



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

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

Hearing Date: May 6, 2021

To: Humboldt County Planning Commission

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

Subject: **Georgi Aleksandrov Conditional Use Permit and Special Permit**  
Application Number 11293  
Case Numbers CUP-16-218  
Assessor's Parcel Number (APN) 108-065-013 & 108-062-019  
120 Orchard Wood Lane, Ettersburg

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Please contact Jordan Mayor, Senior Biologist and Contract Planner, at 707-683-4711 or by email at [jordan.mayor@icf.com](mailto:jordan.mayor@icf.com), if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
May 6, 2021	Conditional Use Permit and Special Permit	Jordan Mayor

**Project Description:** A Conditional Use Permit for existing 14,560-square-foot (SF) mixed-light cannabis cultivation, 4,215-SF outdoor cannabis cultivation, and 1,050-SF ancillary nursery. Water for irrigation is sourced from an onsite rainwater catchment pond. Water storage onsite consists of a 544,000-gallon off-stream pond, five hard tanks equal to 19,000 gallons, and one 10,000-gallon concrete storage tank for a total capacity of 573,000 gallons. Estimated annual water usage is 170,500 gallons. Processing will be performed offsite at a third-party permitted processing facility. Power is provided by an 80-kilowatt generator. A Special Permit is also requested for setback reductions from Public Lands on the adjacent parcel to the north.

**Project Location:** The project is located in Humboldt County, in the Shelter Cove area, on the East and West side of French Ranch Road, approximately 2.5 miles west from the intersection of French Ranch Road and Etter Ranch Road, on the property known as 123 Cider Lane.

**Present Plan Land Use Designations:** Residential Agriculture (RA), 2017 General Plan, Density: 40 acres per unit, Slope Stability: Moderate Instability (2)

**Present Zoning:** U

**Record Number:** PLN-11293-CUP

**Assessor's Parcel Number:** 108-065-013, 108-062-019

**Applicant**

Georgi Aleksandrov  
123 Cider Lane  
Garberville CA 95542

**Owner**

Georgi Aleksandrov  
120 Orchard Wood Lane  
Ettersburg, CA 95542

**Agents**

Timberland Resource  
Consultants  
165 S. Fortuna Blvd.  
Fortuna, CA 95540

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

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

**Major Issues:** None

**Recommended Commission Action**

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

*Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines, make all of the required findings for approval of the Conditional Use Permit and Special Permit and adopt the Resolution approving the Georgi Aleksandrov Conditional Use Permit and Special Permit as recommended by staff subject to the recommended conditions.*

**Executive Summary:** Georgi Aleksandrov seeks a Conditional Use Permit (CUP-16-218) for an existing 18,775 square feet (SF) of cannabis cultivation in accordance with Humboldt County Code Section 314-55.4 of Chapter 4 of Division I of Title III, CMMLUO. The site is designated as Residential Agriculture (RA) in the Humboldt County 2017 General Plan Update and zoned Unknown (U). The cannabis cultivation consists of 14,560 SF of mixed-light cannabis in four greenhouses and 4,215 SF of outdoor cultivation in two locations on the parcel. An ancillary nursery of 1,050 SF is also proposed. Two annual harvests are expected from the mixed-light greenhouses for a growing season that extends from April through October. A Special Permit is also requested for setback reductions from Public Lands on the adjacent parcel to the north as cultivation and cultivation related infrastructure will be approximately 320 feet from public lands.

Drying of harvested cannabis occurs in an existing 1,040-SF utility building. Processing will be performed offsite at a third-party permitted processing facility. Power is provided by an 80-kilowatt generator. Supplemental lighting of the cannabis cultivation areas is anticipated to require up to 6 hours of generator use in March and April and 4 hours in May. A security gate is installed on French Ranch Road; the primary access route to the 40-acre parcel. Per the Building Inspection Division referral comments, the applicant must demonstrate that a properly functioning onsite wastewater treatment system serves the operation as a condition of approval.

**Timber Conversion**

Humboldt County issued a letter dated July 11, 2018 requesting additional information regarding a pond that was either created or enlarged which may have converted timberland. On October 17, 2019 Timber Resources Consultants (TRC) prepared a timber conversion evaluation report. TRC determined the off-stream pond was located in an orchard planted pre-1993; the pond was constructed sometime between 1998 and 2005; and enlargement of the pond occurred fall of 2015 led to the removal of less than six nonnative fruit trees but no commercial tree species were removed. TRC concluded that no timberland conversion occurred as part of pond enlargement because commercial tree species were not removed and the grasslands where the trees were growing are not capable or available for growing commercial tree species. The California Department of Forestry and Fire Protection reviewed the timber conversion evaluation report and had no comment.

**Water Resources**

Irrigation water for the property is sourced from an off-stream rain catchment pond that is approximately 544,000 gallons in size. An as-built grading and erosion control plan was prepared for the pond by a licensed engineer (Attachment 3).

In addition to the pond, existing available water storage includes one 10,000-gallon concrete tank and five hard plastic tanks with a total capacity of 19,000 gallons (three tanks at 5,000 gallons, one tank at

3,000 gallons, and one tank at 1,000 gallons). Estimated annual water usage is 170,500 gallons (9.1 gallons/SF) with peak demand occurring July through September where approximately 30,000 gallons of water is used each month. Between the months of November and March no irrigation for agriculture purposes is proposed. Irrigation is completed by hand watering with conventional hoses.

Although Humboldt County's WebGIS shows no mapped streams, the Plot Plan shows headwater Class III intermittent streams and associated 50-foot Streamside Management Area buffers from all cultivation areas. The property contains a permitted rock ford over one of these watercourses – a crossing also addressed in the Final Lake and Streambed Alteration Agreement (LSAA). Per the LSAA, Addendum 10; All roads and developed sites were assessed for compliance with CDFW, which includes jurisdictional 1600 sites and potential California Fish and Game Code Section 5650 violations. All of the roads, agriculture sites, and other developed or graded areas are located on a ridge top, with no reasonable potential for discharge into a watercourse. The Water Resource Protection Plan prepared by Timberland Resource Consultants in 2018 (Attachment 3) indicates no stream crossings were on the site and all cultivation areas and associated facilities are more than 200 feet from the nearest watercourse. The standard best management practices are described and made conditions of approval. Preparation of a Site Management Plan will be required to abide by State Water Resources Control Board 2019 Cannabis Policy, and provisioning County Planning and Building with this item has been made a condition of approval.

### **Biological Resources**

There are no mapped sensitive species on the parcel and although the nearest Northern Spotted Owl (NSO) activity centers are approximately 1.8 miles from the cultivation area; lands surrounding the site are forested and could provide NSO habitat. The parcel also directly borders NSO critical habitat to the north on public lands managed by Bureau of Land Management.

To protect aquatic resources associated with the Class II spring used as a domestic water source, the final LSAA issued by CDFW requires implementation of avoidance and minimization measures to protect aquatic resources and water quality (Attachment 3). Addendum 10 of the LSAA also requires the catchment pond to be drained down annually during the winter to discourage and disrupt the lifecycle of the bullfrog. Draining down the pond is also required to eliminate the potential of overtopping and subsequent erosion.

The project has been conditioned to ensure supplemental lighting associated with mixed light cultivation is fully contained with blackout tarps and have all outside lighting on timers or motion sensors to reduce light exposure to wildlife and their potential habitat, and avoid heavy equipment operations during the NSO critical period (February 1–July 31) or perform protocol-level surveys prior to initiating that work. Per the Operations Plan, during the growing season, light spillage shall be prevented by use of black-out-tarps which will be installed and securely fastened in place 1 hour prior to dusk and retained in place 1 hour after dawn to prevent light spillage from occurring. Furthermore, the project is conditioned to adhere to Dark Sky Association standards for greenhouse lighting and security lighting, refrain from using synthetic netting, ensure refuse is contained in wildlife-proof storage and refrain from using anticoagulant rodenticides to further protect wildlife. As proposed and conditioned, the project is consistent with CMMLUO performance standards and CDFW guidance and will not negatively affect NSO or other sensitive species.

Since power is provided by an on-site generator, the applicant will need to meet the performance standards for noise set by Department Policy Statement No. 16-005 clarifying CMMLUO Section 55.4.11 (o), which requires noise levels be at or below 50 decibels at 100 feet or edge of habitat, whichever is closer. As a result, the project is conditioned to ensure the combination of background, generator, and greenhouse fan or other operational equipment created noise meets the noise level threshold. Conformance will be evaluated using current auditory disturbance guidance prepared by the United States Fish and Wildlife Service.



The project site borders land owned and managed by the Bureau of Land Management (BLM) and the cultivation activities would be approximately 375 feet from the BLM property line. The BLM property is an 80 acre in-holding that is surrounded by private properties. This BLM property is not actively managed for public access or open space and the measures included in this project to protect against sensitive resource will ensure that there are no negative impacts on any wildlife habitat within the BLM property.

### **Tribal Cultural Resource Coordination**

There are no known tribal cultural resources on the project site. The project was referred to the Northwest Information Center (NWIC) and the Bear River Band of the Rohnerville Rancheria in 2019. The NWIC responded that their office has no record of any previous cultural resource studies for the project area but that the project area has the possibility of containing unrecorded archaeological site(s), and a study is recommended prior to commencement of project activities. The Tribal Historic Preservation Officer of the Bear River Band of the Rohnerville Rancheria requested that the project be conditioned with the standard inadvertent discovery language. Ongoing conditions of approval are incorporated regarding the Inadvertent Discoveries Protocol to protect cultural resources and tribal cultural resources.

### **Access**

The project is located in Humboldt County, in the Ettersburg area, on the east and west side of French Ranch Road, approximately 3.1 miles west from the intersection of French Ranch Road and Etter Ranch Road, on the property known as 123 Cider Lane. Road Evaluation Reports were prepared by the applicant for Etter Ranch Road and French Ranch Road which indicate that both roads are developed to the equivalent of a road category of 4. The Department of Public Works conditionally approved the project to require the access road to be paved for a minimum width of 20 feet and a length of 50 feet where it intersect a County Road (Ettersburg-Honeydew Road).

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 MND that was adopted for the CMMLUO and has prepared an addendum to this document for consideration by the Planning Commission (See Attachment 2 for more information).

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

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

The Planning Commission could also decide the project may have environmental impacts that would require further environmental review pursuant to CEQA. Staff did not identify any potential impacts. As the lead agency, the Department has determined that the project is consistent with the MND for the CMMLUO as stated above. However, the Commission may reach a different conclusion. In that case, the Commission should continue the item to a future date at least 2 months later to give staff the time to complete further environmental review.

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT**

**Resolution Number 21-**

**Record Number PLN-11293-CUP**

**Assessor's Parcel Number: 108-065-013**

**Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act (CEQA) and conditionally approves the Georgi Aleksandrov, Conditional Use Permit.**

**WHEREAS, Georgi Aleksandrov**, submitted an application and evidence in support of approving a andfor the continued operation of an existing 14,560-square-foot (SF) mixed-light cannabis cultivation, 4,215-SF outdoor cannabis cultivation, and 1,050-SF ancillary nursery with appurtenant propagation and drying activities;

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

**WHEREAS**, the Humboldt County Planning Commission held a duly-noticed public hearing on May 6, 2021 and reviewed, considered, and discussed the application for a Conditional Use Permit and Special Permit and reviewed and considered all evidence and testimony presented at the hearing.

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

- 1. FINDING:**                   **Project Description:** The application is a Conditional Use Permit to allow 14,560 SF mixed-light cannabis cultivation, 4,215 SF outdoor cannabis cultivation, and 1,050 SF ancillary nursery. Estimated annual water usage is 170,500 gallons. Water for irrigation is sourced from an onsite 544,000-gallon rainwater catchment pond. Water storage also consists of 29,000 gallons of hard tank storage for a total capacity of 573,000 gallons. Processing will be performed offsite at a third party permitted processing facility. Power is provided by an onsite 80-kilowatt generator. A Special Permit is also requested for setback reductions from Public Lands on the adjacent parcel to the north.

**EVIDENCE:**   a) Project File: PLN-11293-CUP

- 2. FINDING:**                   **CEQA.** The requirements of CEQA have been complied with. The Humboldt County Planning Commission has considered the Addendum to and the MND prepared for the CMMLUO adopted by the Humboldt County Board of Supervisors on January 26, 2016.

**EVIDENCE:**   a) Addendum prepared for the proposed project.

- b) The proposed project does not present substantial changes that would require major revisions to the previous MND. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines
- c) A Water Resources Protection Plan was prepared by Timberland Resource Consultants to show compliance with the North Coast Regional Water Quality Control Board Order No. 2015-0023.
- d) A Timber Conversion Report was prepared by Timberland Resource Consultants in 2019 which demonstrates a timber conversion did not occur as a result of the expansion of the off-stream pond. The site was found to be in compliance with the California Forest Practice Act without remediation recommendations.
- e) The Tribal Historic Preservation Officer of the Bear River Band of the Rohnerville Rancheria requested that the project be conditioned with the standard Inadvertent Discovery language.
- f) Road Evaluation Reports were prepared by the applicant for Etter Ranch Road and French Ranch Road which indicate that both roads are developed to the equivalent of a road category of 4. Public Works conditionally approved the project.

#### **FINDINGS FOR CONDITIONAL USE PERMIT**

### **3. FINDING**

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

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

### **4. FINDING**

The proposed development is consistent with the purposes of the existing Unknown (U) Zone in which the site is located.

- EVIDENCE**
- a) The U-Zone has not been sufficiently studied to justify precise zoning classifications.
  - b) All general agricultural uses are principally permitted in the U-Zone.
  - c) Humboldt County Code Section 314-55.4.8.2.2 allows cultivation of up to 43,560 SF of existing outdoor cannabis and up to 22,000 SF of existing mixed-light cannabis on a parcel over 5 acres subject to approval of a Conditional Use Permit and a determination that the cultivation was in

existence prior to January 1, 2016. The application for 14,560-SF mixed-light cannabis cultivation, 4,215-SF outdoor cannabis cultivation, and 1,050-SF ancillary nursery on a 40-acre parcel is consistent with this and with the cultivation area verification prepared by the County. A Special Permit is also requested for setback reductions from Public Lands on the adjacent parcel to the north.

**5. FINDING**

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

**EVIDENCE**

- a) The CMMLUO allows existing cannabis cultivation to be permitted in areas zoned U (Section 314-55.4.8.2).
- b) The legal parcel consists of APN's 108-062-019 and 108-065-013 and was created in compliance with all applicable state and local subdivision regulations, as it was created in its current configuration by a Notice of Merger dated November 21, 1979.
- c) The project will obtain water from a non-diversionary water source.
- d) The site is accessed directly off of French Ranch Road which is private and not maintained by Public Works. French Ranch Road has a road category of 4 which is "adequate for the proposed use..."
- e) The slope of the land where cannabis will be cultivated is less than 15%.
- f) The cultivation of cannabis will not result in the net conversion of timberland. A Timber Conversion Report was completed by Timberland Resource Consulting in 2019 which demonstrates a timber conversion did not occur as a result of the expansion of the off-stream pond. The site was found to be in compliance with the California Forest Practice Act without remediation recommendations.
- 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, and more than 600 feet from any school, church, public park, or tribal cultural resource. Public land managed by the Bureau of Land Management borders the parcel to the north, a distance approximately 320 feet from the rain catchment pond.

**6. FINDING**

The cultivation of 18,755 SF of cannabis cultivation and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

**EVIDENCE**

- a) The site is located on French Ranch Road, a private road maintained by the parcel owners who use French Road to access their lands.
- b) The site is in a rural part of the County where the typical parcel size is over 40 acres and many of the land holdings are very large. The proposed cannabis will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park or other use which may be sensitive to cannabis cultivation. Approving cultivation on this site and the other sites which have been approved or are in the application process will not change the character of the area due to the large parcel sizes

in the area.

- c) The location of the proposed cannabis cultivation is more than 300 feet from the nearest offsite residence.
- d) Irrigation water will come from an off-stream rain catchment pond that has been permitted by the California Department of Fish and Wildlife Lake or Streambed Alteration Agreement Notification No. 1600-2016-0195-R1. In addition to the pond, existing available water storage is 29,000 gallons in one 10,000-gallon concrete tank and five hard plastic tanks with a total capacity of 19,000 gallons (three tanks at 5,000 gallons, one tank at 3,000 gallons, and one tank at 1,000 gallons). Estimated annual water usage is 170,500 gallons.
- 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 and Special Permit for Georgi Aleksandrov, 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 May 6, 2021

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

AYES:

COMMISSIONERS:

NOES:

COMMISSIONERS:

ABSENT:

COMMISSIONERS:

ABSTAIN:

COMMISSIONERS:

DECISION:

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

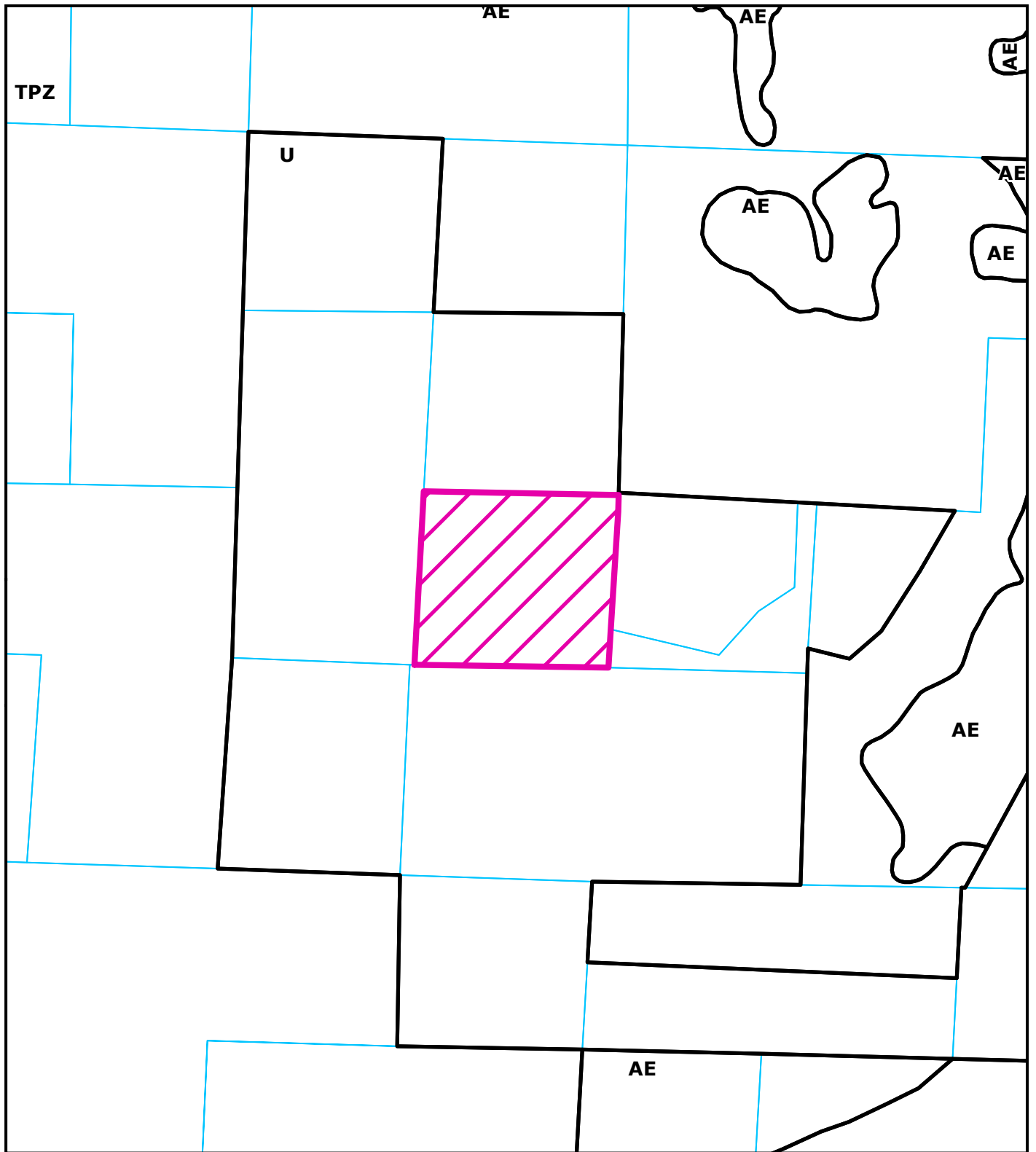
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John Ford, Director  
Planning and Building Department





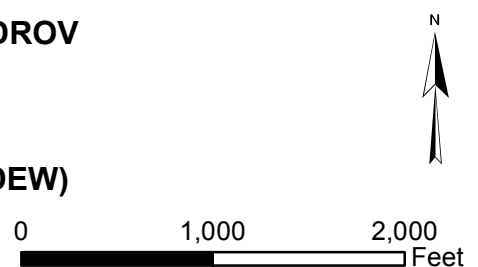




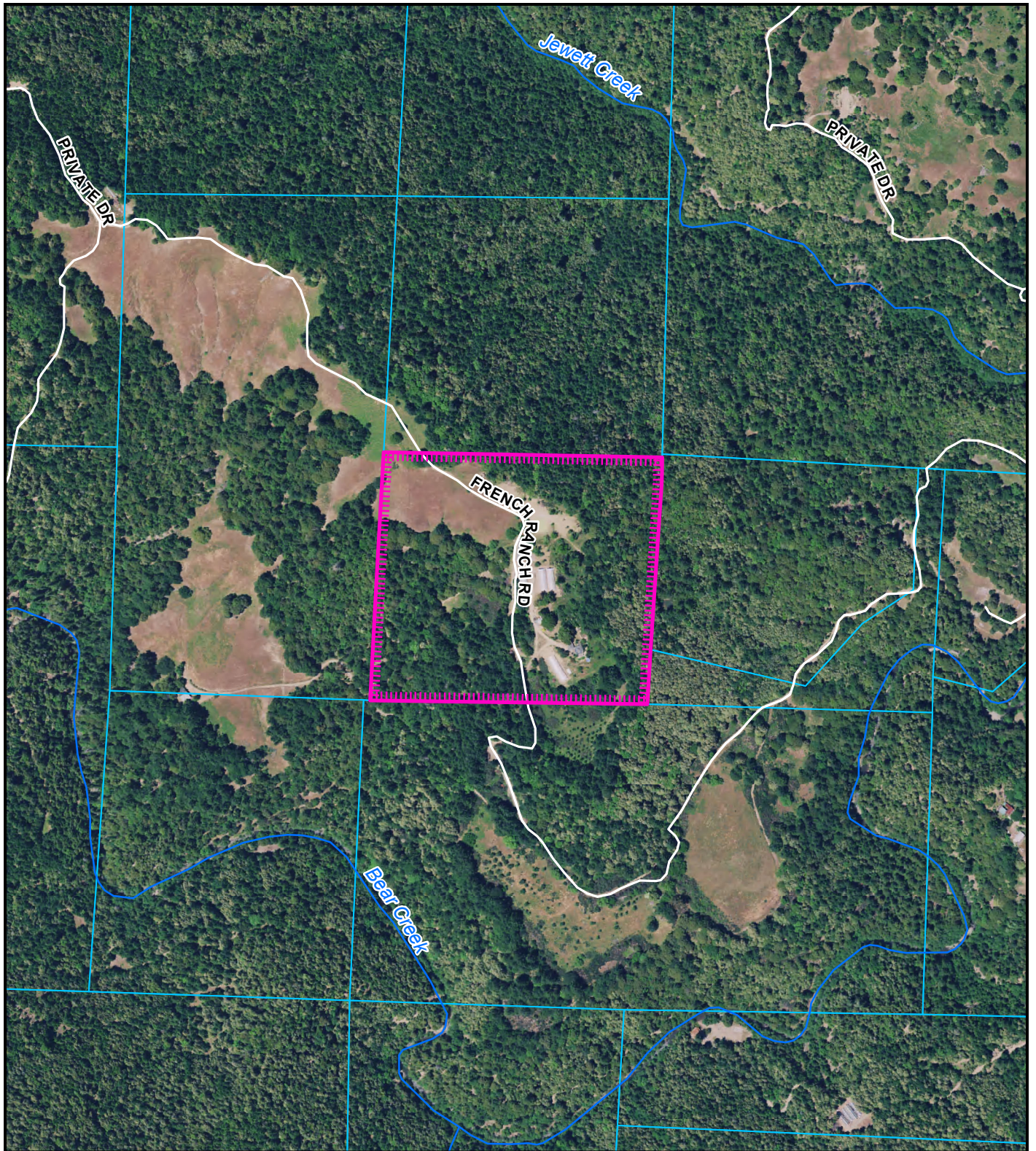
Project Area = 

**ZONING MAP  
 PROPOSED GEORGI ALEKSANDROV  
 SHELTER COVE AREA  
 CUP-16-218  
 APN: 108-065-013  
 T04S R01E S11 HB&M (HONEYDEW)**

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.







Project Area = 

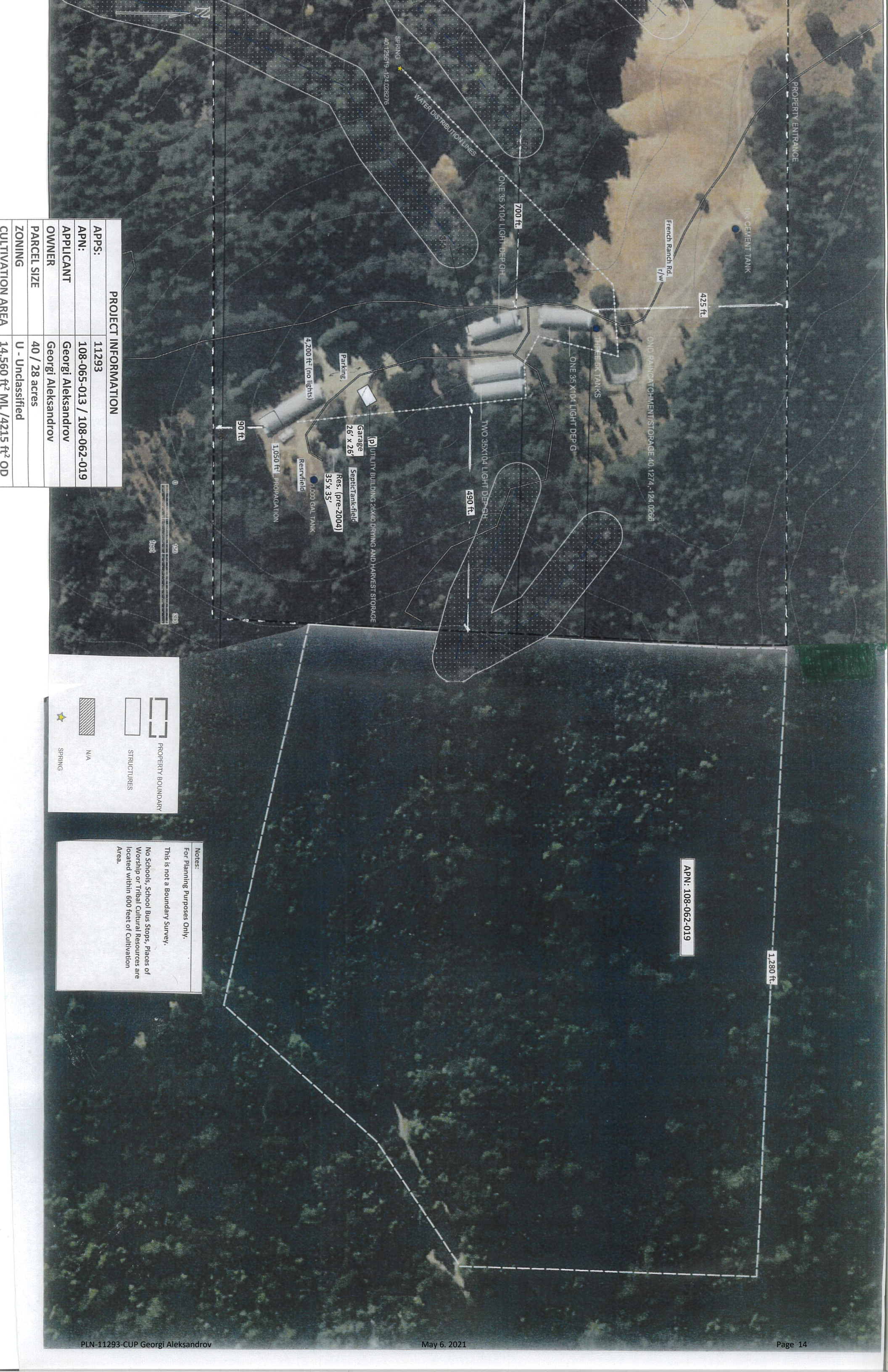
**AERIAL MAP**  
**PROPOSED GEORGI ALEKSANDROV**  
**SHELTER COVE AREA**  
**CUP-16-218**  
**APN: 108-065-013**  
**T04S R01E S11 HB&M (HONEYDEW)**



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0 875 1,750 Feet





APN: 108-062-019

PROJECT INFORMATION

APPS:	11293
APN:	108-065-013 / 108-062-019
APPLICANT	Georgi Aleksandrov
OWNER	Georgi Aleksandrov
PARCEL SIZE	40 / 28 acres
ZONING	U - Unclassified
CULTIVATION AREA	14,560 ft² ML / 4215 ft² OD

PROPERTY BOUNDARY

STRUCTURES

N/A

SPRING

Notes:  
For Planning Purposes Only.  
This is not a Boundary Survey.  
No Schools, School Bus Stops, Places of Worship or Tribal Cultural Resources are located within 600 feet of Cultivation Area.



## ATTACHMENT 1

### RECOMMENDED CONDITIONS OF APPROVAL

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

#### **A. General Conditions**

1. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.
2. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. Any and all outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
3. The applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) shall be paid within 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 California Environmental Quality Act (CEQA) Guidelines. **Within 3 days of the effective date of permit approval**, the Department will file the NOD and will charge this cost to the project.
5. Within 60 days of the effective date of permit approval, the applicant shall execute a Compliance Agreement with the Humboldt County Planning and Building Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval #6 through #15. The agreement shall provide a timeline for completing all outstanding items. All activities detailed under the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
6. The applicant shall secure permits for all structures related to the cannabis cultivation and other commercial cannabis activity, including but not limited to, existing and proposed greenhouses, water tanks over 5,000 gallons, existing and proposed structures associated with drying and storage or any activity with a nexus to cannabis, and any noise containment structures as necessary. The plans submitted for building permit approval shall be consistent with the project description and the approved project site plan. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.
7. The approved building plans shall meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary for the project by the Building Inspection Division. Sign-off on the Occupancy Permit by the Building Division shall satisfy this requirement.

8. The applicant must demonstrate that a properly functioning onsite wastewater treatment system serves the operation. This can be accomplished by either installing a new, permitted septic system; or by providing Division of Environmental Health with an assessment of the existing system performed by a qualified professional engineer, geologist, soil scientist, or Registered Environmental Health Specialist that certifies that the existing system complies with the State Water Resources Control Board (SWRCB) definition of a Tier 0 system—not impairing groundwater or surface water resources.
9. The applicant shall install water monitoring device on each source—the rain catchment pond and domestic surface water diversion, if/when utilized, and storage tanks as applicable—to monitor water used for cannabis irrigation separate from domestic use.
10. The applicant shall implement all corrective actions detailed in the Water Resource Protection Plan prepared for the site in 12/6/17 and revised 11/13/18 prepared by Timber Land Resource Consultants including secondary containment of all fuels, and the recommendations of a Site Management Plan to be developed for the parcel, pursuant to Tier 1 enrollment under the SWRCB Cannabis Cultivation Policy, in congruence with Order WQ 2017-0023-DWQ General Waste Discharge Requirements for Dischargers of Waste Associated with Cannabis Cultivation Activities. A letter or similar communication from the SWRCB verifying that all their requirements have been met will satisfy this condition.
11. The applicant shall abide by the terms and conditions of the Right to Divert and Use Water Certification H100448.
12. The applicant shall abide by the conditional approval recommendations made by the Department of Public Works to require the access road to be paved for a minimum width of 20 feet and a length of 50 feet where it intersects a County Road that is also paved (Ettersburg-Honeydew Road).
13. The applicant shall contact the local fire service provider [Telegraph Ridge Fire Protection District] and furnish written documentation from that agency of the available emergency response and fire suppression services and any recommended project mitigation measures. Mitigation measures shall be incorporated into the project, if applicable. If emergency response and fire suppression services are not provided, the applicant shall cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required.
14. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection in order to keep the permit valid.
15. 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 Humboldt County Code and available at the Planning Division.

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

1. The combination of background, generator and greenhouse fan or other operational equipment created noise must not result in the harassment of Northern Spotted Owl species as required to meet the performance standards for noise set by Department Policy Statement No. 16-005 clarifying Commercial Medical Marijuana Land Use Ordinance (CMMLUO) Section 55.4.11(o) requirements. The combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance

guidance prepared by the United States Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.

2. All artificial 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. The light source should comply with the International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1, and be designed to regulate light spillage onto neighboring properties resulting from backlight, uplight, or glare (BUG). Should the Humboldt County Planning Division receive complaints that the lighting is out of alignment or not complying with these standards, 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 has been repaired, inspected and corrected as necessary.
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 10 working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
4. Ensure all generators and fuel be located on stable surfaces with secondary containment and with a minimum 200-foot buffer from all waterways measured horizontally from the outer edge of the riparian drip zone.
5. 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.
6. All refuse shall be contained in wildlife-proof storage containers, at all times, and disposed of at an authorized waste management facility.
7. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
8. The use of anticoagulant rodenticide is prohibited.
9. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.
10. All components of 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.
11. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), as applicable to the permit type.

12. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than 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 1 year of issuance of the provisional clearance or permit. If good faith effort toward compliance can be shown within the 2 years following the issuance of the provisional clearance or permit, the Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow additional time to meet the outstanding requirements.
13. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
14. Compliance with all statutes, regulations, and requirements of the SWRCB and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
15. 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).
16. Maintain enrollment in Tier 1, 2, or 3, certification with North Coast Regional Water Quality Control Board 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.
17. Comply with the terms of any applicable Lake and Streambed Alteration (1600 or 1602) Permit obtained from the California Department of Fish and Wildlife.
18. 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, if applicable.
19. Consent to an annual onsite 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).
20. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
21. Pay all applicable application, review for conformance with conditions and annual inspection fees.
22. 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 program, and in such a way that no spillage occurs.
23. The master log books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
24. 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

25. Pursuant to the MAUCRSA, Health and Safety Code Section 19322(a)(9), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
26. 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).
27. 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.
28. 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;
    - (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. Onsite housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
29. 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. Onsite housing, if any
30. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation Special Permit issued pursuant to the CMMLUO shall expire 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.
31. 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 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 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.
32. 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.
33. 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.
34. 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.
35. 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 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 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 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  
MITIGATED NEGATIVE DECLARATION FOR THE COMMERCIAL MEDICAL MARIJUANA LAND USE  
ORDINANCE**

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

**APN 108-065-013-000; 120 Orchard Wood Lane, Etnersburg  
County of Humboldt**

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

**May 2021**

## Background

### **Modified Project Description and Project History –**

The Commercial Medical Marijuana Land Use Ordinance (CMMLUO) established specific regulations for commercial cannabis operations in Humboldt County. These regulations were developed in concert with the Mitigated Negative Declaration (MND) that was adopted for the ordinance in order to implement the mitigation measures of the MND. The MND addressed the broad environmental impacts that could be expected to occur from the adoption and implementation of the ordinance. The MND specified that the regulations established in the CMMLUO would mitigate the impacts of existing cannabis operations by establishing regulations for an existing unregulated land use to help prevent and reduce environmental impacts that are known to result from unpermitted baseline cultivation operations. Commercial cannabis cultivation in existence as of December 31, 2015 was included in the environmental baseline for the MND and the MND states that "Bringing existing operations into compliance will help to attenuate potential environmental effects from existing cultivation activities, including aesthetic impacts resulting from improper operation or poor siting." The current project was contemplated by the MND and compliance with the provisions of the CMMLUO will fully mitigate all environmental impacts of the project to a less-than-significant level.

The modified project involves a Conditional Use Permit for an existing 18,775 square feet (SF) of cannabis cultivation in accordance with Humboldt County Code Section 314-55.4 of Chapter 4 of Division I of Title III, CMMLUO. The site is designated as Residential Agriculture (RA) in the Humboldt County 2017 General Plan Update and zoned Unknown (U). The cannabis cultivation consists of 14,560 SF mixed-light cannabis in four greenhouses and 4,215 SF of outdoor cultivation in two locations on the parcel. An ancillary nursery of 1,050 SF is also proposed. Two annual harvests are expected from the mixed-light greenhouses for a growing season that extends from April through October. A Special Permit is also requested for setback reductions from Public Lands on the adjacent parcel to the north.

Irrigation water for the property is sourced from a 544,000-gallon off-stream rain catchment pond. In addition to the pond, existing available water storage is 29,000 gallons in one 10,000-gallon concrete tank and five hard plastic tanks with a total capacity of 19,000 gallons. Estimated annual water usage is 170,500 gallons (9.1 gallons/SF) with peak demand occurring July through September where approximately 30,000 gallons of water is used each month. Drying of harvested cannabis will occur in an existing 1,040-SF utility building. Processing will be performed offsite at a third party permitted processing facility. Power is provided by an 80-kilowatt generator. Supplemental lighting of the cannabis cultivation areas is anticipated to require up to 6 hours of generator use is expected in March and April and 4 hours in May. A security gate is installed on French Ranch Road; the primary access route to the 40-acre parcel.

The Tribal Historic Preservation Officer of the Bear River Band of the Rohnerville Rancheria requested that the project be conditioned with the standard inadvertent discovery language. Ongoing conditions of approval are incorporated regarding the Inadvertent Discoveries Protocol to protect cultural resources and tribal cultural resources.

The modified project is consistent with the adopted MND for the CMMLUO because it complies with all standards of the CMMLUO which were intended to mitigate impacts of existing cultivation. These include ensuring supplemental lighting and security lighting adheres to Dark Sky Association standards and ensuring project-related noise does not harass nearby wildlife, which will limit impacts on biological resources as a result of light and noise.

**Purpose** - Section 15164 of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an addendum to a previously certified MND if some changes or additions are necessary but none of the conditions described in Section 15162 calling for a subsequent Environmental Impact Report (EIR) or Negative Declaration have occurred. Section 15162 states that when an EIR has

been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

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

### **Summary of Significant Project Effects and Mitigation Recommended**

No changes are proposed for the original MND recommended mitigations. The proposal to authorize the continued operation of an existing cannabis cultivation site consisting of 20,084 SF of cultivation with ancillary drying activities is fully consistent with the impacts identified and adequately mitigated in the original MND. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the MND. Compliance with the CMMLUO ensures consistency with the adopted MND and provides for mitigation of all project related impacts to a less-than-significant level.

In reviewing the application for consistency with the adopted MND, the County considered the following information and studies, among other documents:

- Revised Site Plan prepared by the applicant received 1/30/21.
- Revised Operations Plan prepared by the applicant received 1/30/21.
- Lake or Streambed Alteration Agreement (Notification No. 1600-2016-0195-R1) prepared by the California Department of Fish and Wildlife, signed 3/21/17 and received 12/3/19.
- Right to Divert and Use Water Certificate H100448 received 12/3/2019 prepared by the State Water Resources Control Board.
- As-Built Grading and Erosion Control Plan dated 1/29/19 prepared by A.M. Baird Engineering and Surveying, Inc., received 12/3/19.
- Road Evaluation Report prepared by the applicant dated 10/17/19, received 12/3/19.
- Water Resources Protection Plan dated 12/6/17 and revised 11/13/18 prepared by Timber Land Resource Consultants for the North Coast Regional Water Quality Control Board Order No. 2015-0023, received 12/3/19.
- Timber Conversion Evaluation Report dated 10/17/19 and prepared by Timberland Resource Consultants, received 12/3/19.
- California Department of Forestry and Fire Protection project referral response dated 12/18/19.
- Public Works project referral response, dated 1/10/20.

## **Other CEQA Considerations**

Staff suggests no changes for the revised project.

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

See **Purpose** statement above.

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

### **FINDINGS**

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

### **CONCLUSION**

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

### ATTACHMENT 3

#### Applicant's Evidence in Support of the Required Findings

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

1. The name, contact address, and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (not applicable)
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. (Revised Site Plan prepared by the applicant received 1/30/21 – on file)
4. A cultivation and operations plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel; and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season. (Revised Operations Plan prepared by the applicant received 1/30/21 – On file)
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. (Notice of Right to Divert and Use Water Certification H100448 received 12/3/19 – On file)
6. Description of water source, storage, irrigation plan, and projected water usage. (Included in Operations Plan (item 4. above))
7. Copy of Notice of Intent (NOI) and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Control Board demonstrating enrollment in Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (requested from agent 01/05/2021)
8. If any onsite or offsite 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. **(Attached)**
9. If the source of water is a well, a copy of the County well permit, if available. (Not Applicable)
10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under Section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or

timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with Cal Fire. (Timber Conversion Report dated 10/17/19 and prepared by Timberland Resource Consultants – On file)

11. Consent for on-site inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
12. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in Section 55.4.8.2.3, and plan for compliance with applicable building codes. (Not applicable)
13. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed, will not support diversions for irrigation. (On file)
14. Acknowledge that the County reserves the right to engage with local tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize, or mitigate impacts to tribal cultural resources, as defined herein. Examples include, but are not limited to, conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The County shall request that a records search be performed through the California Historical Resources Information System. (On file)
15. As-Built Grading and Erosion Control Plan dated 1/29/19 prepared by A.M. Baird Engineering and Surveying, Inc. (**Attached**)
16. Road Evaluation Report prepared by the applicant received 12/3/19. (**Attached**)
17. Water Resources Protection Plan dated 12/6/17 and revised 11/13/18 prepared by Timber Land Resource Consultants for the North Coast Regional Water Quality Control Board Order No. 2015-0023. (**Attached**)
18. California Department of Fish and Wildlife Streambed Alteration Agreement Notification No 1600-2016-0195-R1, signed 3/21/17. (**Attached**)

**A.M. BAIRD**

ENGINEERING & SURVEYING, INC.

1257 Main Street • P.O. Box 396 • Fortuna, CA. 95540 • (707) 725-5182 • Fax (707) 725-5581

**CONSULTING - LAND DEVELOPMENT - DESIGN - SURVEYING**

# **AS-BUILT GRADING AND EROSION CONTROL PLAN**

Rainwater Catchment Pond

PREPARED FOR

**Georgi Alekandrov  
123 Cider Lane  
APN:108-065-013**

**ETTERSBURG, HUMBOLDT COUNTY, CA**



PREPARED BY:

**ALLAN M. BAIRD, RCE 23681**



January 29, 2019  
Job#18-4785



# GEORGI ALEKANDROV

## RAINWATER CATCHMENT POND

APN:108-065-013

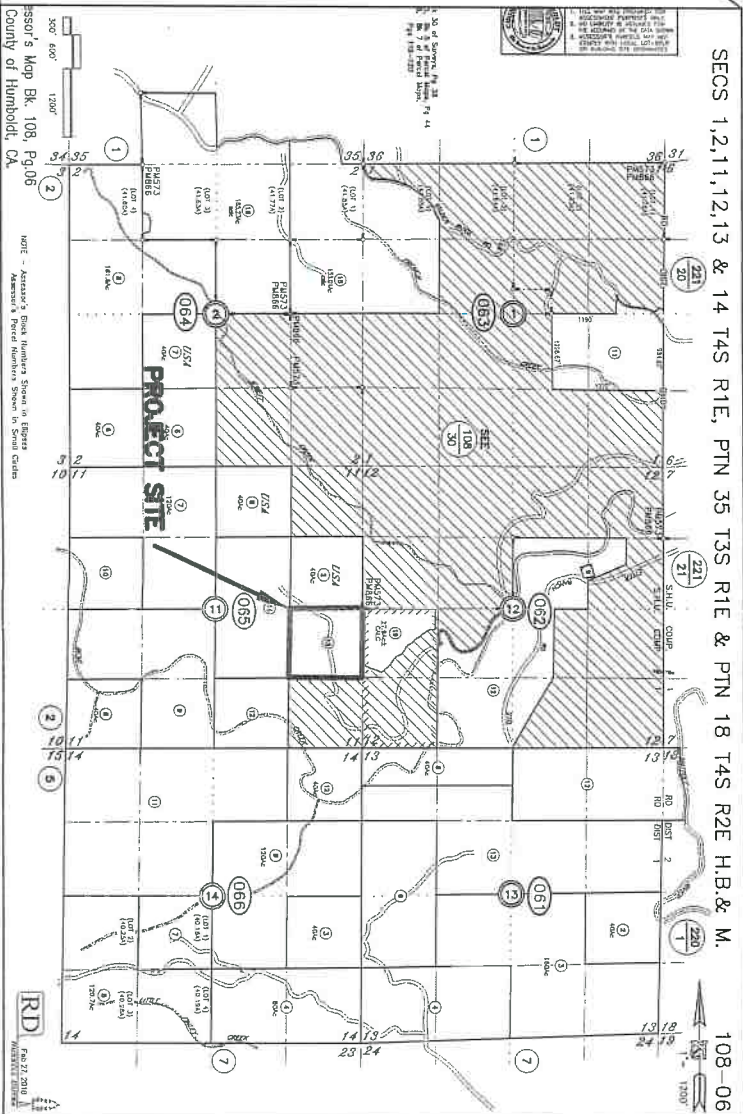
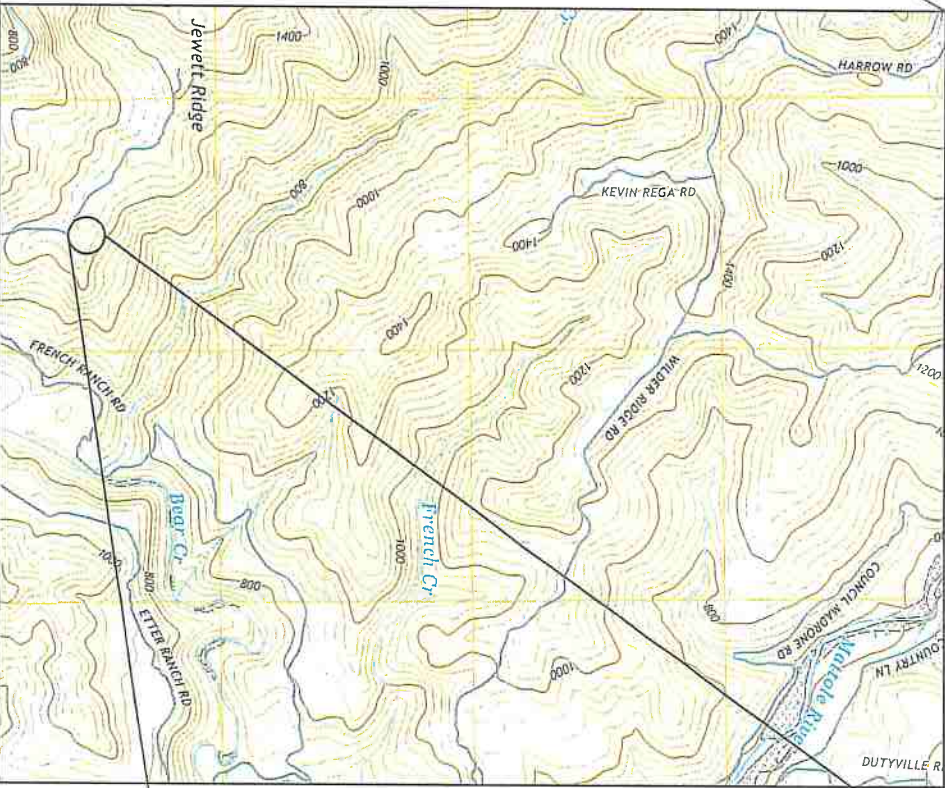
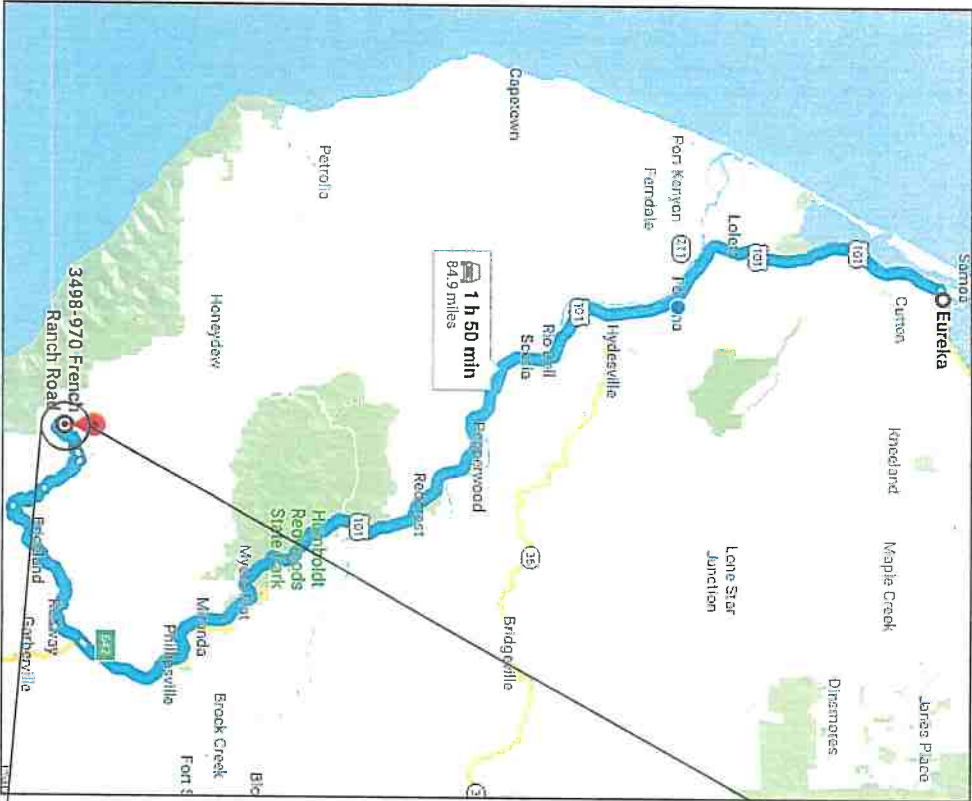
### SHEET INDEX

- G1 – OVERALL SITE PLAN
- G2 – PLAN VIEW
- G3 – CROSS SECTIONS
- G4 – RUNOFF MITIGATION MEASURES
- G5 – FIBER ROLL DETAILS
- G6 – WEIR/OVERFLOW CHANNEL
- G7 – BENCHING DETAILS
- G8 – GRADING AND EROSION CONTROL NOTES

PROJECT DESCRIPTION  
GRADING AND EROSION CONTROL PLAN FOR AN  
AS-BUILT RAINWATER CATCHMENT POND.

PARCEL COORDINATES  
40.1275, -124.0264

DIRECTIONS:  
FOLLOW US-101S UNTIL EXIT 642 (46 MI)  
EXIT ON 642 FOR REDWOOD DRIVE TOWARD REDWAY  
FOLLOW REDWOOD DRIVE (1.8 MI)  
TURN RIGHT ONTO BRICELAND ROAD (10.0 MI)  
CONTINUE ONTO ETTERSBURG/HONEYDEW ROAD (6 MI)  
TURN LEFT ONTO ETTER RANCH ROAD (0.2 MI)  
CONTINUE ONTO FRENCH RANCH ROAD (3.0)



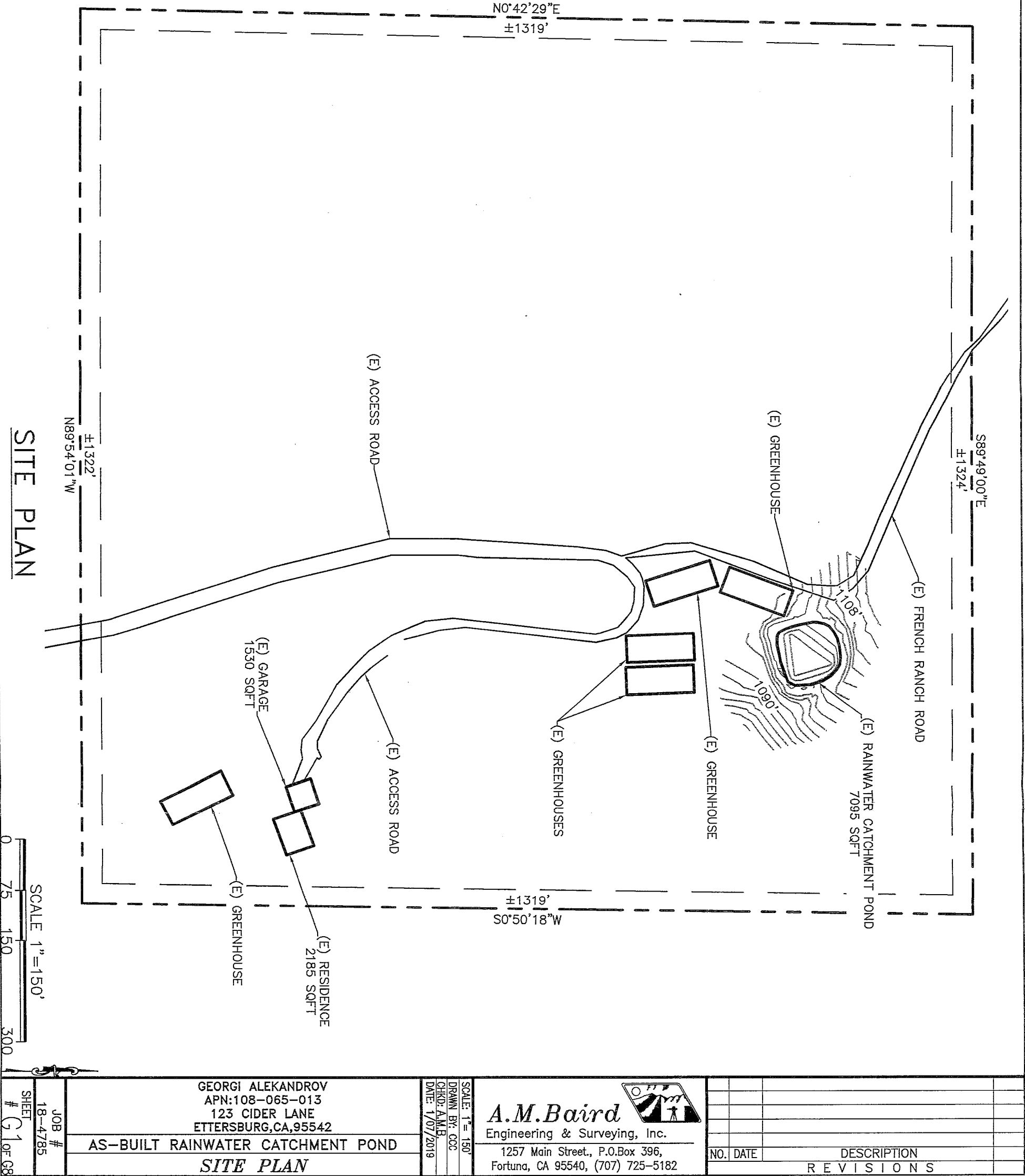
JOB # 18-4785		SHEET 1 OF 1		GEORGI ALEKANDROV APN:108-065-013 123 CIDER LANE ETTERSBURG, CA, 95542		A.M. Baird Engineering & Surveying, Inc. 1257 Main Street., P.O.Box 396, Fortuna, CA 95540, (707) 725-5182		NO. DATE DESCRIPTION REVISIONS	
AS-BUILT RAINWATER CATCHMENT POND		COVER SHEET		SCALE: NTS DRAWN BY: CCC CHKD: A.M.B. DATE: 1/09/2019					

LEGAL
123 CIDER LANE ETTERSBURG, CA, 95542
GEORGI ALEKANDROV 123 CIDER LANE ETTERSBURG, CA, 95542
SETBACK: 30' PERIMETER
LOT SIZE: ± 39.80 ACRES

NOTES:

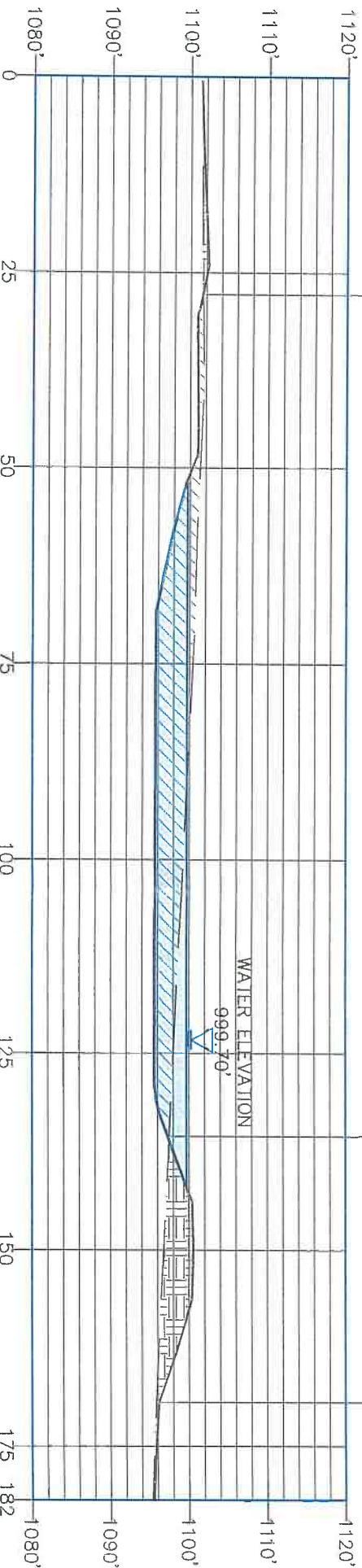
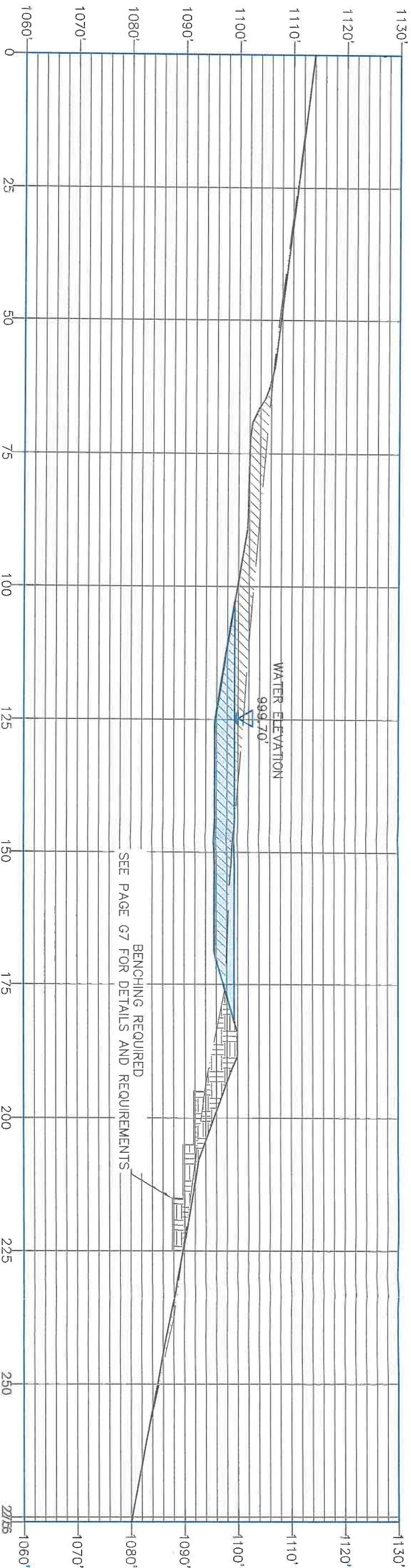
1. POWER=PG&E WATER=PRIVATE
2. NO KNOWN TREES 12" DIAM. OR GREATER TO BE REMOVED
3. NO KNOWN STREAM(S), SPRING(S), OR WETLAND(S) IN DEVELOPMENT AREA
4. SLOPE INSTABILITY = MODERATE
5. SRA = YES
6. COSTAL ZONE = NO
7. TSUNAMI ZONE = NO
8. HISTORIC LANDSLIDES = YES
9. STREAMSIDE MANAGEMENT AREA (SMA) = YES
10. DWR FLOOD PLAIN/FEMA 100 YR FLOOD = NO/NO

Legend:	
PROPERTY LINE	---
MAJOR CONTOURS	---
MINOR CONTOURS	---
SETBACKS	---
ROAD	---



JOB # 18-4785 SHEET # 1 of 08		GEORGI ALEKANDROV APN:108-065-013 123 CIDER LANE ETTERSBURG, CA, 95542		SCALE: 1" = 150' DRAWN BY: CCC CHKD: A.M.B. DATE: 1/07/2019		<b>A.M.Baird</b> Engineering & Surveying, Inc. 1257 Main Street., P.O.Box 396, Fortuna, CA 95540, (707) 725-5182		NO. DATE DESCRIPTION	
AS-BUILT RAINWATER CATCHMENT POND		SITE PLAN						REVISIONS	





X-SECTION ①

X-SECTION ②

LEGEND

EXISTING GRADE

PROPOSED ORIGINAL GRADE

TOP OF WATER

CUT AREA

FILL AREA

X-SECTION NUMBER

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Volume calc	1.000	1.000				
			44228.62 Sq. Ft.	908.33 Cu. Yd.	941.33 Cu. Yd.	33.00 Cu. Yd.
Totals			44228.62 Sq. Ft.	908.33 Cu. Yd.	941.33 Cu. Yd.	33.00 Cu. Yd.



GEORGI ALEKANDROV

APN:108-065-013

123 CIDER LANE

ETTERSBURG,CA,95542

AS-BUILT RAINWATER CATCHMENT POND

TYPICAL CROSS SECTION

SCALE: 1" = 20'

DRAWN BY: CCC

CHKD: A.M.B.

DATE: 01/09/2019

A.M.Baird

Engineering & Surveying, Inc.

1257 Main Street., P.O.Box 396,

Fortuna, CA 95540, (707) 725-5182

NO.	DATE	DESCRIPTION
REVISIONS		

Earth Dikes

Temporary earth dikes are a practical, inexpensive BMP used to divert stormwater runoff. Temporary diversion dikes should be installed in the following manner:

- All dikes should be compacted by earth moving equipment.
- All dikes should have positive drainage to an outlet.
- All dikes should have 2:1 or flatter side slopes, 18 in. minimum height, and a minimum top width of 24 in. Wide top widths and flat slopes are usually needed at crossings for construction traffic.

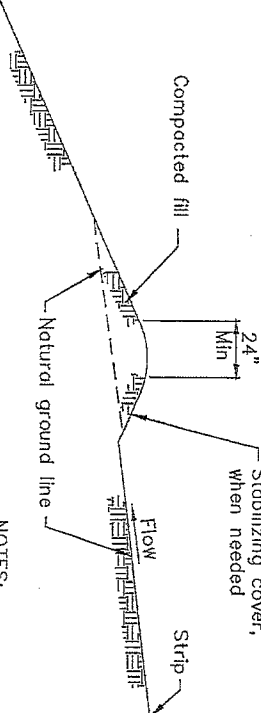
The outlet from the earth dike must function with a minimum of erosion. Runoff should be conveyed to a sediment trapping device such as a Sediment Trap (SE-3) or Sediment Basin (SE-2) when either the dike channel or the drainage area above the dike are not adequately stabilized.

Temporary stabilization may be achieved using seed and mulching for slopes less than 5% and either rip-rap or sod for slopes in excess of 5%. In either case, stabilization of the earth dike should be completed immediately after construction or prior to the first rain.

If riprap is used to stabilize the channel formed along the toe of the dike, the following typical specifications apply:

Channel Grade	Riprap Stabilization
0.5-1.0%	4 in. Rock
1.1-2.0%	6 in. Rock
2.1-4.0%	8 in. Rock
4.1-6.0%	8 in.-12 in. Riprap

- The stone riprap, recycled concrete, etc. used for stabilization should be pressed into the soil with construction equipment.
- Filter cloth may be used to cover dikes in use for long periods.
- Construction activity on the earth dike should be kept to a minimum.



TYPICAL EARTH DIKE 1. Stabilize inlet, outlets and slopes.  
2. Properly compact the subgrade.  
NOT TO SCALE

Design and Layout

As with most channel design projects, depth of flow, roughness, gradient, side slopes, discharge rate, and velocity should be considered in the outlet design. Compliance to local and state regulations should also be considered while working in environmentally sensitive streambeds. General recommendations for rock size and length of outlet protection mat are shown in the rock outlet protection figure in this BMP and should be considered minimums. The apron length and rock size gradation are determined using a combination of the discharge pipe diameter and estimate discharge rate. Select the longest apron length and largest rock size suggested by the pipe size and discharge rate. Where flows are conveyed in open channels such as ditches and swales, use the estimated discharge rate for selecting the apron length and rock size. Flows should be same as the culvert or channel design flow but never the less than the peak 6 year flow for temporary structures planned for one rainy season, or the 10 year peak flow for temporary structures planned for two or three rainy seasons.

There are many types of energy dissipaters, with rock being the one that is represented in the attached figure.

- Best results are obtained when sound, durable, and angular rock is used.
- Install riprap, grouted riprap, or concrete apron at selected outlet. Riprap aprons are best suited for temporary use during construction. Grouted or wired tied rock riprap can minimize maintenance requirements.

Rock outlet protection is usually less expensive and easier to install than concrete aprons or energy dissipaters. It also serves to trap sediment and reduce flow velocities.

Carefully place riprap to avoid damaging the filter fabric.

- Stone 4 in. to 6 in. may be carefully dumped onto filter fabric from a height not to exceed 12 in.
- Stone 8 in. to 12 in. must be hand placed onto filter fabric, or the filter fabric may be covered with 4 in. of gravel and the 8 in. to 12 in. rock may be dumped from a height not to exceed 16 in.

Drainage Swales

Drainage swales are only effective if they are properly installed. Swales are more effective than ditches because they tend to be more stable. The combination of a swale with a dike on the downhill side is the most cost effective diversion.

Standard engineering design criteria for small open channel and closed conveyance systems should be used (see the local drainage design manual). Unless local drainage design criteria state otherwise, drainage swales should be designed as follows:

- No more than 5 acres may drain to a temporary drainage swale.
- Place drainage swales above or below, not on, a cut or fill slope.
- Swale bottom width should be at least 2 ft
- Depth of the swale should be at least 18 in.
- Side slopes should be 2:1 or flatter.
- Drainage or swales should be laid at a grade of at least 1 percent, but not more than 15 percent.

The swale must not be overtopped by the peak discharge from a 10-year storm, irrespective of the design criteria stated above.

Remove all trees, stumps, obstructions, and other objectionable material from the swale when it is built.

Compact any fill material along the path of the swale.

Stabilize all swales immediately. Seed and mulch swales at a slope of less than 5 percent, and use rip-rap or sod for swales with a slope between 5 and 15 percent. For temporary swales, geotextiles and mats (BC-7) may provide immediate stabilization.

Irrigation may be required to establish sufficient vegetation to prevent erosion.

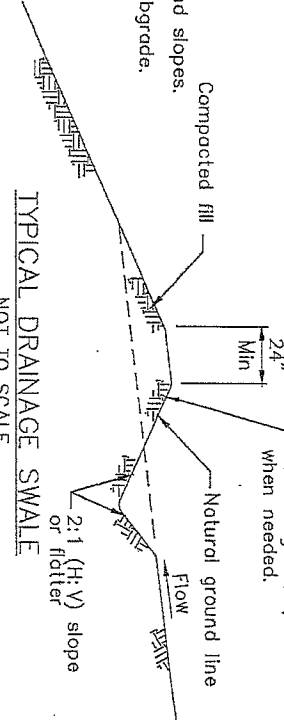
Do not operate construction vehicles across a swale unless a stabilized crossing is provided.

Permanent drainage facilities must be designed by a professional engineer (see the local drainage design criteria for proper design).

At a minimum, the drainage swale should conform to predevelopment drainage patterns and capacities.

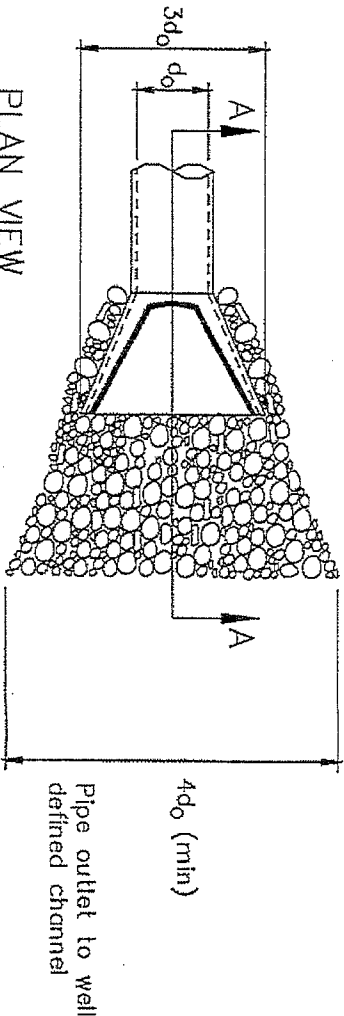
Construct the drainage swale with a positive grade to a stabilized outlet.

Provide erosion protection or energy dissipation measures if the flow out of the drainage swale can reach an erosive velocity.



TYPICAL DRAINAGE SWALE  
EARTH DIKE & DRAINAGE SWALES DETAIL  
NOT TO SCALE

VELOCITY DISSIPATION DEVICES DETAIL



PLAN VIEW

Design and Layout

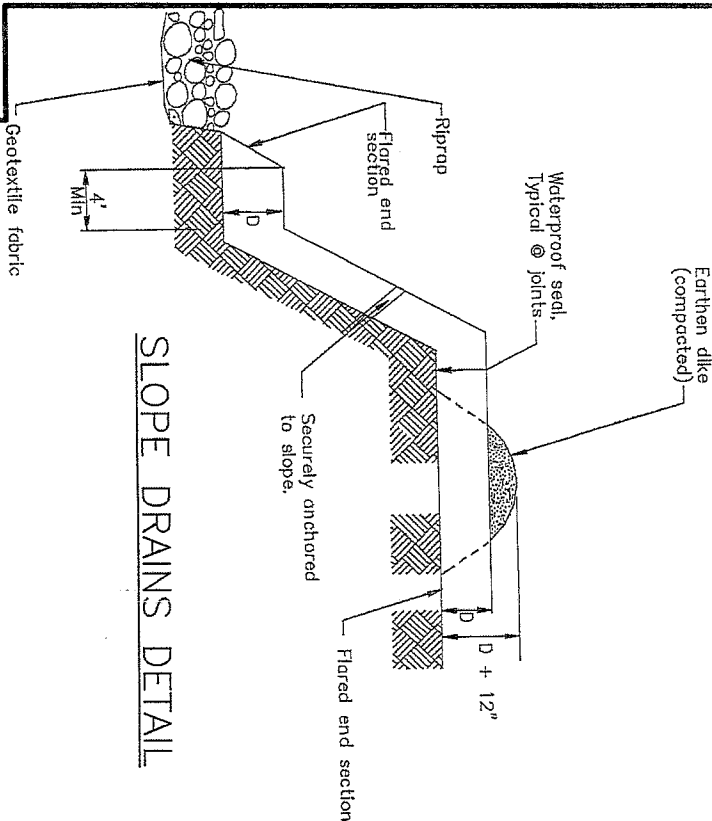
- Stone greater than 12 in. shall only be dumped onto filter fabric protected with a layer of gravel with a thickness equal to one half the D50 rock size, and the dump height limited to twice the depth of the gravel protection layer thickness.

For proper operation of apron. Align apron with receiving stream and keep straight throughout its length. If a curve is needed to fit site conditions, place it in upper section of apron.

Outlets on slopes steeper than 10 percent should have additional protection.

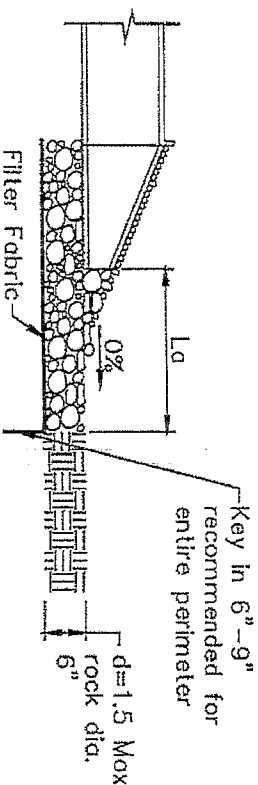
Minimum Pipe Diameter (Inches)	Maximum Drainage Area (Acres)
12	1.0
18	3.0
24	5.0
30	7.0
36	10.0

Larger drainage areas can be treated if the area can be subdivided into areas of 10 acres or less and each area is treated as a separate drainage. Drainage areas exceeding 10 acres must be designed by a Registered Civil Engineer and approved by the agency that issued the grading permit.



SLOPE DRAINS DETAIL

TYPICAL SLOPE DRAIN  
NOT TO SCALE



SECTION A-A

GEORGI ALEKANDROV  
APN:108-065-013  
123 CIDER LANE  
ETTERSBURG,CA,95542

AS-BUILT RAINWATER CATCHMENT POND  
SEDIMENT CONTROL DETAILS

SCALE: NTS  
DRAWN BY: PDS  
CHKD: A.M.B.  
DATE: 01/09/2019

A.M.Baird  
Engineering & Surveying, Inc.  
1257 Main Street., P.O.Box 396,  
Fortuna, CA 95540, (707) 725-5182

JOB #  
18-4785  
SHEET  
# C4 OF C8

NO. DATE DESCRIPTION REVISIONS

Implementation

Fiber Roll Materials

- Fiber rolls should be either prefabricated rolls or rolled tubes of erosion control blanket.

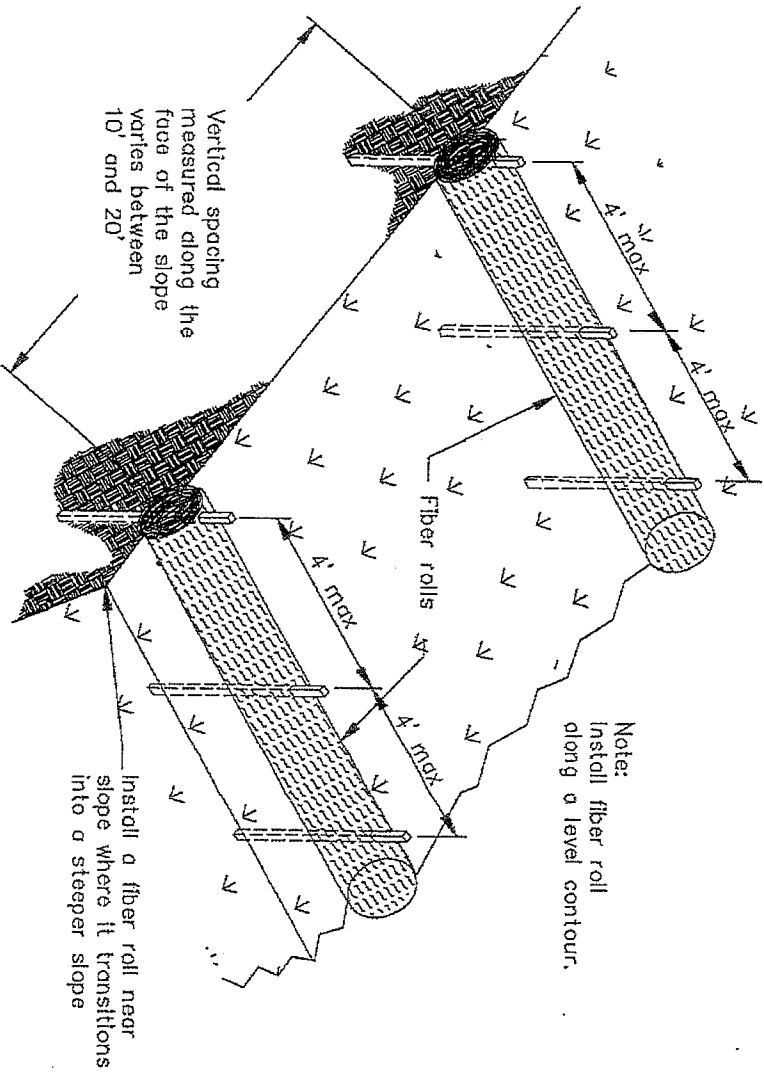
Assembly of Field Rolled Fiber Roll

- Roll length of erosion control blanket into a tube of minimum 8 in. diameter.
- Bind roll at each end and every 4 ft along length of roll with jute-type twine.

Installation

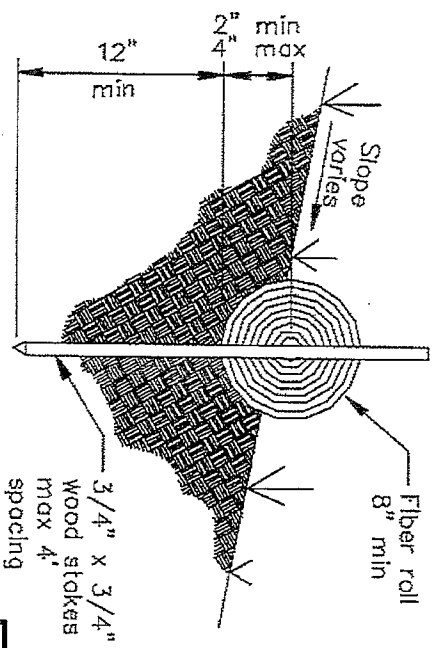
- Locate fiber rolls on level contours spaced as follows:

- Slope inclination of 4:1 (H:V) or flatter: Fiber rolls should be placed at a maximum interval of 20 ft.
- Slope inclination between 4:1 and 2:1 (H:V): Fiber rolls should be placed at a maximum interval of 16 ft. (a closer spacing is more effective).
- Slope inclination 2:1 (H:V) or greater: Fiber rolls should be placed at a maximum interval of 10 ft. (a closer spacing is more effective).
- Turn the ends of the fiber roll up slope to prevent runoff from going around the roll.
- Stake fiber rolls into a 2 to 4 in. deep trench with a width equal to the diameter of the fiber roll.
- Drive stakes at the end of each fiber roll and spaced 4 ft maximum on center.
- Use wood stakes with a nominal classification of 0.75 by 0.75 in. and minimum length of 24 in.
- If more than one fiber roll is placed in a row, the rolls should be overlapped, not abutted.



TYPICAL FIBER ROLL INSTALLATION

N.T.S.



ENTRENCHMENT DETAIL

N.T.S.

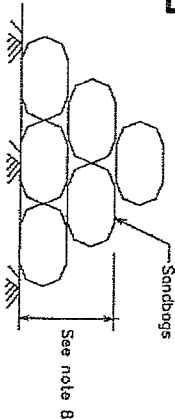
FIBER ROLLS DETAIL

SCALE: NTS

NOTES

- Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/2 the height of the linear barrier. In no case shall the reach length exceed 500'.
- The end of barrier shall be turned up slope.
- Dimension may vary to fit field condition.
- Stake dimensions are nominal.
- Place straw bales tightly together.
- Tamp embedment spoils against sides of installed bales.
- Drive angled wood stake before vertical stake to ensure tight abutment to adjacent bale.
- Sandbag cross barriers should be a min of 1/2 and a max of 2/3 the height of the linear barrier.
- Sandbag rows and layers should be offset to eliminate gaps.

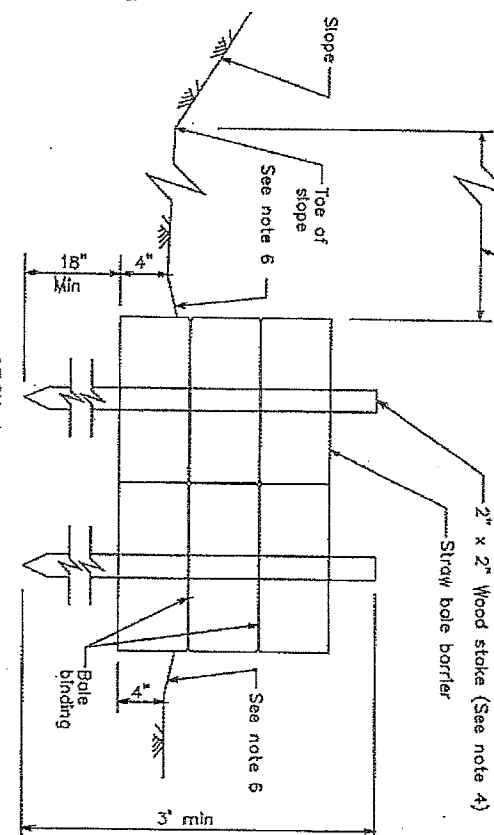
SANDBAG CROSS BARRIER



See note 8

Straw bale barrier

SECTION B--B



Setback varies (See note 3)

2" x 2" Wood stake (See note 4)

See note 5

See note 6

See note 7

See note 8

See note 9

See note 10

See note 11

See note 12

See note 13

See note 14

See note 15

See note 16

See note 17

See note 18

See note 19

See note 20

See note 21

See note 22

See note 23

See note 24

See note 25

See note 26

See note 27

See note 28

STRAW BALE BARRIER DETAIL

SCALE: NTS

Implementation

General

A straw bale barrier consists of a row of straw bales placed on a level contour. When appropriately placed, a straw bale barrier intercepts and slows sheet flow runoff, causing temporary ponding. The temporary ponding provides quiescent conditions allowing sediment to settle. Straw bale barriers also interrupt the slope length and thereby reduce erosion by reducing the tendency of sheet flows to concentrate into rills, which erode rills, and ultimately gullies, into disturbed, sloped soils.

Straw bale barriers have not been as effective as expected due to improper use. These barriers have been placed in streams and drainage ways where runoff volumes and velocities have caused the barriers to wash out. In addition, failure to stake and entrench the straw bale has allowed undercutting and end flow. Use of straw bale barriers in accordance with this BMP should produce acceptable results.

Design and Layout

- Locate straw bale barriers on a level contour.

- Slopes up to 10:1 (H:V): Straw bales should be placed at a maximum interval of 50 ft (a closer spacing is more effective), with the first row near the toe of slope.

- Slopes greater than 10:1 (H:V): Not recommended.

- Turn the ends of the straw bale barrier up slope to prevent runoff from going around the barrier.

- Allow sufficient space up slope from the barrier to allow ponding, and to provide room for sediment storage.

- For installation near the toe of the slope, consider moving the barrier away from the slope toe to facilitate cleaning. To prevent flow behind the barrier, sand bags can be placed perpendicular to the barrier to serve as cross barriers.

- Drainage area should not exceed 1 acre, or 0.25 acre per 100 ft of barrier.

- Maximum flow path to the barrier should be limited to 100 ft.

- Straw bale barriers should consist of two parallel rows.

- Butt ends of bales tightly

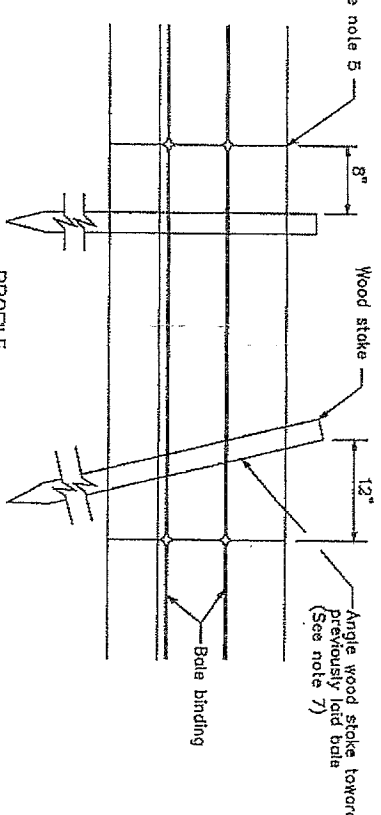
- Stagger butt joints between front and back row

- Each row of bales must be trenched in and firmly staked

- Straw bale barriers are limited in height to one bale laid on its side.

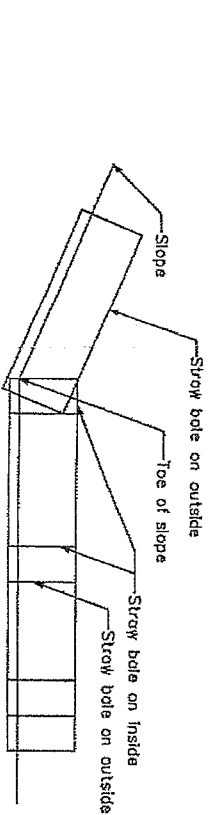
- Anchor bales with either two wood stakes or four bars driven through the bale and into the soil. Drive the first stake towards the butt joint with the adjacent bale to force the bales together.

- See attached figure for installation details.



PROFILE

End detail (See note 2)



END DETAIL

NO.		DATE	DESCRIPTION
			REVISIONS

**A.M. Baird**  
Engineering & Surveying, Inc.  
1257 Main Street., P.O.Box 396,  
Fortuna, CA 95540, (707) 725-5182

SCALE: NTS  
DRAWN BY: PDS  
CHKD: A.M.B.  
DATE: 01/09/2019

GEORGI ALEKANDROV  
APN:108-065-013  
123 CIDER LANE  
ETTERSBURG,CA,95542

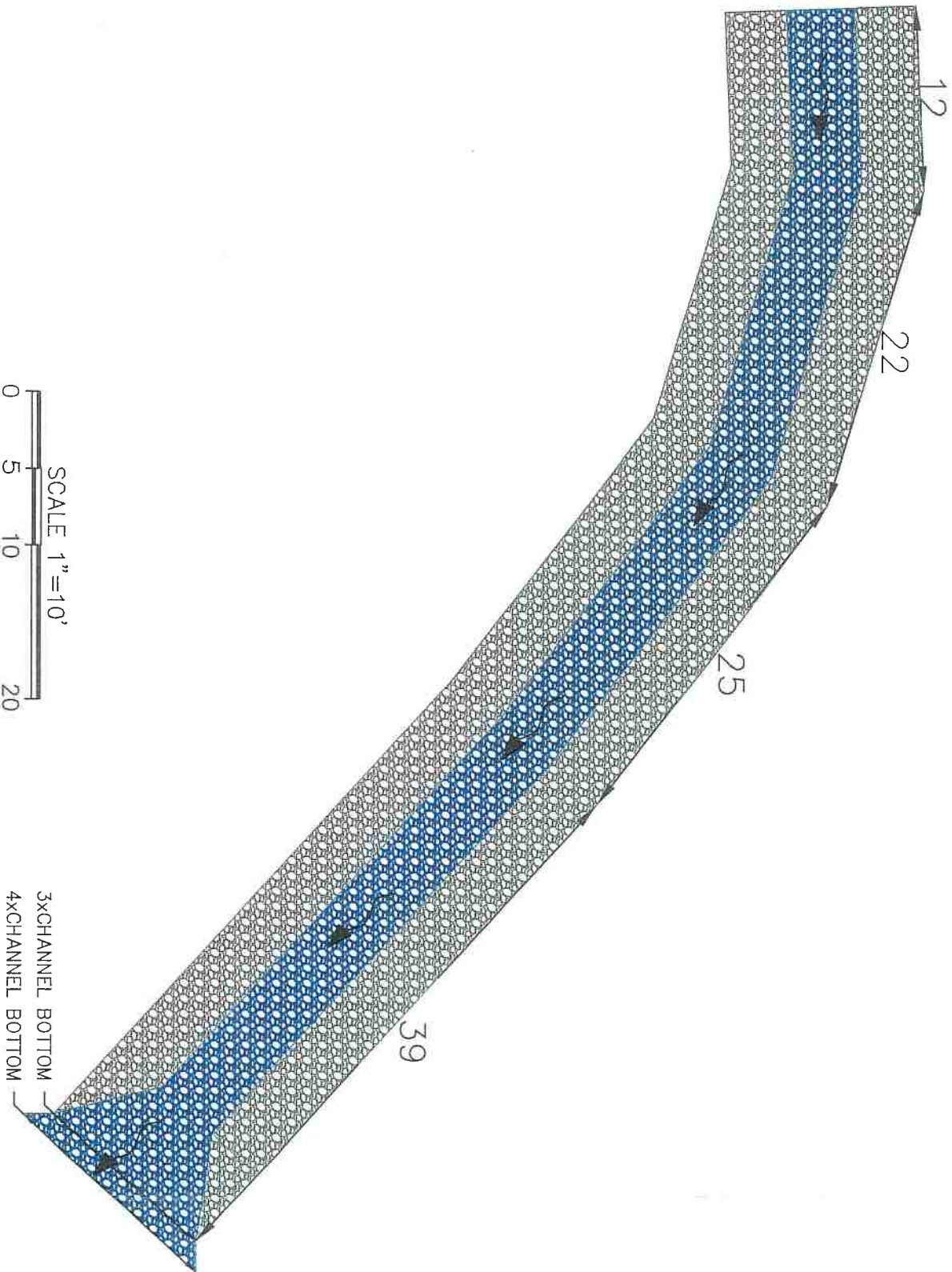
AS-BUILT RAINWATER CATCHMENT POND  
**SEDIMENT CONTROL DETAILS**

JOB #  
18-4785

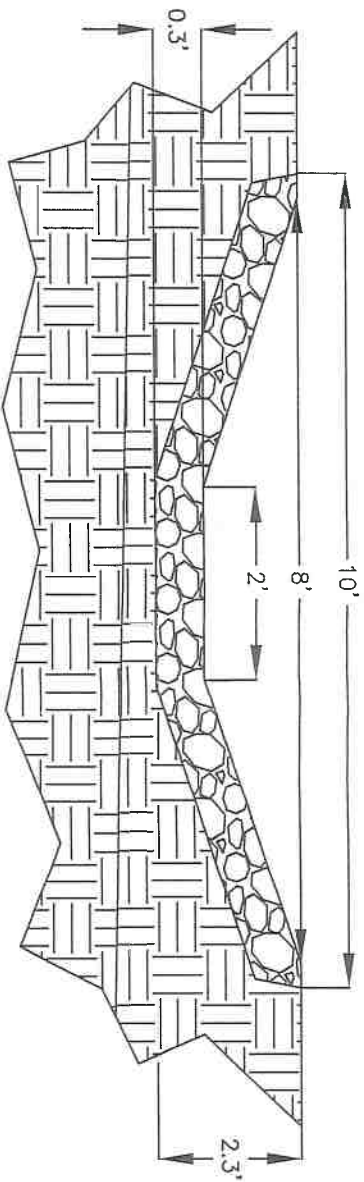
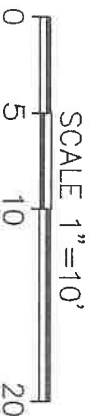
SHEET  
# C5 OF C8



OVERFLOW CHANNEL DETAILS

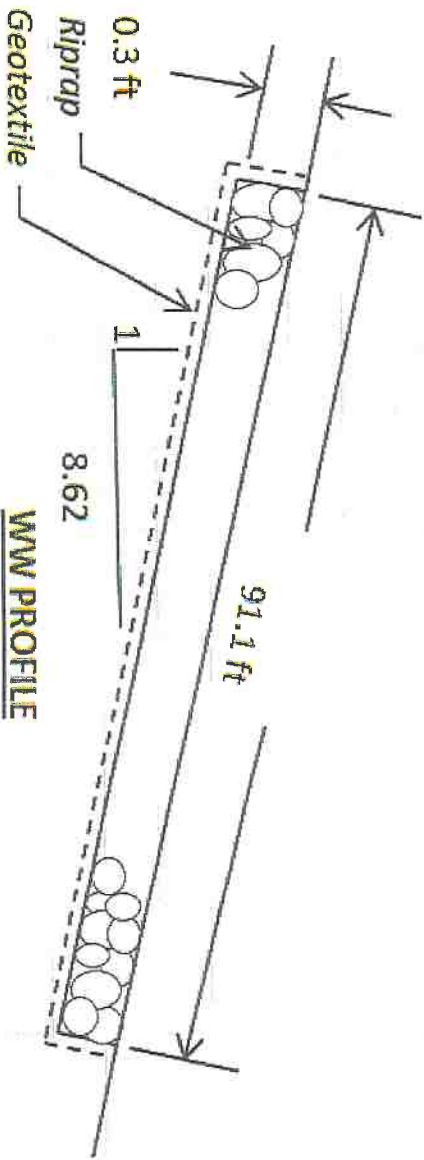
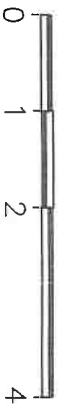


CHANNEL PROFILE



CHANNEL X-SECTION

SCALE 1"=2'



SLOPE(NTS)

NOTES:

1. CHANNEL RIP RAP SHALL BE PLACED IN 2 LAYERS; LAYERS SHALL BE NO LESS THAN D50 AND NO GREATER THAN D85 IN THICKNESS.
2. EACH LAYER SHALL HAVE NATIVE EXCAVATED MATERIAL JETTED INTO VOID SPACES UNTIL SEALED.
3. ENERGY DISSIPATOR SHALL BE CONSTRUCTED LEVEL LATERALLY TO PROMOTE DISTRIBUTION OF OUTFLOW RESULTING IN SHEET FLOW AT THE TRANSITION TO NATURAL GROUND.
4. FOLLOWING SIGNIFICANT PRECIPITATION EVENTS, THE OVERFLOW STRUCTURE SHOULD BE INSPECTED FOR DAMAGE AND REPAIRED AS NECESSARY.

Required riprap gradation for D50 selected					
%	Rock dia., inches		Rock weight, lb		
	min.	max.	min.	max.	
100	3.0	4.0	2	5	
85	2.6	3.6	1	3	
50	2.0	3.0	1	2	
10	1.6	2.6	0	1	

CHANNEL

Required riprap gradation for D50 selected					
%	Rock dia., inches		Rock weight, lb		
	min.	max.	min.	max.	
100	6.0	8.0	4	9	
85	5.2	7.2	3	7	
50	4.0	6.0	1	4	
10	3.2	5.2	1	3	

ENERGY DISSIPATOR

LEGEND:	
	CHANNEL RIPRAP
	BERM FILL
	NATURAL GROUND
	WATER SURFACE
	FLOW

GEORGI ALEKANDROV  
APN:108-065-013  
123 CIDER LANE  
ETTERSBURG,CA,95542

AS-BUILT RAINWATER CATCHMENT POND

GRADING NOTES

SCALE: NTS  
DRAWN BY: OGC  
CHKD: A.M.B.  
DATE: 01/09/2019

**A.M. Baird**  
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Fortuna, CA 95540, (707) 725-5182

NO.	DATE	DESCRIPTION
		REVISIONS

JOB # 16-4607  
SHEET # 66 OF 68

EXCAVATION NOTES (CBC.2016 SECTION J106):

1. MAXIMUM SLOPE: THE SLOPE OF CUT SURFACES SHALL BE NO STEEPER THAN IS SAFE FOR THE INTENDED USE, & SHALL BE NO STEEPER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50%) SLOPE UNLESS THE OWNER(S) AUTHORIZED AGENT FURNISHES A GEOTECHNICAL REPORT JUSTIFYING A STEEPER SLOPE.
- 1.1. EXEMPTIONS:
  - 1.1.1. A CUT SURFACE SHALL BE REMITTED TO BE AT A SLOPE OF ONE & A HALF UNITS HORIZONTAL TO ONE UNIT VERTICAL (67%) SLOPE PROVIDED THAT ALL OF THE FOLLOWING ARE MET:
    - 1.1.1.1. IT IS NOT INTENDED TO SUPPORT STRUCTURES OR SURCHARGES.
    - 1.1.1.2. IT IS ADEQUATELY PROTECTED AGAINST EROSION.
    - 1.1.1.3. IT IS NO MORE THAN EIGHT FEET (8') IN HEIGHT.
    - 1.1.1.4. IT IS APPROVED BY THE BUILDING CODE OFFICAL.
    - 1.1.1.5. GROUND WATER IS NOT ENCOUNTERED
  - 1.1.2. A CUT SURFACE IN BEDROCK SHALL BE PERMITTED TO BE AT A SLOPE OF ONE UNIT HORIZONTAL TO ONE UNIT VERTICAL (100%) SLOPE.

SETBACKS NOTES (CBC.2016 SECTION J108):

1. GENERAL: CUT & FILL SLOPES SHALL BE SET BACK FRO THE PROPERTY LINES IN ACCORDANCE W/ THIS SECTION. SETBACK DIMENSIONS SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE & SHALL BE AS SHOWN IN FIGURE J108.1, UNLESS SUBSTANTIATING DATA IS SUBMITTED JUSTIFYING REDUCED SETBACKS.
2. TOP OF SLOPE: THE SETBACK AT THE TOP OF A CUT SLOPE SHALL BE NOT LESS THAN THAT SHOWN IN FIGURE J108.1, OR THAN IS REQUIRED TO ACCOMMODATE ANY REQUIRED INTERCEPTOR DRAINS, WHICHEVER IS GREATER.
3. SLOPE PROTECTION: WHERE REQUIRED TO PROTECT ADJACENT PROPERTIES AT THE TOE OF A SLOPE FROM ADVERSE EFFECTS OF THE GRADING, ADDITIONAL PROTECTION, APPROVED BY THE BUILDING OFFICAL, SHALL BE INCLUDED. SUCH PROTECTION MAY INCLUDE BUT SHALL NOT BE LIMITED TO:
  - 3.1. SETBACKS GREATER THAN THOSE REQUIRED BY FIGURE J108.1.
  - 3.2. PROVISIONS FOR RETAINING WALLS OR SIMILAR CONSTRUCTION.
  - 3.3. EROSION PROTECTION OF THE FILL SLOPES.
  - 3.4. PROVISION FOR THE CONTROL OF SURFACE WATERS.

FILL NOTES (CBC.2016 SECTION J107):

1. GENERAL: UNLESS OTHERWISE RECOMMENDED IN A GEOTECHNICAL REPORT, FILL SHALL COMPLY W/ PROVISIONS BELOW.
2. SURFACE PREPARATION: THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL, & OTHER UNSUITABLE MATERIALS, & SCARIFYING THE GROUND TO PROVIDE A BOND W/ THE FILL MATERIAL.
3. BENCHING: WHERE EXISTING GRADE IS AT A SLOPE STEEPER THAN ONE UNIT VERTICAL IN FIVE UNITS HORIZONTAL (20%) SLOPE & THE DEPTH OF THE FILL EXCEEDS FIVE FEET; BENCHING SHALL BE PROVIDED IN ACCORDANCE WITH FIGURE J107.3. A KEY SHALL BE PROVIDED THAT IS AT LEAST TEN FEET IN WIDTH & TWO FEET IN DEPTH.
4. FILL MATERIAL: FILL MATERIAL SHALL NOT INCLUDE ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIALS. NO ROCKS OR SIMILAR IRREDUCIBLE MATERIAL GREATER THAN 12" IN ANY DIMENSION SHALL BE INCLUDED IN FILLS.
5. COMPACTION: ALL FILL MATERIAL SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D1557. MODIFIED PROCTOR, IN LIFTS NOT EXCEEDING 12" IN DEPTH.
6. MAXIMUM SLOPE: THE SLOPE OF FILL SURFACES SHALL NOT BE STEEPER THAN IS SAFE FOR THE INTENDED USE. FILL SLOPES STEEPER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50%) SLOPE SHALL BE JUSTIFIED BY A GEOTECHNICAL REPORT OR ENGINEERING DATA.

DRAINAGE & TERRACING NOTES (CBC.2016 SECTION J109):

1. GENERAL: UNLESS OTHERWISE RECOMMENDED BY A REGISTERED DESIGN PROFESSIONAL, DRAINAGE FACILITIES & TERRACING SHALL BE PROVIDED IN ACCORDANCE W/ THE REQUIREMENTS OF THIS SECTION.

EXCEPTION: DRAINAGE FACILITIES & TERRACING NEED NOT BE PROVIDED WHERE THE GROUND SLOPE IS NOT STEEPER THAN ONE UNIT VERTICAL IN THREE UNITS HORIZONTAL (33%) SLOPE.

2. TERRACES: TERRACES AT LEAST SIX FEET (6') IN WIDTH SHALL BE ESTABLISHED AT NOT MORE THAN 30' VERTICAL UNIT INTERVALS ON ALL CUT OR FILL SLOPES TO CONTROL SURFACE DRAINAGE & DEBRIS. SUITABLE ACCESS SHALL BE PROVIDED TO ALLOW FOR CLEANING & MAINTENANCE.

WHERE MORE THAN TWO TERRACES ARE REQUIRED, ONE TERRACE, LOCATED AT APPROXIMATELY MID-HEIGHT, SHALL BE AT LEAST 12' IN WIDTH.

SWALES OR DITCHES SHALL BE PROVIDED ON TERRACES. THEY SHALL HAVE A MINIMUM GRADIENT OF ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5%) SLOPE & SHALL BE PAVED W/ CONCRETE NOT LESS THAN THREE INCHES (3") IN THICKNESS, OR W/ OTHER MATERIAL SUITABLE TO THE APPLICATION. THEY SHALL HAVE A DEPTH NOT LESS THAN 12 INCHES (12") & A WIDTH NOT LESS THAN FIVE FEET (5').

A SINGLE RUN OF SWALES OR DITCH SHALL NOT COLLECT RUNOFF FROM A TRIBUTARY AREA EXCEEDING 13,500 SQUARE FEET W/OUT DISCHARGING INTO A DOWN DRAIN.

3. INTERCEPTOR DRAINS: INTERCEPTOR DRAINS SHALL BE INSTALLED ALONG THE TOP OF CUT SLOPES RECEIVING DRAINAGE FROM A TRIBUTARY WIDTH GREATER THAN 40 FEET (40'), MEASURED HORIZONTALLY. THEY SHALL HAVE A MINIMUM DEPTH OF ONE FOOT & A MINIMUM WIDTH OF THREE FEET (3'). THE SLOPE SHALL BE APPROVED BY THE BUILDING OFFICAL, BUT SHALL BE NOT LESS THAN ONE UNIT VERTICAL IN 50 UNITS HORIZONTAL (2%) SLOPE. THE DRAIN SHALL BE PAVED W/ CONCRETE NOT LESS THAN THREE INCHES (3") IN THICKNESS, OR BY OTHER MATERIALS SUITABLE TO THE APPLICATION. DISCHARGE FROM THE DRAIN SHALL BE ACCOMPLISHED IN A MANNER TO PREVENT EROSION & SHALL BE APPROVED BY THE BUILDING OFFICAL.
4. DRAINAGE ACROSS PROPERTY LINE: DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. EROSION OF THE GROUND IN THE AREA OF DISCHARGE SHALL BE PREVENTED BY INSTALLATION OF NON-EROSIVE DOWN DRAINS OR OTHER DEVICES.

1 foot = 304.8 mm.

FIGURE J107.3  
BENCHING DETAILS

: 1 foot = 304.8 mm.

NO.		DATE	DESCRIPTION
REVISIONS			



**A.M. Baird**  
Engineering & Surveying, Inc.  
1257 Main Street., P.O.Box 396,  
Fortuna, CA 95540, (707) 725-5182

SCALE: NTS  
DRAWN BY: PDS  
CHKD: A.M.B.  
DATE: 1/31/2017

GEORGI ALEKANDROV  
APN:108-065-013  
123 CIDER LANE  
ETTERSBURG,CA.95542

AS-BUILT RAINWATER CATCHMENT POND  
CUT, FILL , & BENCHING

JOB #  
18-4785  
SHEET # 67 OF 68



GRADING, EROSION, AND SEDIMENT CONTROL PLAN—IMPLEMENTATION MEASURES

GENERAL:

OWNER(S): GEORGI ALEKANDROV  
ORGANIZERS: A.M. BAIRD ENGINEERING & SURVEYING, INC.  
PROJECT LOCATION: 123 CIDER LANE, ETTERSBURG, CA, 95542  
ACTIVITY : CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE

ENGINEER'S DECLARATION:

THIS EROSION & SEDIMENT CONTROL PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION & IS BASED UPON THE CALTRANS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP'S MANUAL MARCH/2003).

ALLAN M. BAIRD R.C.E. No. 23681  
DATED 12-2-19 Exp. \_\_\_\_\_



1. GRADING & EROSION CONTROL MEASURES TO BE TAKEN AT TIME OF PERMIT, & TO CONTINUE THROUGHOUT CONSTRUCTION PROCESS.
2. OWNER(S) INTEND TO BEGIN CONSTRUCTION AS SOON AS PERMIT IS ISSUED.
3. IF CONSTRUCTION IS TO OCCUR BETWEEN OCTOBER 15 AND APRIL 15, SITE INSPECTIONS WILL BE CONDUCTED BY THE CONTRACTOR AND/OR OWNER(S): PRIOR TO A FORCASTED STORM, AFTER A RAIN EVENT, WEEKLY THROUGHOUT THE RAINY SEASON, AND EVERY TWO WEEKS THROUGHOUT CONSTRUCTION
4. SITE WILL BE MONITORED DAILY DURING WET WEATHER BY CONTRACTOR AND/OR OWNER(S). CONTRACTOR AND/OR OWNER(S) ARE RESPONSIBLE FOR REPORTING ANY HAZARDOUS SITUATIONS TO THE ENGINEER.
5. IN THE EVENT THAT ANY ASPECT OF THIS PLAN FAILS, THE OWNER(S) IS/ARE RESPONSIBLE FOR IMMEDIATELY CONTACTING THE ENGINEER FOR RECOMMENDATION(S) AND A PROFESSIONAL CONTRACTOR SHALL FOLLOW RECOMMENDATION(S)
6. IF A FOOTING REVIEW IS REQUIRED, SITE MUST BE EVALUATED BY AN ENGINEER, AND IF NECESSARY, ADDITIONAL EROSION CONTROL MEASURES WILL BE TAKEN.
7. UPON COMPLETION OF THE PERMITTED ROUGH GRADING WORK & AT THE FINAL COMPLETION OF THE WORK FOR "ENGINEERED GRADING", OR WHEN PROFESSIONAL INSPECTION IS PERFORMED FOR REGULAR GRADING; A FINAL REPORT SHALL B SUBMITTED BY THE ENGINEER, IF REQUIRED.
8. THE PERMIT APPLICANT/OWNER(S) SHALL NOTIFY THE BUILDING OFFICIAL WHEN THE GRADING OPERATION IS READY FOR FINAL INSPECTION, AS REQUIRED.
9. IF REQUIRED BY NOTE NINE (9.) ABOVE, A FINAL REPORT SHALL BE PREPARED BY THE ENGINEER AND SUBMITTED TO THE HUMBOLDT COUNTY BUILDING DEPARTMENT BEFORE THE FINAL INSPECTION TO ENSURE THE SITE IS IN ACCORDANCE WITH THIS EROSION CONTROL PLAN & HUMBOLDT COUNTY CODE 331-17.

SEDIMENT CONTROL, SLOPE CONSTRUCTION, & PROTECTION OF WATER COURSES:

10. DIRECT RUNOFF FROM SPOUTS WILL DISCHARGE TO SPLASH BLOCKS & FLOW AWAY FORM THE FOUNDATION AND/OR FILL. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AS PER CURRENT BUILDING CODE.
11. ALL EXPOSED, DISTURBED GROUND SHALL BE TEMPORARILY COVERED W/ TWO INCHES OF STRAW MULCH IMMEDIATELY FOLLOWING GRADING.
12. CUT AND/OR FILL AREAS SHALL BE COVERED W/ NATIVE GRASSES, COVERED W/ STRAW MULCH, & KEPT MOIST UNTIL GRASSES ESTABLISH.
13. PLACE FOUR INCH BASE ROCK ON DRIVEWAY AREA FOR TEMPORARY ACCESS DURING CONSTRUCTION.
14. DRIVEWAY WILL BE PAVED TO PREVENT VEHICLE TRACKING OF MUD ONTO PUBLIC ROADWAYS.
15. FIBER ROLLS SHALL BE CONSTRUCTED ON CONTOURS DOWN SLOPE OF DISTURBED AREAS, DETAILS ON G5.
16. FIBER ROLL LOCATION(S), OTHER EROSION, & SEDIMENT CONTROL MEASURES WERE SPECIFICALLY PLACED BASED ON TOPOGRAPHY OF ENCLOSED MAP. MINOR CHANGES TO THE PROPOSED DEVELOPMENT THAT WOULD CHANGE THE ASSUMED DIRECTION OF SURFACE FLOWS SHOULD APPROPRIATELY CHANGE THE LOCATION OF FIBER ROLLS STATED IN NOTE 17.

DISPOSAL OF EXCAVATED MATERIALS:

17. APPROXIMATELY 945 CU. YDS. OF EXCAVATED MATERIAL (SOIL) UTILIZED ON SITE. NO SOIL TO BE REMOVED FROM SITE.
18. CUT/FILL SLOPES ARE NOT TO EXCEED 2H:1V UNITS; RUNOFF FROM ROOF/DRIVEWAY SHALL BE DIRECTED AWAY FORM CUT & FILL AREAS.
19. EROSION OF EXPOSED EXCAVATED MATERIALS WILL BE PREVENTED BY COMPACTING TO 90% BY TRACKING W/ HEAVY EQUIPMENT IN EIGHT INCH LIFTS, MULCHING, & RE-SEEDING IMMEDIATELY FOLLOWING PLACEMENT.

REMOVAL OF VEGETATION & REVEGETATION:

20. EXISTING VEGETATION SHALL BE PROTECTED BY ESTABLISHING THE CONSTRUCTION BOUNDARY PRIOR TO COMMENCEMENT OF SOIL-DISTURBING ACTIVITIES.
21. EXISTING VEGETATION TO BE DISTURBED BY GRADING ACTIVITIES SHALL BE REPLACE W/ NATIVE GRASSES.
22. ALL EXPOSED CUT&/OR FILL SLOPES SHOULD BE RE-VEGETATED TO MATCH EXISTING VEGETATION IN SURROUNDING AREA.
23. CUT &/OR FILL SLOPES ARE LESS THAN NATURALLY OCCURRING SLOPES THAT SUPPORT PERMANENT VEGETATION.
24. SITE WILL BE MONITORED ON A DAILY BASIS DURING PERIODS OF HEAVY RAIN OR WIND. REAPPLICATION OF STRAW MULCH OR RE-SEEDING SHOULD BE COMPLETED AS NECESSARY.

NO.		DATE	DESCRIPTION
5			
4			
3			
2			
1			



**A.M. Baird**  
Engineering & Surveying, Inc.  
1257 Main Street., P.O.Box 396,  
Fortuna, CA 95540, (707) 725-5182

SCALE: N.T.S.  
DRAWN BY: CCG  
CHKD: A.M.B.  
DATE: 01/10/2019

GEORGI ALEKANDROV  
APN:108-065-013  
123 CIDER LANE  
ETTERSBURG,CA,95542

AS-BUILT RAINWATER CATCHMENT POND

**GRADING NOTES**





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

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

Applicant Name: \_\_\_\_\_ APN: 108-065-013

Planning & Building Department Case/File No.: APPS: 11293

Road Name: FRENCH RANCH RD. (complete a separate form for each road)

From Road (Cross street): ETTER RANCH RD.

To Road (Cross street): SUBJECT PARCEL

Length of road segment: 3 miles Date Inspected: \_\_\_\_\_

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

Check one of the following:

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

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

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

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

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

DocuSigned by:

Georgi Aleksandrov

E86246A7D7A44F6

10/17/2019

Signature

Date

Georgi Aleksandrov

Name Printed

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







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

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

Applicant Name: \_\_\_\_\_ APN: 108-065-013

Planning & Building Department Case/File No.: APPS: 11293

Road Name: ENTER RANCH ROAD (complete a separate form for each road)

From Road (Cross street): WILDER RIDGE RD

To Road (Cross street): FRENCH RANCH RD

Length of road segment: 0.1 miles Date Inspected: \_\_\_\_\_

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

Check one of the following:

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

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

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

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

DocuSigned by:

Georgi Aleksandrov

10/17/2019

Signature

Date

Georgi Aleksandrov

Name Printed

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





## 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		No response	
Division Environmental Health	✓	Conditional Approval	On File (Accela)
Public Works, Land Use Division	✓	Conditional Approval	Attached
Cal Fire	✓	No comments	
California Department of Fish & Wildlife		No response	
Northwest Information Center	✓	Further Study	On file and confidential
Bear River Band of the Rohnerville Rancheria	✓	Comments	Coordination meeting notes – on file.
County Counsel		No Response	
Humboldt County Sheriff Office	✓	Approved	On File (Accela)
Humboldt County Agricultural Commissioner		No response	
Humboldt County District Attorney		No response	
North Coast Unified Air Quality Management District		No response	
North Coast Regional Water Quality Control Board		No response	
State Water Resources Control Board – Division of Water Rights	✓	Approved	Attached
FPD Telegraph Ridge		No response	
Southern Humboldt JUSD		No response	



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

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

PUBLIC WORKS BUILDING  
SECOND & L ST., EUREKA  
FAX 445-7409  
ADMINISTRATION 445-7491  
BUSINESS 445-7652  
ENGINEERING 445-7377  
FACILITY MANAGEMENT 445-7493

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

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

**LAND USE DIVISION INTEROFFICE MEMORANDUM**

TO: Max Hilken, Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer

DATE: 01/10/2020

RE:

<b>Applicant Name</b>	<b>GEORGI ALEKSANDROV</b>
<b>APN</b>	<b>108-065-013</b>
<b>APPS#</b>	<b>PLN-11293-CUP</b>

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

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

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

**No re-refer is required.**

\*Note: Exhibits are attached as necessary.

Additional comments/notes:

Applicant has submitted a road evaluation report, dated 10/17/19 with Part A –Box 2 checked, certifying that the road is equivalent to a road Category 4 standard.

// END //



Exhibit "A"

Public Works Recommended Conditions of Approval

(All checked boxes apply) APPS # 11293

- ☐ COUNTY ROADS- FENCES & ENCROACHMENTS:  
All fences and gates shall be relocated out of the County right of way. All gates shall be setback sufficiently from the County road so that vehicles will not block traffic when staging to open/close the gate. In addition, no materials shall be stored or placed in the County right of way.  
  
This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.
- ☐ COUNTY ROADS- DRIVEWAY (PART 1):  
The submitted site plan is unclear and/or shows improvements that are inconsistent with County Code and/or Department of Public Works policies. The applicant is advised that these discrepancies will be addressed at the time that the applicant applies to the Department of Public Works for an Encroachment Permit. If the applicant wishes to resolve these issues prior to approval of the Planning & Building permit for this project, the applicant should contact the Department to discuss how to modify the site plan for conformance with County Code and or Department of Public Works policies. Notes:
- ☐ COUNTY ROADS- DRIVEWAY (PART 2):  
Any existing or proposed driveways that will serve as access for the proposed project that connect to a county maintained road shall be improved to current standards for a commercial driveway. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way. This also includes installing or replacing driveway culverts; minimum size is typically 18 inches.
  - If the County road has a paved surface at the location of the driveway, the driveway apron shall be paved for a minimum width of 18 feet and a length of 50 feet.
  - If the County road has a gravel surface at the location of the driveway, the driveway apron shall be rocked for a minimum width of 18 feet and a length of 50 feet.
  - If the County road is an urban road, frontage improvements (curb, gutter, and sidewalk) shall also be constructed to the satisfaction of the Department. Any existing curb, gutter or sidewalk that is damaged shall be replaced.  
The exact location and quantity of driveways shall be approved by the Department at the time the applicant applies to the Department of Public Works for an Encroachment Permit.  
  
This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.
- ☐ COUNTY ROADS- DRIVEWAY (PART 3):  
The existing driveway will require substantial modification in order to comply with County Code. The applicant may wish to consider relocating the driveway apron if a more suitable location is available.
- ☐ COUNTY ROADS-PARKING LOT- STORM WATER RUNOFF:  
Surfaced parking lots shall have an oil-water filtration system prior to discharge into any County maintained facility.  
  
This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.
- ☒ COUNTY ROADS- DRIVEWAY & PRIVATE ROAD INTERSECTION VISIBILITY:  
All driveways and private road intersections onto the County Road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance).  
  
This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.
- ☒ COUNTY ROADS- PRIVATE ROAD INTERSECTION: (AT COUNTY MAINTAINED RD)  
Any existing or proposed non-county maintained access roads that will serve as access for the proposed project that connect to a county maintained road shall be improved to current standards for a commercial driveway. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way.
  - If the County road has a paved surface at the location of the access road, the access road shall be paved for a minimum width of 20 feet and a length of 50 feet where it intersects the County road.
  - If the County road has a gravel surface at the location of the access road, the access road shall be rocked for a minimum width of 20 feet and a length of 50 feet where it intersects the County road.  
This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.
- ☐ COUNTY ROADS- ROAD EVALUATION REPORT(S):  
All recommendations in the Road Evaluation Report(s) for County maintained road(s) shall be constructed/implemented to the satisfaction of the Public Works Department prior to commencing operations, final sign-off for a building permit, or approval for a business license. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way.

// END //





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

12/17/2019

**Project Referred To The Following Agencies:**

AG Commissioner, County Counsel, District Attorney, Environmental Health, Sheriff, PW Land Use, Building Inspections, FPD: Telegraph Ridge, RWQCB, NCUAQMD, School District: Southern Humboldt JUSD, Cal Fish & Wildlife, CalFire, CA Division of Water Rights, Bear River Band, Intertribal Sinkyone Wilderness Council, NWIC

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**Applicant Name** Georgi Aleksandrov **Key Parcel Number** 108-065-013-000

**Application (APPS#)** PLN-11293-CUP **Assigned Planner** Vendor LACO

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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: 1/1/2020**

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

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**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: \_\_\_\_\_

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DATE: 2/13/2020 PRINT NAME: Samuel Warner