.

The modified project is consistent with the adopted EIR for the CCLUO because it complies with all standards of the CCLUO which were intended to mitigate impacts of cultivation activities. These include sourcing all power from 100% renewable energy source, ensuring supplemental lighting and security lighting adheres to Dark Sky Association standards and ensuring project related noise does not exceed 3 decibels above ambient noise levels at the property line.

Purpose - Section 15164 of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an addendum to a previously certified Environmental Impact Report (EIR) if some changes or additions are necessary but none of the conditions described in Section 15162 calling for a subsequent EIR or Negative Declaration have occurred. Section 15162 states that when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency

determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which require major revisions of the previous EIR 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 EIR 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 EIR was certified as complete, shows any of the following: A) the project will have one or more significant effects not discussed in the previous EIR; B) significant effect previously examined will be substantially more severe than shown in the previous EIR; 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 EIR 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 EIR recommended mitigations. The proposal to authorize the continued operation of an existing cannabis cultivation site consisting of 20,120 square feet of cultivation with ancillary propagation, drying, and processing activities is fully consistent with the impacts identified and adequately mitigated in the original EIR. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the EIR. Compliance with the CCLUO ensures consistency with the adopted EIR 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:

- Cultivation and Operations Plan prepared by SL Consulting Services Inc., dated August 2020.
- Notice of Applicability letter dated September 24, 2019 for proof of enrollment under in the State Water Resources Control Board (SWRCB) under the General Order WQ 2019-0001-DWQ under WDID: 1_12CC418444.
- Will-Serve letter from the Willow Creek Community Services District dated May 14, 2020.
- Less-Than-Three-Acre Conversion Permit 16EX-224-HUM, approved by CalFire on November 30, 2017.
- Lake or Streambed Alteration Notification prepared for the project and submitted to the Department of Fish & Wildlife on January 23, 2018.
- Notification of Lake or Streambed Alteration No. 1600-2018-0061-R2, letter dated April 23, 2018 from CDFW.
- Cultural Resources Study CRS prepared by Sally Evans, M.A., RPA Principal Archaeologist with Evans & De Shazo, LLC on March 7, 2017.
- Biological Report prepared by NRM for the project site on July 15, 2018.

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 EIR 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 EIR was adopted as complete.

CONCLUSION

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

ATTACHMENT 3

Applicant's Evidence in Support of the Required Findings

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

1. The name, contact address, and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (On-file)
3. Site Plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within one-quarter mile (1,320 feet) of a school, school bus stop, church or other place of religious worship, public park, or tribal cultural resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (Site Plan prepared by SL Consulting Services Inc. – Attached)
4. A Cultivation & 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 Plan prepared by SL Consulting Services Inc., dated August 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. (Not Applicable)
6. Description of water source, storage, irrigation plan, and projected water usage. (Included in Cultivation Operations Plan, item 4. above)
7. Copy of Notice of Applicability letter dated September 24, 2019 for proof of enrollment under in the State Resources Water Quality Control Board (SWRQCB) under the General Order WQ 2019-0001-DWQ under WDID: 1_12CC418444. (Attached separately as attachment 3.A)
8. A Letter of Intent for the preparation of a Site Management Plan in compliance with the SWRCB prepared by Natural Resources Consultants, dated December 9, 2020. (Attached)
9. 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. (Not Applicable)
10. Lake or Streambed Alteration Notification prepared for the project stating that no 1600 projects exist on the parcel, and submitted to the Department of Fish & Wildlife on January 23, 2018. (Attached)
11. Notification of Lake or Streambed Alteration No. 1600-2018-0061-R2, letter dated April 23, 2018 from CDFW stating that an Agreement was not submitted within 60 days of the date of the received

Notification, and the project can move forward as described in the submitted notification without an Agreement. (Attached)

12. If the source of water is a well, a copy of the County well permit, if available. (Not applicable)
13. 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. (Less-Than-Three-Acre-Conversion Permit 16EX-224-HUM, approved by CalFire on November 30, 2017. – Attached separately as attachment 3.B)
14. 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)
15. 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)
16. 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)
17. 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)
18. Cultural Resources Study CRS prepared by Sally Evans, M.A., RPA Principal Archaeologist with Evans & De Shazo, LLC on March 7, 2017 for Application #11447. (On-file and confidential)
19. A Biological Report prepared by Natural Resources Management for the project site on July 15, 2018. (On-file and confidential)
20. Division of Environmental Health Attachment for Commercial Medical Marijuana (CMM) Clearances/ Permits (DEH Form). (On-file)
21. A Will-Serve letter from the Willow Creek Community Services District dated May 14, 2020. (Attached)

22. A Water Resource Protection Plan (WRPP) prepared by Natural Resources Management on January 16, 2018. (Attached separately as attachment 3.C)
23. An Onsite Wastewater Treatment System (OWTS) Permit Application filed with the Department of Environmental Health, Permit Number 16/17-0372. (Attached)

Cannabis Cultivation Facilities

AUGUST 2020
REVISED OCTOBER 2020

Cultivation and Operations Manual
For
Armco II LLC

Cannabis Cultivation Facilities
APN No. 522-143-033

Lead Agency:

Humboldt County Planning Department
3015 H Street
Eureka, CA 95501

Prepared By:
SL Consulting Services Inc
973 Dowler Dr
Eureka, California 95501

In Consultation with:

Armco II LLC
1005 Patterson Road
Willow Creek, CA 95573

August 2020

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1. Project Summary

1.1. Project Objective

Armco II LLC, inc. is proposing to permit an expansion of 22,000 square feet of cultivation canopy under the County of Humboldt's (County) *Commercial Cannabis Land Use Ordinance* (CCLUO). The project has existing ZCC approval under CMMLUO for 10K sf Mixed Light with PG&E power. The proposed project includes one 30'x80' drying barn, nine new 20'x100' greenhouses and four 20'x50' greenhouses. Existing drying and processing infrastructure will also be utilized. Cultivation will occur on raised beds. Minimal earthwork is expected to slightly terrace existing grade to build the hoop structures. Water is provided by Willow Creek Community Service District and power is provided by PG&E (no generators onsite).

1.2. Site Description

The Project is located at 1005 Patterson Road, Willow Creek, CA (APN 522-143-033) northwest of the community of Willow Creek. The subject parcel is approximately 66.36 acres in size (per the County of Humboldt's WebGIS), having topography that drains to the west with slopes less than 15%. The property is primarily forest, with an intermittent stream at the northwest corner.

2. Land Use

2.1. Site Description

The Project is located at 1005 Patterson Road, Willow Creek, CA (APN 522-143-033) near the community of Willow Creek. The subject parcel is approximately 66.36 acres in size (per the County of Humboldt's WebGIS), having topography that drains to the west with slopes between 2% and 15%. The property is primarily forested with the portion that has been (and is proposed to be developed) converted legally with a 3-acre conversion.

2.2. State of California Commercial Cannabis Activity License

Armco II LLC is operating under a California Cultivation license.

2.3. State Water Resources Control Board

Water is provided by Willow Creek Community Services District. The property is enrolled under the Waterboard's Cannabis Cultivation general order.

2.4. Cal Fire

The subject property is located within a State Responsibility Area (SRA) for fire protection. Several improvements are proposed in order to meet SRA requirements, including designating a fire turn-around and pull-out area for emergency vehicles, and management of trees and vegetation around existing structures to maintain the required 100-foot defensible space. All structures on the property meet the 30-foot SRA setback requirement from property lines. A 3-acre conversion has been approved in the area to be developed.

2.5. California Department of Fish and Wildlife

A Lake and Streambed Alteration Agreement (LSAA) from the Department of Fish and Wildlife (DFW) is not required for this project.

2.6. Cultural Resources

If buried archaeological or historical resources are encountered during construction or cultivation activities, the applicant or contractor shall call all work in the immediate area to halt temporarily, and a qualified archaeologist is to be contacted to evaluate the materials. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, ground stone artifacts, dietary bone, and human burials. If human burial is found during construction, state law requires that the County Coroner be contacted immediately. If the remains are found to be those of a Native American, the California Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains. The applicant is ultimately responsible for ensuring compliance with this condition.

3. Cultivation and Processing

3.1. Propagation and Initial Transplant

Juvenile plants are propagated on site from 'mother plants' that demonstrate the desired genetics for the specific cannabis strain. Mother plants remain in the vegetative stage solely for propagation. Cuttings are sampled from the mother plants and are rooted into a growing medium, typically oasis cube trays, to produce 'clones.' The rooted clones are placed into the nursery, and after 3 weeks they are transplanted directly into one (1) gallon plastic containers (see Appendix A for nursery location). The juvenile plants are irrigated using hand watering methods. After 3 more weeks the clones are then transplanted into raised beds in a flowering greenhouse where they continue their cycle.

3.2. Mixed Light/Outdoor Cultivation Plan and Schedule

The existing mixed light cultivation occurs in five 20'x100' greenhouses, for a combined cultivation area of approximately 10,000 square feet. The existing non-commercial nursery is a total of 1,000 sf of nursery area.

The operation will expand by developing nine (9) 20'x100' and four (4) 20'x50' light deprivation PVC hoops/steel cold frames (option depends on working capital and budget). No fans or lights will be utilized within these structures.

The proposed light deprivation greenhouses utilize natural light and light deprivation to produce up to two (2) flowering cycles per year. See schedule of operations below.

Proposed Outdoor Schedule

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Cover	Cover	Cover	Sprout Cover	Nursey Plant May 15	Veg	Veg	Veg	BLM	Harvest	Cover	Cover

"Cover" means cover cropping.

"Sprout" means sprouting and propagating seeds

"Veg" means plants are in a vegetative (growth) state.

"Blm" means plants have transitioned into the flower (blooming) phase and are directing energy towards producing buds instead of growth.

3.3. Irrigation Plan and Schedule

Irrigation and fertigation of plants occurs using top-feed hand watering methods and drip irrigation depending on the size of the plants. See section 5.1 for water usage estimates.

3.4. Harvesting, Drying, and Trimming

Plants that are ready for harvest have their flowering branches removed and suspended in the drying facilities which are equipped with ventilation fans and dehumidifiers. The drying process takes approximately one week. A new 30'x80' barn is proposed to support the proposed expansion of cultivation area

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

The finished product is stored in the processed materials room before being transported to a licensed distribution facility. The waste product, or 'trim', from the machines is collected and sold to manufacturers.

3.5. Processing Facility

Onsite processing occurs in the 900 SQFT structure as outlined in the original operations manual submitted dated Nov. 2016.

3.6. Employee Plan

Armco II LLC is an "agricultural employer" as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 (commencing with Section 1140) of Division 2 of the Labor Code), and complies with all applicable federal, state and local laws and regulations governing California Agricultural Employers.

- Job Descriptions And Employee Summary

- ☐ Agent in Charge: Responsible for business oversight and management of the Armco II LLC. Responsibilities include, but are not limited to: inventory and tracking, personnel management, record keeping, budget, and liaison with State and County inspectors as needed. This is a part-time to full-time, seasonal position.
- ☐ Lead Cultivator: Oversight and management of the day to day cultivation of medical cannabis. Responsibilities include, but are not limited to: plant propagation and transplant, soil management, irrigation, fertilization, pesticide management, and harvest activities. This is a full-time, year-round position.

- ② Seasonal Laborer: Provides cultivation, harvesting, and processing support including trim machine operation and hand-finish trimming. This is a part-time to full-time, seasonal position.

3.7. Staffing Requirements

Current staffing is the Agent in charge, Lead cultivator and part time laborer.

Up to seven additional seasonal laborers will be sourced from an ag-labor contractor during peak planting, harvest and processing seasons for a peak of 10 employees.

3.8. Employee Training and Safety

On site cultivation, harvesting, drying and processing is performed by employees trained on each aspect of the procedure including: cultivation and harvesting techniques and use of pruning tools; proper application and storage of pesticides and fertilizers. All cultivation and processing staff are provided with proper hand, eye, body and respiratory Personal Protective Equipment (PPE). Access to the onsite facilities are limited to authorized and trained staff.

All employees are trained on proper safety procedures including fire safety; use of rubber gloves and respirators; proper hand washing guidelines; and protocol in the event of an emergency. Contact information for the local fire department, CAL FIRE, Humboldt County Sheriff and Poison Control as well as the Agent in Charge will be posted at the employee restroom. Each employee is provided with a written copy of emergency procedures and contact information. The material safety data sheets (MSDS) are kept on site and accessible to employees.

3.9. Toilet and Handwashing Facilities

The employees use the processing building and its associated facilities.

3.10. Drinking Water Source

Willow Creek CSD provides water to the property.

3.11. On Site Housing

No on-site housing is provided for employees.

3.12. On Site Parking

See plot plan for parking locations. One parking space is provided for each full time employee. The ag labor contractor drops off contracted labor in a van or bus.

4. Security Plan and Hours of Operation

4.1. Facility Security

The cultivation facilities, including greenhouses and processing buildings are enclosed in a secure privacy fence. Entry gates are located at entrances. The entry gates remain locked at all times and access to the cultivation area is limited exclusively to employees. The drying facility area has low intensity, downcast and shielded exterior lighting to illuminate the entrances, and will include a small number of motion activated security lights. All lighting will be designed and located so that direct rays are confined to the property. Security cameras and alarm system is installed at entrances to the site.

4.2. Hours of Operation

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

5. Environment

5.1. Water Source and Projected Water Use

Water is provided by Willow Creek Community Services District.

Armco II LLC utilizes water management strategies such as hand watering/drip emitters to conserve water use.

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

Table 3.1: Estimated Annual Irrigation Water Usage											
Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
-	-	0	5,000	45,000	100,000	125,000	125,000	100,000	50,000	-	-

An estimated 550,000 gallons will be used each year for the 32,000 square feet of cultivation (approximately 17.19 gallons per square foot of canopy per year)

5.2. Water Storage

Water is stored in a 2,500 gallon domestic tank and a 2,500 gallon fire protection tank.

Three 5,000 gallon tanks are proposed as part of the expanded operation for storage and irrigation of the expansion area.

A 25,000 gallon rain catchment tank will be developed (previously approved under existing planning permits) as a supplemental to allow plants to be “limped” along to finish a season if forbearance from the CSD is required in a drought year.

5.3. Site Drainage, Runoff, and Erosion Control

Armco II LLC has enrolled with the State Water Quality Control Board general order for Tier 1 coverage, and a Water Resource Protection Plan (WRPP) has been developed utilizing best management practices (BMP’s) in accordance with the NCRWQCB’s recommendations.

The WRPP recommendations to meet regulatory requirements have been completed.

5.4. Site Drainage and Runoff

The site is very flat and a substantial forested buffer surrounds the property to mitigate runoff. Buffers and setbacks from neighboring drainages are met.

5.5. Erosion Control

Armco II LLC will utilize best management practices including but not limited to:

- Maintenance of roads, including rocking and armoring.
- Proper management of solid, liquid and cultivation waste (see section 3.8)
- Cultivation facilities and spoil stockpiles will meet all required setbacks from riparian and wetland areas.
- Irrigation and application of fertilizers will be applied at agronomic rates.
- Regulated products will be safely stored with secondary containment (see section 3.7)

5.6. Watershed and Habitat Protection

Adherence to the proposed best management practices ensures that the watershed and surrounding habitat are protected. The cultivation activities and associated structures meet all required setbacks from the nearest watercourse, providing a suitable buffer between the cultivation operation and habitat. Additionally, site development and maintenance activities utilize BMP's in accordance with the NCRWQCB's recommendations. Any grading and earthwork activities will be conducted by a licensed contractor in accordance with approved grading permits.

5.7. Monitoring and Reporting

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

☐ Before and after any significant alteration or upgrade to a given stream crossing, road segment, or other controllable sediment discharge site. Inspection should include photographic documentation, with photo records to be kept on site.

☐ Prior to October 15 and December 15 to evaluate site preparedness for storm events and storm water runoff.

☐ Following any rainfall event with an intensity of 3 inches precipitation in 24 hours. Precipitation data can be obtained from the National Weather Service by entering the site zip code at <http://www.srh.noaa.gov/forecast>.

A Monitoring and Reporting Form will be submitted upon initial enrollment in the Order and then annually by March 1 to the Water Board. The annual report will include data from the monitoring reports.

5.8. Energy Plan

Existing PG & E power lines supply the project. No generators are used onsite.

5.9. Noise Source Assessment and Mitigation Plan

No noise sources will be added as part of the proposed expansion. The nursery and cultivation greenhouses are passively cooled by natural wind. No fans or generators will be utilized.

5.10. Light Pollution Control Plan

Black out tarps are utilized in the nursery and greenhouses when lights are used.

Operation meets international dark sky standards. Proposed flowering canopy expansion will not utilize lights

5.11. Best Management Practices

Best Management Practices (BMP's) are employed when storing, handling, mixing, application and disposal of all fertilizers, pesticides and fungicides. All nutrients, pesticides and fungicides are located in a locked storage room, and contained within water tight, locked and labeled containers in accordance with manufacturer's instruction. Application rates will be tracked and reported with the end of the year monitoring report required in the SMP. Employees responsible for application are trained to handle, mix, apply or dispose of pesticides/fungicides with proper hand, eye body and respiratory protection in accordance with the manufacturer's recommendations.

5.12. Fertilizers

Nutrients and biological inoculants used for cultivation and kept on site include:

- ☐ Compost tea
- ☐ Botanicare Blend Pro
- ☐ Botanicare Bloom

Pesticides and fungicides used for cultivation include:

- ☐ Plant Therapy 2 gallons
- ☐ Compost tea

Fuels, oils other regulated substances stored on site include:

- ☐ Propane in exterior tank
- ☐ Up to 1 gallon each of bleach, domestic cleaning sprays
- ☐ Isopropyl / Ethyl Alcohol – up to 5 Gallons

5.13. Waste Management Plan

Trash and recycling containers are located near the greenhouses. Solid waste and recycling is hauled off-site to a transfer station at least once per week.

5.14. Cultivation Waste and Soil Management

Cultivation vegetative matter such as root balls are composted on site. Cultivation occurs in raised beds that are cover cropped over winter. Soil remains in the beds.

5.15. Materials Management Plan

Waste bins with lids are kept adjacent to cultivation sites and emptied out the day they are filled up or weekly.

Waste materials are stored in a shipping container and self-hauled off weekly to a licensed waste transfer station.

5.16. Wastewater Management

Dripline and hand watering methods minimize the over-irrigation of plants and subsequent runoff. Moreover, the greenhouse floors are gravel/dirt and will absorb any excess runoff.

A portable toilet will be installed adjacent to the cultivation site as part of the expansion under the CCLUO for the additional staff.

5.17. Storm-water Management Plan

Roads are armored appropriately.

The site is flat and has a substantial forested buffer at its perimeter.

Beds are cover-cropped over winter to increase nitrogen and prevent sediment delivery.

WRPP requirements have been met.

6. Product Management

6.1. Product Testing and Labeling

Sampling and labeling is handled by the third party distributor off-site.

6.2. Product Inventory and Tracking

Site is enrolled with the state METRC track and trace system and utilizes it to manage inventory and tracking.

6.3. Transportation and Distribution

Transportation will be handled by a third-party, contracted, licensed transporter/distributor in accordance with State and Local regulations. All merchantable product will be distributed through licensed medical cannabis dispensaries. Prior to moving packages from the on-site holding facility to another physical location, a transport manifest will be created by the distributor/transporter and will include:

- ☐ Product ID numbers and product weight
- ☐ Route to be travelled
- ☐ Origin and destination address
- ☐ Time of departure
- ☐ Time of arrival

The Agent in Charge and the Cultivation Manager are responsible for performing a physical inventory of all packages being transported, and ensuring that the physical inventory coincides with the transport manifest.



1434 Third Street • Eureka, CA • 95501-0682
707 442-1735 • fax: 707 442-8823
Email: nrm@nrmcorp.com
Web: www.nrmcorp.com

December 9, 2020



To whom it may concern,

Attached is the Water Resource Protection Plan for APN 522-143-033-000 / RWQCB WDID 1B161517CHUM / SWRCB WDID 1_12CC418444. This document was written and/or last updated by NRM in January 2018. Since this date, there have been some changes to the project operations and property infrastructure.

This property has been enrolled in the SWRCB and the Site Management Plan associated with this enrollment is due by 9/26/19. NRM submitted this WRPP and cover letter to the SWRCB on 9/9/19 as a placeholder for the SMP; this satisfied their 90 day work completion window from the date of enrollment in the State Water Board's Cannabis Order. NRM is currently working on completing the SMP, which will accurately encompass all aspects of the project/property and how they relate to water quality; the SMP will also address any changes/improvements that need to be made in order for the property to be in compliance with all BPTCs.

Sincerely,

Alicia Heitzman
Cannabis Compliance Supervisor
aheitzman@nrmcorp.com
(707) 442-1735



FOR DEPARTMENT USE ONLY				
Date Received	Amount Received	Amount Due	Date Complete	Notification No.
	\$	\$		
Assigned to:				

NOTIFICATION OF LAKE OR STREAMBED ALTERATION

Complete EACH field, unless otherwise indicated, following the enclosed instructions and submit ALL required enclosures. Attach additional pages, if necessary.

1. APPLICANT PROPOSING PROJECT

Name	Heather Keating			
Business/Agency	Armco II LLC			
Mailing Address	PO Box 285			
City, State, Zip	Arcata, CA 95518			
Telephone	530-470-3683	Fax		
Email	heatherkeating03@hotmail.com			

2. CONTACT PERSON (Complete only if different from applicant)

Name	Natural Resources Management Corp.			
Street Address	1434 3rd Street			
City, State, Zip	Eureka, CA, 95501			
Telephone	707-442-1735	Fax	707-442-8823	
Email	pmoore@nrmcorp.com			

3. PROPERTY OWNER (Complete only if different from applicant)

Name	Armco II LLC			
Street Address	P.O. Box 285			
City, State, Zip	Arcata, CA 95518			
Telephone		Fax		
Email				

4. PROJECT NAME AND AGREEMENT TERM

A. Project Name		Request Waiver Cannabis State Licensing		
B. Agreement Term Requested		<input checked="" type="checkbox"/> Regular (5 years or less) <input type="checkbox"/> Long-term (greater than 5 years)		
C. Project Term		D. Seasonal Work Period		E. Number of Work Days
Beginning (year)	Ending (year)	Start Date (month/day)	End Date (month/day)	
2018	2023			



5. AGREEMENT TYPE

Check the applicable box. If box B, C, D, E, or F is checked, complete the specified attachment.

A.	<input type="checkbox"/> Standard (Most construction projects, excluding the categories listed below)
B.	<input type="checkbox"/> Gravel/Sand/Rock Extraction (Attachment A) Mine I.D. Number: _____
C.	<input type="checkbox"/> Timber Harvesting (Attachment B) THP Number: _____
D.	<input type="checkbox"/> Water Diversion/Extraction/Impoundment (Attachment C) SWRCB Number: _____
E.	<input type="checkbox"/> Routine Maintenance (Attachment D)
F.	<input type="checkbox"/> Remediation of Marijuana Cultivation Sites (Attachment E)
G.	<input type="checkbox"/> Department Grant Programs Agreement Number: _____
H.	<input type="checkbox"/> Master
I.	<input type="checkbox"/> Master Timber Operations

6. FEES

See the current fee schedule to determine the appropriate notification fee. Itemize each project's estimated cost and corresponding fee. **Note: The Department may not process this notification until the correct fee has been received.**

A. Project		B. Project Cost	C. Project Fee
1	Request Waiver-Cannabis State Licensing	\$0	\$577.25
2			
3			
4			
5			
6			
7			
8			
9			
10			
		D. Base Fee (if applicable)	
		E. TOTAL FEE*	\$577.25

* Cash, check, and Visa or MasterCard payments are accepted. When payment is made by Visa or MasterCard, the "Total Fee Enclosed" must include an additional credit card processing fee of 1.6%. Credit card payment must be submitted with a completed Credit Card Payment Authorization Form (DFW 1443b (Rev. 8/15)) available online at: <https://www.wildlife.ca.gov/Conservation/LSA/Forms> or at a Department regional office.



7. PRIOR NOTIFICATION AND ORDERS

A. Has a notification previously been submitted to, or a Lake or Streambed Alteration Agreement previously been issued by, the Department for the project described in this notification?		
<input type="checkbox"/> Yes (<i>Provide the information below</i>) <input checked="" type="checkbox"/> No		
Applicant	Notification Number	Date
B. Is this notification being submitted in response to a court or administrative order or notice, or a notice of violation (NOV) issued by the Department?		
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (<i>Enclose a copy of the order, notice, or NOV. If the applicant was directed to notify the Department verbally rather than in writing, identify the person who directed the applicant to submit this notification and the agency he or she represents, and describe the circumstances relating to the order.</i>)		
<input type="checkbox"/> Continued on additional page(s)		

8. PROJECT LOCATION

A. Address or description of project location. (<i>Include a map that marks the location of the project with a reference to the nearest city or town, and provide driving directions from a major road or highway</i>)				
1005 Patterson Road Willow Creek, CA 95573				
<input type="checkbox"/> Continued on additional page(s)				
B. River, stream, or lake affected by the project.		None		
C. What water body is the river, stream, or lake tributary to?		NA		
D. Is the river or stream segment affected by the project listed in the state or federal Wild and Scenic Rivers Acts?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
E. County	Humboldt			
F. USGS 7.5 Minute Quad Map Name	G. Township	H. Range	I. Section	J. ¼ Section
Willow Creek	7N	5E	21	SW
<input type="checkbox"/> Continued on additional page(s)				
K. Meridian (<i>check one</i>)	<input checked="" type="checkbox"/> Humboldt <input type="checkbox"/> Mt. Diablo <input type="checkbox"/> San Bernardino			
L. Assessor's Parcel Number(s)				
522-143-033				
<input type="checkbox"/> Continued on additional page(s)				



M. Coordinates (If available, provide at least latitude/longitude or UTM coordinates and check appropriate boxes)			
Latitude/Longitude	Latitude: 40.959939		Longitude: -123.624797
	<input type="checkbox"/> Degrees/Minutes/Seconds	<input checked="" type="checkbox"/> Decimal Degrees	<input type="checkbox"/> Decimal Minutes
UTM	Easting:	Northing:	<input type="checkbox"/> Zone 10 <input type="checkbox"/> Zone 11
Datum used for Latitude/Longitude or UTM		<input type="checkbox"/> NAD 27	<input checked="" type="checkbox"/> NAD 83 or WGS 84

9. PROJECT CATEGORY

WORK TYPE	NEW CONSTRUCTION	REPLACE EXISTING STRUCTURE	REPAIR-MAINTAIN-OPERATE EXISTING STRUCTURE
Bank stabilization – bioengineering/recontouring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bank stabilization – rip-rap/retaining wall/gabion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Boat dock/pier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Boat ramp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bridge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Channel clearing/vegetation management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Culvert	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Debris basin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Filling of wetland, river, stream, or lake	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical survey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Habitat enhancement – revegetation/mitigation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Levee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low water crossing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Road/trail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sediment removal: pond, stream, or marina	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
flood control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm drain outfall structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Temporary stream crossing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utility crossing: horizontal directional drilling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
jack/bore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
open trench	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water diversion without facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water diversion with facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify): Cannabis Waiver	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



10. PROJECT DESCRIPTION

- A. Describe the project in detail. Include photographs of the project location and immediate surrounding area.
- Written description of all project activities with detailed step-by-step description of project implementation.
 - Include any structures (e.g., rip-rap, culverts) that will be placed or modified in or near the stream, river, or lake, and any channel clearing.
 - Specify volume, and dimensions of all materials and features (e.g., rip rap fields) that will be used or installed.
 - If water will be diverted or drafted, specify the purpose or use.
 - Enclose diagrams, drawings, plans, and maps that provide all of the following: site specific construction details; dimensions of each structure and/or extent of each activity in the bed, channel, bank or floodplain; overview of the **entire project area (i.e., "bird's-eye view") showing the location of each structure and/or activity, significant area features, stockpile areas, areas of temporary disturbance, and where the equipment/machinery will access the project area.**

See Attached

☐ Continued on additional page(s)

B. Specify the equipment and machinery that will be used to complete the project.

NA

☐ Continued on additional page(s)

C. Will water be present during the proposed work period (specified in box 4.D) in the stream, river, or lake (specified in box 8.B).

☐ Yes ☒ No (Skip to box 11)

D. Will the proposed project require work in the wetted portion of the channel?

☐ Yes (Enclose a plan to divert water around work site)
☒ No



11. PROJECT IMPACTS

A. Describe impacts to the bed, channel, and bank of the river, stream, or lake, and the associated riparian habitat. Specify the dimensions of the modifications in length (linear feet) and area (square feet or acres) and the type and volume of material (cubic yards) that will be moved, displaced, or otherwise disturbed, if applicable.

NA

☐ Continued on additional page(s)

B. Will the project affect any vegetation?

☐ Yes (Complete the tables below) ☒ No (Include aerial photo with date supporting this determination)

Vegetation Type	Temporary Impact	Permanent Impact
	Linear feet: _____ Total area: _____	Linear feet: _____ Total area: _____
	Linear feet: _____ Total area: _____	Linear feet: _____ Total area: _____

Tree Species	Number of Trees to be Removed	Trunk Diameter (range)

☐ Continued on additional page(s)

C. Are any special status animal or plant species, or habitat that could support such species, known to be present on or near the project site?

☐ Yes (List each species and/or describe the habitat below) ☐ No ☐ Unknown

☐ Continued on additional page(s)

D. Identify the source(s) of information that supports a "yes" or "no" answer above in Box 11.C.

California Natural Diversity Database (CNDDB)

☐ Continued on additional page(s)

E. Has a biological study been completed for the project site?

☐ Yes (Enclose the biological study) ☒ No

Note: A biological assessment or study may be required to evaluate potential project impacts on biological resources.



F. Has a hydrological study been completed for the project or project site?

☐ Yes (Enclose the hydrological study) ☒ No

Note: A hydrological study or other information on site hydraulics (e.g., flows, channel characteristics, and/or flood recurrence intervals) may be required to evaluate potential project impacts on hydrology.

G. Have fish or wildlife resources or waters of the state been mapped or delineated on the project site?

☐ Yes (Enclose the mapped results) ☒ No

Note: Check "yes" if fish and wildlife resources or waters of the state on the project site have been mapped or delineated. "Wildlife" means and includes all wild animals, birds, plants, fish, amphibians, reptiles and related ecological communities, including the habitat upon which the wildlife depends." (Fish & G. Code, § 89.5.) If "yes" is checked, submit the mapping or delineation. If the mapping or delineation is in digital format (e.g., GIS shape files or KMZ), you must submit the information in this format for the Department to deem your notification complete. If "no" is checked, or the resolution of the mapping or delineation is insufficient, the Department may request mapping or delineation (in digital or non-digital format), or higher resolution mapping or delineation for the Department to deem the notification complete.

12. MEASURES TO PROTECT FISH, WILDLIFE, AND PLANT RESOURCES

A. Describe the techniques that will be used to prevent sediment from entering watercourses during and after construction.

NA

☐ Continued on additional page(s)

B. Describe project avoidance and/or minimization measures to protect fish, wildlife, and plant resources.

NA

☐ Continued on additional page(s)

C. Describe any project mitigation and/or compensation measures to protect fish, wildlife, and plant resources.

NA

☐ Continued on additional page(s)



13. PERMITS

List any local, State, and federal permits required for the project and check the corresponding box(es). Enclose a copy of each permit that has been issued.

- A. _____ ☐ Applied ☐ Issued
- B. _____ ☐ Applied ☐ Issued
- C. _____ ☐ Applied ☐ Issued
- D. Unknown whether ☐ local, ☐ State, or ☐ federal permit is needed for the project. (Check each box that applies)

☐ Continued on additional page(s)

14. ENVIRONMENTAL REVIEW

A. Has a draft or final document been prepared for the project pursuant to the California Environmental Quality Act (CEQA) and/or National Environmental Protection Act (NEPA)?

- ☐ Yes (Check the box for each CEQA or NEPA document that has been prepared and enclose a copy of each.)
- ☒ No (Check the box for each CEQA or NEPA document listed below that will be or is being prepared.)

- ☐ Notice of Exemption
- ☐ Initial Study
- ☐ Negative Declaration
- ☐ THP/ NTMP

- ☐ Mitigated Negative Declaration
- ☐ Environmental Impact Report
- ☐ Notice of Determination (Enclose)
- ☐ Mitigation, Monitoring, Reporting Plan

☐ NEPA document (type):

B. State Clearinghouse Number (if applicable) _____

C. Has a CEQA lead agency been determined? ☐ Yes (Complete boxes D, E, and F) ☐ No (Skip to box 14.G)

D. CEQA Lead Agency _____

E. Contact Person _____

F. Telephone Number _____

G. If the project described in this notification is not the "whole project" or action pursuant to CEQA, briefly describe the entire project (Cal. Code Regs., tit. 14, § 15378).

☐ Continued on additional page(s)

H. Has a CEQA filing fee been paid pursuant to Fish and Game Code section 711.4?

- ☐ Yes (Enclose proof of payment) ☐ No (Briefly explain below the reason a CEQA filing fee has not been paid)

Note: If a CEQA filing fee is required, the Lake or Streambed Alteration Agreement may not be finalized until paid.



15. SITE INSPECTION

Check one box only.

- ☐ In the event the Department determines that a site inspection is necessary, I hereby authorize a Department representative to enter the property where the project described in this notification will take place at any reasonable time, and hereby certify that I am authorized to grant the Department such entry.
- ☒ I request the Department to first contact (insert name) NRM
at (insert telephone number) 707-442-1735 to schedule a date and time to enter the property where the project described in this notification will take place. I understand that this may delay the Department's determination as to whether a Lake or Streambed Alteration Agreement is required and/or the Department's issuance of a draft agreement pursuant to this notification.

16. DIGITAL FORMAT

Is any of the information included as part of the notification available in digital format (i.e., CD, DVD, etc.)?

- ☐ Yes (Please enclose the information via digital media with the completed notification form)
- ☒ No

17. SIGNATURE

I hereby certify that to the best of my knowledge the information in this notification is true and correct and that I am authorized to sign this notification as, or on behalf of, the applicant. I understand that if any information in this notification is found to be untrue or incorrect, the Department may suspend processing this notification or suspend or revoke any draft or final Lake or Streambed Alteration Agreement issued pursuant to this notification. I understand also that if any information in this notification is found to be untrue or incorrect and the project described in this notification has already begun, I and/or the applicant may be subject to civil or criminal prosecution. I understand that this notification applies only to the project(s) described herein and that I and/or the applicant may be subject to civil or criminal prosecution for undertaking any project not described herein unless the Department has been separately notified of that project in accordance with Fish and Game Code section 1602 or 1611.


Signature of Applicant or Applicant's Authorized Representative

1-8-18
Date

Heather K. Anthony
Print Name

Heather Keating (APN 522-143-033) – LSAA Attachments

Section 8

The site address is 1005 Patterson Road, Willow Creek, CA 95573. This parcel is located in northern Willow Creek. Turn on Mayfair St off of Hwy 96 and then immediately onto Country Club Rd, in one mile turn left onto Patterson Rd and the parcel is approximately 1 mile up this road on the righthand side. See Figure 1. Vicinity Map below.

The water source at this site is municipal water. See Figure 2. Infrastructure Map below and Figure 4. Municipal Water Letter

Specific location of the cultivation area in decimal degrees is:

Latitude / Longitude

40.95993909/-123.6247974

Section 10

Project 1

We are requesting the CDFW Waiver for Cannabis State Licensing. We believe there are no 1600 projects on the property. The water source for cannabis irrigation is municipal. Please see attached letter from the municipal provider, the Willow Creek Community Services District (Figure 4).

The attached infrastructure map (Figure 2) and plot plan (Figure 3) show cannabis and general infrastructure on the property. Beginning in the 2018 season, there will be 11,000 square feet of cultivation area on the property: 10,000 square feet will be mixed-light greenhouse cultivation and 1,000 square feet will be nursery cultivation. There was approximately 2,500 square feet of outdoor cultivation in 2017 (Photo 1), but this will be discontinued in 2018 and only the greenhouses and nursery will be used. Two new greenhouses can be seen in Photo 2, and a total of four greenhouses will be used starting in April 2018. Water use for irrigation estimated for the 2017 growing season for the approximately 2,500 square feet of cultivation totaled 244,764 gallons from May through October. Water conservation methods are used to water the plants at agronomic rates; driplines will be used as well as hand watering with a wand. In comparison to the 2017 season, smaller plants will be grown beginning in 2018 so water use per plant will be much less in the future.

Photos of the cannabis site have been included to provide you with additional information about this site.

Site Photos



Photo 1. Cultivation flat, looking west from top of cutbank. Photo taken prior to hoop houses installed on the area next to this outdoor cultivation. The outdoor full-sun cultivation was only used in 2017 and will be discontinued prior to the 2018 season (July 27, 2017)



Photo 2. Two new hoop houses; in 2018 there will be four hoop houses totaling 10,000 square feet (Oct 16, 2017)



Photo 3. Future processing flat (July 27, 2017)



Photo 4. Future nursery cultivation flat (July 27, 2017)



Photo 5. French drain (July 27, 2017)

Site Maps

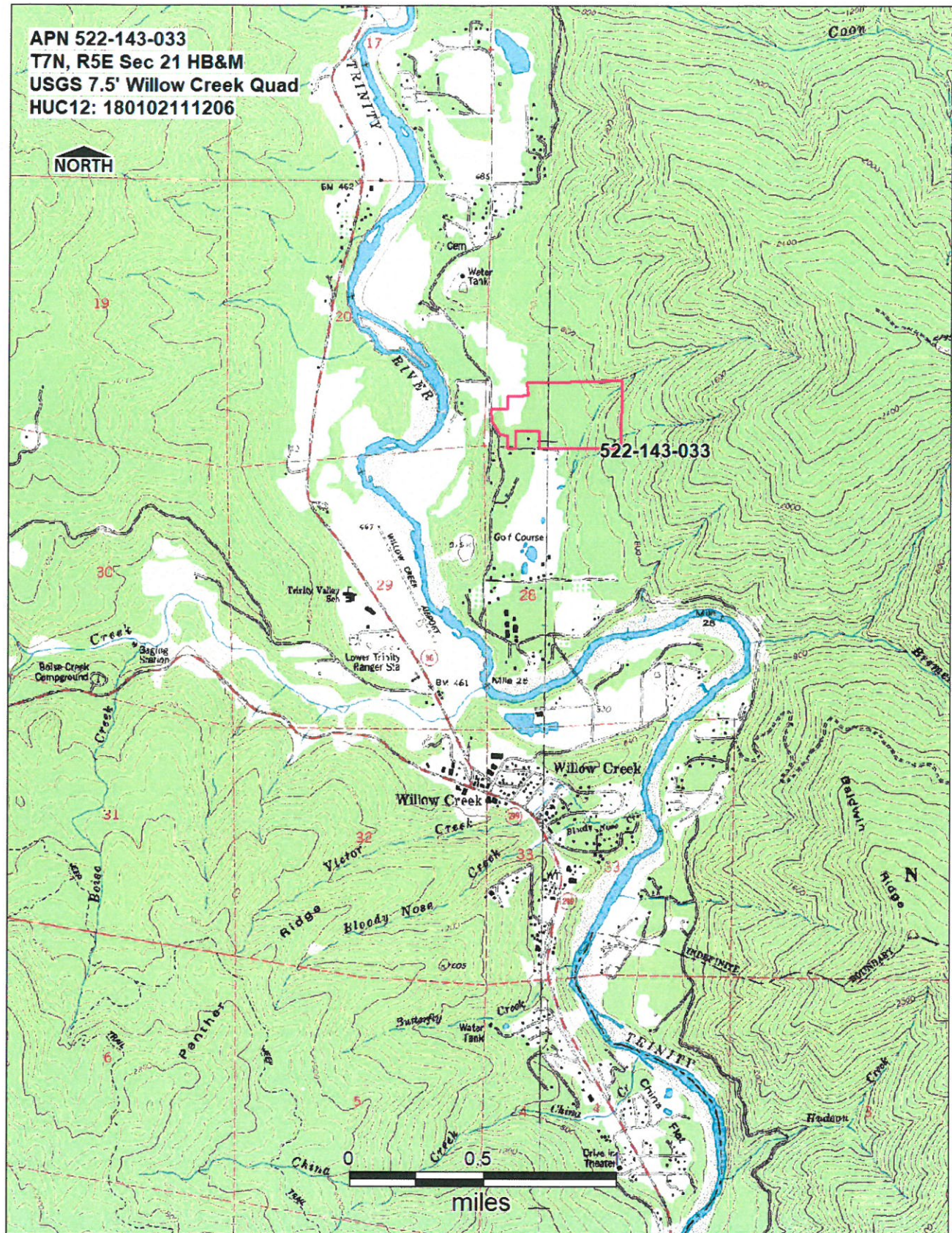


Figure 1. Vicinity for APN 522-143-033

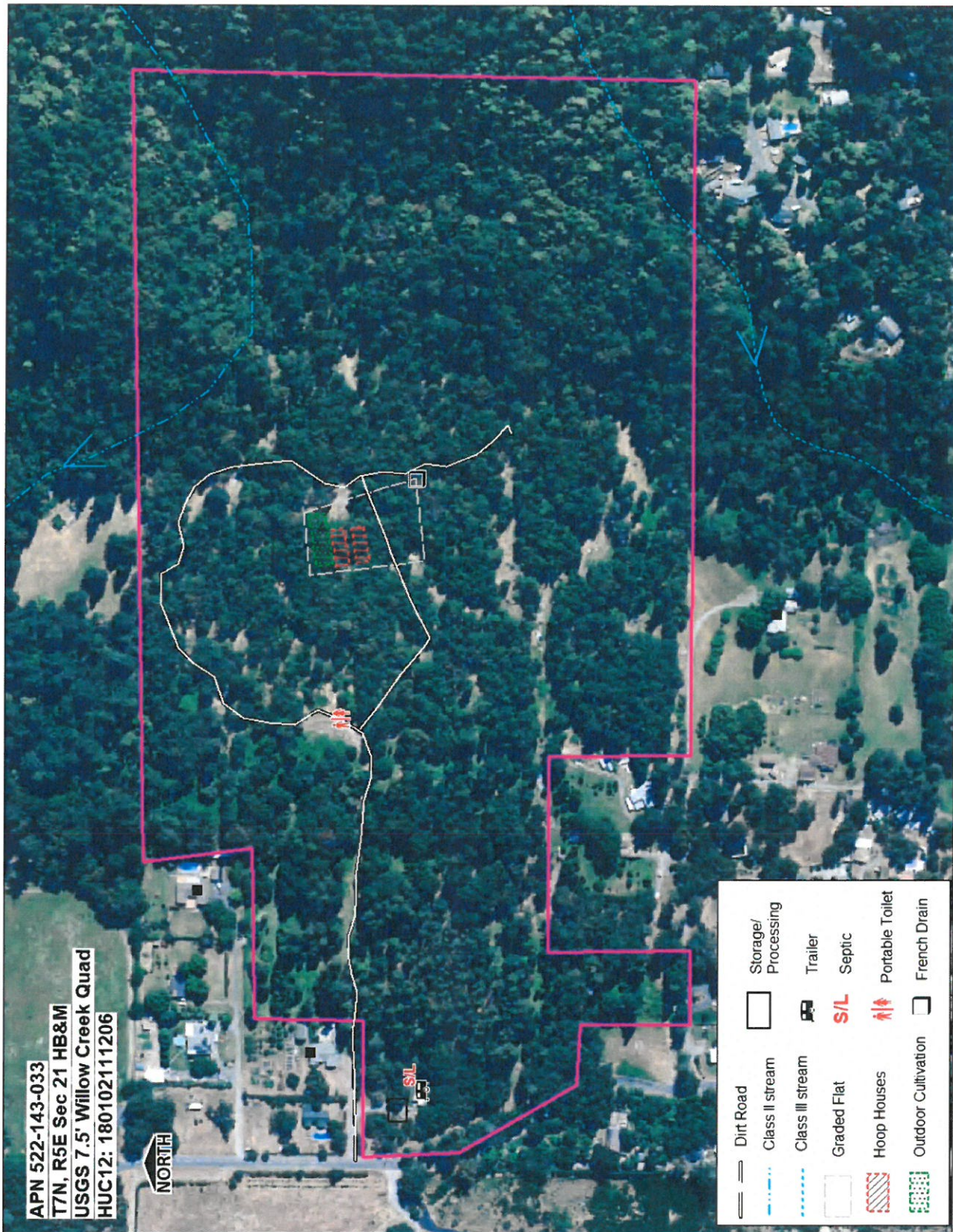


Figure 2. Infrastructure Map



October 24, 2016

Heather Keating
1005 Patterson Road
Willow Creek, CA 95573

RE: Water use at 1005 Patterson Road

Heather Keating,

Your residence at 1005 Patterson Road in Willow Creek has a 5/8" water meter on the Willow Creek Community Services District water system. I understand you have inquired if this meter could be used for approximately 60,000 gallons of water per month for agricultural purposes. That amount of water is well within the capacity of a 5/8" meter.

Given your meter is already in service, the increase in water usage is acceptable to the Willow Creek Community Services District.

Please let me know if you have any additional questions.

Sincerely,

Susan O'Gorman, PE
General Manager

Figure 4. Municipal Water Letter



California Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
REGION 1 – NORTHERN REGION
619 Second Street
Eureka, CA 95501
www.wildlife.ca.gov

EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director



April 23, 2018

Heather Keating
Armco II LLC
PO Box 285
Arcata, CA 95518
Heatherkeating03@hotmail.com

Subject: **Notification of Lake or Streambed Alteration No. 1600-2018-0061-R1
Keating Armco II, LLC, County Assessor's Parcel Number 522-143-033**

Dear Heather Keating:

On January 23, 2018 the Department of Fish and Wildlife (Department) received your Notification of Lake or Streambed Alteration (Notification). On February 23, 2018, your Notification was deemed complete.

The Department is required to submit a draft Lake or Streambed Alteration Agreement (Agreement) to you within 60 calendar days from the date the Notification is complete, if the Department determines that an Agreement is required for the project. An Agreement would be required if the Department determined that your project could substantially adversely affect an existing fish or wildlife resource. Therefore, the Department had until April 22, 2018 to issue you a draft Agreement or inform you that an Agreement is not required. Due to current staffing limitations, the Department did not meet that date. As a result, by law, you may now complete the **project described in your notification** without an Agreement.

Please note that pursuant to Fish and Game Code section 1602(a)(4)(D), if you proceed with this project, it must be the same as described and conducted in the same manner as specified in the notification and any modifications to that notification received by the Department in writing prior to February 23, 2018. This includes completing the project within the proposed term and seasonal work period and implementing all avoidance and mitigation measures to protect fish and wildlife resources specified in the notification. If the regular five years or less term proposed in your notification has expired, you will need to re-notify the Department before you may begin your project. Beginning or completing a project that differs in any way from the one described in the notification may constitute a violation of Fish and Game Code section 1602.

Conserving California's Wildlife Since 1870

Your notification includes, but is not limited to, the following information: **Irrigation of a 11000 square feet commercial cannabis cultivation site via a 5/8" meter capacity of approximately 60,000 gallons of water per month from the Willow Creek Community Services District**

Also note that while you are entitled to complete the project without an Agreement, you are still responsible for complying with other applicable local, state, and federal laws. These include Fish and Game Code sections 5650 and 5652 which make it unlawful to pollute waters of the state. Fish and Game Code section 5650 makes it unlawful to deposit in, permit to pass into, or place where it can pass into waters of the state any substance or material deleterious to fish, plant life, mammals, or bird life, including, but not limited to gasoline and oil, as well as sediment. Fish and Game Code section 5652 makes it unlawful to deposit in, permit to pass into, or place where it can pass into waters of the state, or to abandon, dispose of, or throw away, within 150 feet of the high water mark of the waters of the state, any garbage, refuse, or waste, among other materials. A person who violates Fish and Game Code sections 1602, 5650, and 5652 in conjunction with the cultivation or production of cannabis is subject to significant penalties or fines. Specifically, CDFW may impose civil penalties administratively against any person found by CDFW to have violated these Fish and Game Code sections in connection with the production or cultivation of cannabis following a complaint and, if requested, a hearing.

Other statutes in the Fish and Game Code that might apply to your activity, include, but not limited to the following sections: 2080 et seq. (species listed as threatened or endangered, or a candidate for listing under the California Endangered Species Act); 1908 (rare native plants); 3511, 4700, 5050, and 5515 (fully protected species); 3503 (bird nests and eggs); 3503.5 (birds of prey); 5901 (fish passage); 5937 (sufficient water for fish); and 5948 (obstruction of stream), and the requirements set forth in the Forest Practice Act (Pub. Resources Code, § 4511 et seq.) for projects on private timberlands.

Finally, if you decide to proceed with your project without an Agreement, you must have a copy of this letter and your notification with all attachments available at all times at the work site. As indicated in your Notification, the Applicant agrees to allow CDFW employees access to any property it owns and/or manages for the purpose of inspecting and/or monitoring the activities covered by this Notification, provided CDFW: a) provides 24 hours advance notice; and b) allows the Applicant or representatives to participate in the inspection and/or monitoring. This condition does not apply to CDFW enforcement personnel. Please note this letter is only valid until April 23, 2023 which is 5 years from the date the Department was required to provide a Draft Agreement.

Heather Keating
4/23/2018
Page 3 of 3

If you have any questions regarding this matter, please contact Christine Keil at Christine.Keil@wildlife.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cheri Sanville', with a stylized, cursive script.

Cheri Sanville
Senior Environmental Scientist Supervisor

Ec: Christine Keil, Environmental Scientist

christine.keil@wildlife.ca.gov

heatherkeating03@hotmail.com

pmoore@nrmcorp.com



May 14th, 2020

Heather Keating
1005 Patterson Road
Willow Creek, CA 95573

RE: Water use at 1005 Patterson Road

Heather Keating,

Your residence at 1005 Patterson Road in Willow Creek has a 5/8" water meter on the Willow Creek Community Services District water system. I understand you have inquired if this meter could be used for approximately 550,000 gallons totally per year, with most of the use in the summer months of July and August using around 125,000 gallons per month. That amount of water is within the capacity of a 5/8" meter.

Given your meter is already in service, the increase in water usage is acceptable to the Willow Creek Community Services District.

Please note that the WCCSD has a Drought Ordinance in its Board Policy. In the event of a drought, the water usage may be restricted per the policy (see attached).

Please let me know if you have any additional questions.

Sincerely,

A handwritten signature in blue ink that reads "Susan O'Gorman".

Susan O'Gorman, PE
General Manager

Section 7 – Shortage of Water Priorities (Ord. #44 3.14.2014) (amended 4.30.15)

If for any reason, the Willow Creek Community Services Districts water is significantly depleted, the following priorities for water usage shall be followed.

1. District residential and small business customers will be our top priority.
2. Livestock watering.
3. Agricultural usage.
4. Commercial, Industrial, Golf Courses and Park Systems.

SECTION 7A – DROUGHT CONDITIONS

1. If the Willow Creek Community Services District experiences drought conditions and the watershed is stressed from low rainfall. The District will impose the following water restrictions, if the Albert E Hodgson Water Treatment Facility is not able to pump and treat a minimum of 2.25 CFS (Cubic Feet Second) during peak usage from the confluences of the Willow Creek.
2. The Willow Creek Community Services District will follow all of the Governors executive orders of said document.
3. Governor may require a percentage of mandatory reduction of water usage (To be determined), **2015 will be 25%.**
4. No watering or washing down of driveways.
5. Washing vehicles with nozzles on hoses only.
6. No wasting water by prolonged leaks (must be repaired within 72 hours of notification).
7. Turning auto sprinklers off during rain storms and for two days after.
8. Ornamental fountains must have a recirculation water pump.
9. Water days may be restricted (If necessary).
10. No watering of public street medians with potable water that have ornamental turf.
11. Potable water sold within the WCCSD boundaries to water tenders will be limited to one load per week (up to 3,000 gallons per load) for residential use per parcel. This will be by permit only.
Exception for water tenders will be for emergency services vehicles.
12. **Public Notice of Hearing:** Said Board of Directors shall, pursuant to Section 6061 of California Government Code, publish said hearing date at least seven days prior to vote on Emergency Drought Conditions.
13. Implementation of SECTION 7A, the Board of Directors will by majority vote; **State a Declaration of Emergency Drought Conditions in the Willow Creek Watershed.**

14. Such vote shall be enacted for that current calendar year only. If conditions exist continuously said Board of Directors shall vote each calendar year thereafter.
15. The Willow Creek Community Services District **will restrict the water usage of our Park System up to 95 percent** (to be determined by the General Manager).
16. The WCCSD will ask for **volunteer** water consumption decrease of up to 20 percent of normal monthly use for all customers first.
17. If **volunteer** usage fails to reach water usage goals, the following steps will be implemented.
 - A. Residential customers may be restricted up to 50 percent (to be determined by the General Manager) of normal household water usage. In particular warm outdoor watering season (May to October). All usage will be based on monthly average.
 - B. Residents will be restricted of no watering of lawns and gardens.
 - C. Livestock watering will be restricted to watering and care of animals only.
 - D. 1" to 3" Commercial, Industrial, large business and Agricultural meters will be restricted up to 75 percent (to be determined by the General Manager) and will be restricted of no watering of lawns. All usage will be based on a monthly average.
 - E. The District will restrict fire hydrant usage to emergency household water (dwellings, non-agriculture) for out of District and will also allow for the use of all fire departments and public emergency services.
 - F. Water will not be sold from hydrants for agriculture, commercial or personal use during drought conditions for non-emergency.
 - G. Customers not in compliance (water restrictions) with ORDINANCE NUMBER 44 will be subject to termination of service. However not before a written notice of non-compliance and the WCCSD working with the customer to rectify said non-compliance. This will be determined by the General Manager.
 - H. Customer service will not be restored without written agreement of compliance of ORDINANCE NUMBER 44 and acceptance of said agreement by the General Manager.
 - I. Said customer shall pay all costs that were occurred by the Willow Creek Community Services District for enforcing ORDINANCE NUMBER 44.
8. Appeal process: Customer may appeal noncompliance of ORIDANCE NUMBER 44 by following board policy protocol.
9. WCCSD customers will be given a 96 hour public notice (News outlets, WCCSD website and US Mail) if SECTION 7A is to be implemented.



Humboldt County
Department of
Health & Human
Services

RECEIVED

MAR 16 2017

HUMBOLDT CO. DIVISION
OF ENVIRONMENTAL HEALTH

RECEIVED

AUG 07 2020
Humboldt County
Cannabis Svcs.

Division of Environmental Health

100 E Street - Suite 100 - Eureka, CA 95501

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

Fax: 707-441-5699

envhealth@co.humboldt.ca.us

42375

ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) PERMIT APPLICATION

16/17-0372

Application is hereby made to the Humboldt County Department of Health & Human Services, Division of Environmental Health (DEH) for a permit to construct, repair, modify, or destroy an onsite wastewater treatment system as specified below in compliance with all county ordinances and state law regulating construction of OWTS.	Type <u>1192.00</u> <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Gray Water <input type="checkbox"/> Repair <input type="checkbox"/> Modification <input type="checkbox"/> Destruction <input type="checkbox"/> Permit Renewal
--	--

Site Address <u>1005 Patterson Rd</u> <u>Willow Creek</u>	Owner's Name <u>Armco II</u>
Assessor's Parcel No. (APN) <u>522-143-033</u>	Mailing Address <u>10304 Banner Lane Nap</u>
Previous APNs	City/State/Zip <u>Nevada City, CA 95959</u>
Directions to Site	Phone <u>530-470-3683</u>
	Applicant Name <u>Heather Keating for Armco II</u>
	Mailing Address <u>P.O. Box 285</u>
	City/State/Zip <u>Arcata, CA 95518</u>
	Phone <u>530-470-3683</u>

<input checked="" type="checkbox"/> Standard System <input type="checkbox"/> *Non-Standard System *Please note that non-standard systems require an operating permit pursuant to HCC Title VI, Division I, Chapter 6. The owner/operator will be subject to permit fees and inspections.	Installation Will Serve: <input type="checkbox"/> Residence <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Multiple Housing <input type="checkbox"/> Mobile Home Park	No. of Units: <u>2?</u> No. of bedrooms per unit: <u>1</u> Water Supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
---	--	---

Terms of Permit

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

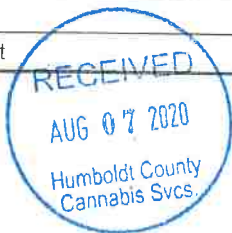
The issuance of a permit in no way implies a DEH guarantee of perfect and indefinite operation of this OWTS. Approval is based upon information submitted by the applicant. Field conditions that vary significantly from the approved application information may void this permit.

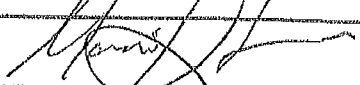

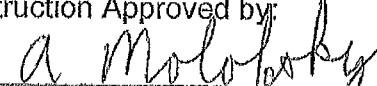
The undersigned applicant for an OWTS permit certifies as follows:

Contractors' License Law Certification <input type="checkbox"/> The applicant's contractor is licensed under the provisions of the Contractors' License Law, under the license number below, which is in full effect. OR <input type="checkbox"/> The applicant is exempt from the provisions of the Contractor's License Law (owner/builder)	I hereby acknowledge that I have read this application and that the information provided is correct. I agree to comply with all County Ordinances and State Law regulating construction of onsite wastewater treatment systems. This permit shall expire if work authorized is not commenced: 1. <u>New Construction</u> - Prior to 1 year following the <u>Building Issuance Date</u> . 2. <u>Repair, Modification or Destruction</u> - Prior to 1 year from the date of system design approval.
--	--

Signature of Owner/Owner's Agent

Date

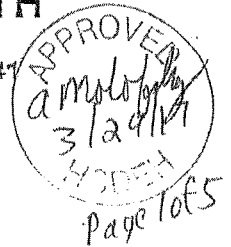


FOR OFFICE USE ONLY		Legal Conformance: 		
Septic Tank Size: 1500g (N)	Pump Chamber Size:	No. of Lines: 3	Line Length: 48'	Trench Depth: 4.5'
Special Requirements and/or Comments:				
System Design Approved by: 			Date: 3/29/17	
Construction Approved by: 			Date: 5/4/18	
Amount Paid: paid for \$1,192.00 @ Bldg.		Receipt No.:		Project No.: 16/17-0872
Additional Amount Due:		Date Additional Amount Paid:		Receipt No.:



Humboldt County Department of Health and Human Services
DIVISION OF ENVIRONMENTAL HEALTH

100 H Street - Suite 100 - Eureka, CA 95501
Voice: 707-445-6215 - Fax: 707-441-5699 - Toll Free: 800-963-9241
envhealth@co.humboldt.ca.us



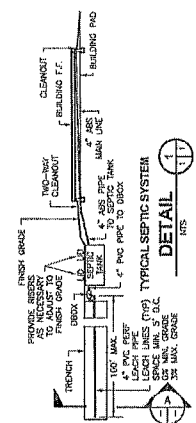
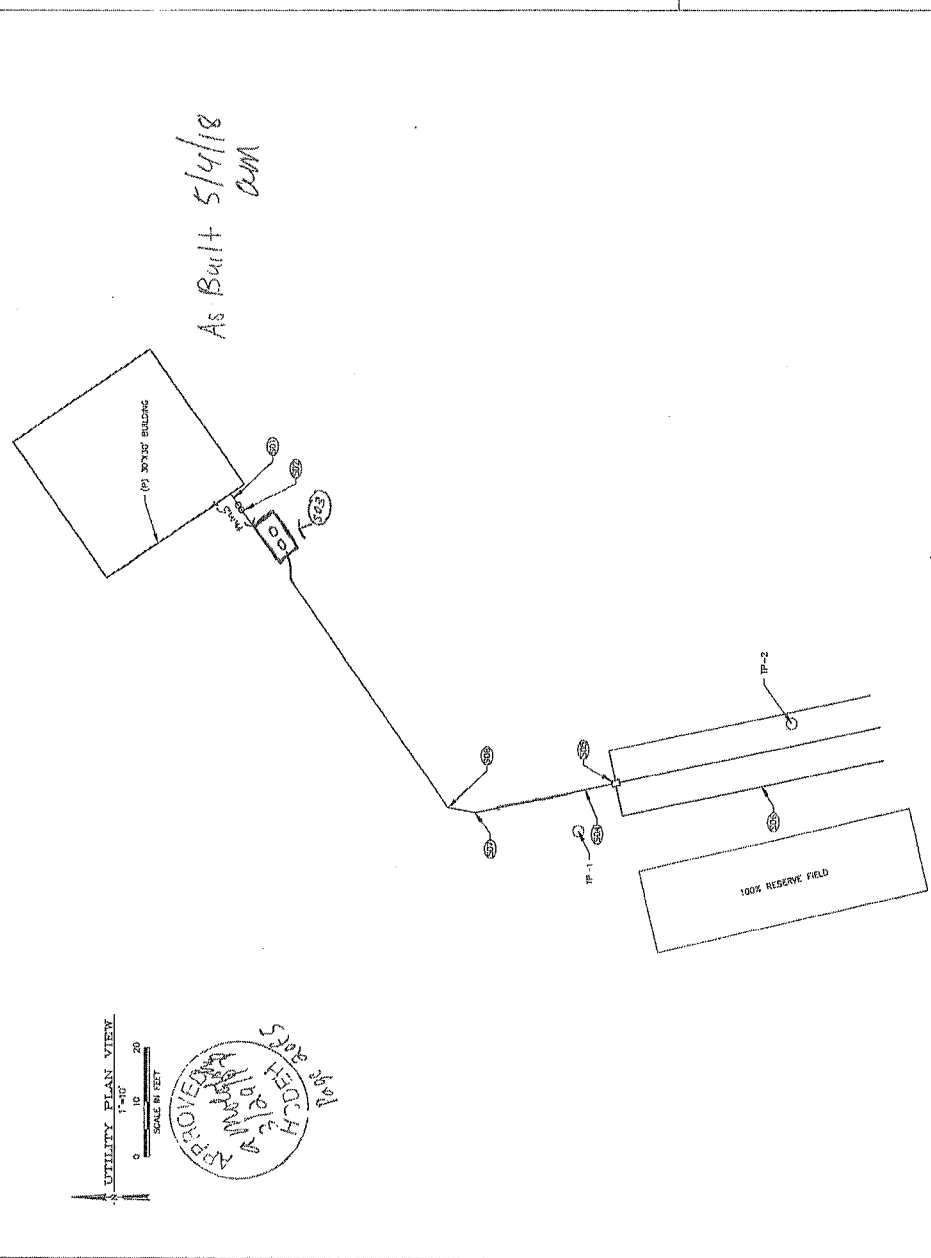
**INSPECTION REQUIREMENTS FOR
CONVENTIONAL SEWAGE DISPOSAL SYSTEM (SDS)**

Name: Armco AP#: 522-143033 Contractor: Donnie Young

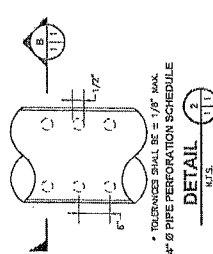
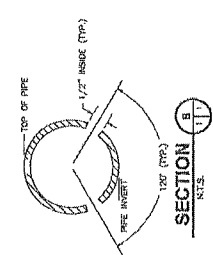
The installer shall contact Division of Environmental Health (DEH) personnel to arrange for inspection of the following components, prior to backfilling or covering the system. A copy of the DEH approved SDS plans must be maintained on site during construction.

	OK (initial & date)	Comments
Appropriate fall on building sewer line to septic tank and effluent sewer line to D-Box	AM 5/4/18	
Building sewer, effluent sewer and absorption field piping of approved size and materials with watertight joints	↓	
Cleanouts installed in building sewer line, as necessary		
Septic tank water tight		filled $\frac{3}{4}$ full
Sanitary tees & effluent filter installed properly	AM 5/4/18	
Watertight risers installed over tank manholes to finished grade, with locking lids	↓	
Distribution box installed on competent base, with outlet pipes at the same level, to provide equal distribution to all trenches		
Leachfield location as per plan		
Depth of gravel or plastic chambers inside trenches, with level trench bottoms		
Trenches installed parallel to natural ground contour	↓	
Other (specify)		

S:\ENVH\Landuse\Final Inspection Checklist\Standard Checklist-revised.doc

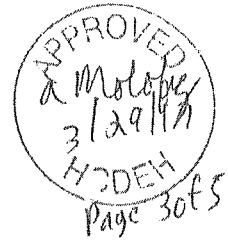


SPECIAL FIELD GENERAL REQUIREMENTS PER LPS		
COMPONENT	MINIMUM	MAXIMUM
NO. DIAM LINES PER FIELD	7	
LENGTH OF EACH LINE	12 IN	100 FT
PROPER BROWTH WIDTH	6 IN	36 IN
LINE SPACING CENTER TO CENTER	6 FT	
SPACING OF EACH CORNER OF LINES	150 FT	5 IN/100 FT
ALIAS MATERIAL UNDER LINE	12 IN	
ALIAS MATERIAL OVER LINE	2 IN	



• TOLERANCES SHALL BE $\pm 1/8"$ MAX.
 4" Ø PIPE PERFORMANCE SCHEDULE

SECTION 1-2



SPECIFICATIONS FOR STANDARD WASTE WATER TREATMENT SYSTEMS

NAME: Armco

AP# 522-143-033

1. The disposal field shall be installed in the area indicated on the HCDEH approved site plan.
2. The disposal field consists of 3 trenches

Trench length = 48'

Trench depth = 4.5'

Trench width = 18"

INSTALL TRENCHES ON NATURAL GROUND CONTOUR
TRENCH BOTTOMS MUST BE LEVEL.

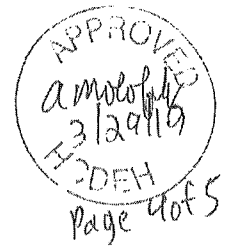
3. A separation of 10 feet on center shall be maintained between trenches.
4. Septic tank must be concrete and IAPMO approved.

Septic Tank = 1500 gallons

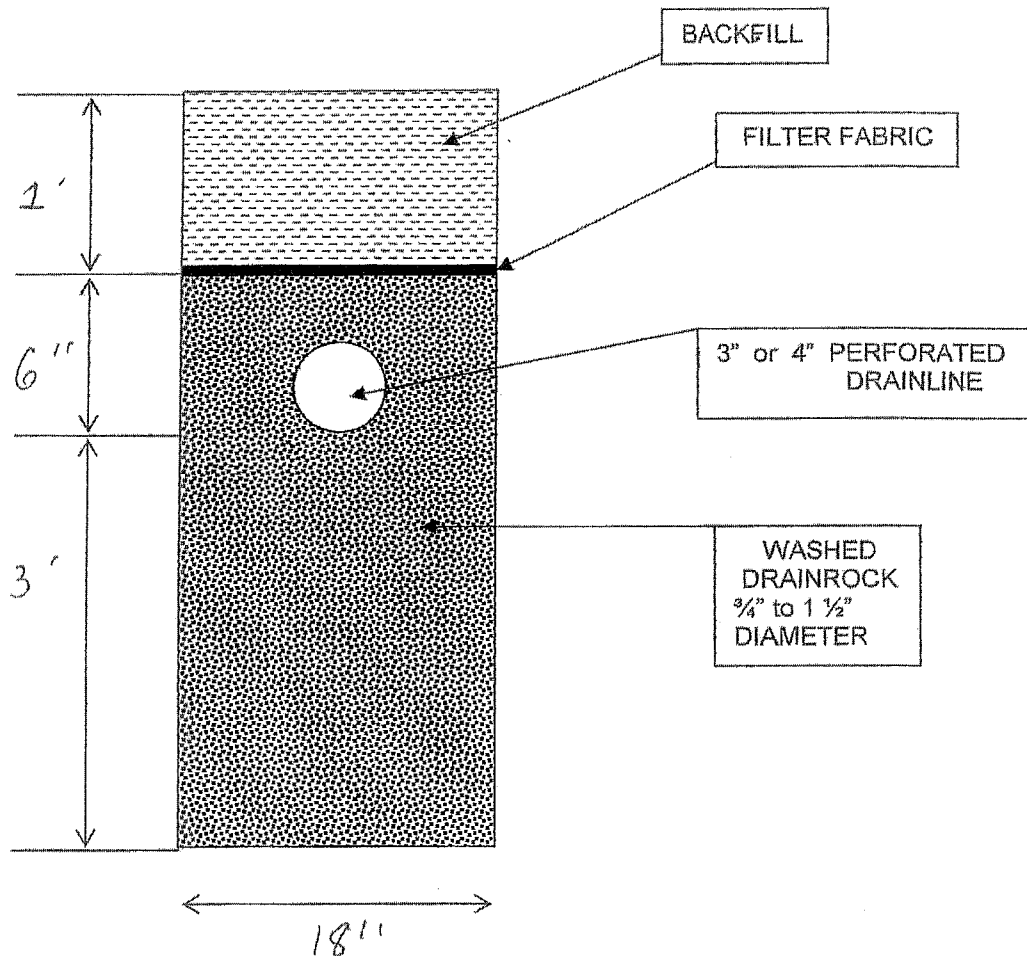
**Septic tank shall be tested for water tightness

5. An effluent filter shall be placed in the outlet chamber of the septic tank.
6. Install watertight risers with locking lids above openings in the tank.
7. Contractor shall perform all work in accordance with the Uniform Building Code (UBC), Uniform Plumbing Code (UPC), National Electric Code (NEC), and all other State and County regulations.

AP# 522-143-033



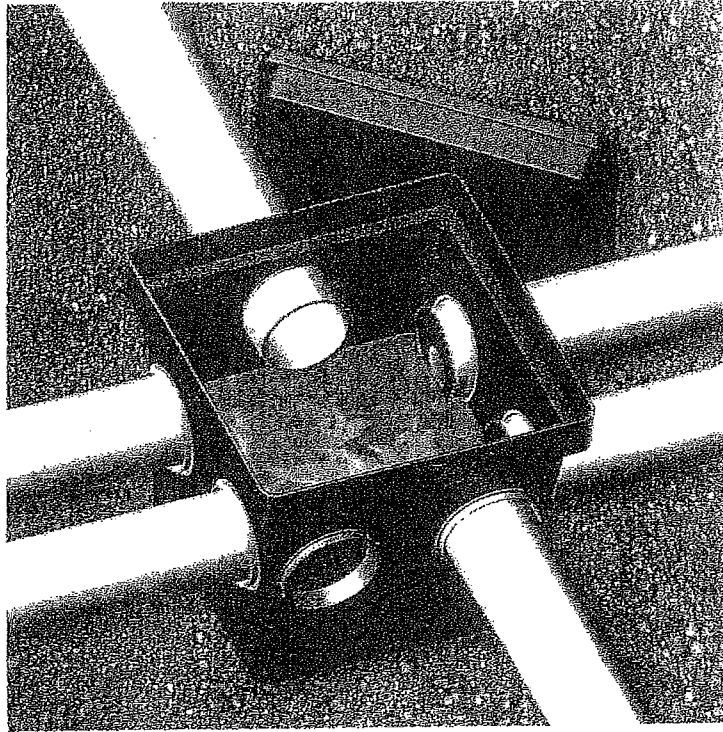
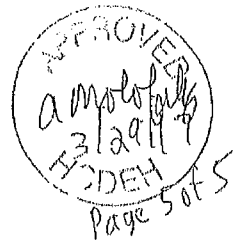
DRAINFIELD SPECIFICATIONS



TRENCHES SHALL BE INSTALLED ON
NATURAL GROUND CONTOUR.
TRENCH BOTTOMS MUST BE LEVEL.

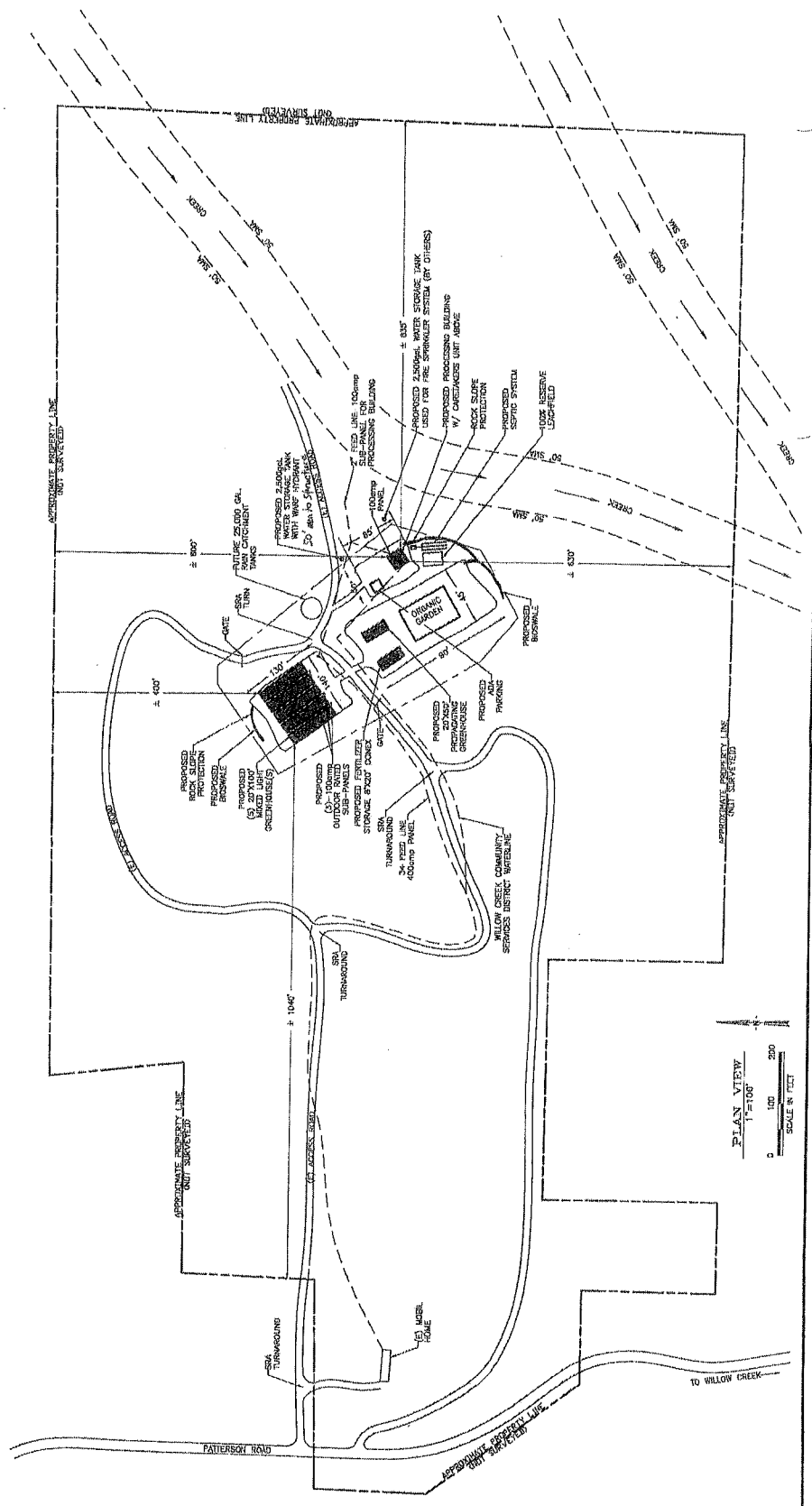
APH.522-143-033

Distribution Box Specifications



- All outlet pipes exiting the distribution box must be at the same height to ensure that water drains evenly to each leach trench.
- Speed levelers or other approved device may be used to adjust the flow after installation.
- Distribution box must be set level on a competent base.
- Distribution boxes must be made of concrete or other sturdy material to withstand backfilling.
- During the final inspection, water will be poured into the distribution box to ensure proper drainage.

GENERAL NOTES	
WITH WASH	
WATER, ON SITE	
POWER, 100 AMP	
CHECKS/STRENGTH YES	
DESIGNED TO BE REMOVED	
CONTRACT SEE DRAWING 100	
FOR PLAN (3 MORE CONNECTIONS)	
SSEA REQUIREMENTS	
PROVIDE AERATE WATER STORAGE AND DELIVERY AS OUTLINED BY SEA DRAINAGE, AND LAUNDRY REQUIREMENTS PROVIDE AERATE WATER STORAGE AND DELIVERY AS OUTLINED BY SEA DRAINAGE, AND LAUNDRY REQUIREMENTS PROVIDE AERATE WATER STORAGE AND DELIVERY AS OUTLINED BY SEA DRAINAGE, AND LAUNDRY REQUIREMENTS	



ATTACHMENT 4

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

Referral Agency	Response	Recommendation	Location
Building Inspection Division	✓	Conditional Approval	Attached
Division Environmental Health	✓	Approval	Attached
Public Works, Land Use Division	✓	Approval	Attached
CalFire	✓	Approval	Attached
Northwest Information Center	✓	Further Study (completed)	On file and confidential
Humboldt County Sheriff	✓	Approval	On file
Hoopa Valley Tribe		No response	
Tsnungwe Council		No response	
California Department of Fish & Wildlife		No response	
Klamath-Trinity Joint Unified School District		No response	
County Counsel		No Response	
Humboldt County Agricultural Commissioner		No response	
Humboldt County District Attorney		No response	
North Coast Regional Water Quality Control Board		No response	
US Forest Service		No response	
Willow Creek Fire Protection District		No response	



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

10/26/2020

Project Referred To The Following Agencies:

AG Commissioner, County Counsel, District Attorney, Environmental Health, Sheriff, PW Land Use, **Building Inspections**,
US Forest Service, CSD: Willow Creek, FPD: Willow Creek, RWQCB, NCUAQMD, School District: Klamath Trinity JUSD,
Cal Fish & Wildlife, CalFire, Hoopa Valley Tribe, NWIC, Tsnungwe Council

Applicant Name Armco II, LLC **Key Parcel Number** 522-143-033-000

Application (APPS#) PLN-2020-16576 **Assigned Planner** Rodney Yandell 707-268-3732

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

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

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

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

Return Response No Later Than: 11/10/2020

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

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

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

Other Comments: SEE BUILDING DIVISION COMMENTS FOR CANNABIS OPERATIONS.

DATE: 10/28/2020 PRINT NAME: MARC PHIPPEN



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
BUILDING DIVISION

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

Building Division's Referral Comments for Cannabis Operations:

Accela Record No: PLN-2020-16576 APN: 522-143-033

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

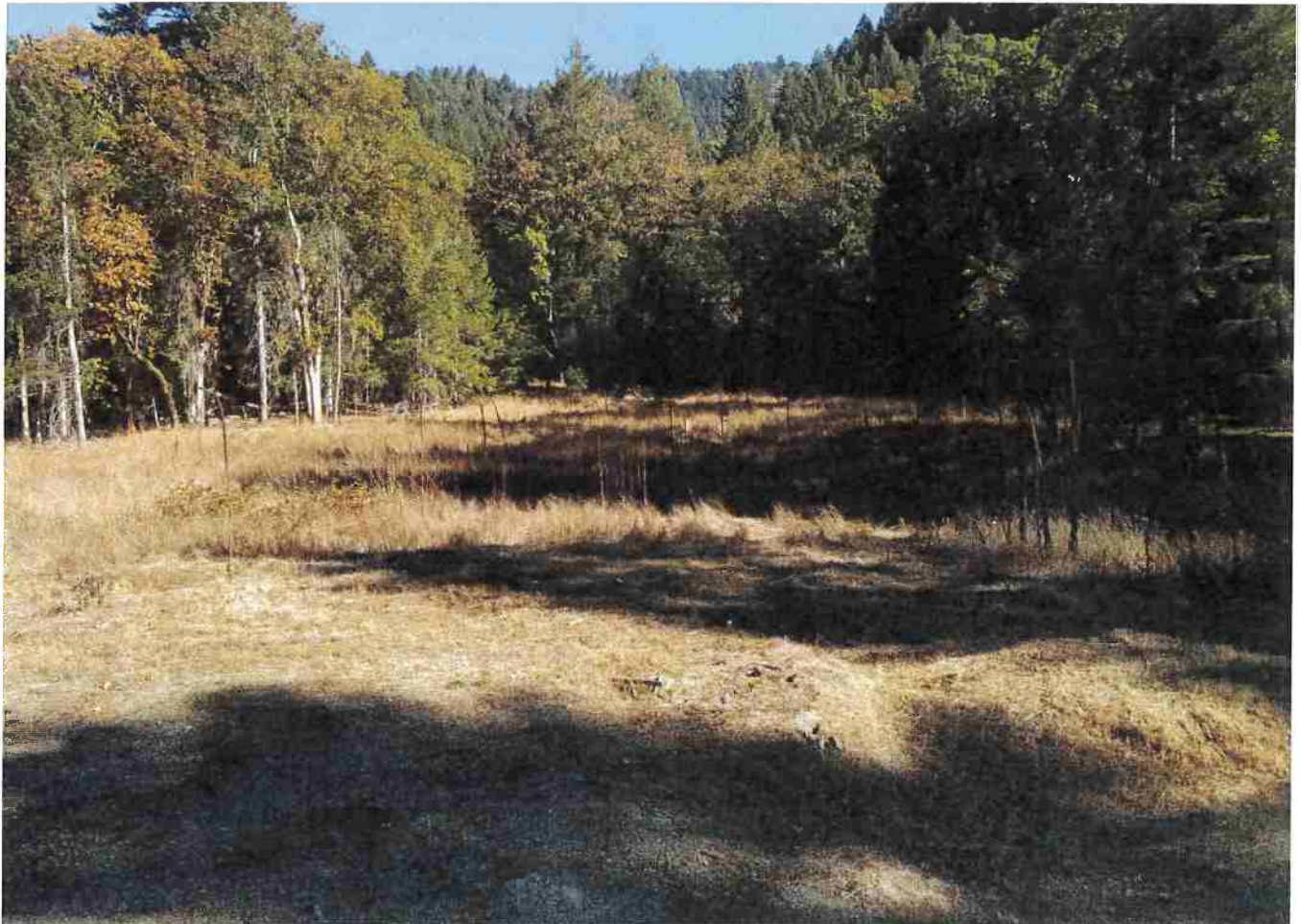
- ☒ Site plan appears to be accurate.
- ☐ Site plan is not accurate, submit revised site plan showing the following items:
 - ☐ All grading including ponds and roads,
 - ☐ Location of any water course including springs,
 - ☐ All structures including size and use and all setbacks from each other, above stated items, and property lines.
 - ☐ _____
 - ☐ _____
- ☐ Existing operation appears to have expanded as follows: _____

- ☐ Proposed new operation has already started.
- ☐ Development is near a wet area. If yes, distance from development: _____
- ☐ Development is near a Stream side Management Area (SMA). If yes, distance from development: _____
- ☒ Recommend approval based on the condition that all required grading, building, plumbing, electrical, and mechanical permits and or Agricultural Exemptions are obtained.
- ☒ Other Comments: SEE NO PROBLEMS AT THIS TIME.

Name: MARC PHIPPEN

Date: 10/28/2020

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



PLN-2020-16576

Armco II, LLC - Additional 22,000 ...
A Conditional Use Permit to expa...

STATUS
> In Referrals
09/14/2020 by John Moredo

LOCATION
> 1005 Patterson Rd
Willow Creek, CA 95573

CONTACT
> SL Consulting Services, Inc

WORKFLOW
> 17 total Task
● 7 completed ○ 4 active

PLN-2020-16576 - Armco II, LLC - Additional 22,000 SF OD, for canopy total of 32,0...

A notice was added to this record on 2020-02-20.
Condition: Parcel Status : 522-143-033 LP 1:1 Severity: Notice
Total conditions: 1 (Notice: 1)

[View notice](#)

Menu Save Reset Summary Help

Record #
PLN-2020-16576

Opened Date
08/07/2020

Status
In Referrals

Type
Planning/Application/NA/NA

Application Name *

Armco II, LLC - Additional 22,000 SF OD, for canopy total of 32,000 SF OD and ML

Description

A Conditional Use Permit to expand an existing approved 10,000 square feet of cultivation by adding an additional 22,000 square feet of outdoor cultivation for a canopy total of 32,000 square feet. One additional 20' x 120' nursery greenhouse is proposed. Light deprivation techniques will be utilized to generate two harvests. Cultivation will occur in greenhouses built on-contour with minimal grading. Cultivation will occur in raised beds that are amended before planting. Water for irrigation will be supplied by the Willow Creek Community Service District. No fans or generators will be utilized, and no noise impacts are anticipated. Power is supplied by PG&E. A Special Permit is also requested for an approximately 100-foot reduction to the required 600-foot setback from Six Rivers National Forest A Special Permit is also requested for an approximately 100-foot reduction to the required 600-foot setback from Six Rivers National Forest for the proposed nursery greenhouse. The CCLUO section 55.4.5.1.4 (a) requires a Conditional Use Permit for any Commercial Cannabis Activity within the Willow Creek Community Planning Area.

[check spelling](#)

Project Type

Commercial - Conditional Use Permit (CCLUO2)

Total Invoiced
4,384.00

Total Paid
4,384.00

Balance
0.00

Total Job Cost
0

Assigned to Department
Planning Department

Current Department

Assigned to Staff
Rodney Yandell

Current User

Initiated by Product
AV360

☐ ACA Certification Accepted

Certification Date

PLOT PLAN
APN: 522-143-033

ARMCO II, LLC
1005 PATTERSON RD
WILLOW CREEK, CA 95573

CULTIVATION NOTES

1. THERE ARE NO SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS, OR TRIBAL CULTURAL RESOURCES WITHIN 600' OF CULTIVATION AREAS.
2. THERE ARE NO OFFSITE RESIDENCES WITHIN 300' OF CULTIVATION AREAS.

EXISTING FACILITIES

- 01 30'x80' MIXED LIGHT GREENHOUSE
- 02 20'x50' PROPAGATING GREENHOUSE
- 03 PARKING - 3+1 ADA (4 TOTAL SPACES)
- 04 100 AMP OUTDOOR RATED SUB-PANEL
- 05 8'x20' FERTILIZER STORAGE CONEX
- 06 40'x40' PROCESSING BUILDING W/ CARETAKERS UNIT h=22.7'
- 07 2,500gal. WATER STORAGE TANK
- 08 SRA TURNOUT - GRAVEL SURFACE PER REQUIREMENT
- 09 2,500gal. WATER TANK W/ WAFR HYDRANT

EXISTING FACILITIES

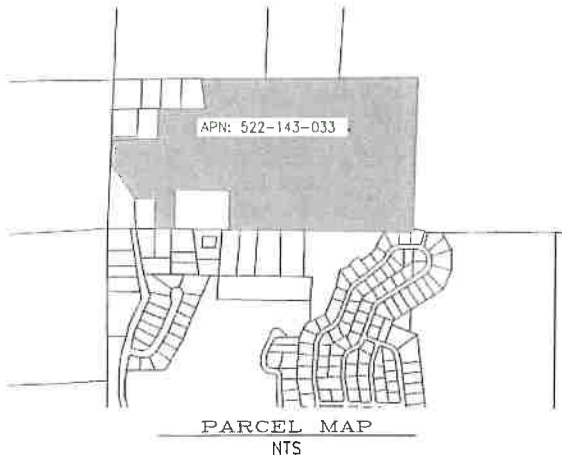
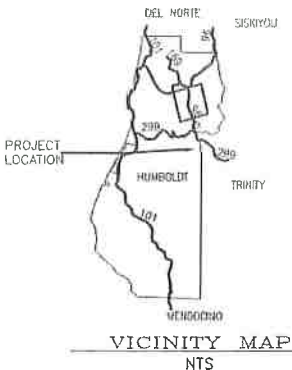
- 10 ORGANIC GARDEN
- 11 PRIMARY SEPTIC SYSTEM
- 12 100% RESERVE FIELD
- 13 2" FEED LINE - 100amp FOR PROCESSING BUILDING
- 14 GATE
- 15 WILLOW CREEK COMMUNITY SERVICE DIST. WATERLINE
- 16 34 FEED LINE - 400amp PANLE
- 17 100 KVA TRANSFORMER

LEGEND

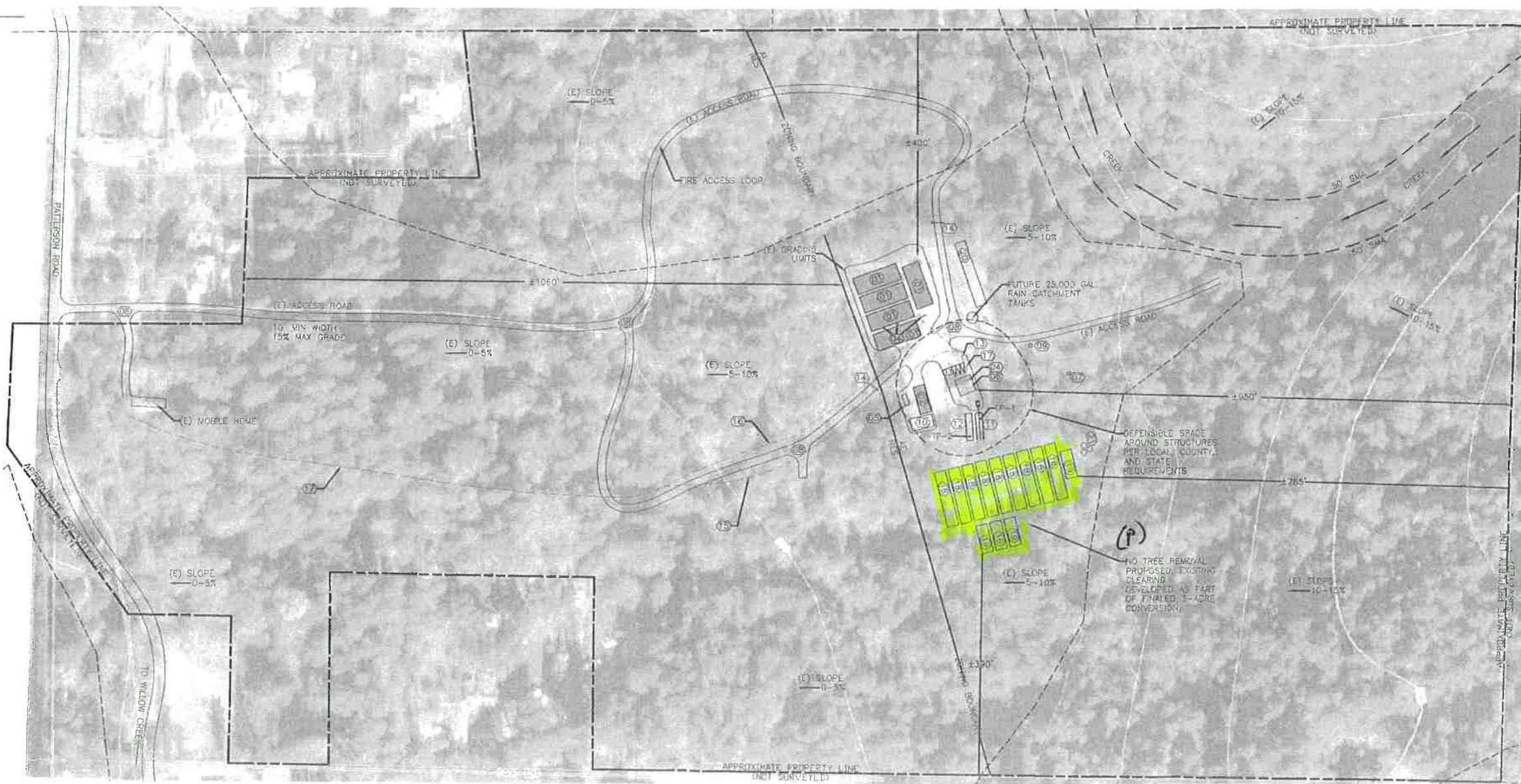
- PROPOSED GREENHOUSE
- PROPOSED STRUCTURE
- PROPOSED ORGANIC GARDEN
- AG ZONING
- RES ZONING
- EXISTING BUILDING
- PRIME AG SOILS

PROPOSED FACILITIES

- 18 20'x100' OUTDOOR GREENHOUSE
- 19 20'x50' OUTDOOR GREENHOUSE
- 20 20'x120' PROPOGATING GREENHOUSE
- 21 THREE 5K GAL WATER TANKS



RECEIVED
AUG 07 2020
Humboldt County
Cannabis Svcs



GENERAL NOTES

WATER: WCCSD
WASTEWATER: ONSITE
POWER: PG&E
PHONE: FRONTIER
CREEKS/STREAMS: YES
TREES TO BE REMOVED: NONE
GRADING: SEE GRADING PLANS

PLAN VIEW
1"=100'
0 100 200
SCALE IN FEET
February 18, 2021

SRA REQUIREMENTS

PROVIDE ADEQUATE WATER STORAGE AND DELIVERY AS OUTLINED BY SRA ORDINANCE AND CALFIRE REQUIREMENTS
PROVIDE ADEQUATE TURN AROUND AND PULLOUTS AS OUTLINED BY SRA ORDINANCE REQUIREMENTS AND CALFIRE REQUIREMENTS

ARMCO II, LLC
APN: 522-143-033
1005 PATTERSON RD
10304 BANNER LAVA CAP.
HUMBOLDT COUNTY, CA 95573

DATE OF ISSUE: JULY
SCALE: AS SH
PROJECT NO: 99
DRAWING NO: 10

PLN-2020-16576

Armco II, LLC - Additional 22,000 SF OD, fo...
A Conditional Use Permit to expand an exist...

STATUS

> In Referrals
09/14/2020 by John Moredo

LOCATI

> 10
Wi

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 (8)

Payment

Workflow History (16)


A notice was added to this record on 2020-02-20.
Condition: Parcel Status : 522-143-033 LP 1:1 Severity: Notice
Total conditions: 1 (Notice: 1)

[View notice](#)
[Cancel](#)
[Help](#)

Task	Due Date	Assigned Date
Environmental Health	09/26/2020	09/15/2020
Assigned to Department	Assigned to	Status
Environmental Health	Adam Molofsky	Approved
Action by Department	Action By	Status Date
Environmental Health	Adam Molofsky	09/16/2020
Start Time	End Time	Hours Spent
		0.0
Billable	Overtime	Comments
No	No	
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
Estimated Hours	Action	Workflow Calendar
0.0	Updated	

PLN-2020-16576 

Armco II, LLC - Additional 22,000 SF OD, fo...
 A Conditional Use Permit to expand an exist...

STATUS

> **In Referrals**

09/14/2020 by John Moredo

LOC

>

Summary

Project Description

Workflow

1 Referral Assignments

2 Planning Information

3 GP / Zoning Information

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5 Cannabis

Project Tracking

6 Referral Task Log (2)

Fee (8)

Payment

Workflow History (16)



A notice was added to this record on 2020-02-20.
 Condition: Parcel Status : 522-143-033 LP 1:1 Severity: Notice
 Total conditions: 1 (Notice: 1)

[View notice](#)

[Cancel](#)

[Help](#)

Task	Due Date	Assigned Date
PW Land Use	09/26/2020	
Assigned to Department	Assigned to	Status
Public Works Department		Approved
Action by Department	Action By	Status Date
Public Works Department	Ken Freed	09/16/2020
Start Time	End Time	Hours Spent
		0.0
Billable	Overtime	Comments
No	No	
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
Estimated Hours	Action Updated	Workflow Calendar
0.0		Workflow Blockout

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: