



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: May 20, 2021

To: Humboldt County Zoning Administrator

From: Cliff Johnson, Supervising Planner

Subject: **Pratt Mountain Farms, LLC, Special Permit**
Record Number PLN-2020-16739
Assessor's Parcel Number (APN) 216-133-013
Pratt Maintain Farm, Garberville Ca. 95542

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Please contact Anna Colegrove-Powell, Planner, at (707)-268-3737 or by email at acolegrove-powell@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
May 20, 2021	Special Permit	Anna Colegrove-Powell

Project Description: A Special Permit for 43,560 square feet of new outdoor cannabis cultivation. The project includes 4,356 sf of propagation, and the development two drying structures. The applicant proposes to conduct two (2) flowering cycles annually utilizing light deprivation methods. Water for irrigation is sourced from an existing groundwater well and supplemental rainwater catchment tanks. The applicant anticipates a maximum of 654,000 gallons (15gal/sf) of water will be required for irrigation annually. The site has a total of 30,000 gallons of water storage in hard-sided plastic tanks and proposes an additional 200,000 gallons of water storage tanks. The applicant proposes to fill the water storage tanks by pumping from a permitted groundwater well and rainwater catchment from the roof tops of the proposed drying facilities. Drying will occur on-site within two drying facilities. Processing will occur off-site at a licensed third-party facility. There will be a maximum of eight (8) employees during peak production. Power for the project will be provided by a proposed solar array. A generator will be housed on-site for emergency uses.

Project Location: This project is located in Humboldt County, near the Alderpoint area, on the east side of Pratt Mountain Road, approximately 4,800 feet north from the intersection of Pratt Mountain Road and Alderpoint Road, on the property known to be in the northwest quarter of the northwest quarter of Section 24, and in the northwest, southwest, and southeast quarters of the southwest quarter, the southwest quarter of the northwest quarter, and the southwest quarter of the southeast quarter of Section 13 of Township 04 South, Range 04 East, Humboldt Base & Meridian.

Present Plan Land Use Designations: Agriculture Grazing (AG) Density: 20 acres per dwelling unit, Slope Stability: Highly instability (3)

Present Zoning: Agriculture Exclusive (AE), Minimum building site area is 160 acres per unit, 2017 General Plan, Slope Stability: High Instability (3)

Record Number: PLN-2020-16739

Assessor's Parcel Number: 216-133-013

Applicant

Pratt Mountain Farms, LLC
Sherrod Levin
PO Box 2457
Redway CA 95560

Owner

Alder Point Hunting Club, LLC
105 Eisenhower Parkway Suits 302
Roseland NJ 07068

Agents

Northpoint Consulting Group Inc.
Peter Hill
1117 Samoa Blvd
Arcata CA 95521

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

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

Major Issues: None

Pratt Mountain Farms, LLC
Record Number: PLN-2020-16793
Assessor's Parcel Number: 216-133-013

Recommended Zoning Administrator 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 Zoning Administrator has considered the Addendum to the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section §15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Pratt Mountain Farms, LLC, LLC Special Permit as recommended by staff subject to the recommended conditions

Executive Summary: Pratt Mountain Farms, LLC seeks a Special Permit to allow for 43,560 square feet of new outdoor commercial cannabis cultivation in accordance with Humboldt County Code Section 314-55.4 of Chapter 4 of Division I of Title III, Commercial Cannabis Land Use Ordinance (CMMLUO). The site is designated as Agriculture Grazing (AG) in the Humboldt County 2017 General Plan Update and zoned Agriculture Exclusive (AE). Cultivation will occur in two areas on the parcel within a series of greenhouses. Planting will occur within raised beds inside thirty-eight (38) greenhouses.

Juvenile plants will be sourced off-site and placed in greenhouse where they will grow using only natural light. Irrigation during propagation will be conducted by hand watering. Irrigation for mature plants will be done using drip irrigation and hand watering. Applicant proposes to conduct two cultivation cycles per year within the greenhouses utilizing light deprivation methods and will adhere to shielding and International Dark Sky Association standards as set forth in the CMMLUO. Processing such as drying and curing will take place in the proposed 2,500 square foot barn, and the existing Ag exempt drying structure. Further processing such as trimming, and packaging will take place at an off-site licensed third-party processing facility. The applicant anticipates hiring a maximum of eight (8) employees during the peak season. Power for the project will be provided from the two (2) proposed solar arrays. A generator will be stored on-site for emergency uses.

Water Resources

Water for irrigation will be sourced from permitted ground water well (16/17 0518) and supplemented by rainwater catchment tied into an existing drying structure and proposed drying barn. The applicant anticipates that the maximum annual water usage for irrigation is 654,000 gallons (15gal/sf). Current water storage consists of hard sided tanks totaling 30,000 gallons. Applicant proposes an additional 200,000 gallons of water storage in the form of hard side storage tanks, which will be filled by rainwater catchment and pumping from the permitted groundwater well. Water for domestic use to the project will be sourced from a hydrologically connected groundwater well to Frenchman Creek (permitted under LSAA number 1600-2017-0554-R1).

Biological Resources

The applicant submitted a *Biological Assessment & Survey Results* prepared by Slauson Wildlife dated October 22, 2020. The assessment reviewed databases for rare or endangered plant and animal species known to exist within the project area. In addition, the report details findings from an on-site assessment of current habitat conditions with the potential to support species of concern, and the presence of any rare or endangered species on-site. The assessment identified potential foraging and breeding habitat for several rare or endangered raptor species, including Golden Eagle and Grasshopper Sparrow. The presence of five individual Grasshopper Sparrow territories were

documented during the assessment. The results from observational survey for the presence of Golden Eagles determined that no Golden Eagles were present near the project parcel.

In addition, a *Botanical Survey Report and Wetland and Waters Evaluation and Delineation* was conducted by Mad River Properties, Inc. dated August 2020. The report documents the results from a series of field surveys conducted between the months of March and July. The assessment identifies several wetland features within the project parcel that were previously unmapped. All of the newly identified Wetland features exhibited at least two of the three primary indicators of Ordinary High Water Mark (OHWM) Delineation for non-perennial streams provided by the U.S. Army Corps of Engineers as a manual to provide technical guidance for identifying wetland, and distinguishing them from non-wetlands. These indicators include break in slope, a change in sediment profile, or a change in vegetation type.

The report also details the project setting by vegetation types within the project parcel. The report classifies the open grassland areas on the parcel as a Coastal Prairie habitat and has documented the presence of sensitive grassland vegetation within this habitat type. Other vegetation habitat types on the project parcel have been classified as an Oregon White Oak Woodland, which is considered a sensitive habitat type in California. In addition, the Oregon White Oak Woodland is suitable habitat for several sensitive plant species. Lastly, the document records the presence of a mixed hardwood and conifer forest, classified as a Coastal Range Mixed Coniferous Forest. This habitat type also contains suitable habitat for sensitive plant species. The report emphasizes the importance of these sensitive habitat types and makes recommendations to protect the biodiversity found on the project parcel. The project is conditioned to adhere to the recommendations found within the *Biological Assessment for Cannabis Cultivation* and the *Botanical Survey Report and Wetland and Waters Evaluation and Delineation* to ensure consistency with standard practices for protecting Biological Resources from cannabis cultivation and this is recommended as a condition of approval.

Tribal Consultation

The project is located in the Bear River band and Sinkyone Aboriginal Ancestral Territories. The project was referred to the Northwest Information Center, Bear River Band Tribal Historic Preservation Officer and the Sinkyone Intertribal Wilderness Council. The applicant submitted a *Phase 1 Cultural Resource Inventory Report* prepared by DZC archaeology dated October 2018. The report concluded there are three (3) locations containing archaeological resources within the project parcel. The *Phase 1 Cultural Resource Inventory Report* was sent to the Bear River Tribal Historic Preservation Officer (THPO) to review. The THPO noted that since no proposed ground disturbing cultivation activities are to occur within the bounds of the areas containing cultural resources features, the inclusion of Inadvertent Discovery Protocol would be sufficient for the duration of this project. The project is conditioned as such.

Access

The property is accessed via Pratt Mountain Road from Alderpoint Road. The applicant has prepared a *Road System Assessment Report* prepared by a registered professional engineer from Northpoint Consulting Inc. demonstrating that the road is equivalent to a road Category 4 Standard. The Department of Public Works commented on this project and stated the applicant shall modify the existing driveway in order to comply with County Code. The applicant shall ensure all driveways and private road intersections onto the County Road be maintained in accordance with County code section 341-1 (Sight Visibility Ordinance). In addition, the applicant shall pave the surface at the location of Alderpoint Road where it intersects with Pratt Mountain Road for a minimum width of 20 feet and a length of 50 feet. These conditions shall be completed to the satisfaction of the Department of Public Works.

Environmental review and recommendations

Environmental review for this project was conducted and based on the results of that analysis, staff finds that all aspects of the project have been considered in a previously adopted Environmental Impact Report that was adopted for the Commercial Cannabis Land Use Ordinance and has prepared an addendum to this document for consideration by the Zoning Administrator (See Attachment 2 for more information).

Staff recommends that the Zoning Administrator describe the application as a part of the consent agenda, survey the audience to see if any person would like to discuss the application and, if no one requests discussion, make all the required findings based on the evidence in the record and approve the application subject to the recommended conditions.

Alternatives: Several alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; 3) The Zoning Administrator could deny approval of the requested permits if you are unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.

**RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE COUNTY OF HUMBOLDT**

**Resolution Number 21-
Record Number PLN-2020-16739
Assessor's Parcel Number: 216-133-013**

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Pratt Mountain Farms, LLC, Special Permit.

WHEREAS, Pratt Mountain Farms, LLC, submitted an application and evidence in support of approving a Special Permit for the operation of 43,560 square foot (SF) outdoor cannabis cultivation with appurtenant propagation and drying facilities.

WHEREAS, the County Planning Division, the lead agency, prepared an Addendum to the Final Environmental Impact Report (EIR) prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) adopted by the Humboldt County Board of Supervisors on May 8, 2018. The proposed project does not present substantial changes that would require major revisions to the previous Environmental Impact Report. 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 Zoning Administrator held a duly noticed public hearing on May 20, 2021, and reviewed, considered, and discussed the application for a Special Permit and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Zoning Administrator makes all the following findings:

- 1. FINDING:** **Project Description:** The application is a Special Permit to allow 43,560 square foot (SF) outdoor cannabis cultivation with appurtenant propagation and drying activities. Power is provided by proposed solar array. Water for irrigation is provided by a permitted groundwater well and supplemented by rainwater catchment.

EVIDENCE: Project File: PLN-2020-16739

- 2. FINDING:** **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Zoning Administrator has considered the Addendum to and the Mitigated Negative Declaration (EIR) prepared for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on May 8, 2018.

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 EIR. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.

- c) A *Biological Assessment* prepared by Slauson Wildlife dated July 2020. The assessment identified potential foraging and breeding habitat for several rare or endangered raptor species and conducted a series of observation surveys which determined the project site does not host Golden Eagles or other sensitive raptor species. In addition, a *Botanical Survey Report and Wetland and Waters Evaluation and Delineation* was conducted by Mad River Properties. The report documents sensitive habitat types and plant species, as well as unmapped wetlands and watercourses on the project parcel. Recommendations to ensure protection of these resources have been detailed in the reports. The project is conditioned to adhere to the recommendations listed within the *Biological Assessment for proposed Cannabis Cultivation* and *Botanical Survey Report and Wetland and Waters Evaluation and Delineation* to ensure Best Management Practices are taken to protect the resources from commercial cannabis cultivation.
- d) A *Phase 1 Cultural Resource Inventory Report* by DZC archaeology dated October 2018 documents the presence of Cultural Resource loci within the project parcel. The report concluded that the features are not located within proposed project activities and the proposed project will not result in any adverse changes to archaeological resources. The report was sent to the Bear River Tribal Historic Preservation Officer who recommended the inclusion of Inadvertent Discoveries Protocol. The project has been conditioned as such.
- e) A *Road System Assessment Report* prepared by a registered professional engineer from Northpoint Consulting Inc. has been submitted demonstrating that the access road is equivalent to a road Category 4 Standard and is therefore suitable for the traffic associated with the project.

FINDINGS FOR SPECIAL PERMIT

3. FINDING

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

EVIDENCE

- a) General agriculture is a use type permitted in the Agriculture Grazing (AG) 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 Agriculture Exclusive (AE) zone in which the site is located.

- a) All general agricultural uses are principally permitted in the agriculture exclusive (AE) zone.
- b) Humboldt County Code section 314-55.4.6.1.1 allows cultivation of up to 43,560 square feet of outdoor cannabis on a parcel over 10 acres subject to approval of a Special Permit within agriculture exclusive (AE) zones. The application for 43,560 square feet of outdoor cultivation on an assessed

222-acre parcel zones as (AE) meets the criteria.

5. FINDING

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

EVIDENCE

- a) The CCLUO allows existing cannabis cultivation to be permitted in areas zoned Agriculture Exclusive (AE) (HCC 314-55.4.6.1.1).
- b) The project will obtain water from a non-diversionary water source.
- c) A *Road System Assessment Report* prepared by North Point Consulting was submitted by the applicant in August 2020 certifying that the road is equivalent to a road Category 4 Standard. The Evaluation addressed Pratt Mountain Road to Alderpoint Road. The report findings declare that all road segments evaluated were found to be functionally appropriate for the expected traffic.
- d) The slope of the land where cannabis will be cultivated is less than 15%.
- e) The cultivation of cannabis will not result in the net conversion of timberland.
- f) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 from any property line, more than 300 feet from any off-site residence, more than 600 feet from any school, church, public park or Tribal Cultural Resource.

6. FINDING

The cultivation of 43,560 square feet of outdoor 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.

- a) The site is in a rural part of the County where the typical parcel size is over 20 acres and many of the land holdings are very large. The proposed cannabis will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park or other use which may be sensitive to cannabis cultivation. Approving cultivation on this site and the other sites which have been approved or are in the application process will not change the character of the area due to the large parcel sized in the area.
- b) The location of the proposed cannabis cultivation is more than 300 feet from the nearest off-site residence.
- c) Irrigation water will utilize non-diversionary water sources.

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

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

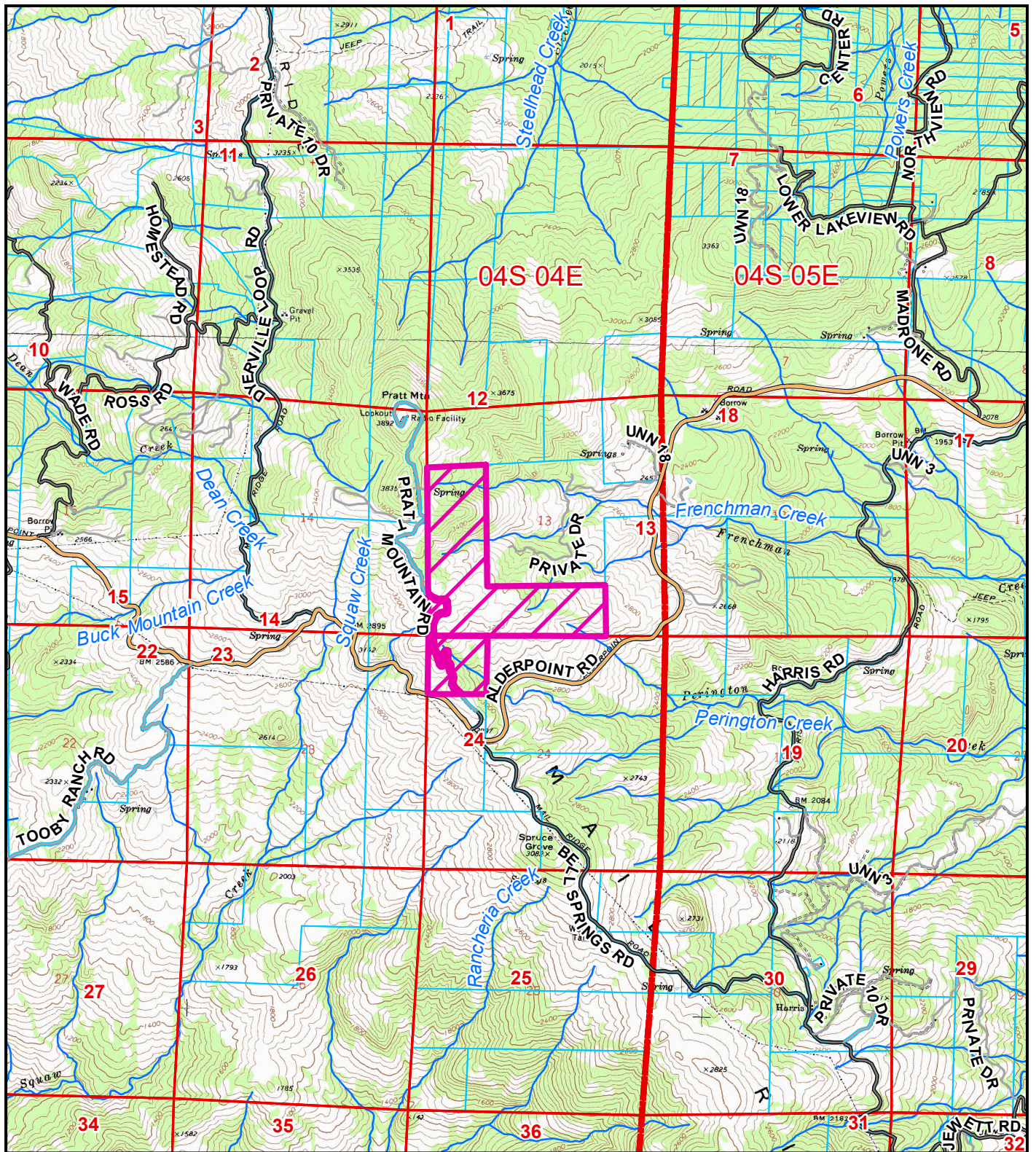
NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Special Permit for Pratt Mountain Farms, LLC, 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 20, 2021.

I, John Ford, Zoning Administrator 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 Zoning Administrator at a meeting held on the date noted above.

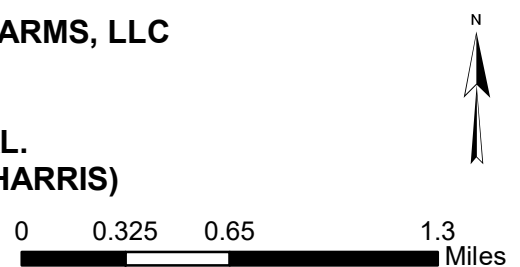
John H. Ford, Zoning Administrator
Planning and Building Department

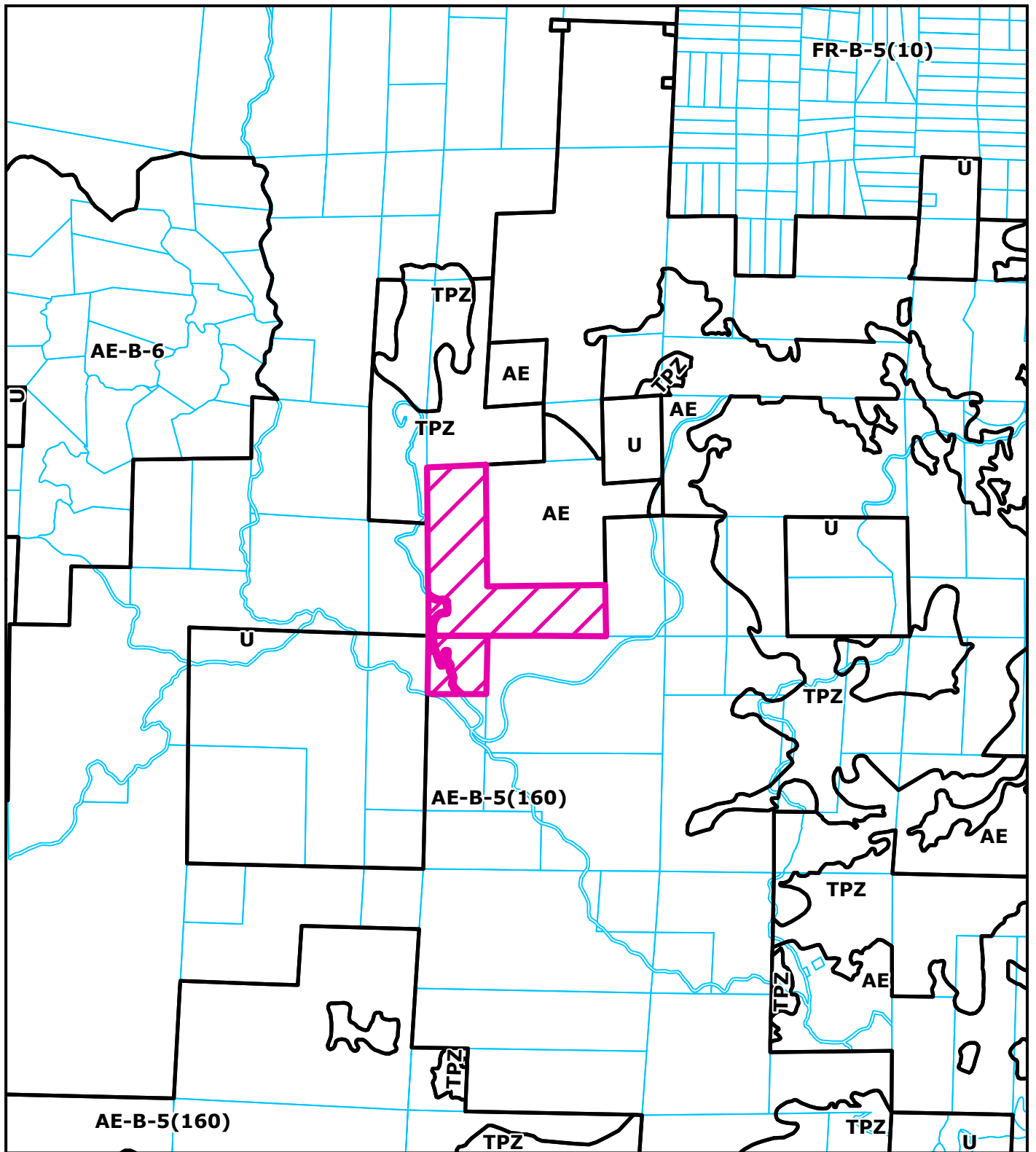


TOPO MAP
PROPOSED PRATT MOUNTAIN FARMS, LLC
ALDERPOINT AREA
PLN-2020-16739
APN: 216-133-013; ET AL.
T04S R04E S13; S24 HB&M (HARRIS)

Project Area = 

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



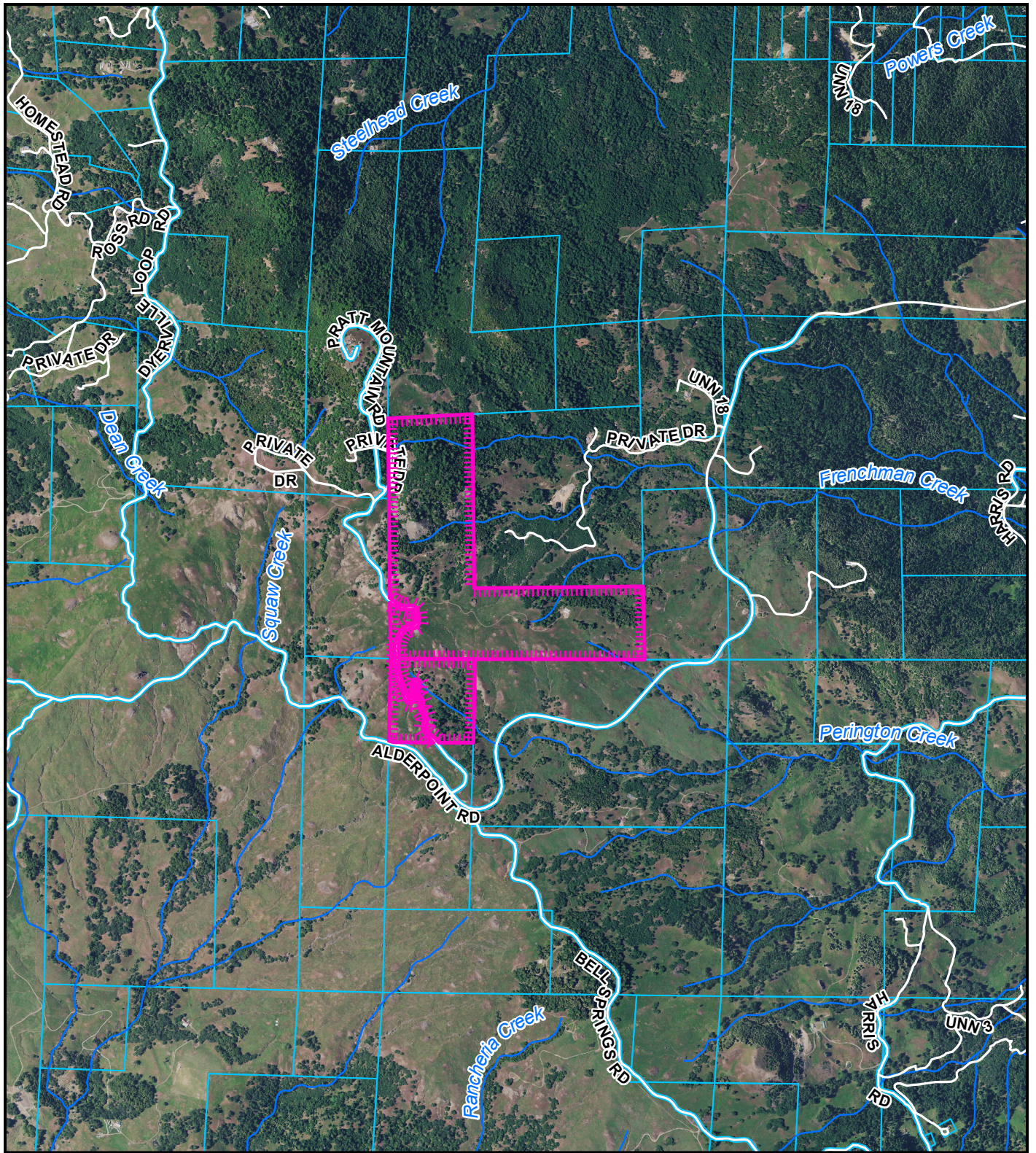


Project Area =

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

ZONING MAP
PROPOSED PRATT MOUNTAIN FARMS, LLC
ALDERPOINT AREA
PLN-2020-16739
APN: 216-133-013; ET AL.
T04S R04E S13; S24 HB&M (HARRIS)

0 0.325 0.65 1.3
Miles



AERIAL MAP
PROPOSED PRATT MOUNTAIN FARMS, LLC
ALDERPOINT AREA
PLN-2020-16739
APN: 216-133-013; ET AL.
T04S R04E S13; S24 HB&M (HARRIS)

Project Area = 

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

0 1,000 2,000 4,000 Feet

PRATT MOUNTAIN FARMS, LLC

SPECIAL PERMIT

(1 ACRE OF NEW OUTDOOR CULTIVATION)

LEGAL PARCEL 'A' PER DS18-026

PORTIONS OF APN: 216-133-013 AND 216-134-009

KEY APN: 216-133-013

DIRECTIONS TO SITE:

- FROM EUREKA, CA
- TAKE US 101 SOUTH FOR APPROX. 66 MILES
 - TAKE EXIT 639B TOWARD REDWAY
 - TURN RIGHT ONTO REDWOOD DR., AND
 - CONTINUE FOR APPROX. 0.2 MILES
 - TURN RIGHT ONTO ALDERPOINT RD., AND
 - CONTINUE FOR APPROX. 8 MILES
 - TURN LEFT ONTO PRATT MOUNTAIN RD.
 - CONTINUE FOR APPROX. 1 MILE AND DESTINATION WILL BE ON LEFT

VICINITY MAP

NOT TO SCALE

PROJECT DESCRIPTION:

PRATT MOUNTAIN FARMS, LLC, IS PROPOSING TO PERMIT NEW CANNABIS CULTIVATION ACTIVITIES IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT'S (COUNTY) COMMERCIAL CANNABIS LAND USE ORDINANCE (CLUO). THE PROPOSED OPERATION INCLUDES A TOTAL CULTIVATION AREA OF 43,360 SF OF OUTDOOR CULTIVATION GROWN IN GREENHOUSE STRUCTURES. THE PROPOSAL ALSO INCLUDES THE DEVELOPMENT OF FACILITIES APPURTENANT TO THE CULTIVATION INCLUDING STRUCTURES FOR THE DRYING AND CURING OF CANNABIS, A NURSERY AREA FOR ON-SITE PROPAGATION, DEVELOPMENT OF SOLAR ARRAYS, AND PROPOSED RAINWATER COLLECTION TANKS TO SUPPLEMENT THE EXISTING GROUNDWATER WELL. NO LIGHTS OR FANS ARE PROPOSED FOR THE CULTIVATION OR PROPAGATION GREENHOUSES.

GENERAL NOTES:

- DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM HUMBOLDT COUNTY 2015 GIS DATA. NORTHPOINT CONSULTING GROUP, INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
- THERE ARE NO NEARBY SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL RESOURCES WITHIN 600 FEET OF THE PROPOSED CULTIVATION AREA.
- THERE ARE NO RESIDENCES ON ADJOINING PARCELS WITHIN 300 FEET OF THE PROPOSED CULTIVATION AREAS.
- ANY EXISTING DEVELOPMENT CONSTRUCTED WITHOUT THE BENEFIT OF COUNTY REVIEW WILL BE SUBJECT TO THE HUMBOLDT COUNTY BUILDING DEPARTMENT UPON APPROVAL OF THE CONDITIONAL USE PERMIT.
- CLASSIFICATION OF WATERCOURSES AS IDENTIFIED IN THE WATER RESOURCES PROTECTION PLAN.

IRRIGATION WATER USE

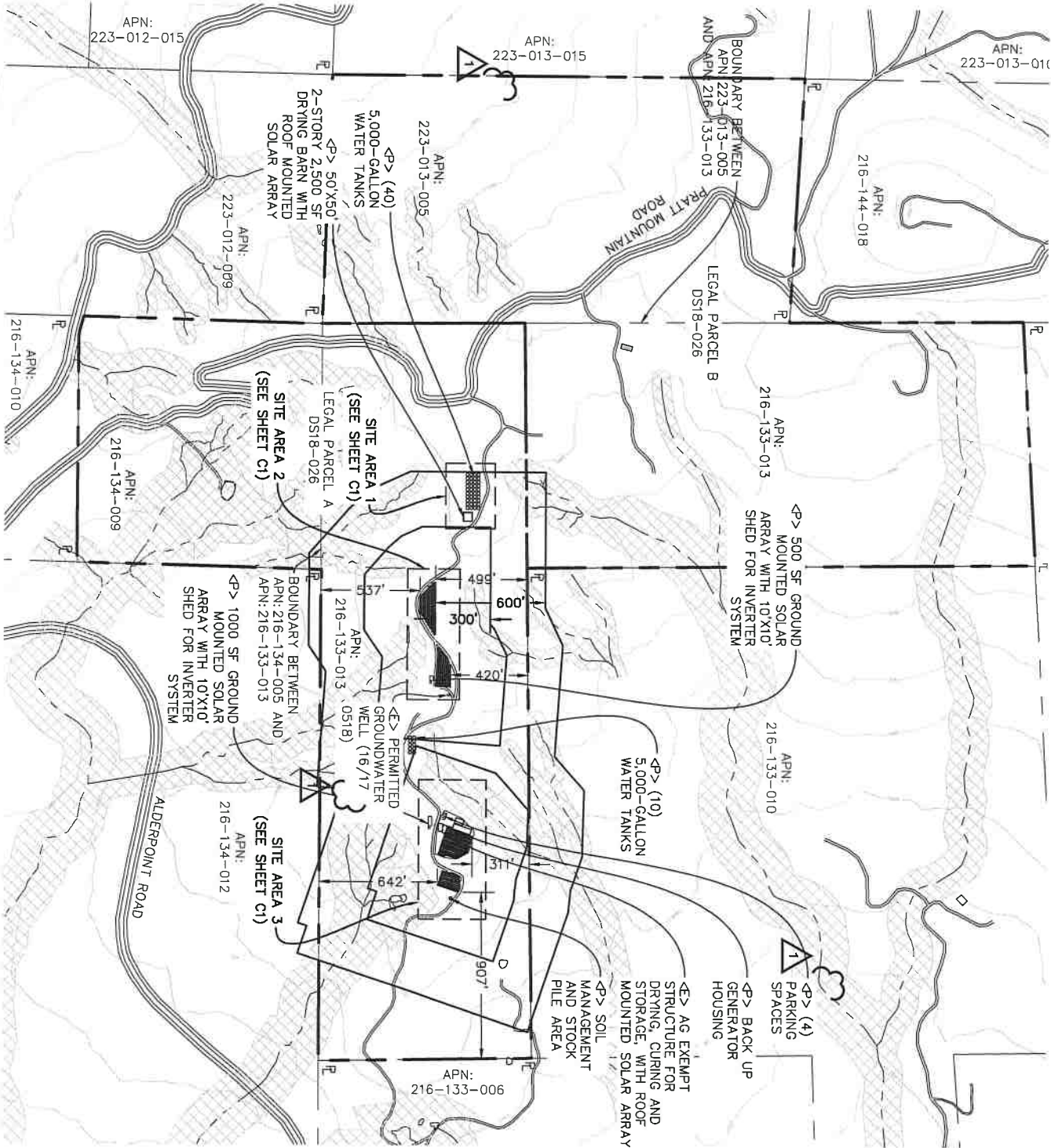
- WATER FOR IRRIGATION USE WILL BE SUPPLIED THROUGH PERMITTED WELL 16/17-0518

STATE WATER RESOURCES CONTROL BOARD

PRATT MOUNTAIN FARMS, LLC IS CURRENTLY ENROLLED UNDER THE STATE WATER RESOURCES CONTROL BOARD'S CANNABIS GENERAL ORDER AND POLICY. WVID#1_12CC403140

CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE

PRATT MOUNTAIN FARMS, LLC WILL OBTAIN ALL REQUIRED LICENSES FROM THE CDFA PRIOR TO CULTIVATING COMMERCIAL CANNABIS ON-SITE.



RECEIVED

APR - 1 2021

Humboldt County
Cannabis Svcs.

PROJECT INFORMATION:

APPLICANT:
PRATT MOUNTAIN FARMS, LLC
P.O. BOX 2457
REDWAY, CA 95560

PROPERTY OWNER:
ALDER POINT HUNTING CLUB, LLC
105 EISENHOWER PARKWAY SUITE 302
ROSELAND NJ, 07068

APPLICANTS AGENT:
NORTHPOINT CONSULTING GROUP, INC
1117 SAMOA BLVD.
ARCATA, CA 95521
(707) 798-6438

SITE ADDRESS:
APN: 216-133-013
LAT/LONG 40.1105, -123.6655
LEGAL PARCEL 'A' PER DS18-026

TREES TO BE REMOVED = NONE

PROPOSED OUTDOOR LIGHT DEPRIVATION GREENHOUSE CULTIVATION AREA (NO LIGHTS OR FANS) = 43,360 SQ.FT.

PROPOSED PROPAGATION GREENHOUSE CULTIVATION AREA (NO LIGHTS OR FANS) = 6,300 SQ.FT.

EARTHWORK QUANTITIES = TBD

WATER = PRIVATE
SEWER = PRIVATE

PROPERTY SIZE = ±160 ACRES

ZONING = AE
GENERAL PLAN DESIGNATION = AG

BUILDING SETBACKS:

	AE	SRA
FRONT	30'	30'
SIDE	20'	30'
REAR	10'	30'

SRA AREA: = YES
IN COASTAL ZONE: = NO
IN 100 YR FLOOD ZONE: = NO

SHEET INDEX:

- C0 - PLOT PLAN, VICINITY MAP, & PROJECT NOTES
- C1 - DETAILED SITE PLAN

NORTHPOINT
CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

PRATT MOUNTAIN FARMS, LLC
KEY APN: 216-133-013
PLOT PLAN, VICINITY MAP, PROJECT NOTES

TOTAL SHEETS: 27/29
DRAWN BY: CUC
CHECKED BY: AS
DATE: 10/14/20
SCALE: AS SHOWN
SHEET

C0

19-0725

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE CONDITIONAL USE PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE CULTIVATION MAY BE INITIATED

A. General Conditions

1. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.
2. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. Any and all outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
3. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. **Within three days of the effective date of permit approval**, the Department will file the NOD and will charge this cost to the project.
5. The applicant shall provide the Planning and Building Department of copy of an accurate Site Management Plan that contains all structures including size dimensions, use, setbacks from each other and property lines; This includes the location of the metal storage container and outhouse. Final sign-off from the Building Department will satisfy this condition.
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 applicant shall provide employees with portable toilets for seasonal cultivation, meeting appropriate setbacks per Humboldt County Code, or install a permitted onsite wastewater treatment system associated with a permitted structure. Submission of an ongoing contract with the service provider, or receipts from a service provider to the Planning and Building Department on an annual basis will satisfy this condition.
8. The applicant shall ensure all driveways and private road intersections onto the County Road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance).

Confirmation from the Department of Public Works that the work has been done will satisfy this requirement.

9. The applicant shall pave the surface of Pratt Mountain Road for a minimum width of 20 feet and a length of 50 feet where it intersects Alder point Road, a County maintained road. Confirmation from the Department of Public Works that the work has been done will satisfy this requirement.
10. The applicant shall provide an assessment of project-related noise sources that meet the Performance Standards of Section 55.4.12.6. Noise from cultivation related activities shall not result in an increase of more than three decibels of continuous noise from existing ambient noise levels at any property line of the site. The submission of an ambient Noise Assessment that meets the performance Standards of section 55.4.12.6 will be submitted to the Planning and Building Department to satisfy this condition prior to the commencement of cultivation.
11. The applicant shall remove all water storage devices on-site which do not meet the Performance Standards for Water Storage in Section 55.4.12.8. A letter or similar communication from the Building Department verifying the removal of on-site water bladder will satisfy this condition.
12. The applicant shall install and maintain water monitoring device on the permitted groundwater well. Monitoring devices shall also be installed at the outlet of water storage facilities to monitor water usage for cannabis irrigation in accordance with Section 55.4.12.7.5 & 55.4.12.7.6 of the CCLUO.
13. The applicant shall minimize the use of generators and equipment used in cultivation operations to reduce potential impacts on foraging bats.
14. The applicant shall reduce the potential for sedimentation of downstream watercourses from on-site erosion by implementing best management practices for all pre-existing roads and cut and fill features created to support the operation. The applicant will install or improve water bars on roads used for the cultivation operations.
15. The applicant shall only use native grass species in erosion control efforts for all soils disturbed during the work associated with this development.
16. The applicant shall eradicate all invasive plant species occurring on pre-existing sites developed for Cannabis cultivation.
17. The applicant shall avoid development within 100 feet of areas of the project parcel which contain rare or sensitive plant species, in particular the area hosting Pacific Gilia (*Gilia capitata* spp. *Pacifica*). These areas can be found on the Sensitive Plant map included within the *Botanical Survey Report & Wetland and Waters Evaluation and Delineation*.
18. To reduce the potential for impacts on water resources and wetlands, the applicant shall adhere to all Federal, State and County ordinances for permitted development regarding wetlands and waterways.
19. The applicant shall preform the recommended improvements made in the Road System Assessment, including maintaining the existing road width, sight distance and drainage features,

as well as improving the inboard ditch and drainage relive culvert.

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

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

1. The combination of background, generator and greenhouse fan or other operational equipment created noise must not result in the harassment of Northern Spotted Owl species as required to meet the performance standards for noise set by Department Policy Statement No. 16-005 clarifying CMMLUO Section 55.4.11 (o) requirements. The combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.
2. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above in items B.1. and B.2., within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
3. Ensure all generators be located on stable surfaces with a minimum 200 feet buffer from all waterways measured horizontally from the outer edge of the riparian drip zone.
4. Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any erosion control and/or cultivation materials that contain synthetic (e.g., plastic or nylon) netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.
5. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
6. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
7. The use of anticoagulant rodenticide is prohibited.
8. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.
9. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan. If offsite processing is

chosen to be the preferred method of processing, this permit shall be modified to identify the offsite licensed facility.

10. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CCLUO and MAUCRSA, as applicable to the permit type.
11. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning and Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort toward compliance can be shown within the two years following the issuance of the provisional clearance or permit, the Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow additional time to meet the outstanding requirements.
12. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
13. Compliance with all statutes, regulations, and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
14. Confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
15. Maintain enrollment in Tier 1, 2, or 3, certification with North Coast Regional Water Quality Control Board (RWQCB) Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
16. Comply with the terms of any applicable Lake and Stream Alteration (1600 or 1602) Permit obtained from the California Department of Fish and Wildlife (CDFW).
17. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire), if applicable.
18. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).
19. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
20. Pay all applicable application, review for conformance with conditions and annual inspection fees.
21. Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's Certified Unified Program Agency (CUPA) program, and in such a way that no spillage occurs.

22. The master log books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
23. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

Performance Standards for Cultivation and Processing Operations

24. Pursuant to the MCRSA, Health and Safety Code Section 19322(a)(9), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
25. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include federal and state wage and hour laws, Cal/OSHA, OSHA, the California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
26. Cultivators engaged in processing shall comply with the following Processing Practices:
 - a. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
 - b. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
 - c. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
 - d. Employees must wash hands sufficiently when handling cannabis or use gloves.
27. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
 - a. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
 - (1) Emergency action response planning as necessary;
 - (2) Employee accident reporting and investigation policies;
 - (3) Fire prevention;
 - (4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - (5) Materials handling policies;
 - (6) Job hazard analyses; and
 - (7) Personal protective equipment policies, including respiratory protection.
 - b. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
 - (1) Operation manager contacts;
 - (2) Emergency responder contacts; and
 - (3) Poison control contacts.
 - c. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
 - d. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.

28. All cultivators shall comply with the approved processing plan as to the following:
- Processing practices
 - Location where processing will occur
 - Number of employees, if any
 - Employee Safety Practices
 - Toilet and handwashing facilities
 - Plumbing and/or septic system and whether or not the system is capable of handling increased usage
 - Drinking water for employees
 - Plan to minimize impact from increased road use resulting from processing
 - On-site housing, if any
29. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation Special Permit issued pursuant to the CMMLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.
30. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the Special Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Section 55.4.13.
31. Permit Renewals to Comply with Updated Laws and Regulations. Permit renewal is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.
32. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this section in the event that environmental conditions, such as a sustained drought or low flows in the watershed in which the cultivation area is located, will not support diversions for irrigation.
33. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
- Identifying information for the new owner(s) and management as required in an initial permit application;
 - A written acknowledgment by the new owner in accordance as required for the initial permit application;
 - The specific date on which the transfer is to occur;
 - Acknowledgement of full responsibility for complying with the existing permit; and
 - Execution of an Affidavit of Non-diversion of Medical Cannabis.

34. Inspections. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

Informational Notes:

1. Pursuant to Section 314-55.4.11(a) of the CMMLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state or county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity but in no event more than two (2) years after the date of issuance of the provisional clearance or permit. Plans for curing the violations shall be submitted to the Planning and Building Department by the permittee within one (1) year of the issuance of the provisional certificate or permit. The terms of the compliance agreement may be appealed pursuant to Section 314-55.4.13 of the CMMLUO.
2. 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.

ATTACHMENT 2

**CEQA ADDENDUM TO THE
MITIGATED NEGATIVE DECLARATION FOR THE COMMERCIAL CANNABIS LAND USE ORDINANCE**

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

APN 216-133-013; Pratt Mountain Road, County of Humboldt

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

April 2021

Background

Modified Project Description and Project History –

The Commercial Cannabis Land Use Ordinance (CCCLUO) established specific regulations for commercial cannabis operations in Humboldt County. These regulations were developed in concert with the Environmental Impact Report (EIR) that was adopted for the ordinance in order to implement the mitigation measures of the EIR. The EIR addressed the broad environmental impacts that could be expected to occur from the adoption and implementation of the ordinance. The EIR specified that the regulations established in the CCLUO would ensure new cannabis cultivation occurred only on sites which meet specific siting and performance criteria to ensure environmental impacts were less than significant. The current project was contemplated by the EIR and compliance with the provisions of the CCLUO will fully mitigate all environmental impacts of the project to a less than significant level.

The 222-acre project parcel is located on a ridge top at an elevation of ranging between 3,200 ft. and 3,400ft. The parcel can be described as Coastal Prairie grasslands with a mosaic of Oregon White Oak Woodland and Coastal Range Mixed Conifer Forest. The parcel encompasses two Planning Watersheds. Headwater tributaries of Frenchman Creek and two of Parrington Creek run from the project parcel into the Middle Main Eel River Planning Watershed. An unnamed tributary of Squaw Creek runs from the project parcel into the South Fork Eel Planning Watershed. The project parcel has a blanket classification of being highly instable, containing the footprint of historic landslides and slopes in excess of 15%; Notably, the proposed project site is located within the areas on the parcel with slopes of 15% or less.

The modified project involves a Special Permit (PLN-2020-16739) for 43,560 square feet of new outdoor cannabis cultivation and appurtenant propagation and drying facilities. The site is designated as Agriculture Grazing (AG) in the Humboldt County 2017 General Plan Update and zoned Agriculture Exclusive (AE).

The applicant anticipates hiring a maximum of eight (8) employees during the peak season. According to the Operation Plan. Power for the project's drying and curing facilities will be provided by solar array. Supplemental lighting will not be used for cultivation operations.

Water for irrigation will be sourced from permitted ground water well (16/17 0518) and supplemented by rainwater catchment tied into an existing drying structure and the proposed drying barn. The applicant anticipates that the maximum annual water usage for irrigation is 654,000 gallons (15gal/sf). Current water storage consists of hard sided tanks totaling 30,000 gallons. Applicant proposes an additional 200,000 gallons of water storage in the form of hard side storage tanks, which will be filled by rainwater catchment and pumping from permitted groundwater well.

The applicant has submitted a *Biological Assessment and Survey Results* prepared by Slauson Wildlife dated October 2020. The assessment identified potential foraging and breeding habitat for several rare or endangered raptor species, including Golden Eagle and Grasshopper Sparrow. The presence of five (5) individual Grasshopper Sparrow territories were documented during the assessment. Surveys were conducted for Golden Eagle presence. The observational surveys determined that Golden Eagles are not present at the project site.

In addition, a *Botanical Survey Report and Wetland and Waters Evaluation and Delineation* was conducted by Mad River Properties, Inc. The assessment identifies several wetland features within the project parcel that were previously unmapped. All of the newly identified Wetland features exhibited at least two of the three primary indicators of Ordinary High Water Mark (OHWM) Delineation for non-perennial streams provided by the U.S. Army Corps of Engineers as a manual to provide technical

guidance for identifying wetland, and distinguishing them from non-wetlands. These indicators include break in slope, a change in sediment profile, or a change in vegetation type.

The report also details the project setting by vegetation types within the project parcel. The report classifies the open areas as a Coastal Prairie habitat and has documented the presence of sensitive grassland vegetation within this habitat type. Other vegetation habitat types on the project parcel have been classified as an Oregon White Oak Woodland, which is considered a sensitive habitat type in California. In addition, the Oregon White Oak Woodland is suitable habitat for several sensitive plant species. Lastly, the document records the presence of a mixed hardwood and conifer forest, classified as a Coastal Range Mixed Coniferous Forest. This habitat type also contains suitable habitat for sensitive plant species. The report emphasizes the importance of these sensitive habitat types and makes recommendations to protect the biodiversity found on the project parcel.

The project was referred to the Northwest Information Center, Bear River Band, and Sinkyone Intertribal Wilderness Council. The applicant submitted a *Phase 1 Cultural Resource Inventory Report* prepared by DZC archaeology dated October 2018. The report concluded there are three (3) loci containing cultural resources within the project parcel. The *Phase 1 Cultural Resource Inventory Report* was sent to the Bear River Tribal Historic Preservation Officer (THPO) to review. The THPO noted that no proposed ground disturbing cultivation activities are to occur within the bounds of the areas containing cultural resources features, and the inclusion of Inadvertent Discovery Protocol would be sufficient

The modified project is consistent with the adopted EIR for the CCLUO because it complies with all siting and performance criteria of the CCLUO which were intended to ensure no significant impacts from new cultivation operations.

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

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

Summary of Significant Project Effects and Mitigation Recommended

No changes are proposed for the original EIR recommended mitigations. The proposal to authorize 43,560 sf of new outdoor cannabis cultivation with ancillary nursery and drying activities is fully consistent with the impacts identified and adequately mitigated in the original EIR. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the EIR. Compliance with the CCLUO ensures consistency with the adopted EIR and provides for mitigation of all project related impacts to a less than significant level.

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

- Cultivation and Operations Plan prepared by the Applicant dated April 1, 2020.
- Site Plan prepared by the agent dated April 1, 2021.
- Botanical Survey Report; Wetland and Water Evaluation and Delineation prepared by J.Regan Consulting dated August 2020.
- Biological Assessment and Survey Results prepared by Slauson Wildlife dated October 22, 2020.
- Road System Assessment Report prepared by North Point Consulting Inc. dated August 12, 2020.
- Phase 1 Cultural Resource Investigation Report prepared by DZC Archaeology & Cultural Resource Management, received October 2020.

Other CEQA Considerations

Staff suggests no changes for the revised project.

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

See **Purpose** statement above.

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

FINDINGS

1. The proposed project will permit a new cannabis operation on a property that complies with the strict siting and performance criteria of the CCLUO and all of the mitigation measures of the EIR that were intended to reduce environmental impacts to a less than significant level.
2. The circumstances under which the project was approved have not changed substantially. There are no new significant environmental effects and no substantial increases in the severity of previously identified effects.
3. For the current proposed project, there has been no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted as complete.

CONCLUSION

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

ATTACHMENT 3

Applicant's Evidence in Support of the Required Findings

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

1. The name, contact address, and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (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. (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. (On file)
5. Description of water source, storage, irrigation plan, and projected water usage. (On file)
6. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Control Board demonstrating enrollment in Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (On file)
7. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing, impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the California Department of Fish and Wildlife. On file
8. If the source of water is a well, a copy of the County well permit, if available. (On file)
9. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under Section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with Cal Fire. (Not applicable)
10. Consent for on-site inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually

thereafter. (On file)

11. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in Section 55.4.8.2.3, and plan for compliance with applicable building codes. (Not applicable)
12. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed, will not support diversions for irrigation. (On file)
13. Acknowledge that the County reserves the right to engage with local tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize, or mitigate impacts to tribal cultural resources, as defined herein. Examples include, but are not limited to, conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The County shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On file)
14. Division of Environmental Health Attachment for Commercial Medical Marijuana (CMM) Clearances/ Permits (DEH Form). (On-file)
15. Botanical Survey Report; Wetland and Water Evaluation and Delineation prepared by J.Regan Consulting dated August 2020. (On file)
16. Biological Assessment and Survey Results prepared by Slauson Wildlife dated October 22, 2020. (On file)
17. Road System Assessment Report prepared by North Point Consulting Inc. dated August 12, 2020. (On file)
18. Phase 1 Cultural Resource Investigation Report prepared by DZC Archaeology & Cultural Resource Management. (On file)

PRATT MOUNTAIN FARMS, LLC
KEY APN: 216-133-013
CULTIVATION AND OPERATIONS MANUAL
HUMBOLDT COUNTY, CA

COMMERCIAL CANNABIS
CULTIVATION FACILITIES

PREPARED FOR:



SEPTEMBER 2020
UPDATED MARCH 2021



KEY APN: 216-133-013

Commercial Cannabis Cultivation Facilities

Lead Agency:

Humboldt County Planning Department
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September 2020
UPDATED MARCH 2021

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1. PROJECT SUMMARY

1.1. PROJECT OBJECTIVE

Pratt Mountain Farms, LLC is proposing to permit cannabis cultivation in accordance with the county of Humboldt's Commercial Cannabis Land Use Ordinance (CCLUO). The proposed application includes a total cultivation area of 43,560 square feet (sf) of outdoor cultivation grown in greenhouse structures. The proposal includes the development of structures for the drying and curing of cannabis, a nursery area for on-site propagation, development of solar arrays, and proposed rainwater collection tanks to supplement to the existing ground water well. No lights or fans are proposed for the greenhouse structures. Solar power is limited to drying and curing facilities and water irrigation systems. Processing (trimming) will occur off-site.

The project is located on Pratt Mountain Road (APN 216-133-013), east of the community of Garberville. The subject property is zoned Agricultural Exclusive and has a General Plan designation of Agricultural General.

The applicant aims to become fully compliant with State and Local cultivation regulations.

1.2. SITE DESCRIPTION

The Project is located on APNs 216-133-013 and portions 223-013-005 and 216-134-009 per the determination of status (DS18-026). The parcel is 8.6 miles east of Garberville, CA just north of Alderpoint Rd. The subject parcels have a southern/eastern aspect and occupy an approximate area of 160 acres. Elevation ranges between 3,000 and 3,400-ft above sea level and slopes range between 8 and 30 percent; vegetation comprised of oak woodlands, open grasslands and pasture is mixed evenly throughout the property. The main access roads run along the parcels ridge line at a natural low gradient; the roads have been observed to be in good condition and do not pose a threat to water quality.

1.3. LAND USE

The subject property has a General Plan designation of Agricultural (AG) as identified by the Humboldt County General Plan and is zoned Agriculture Exclusive (AE-B-5-160). Land uses surrounding the parcel are comprised of agriculture, timber, and scattered rural residences.

1.4. STATE AND LOCAL COMPLIANCE

1.4.1. CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE – CALCANNABIS

Pratt Mountain Farms, LLC will obtain Annual Cannabis Cultivation Licenses for the proposed cultivation through the California Department of Food and Agriculture CalCannabis Licensing Division.

1.4.2. STATE WATER RESOURCES CONTROL BOARD – WATER RIGHTS

Water for irrigation purposes is sourced from a groundwater well. The well location can be seen in the Site Plan included as Appendix A.

1.4.3. NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD AND STATE WATER RESOURCES CONTROL BOARD – WATER QUALITY

The parcel was enrolled in with the North Coast Regional Water Quality Control Board (NCRWQCB) for coverage under Tier 2 of Order No. 2015-0023 *Waiver of Waste Discharge Requirements and General Water Quality Certification for Discharges of Waste Resulting from Cannabis Cultivation and Associated*

*Activities or Operations with Similar Environmental Effects in the North Coast Region*¹ (WDID Number 1B161286).

In August of 2018, the parcel, applied for Tier 1, Low Risk coverage under the State Water Resources Control Board (SWRCB) General Order WQ 2017-0023-DWQ *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Dischargers of Waste Associated with Cannabis Cultivation Activities*². A new WDID number was issued to the parcel, 1_12CC403140. A Site Management Plan is being developed for this parcel by Timberland Resource Consultants and will be completed before cultivation operations begin.

1.4.4. HUMBOLDT COUNTY BUILDING DEPARTMENT

All necessary building permits will be obtained from the Humboldt County Building Department for all existing and proposed structures and supporting infrastructure upon approval of project.

1.4.5. CAL FIRE

The subject property is located within a State Responsibility Area (SRA) for fire protection. Several improvements are proposed in order to meet SRA requirements, including designating a fire turn-around and pull-out area for emergency vehicles, and management of trees and vegetation around existing structures to maintain the required 100-foot defensible space. All structures on the property meet the 30-foot SRA setback requirement from property lines. If required by Cal Fire, a 2,500-gallon water tank with a riser to SRA specifications will be installed for firefighting purposes.

1.4.6. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

A Lake and Streambed Alteration Notification (No. 1600-2017-0554-R1) for the assessor parcel 216-133-013 has been executed with the California Department of Fish and Wildlife (CDFW). The notification projects include removal and decommissioning of two (2) stream crossings, armoring of one (1) pond spillway, and use of one (1) point of diversion that is a horizontal well that hydrologically connected to Frenchmen Creek. No diversionary sources of water will be used for this project.

1.4.7. CULTURAL RESOURCES

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

2. CULTIVATION AND PROCESSING

2.1. ON-SITE NURSERY AND LIGHT POLLUTION CONTROL PLAN

Nursery areas are proposed to total 4,350-sf in two (2) greenhouses located on the east side of the project site; one (1) 30'x45' and one (1) 30'x100' (See Site Plan in Appendix A). In mid-May seeds are started each

¹ https://www.waterboards.ca.gov/northcoast/water_issues/programs/cannabis/#_Walver_of_Waste

² https://www.waterboards.ca.gov/water_issues/programs/cannabis/cannabis_water_quality.html

year or juvenile plants are brought from off-site and placed in the nursery to allow the juvenile plants to naturally grow in a vegetative state without the use of artificial light. The juvenile plants are irrigated using hand watering methods. After 2 to 5 weeks the juvenile plants are transplanted into the greenhouses where they will begin their flowering cycle. By early July seeds/or juvenile plants are started for the propagation and staging for the second flowering cycle. Pratt Mountain Farms, nursery will not use any lighting and the space will be used to naturally vegetate juvenile plants and allow for staging to occur before transplanting occurs. The site will comply with International Dark Sky Association standards for Lighting Zone 0.

2.2. OUTDOOR CULTIVATION PLAN AND SCHEDULE

Cultivation will occur in raised beds with in greenhouses and will primarily use cannabis auto-flower strains to produce up to two (2) flowering cycles per year. The greenhouses vary in size and will be located on existing areas of less than 15%. The greenhouses will be used to protect the flowering plants from wind and moisture. No fans or lights are proposed inside of the greenhouses. The greenhouses will consist of PVC tubing, covered with a woven poly translucent opaque tarp. The monthly Cultivation Schedule in Appendix B details the cultivation activities associated with the cultivation operation for a typical two cycle year.

2.3. IRRIGATION PLAN

Irrigation and fertigation of plants will occur using drip irrigation and some top-feed hand watering methods as appropriate. While most irrigation needs will be on automatic drip, some irrigation and fertigation is more efficiently managed via hand watering, allowing for daily inspection of each plant by the cultivator and tailored irrigation and nutrient application depending on the needs of each individual plant. The monthly Cultivation Schedule in Appendix B details the irrigation activities associated with all cultivation.

2.4. PROCESSING PLAN (HARVESTING, DRYING, AND TRIMMING)

Plants that are ready for harvest have their flowering branches removed and are suspended in the ag exempt drying barn, which is equipped with ventilation fans. The drying process takes approximately 1 to 3 weeks, at which point the bucked flowers will be transported off site to a licensed processing facility to be trimmed and packaged. The waste product, or 'trim', is collected and sold to a licensed manufacturing facility.

2.5. EMPLOYEE PLAN

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

2.5.1. JOB DESCRIPTIONS AND EMPLOYEE SUMMARY

- *Agent in Charge/Lead Cultivator:* Responsible for business oversight and management. Responsibilities include but are not limited to inventory and tracking, personnel management, record keeping, budget, and liaison with State and County inspectors as needed. Additionally, this position manages and oversees of the day to day cultivation of commercial cannabis, which includes plant propagation/transplant, soil management, irrigation, fertilization, pesticide management, and harvest activities. This is a full-time, year-round position.

- *Seasonal Laborer:* Provides nursery, cultivation, harvesting, and drying support. This is a part-time to full-time, seasonal position.

2.5.2. STAFFING REQUIREMENTS

In addition to the Agent in Charge and Lead Cultivator, up to six (6) additional seasonal laborers may be hired for a total of 8 employees during peak planting and harvest season. Peak planting and harvesting is expected to happen two times a year for planting and two times for harvesting, and are estimated to take a total of four weeks per year. The number of seasonal laborers will vary based on the needs of the farm during the cultivation, harvest, and processing seasons.

2.5.3. EMPLOYEE TRAINING AND SAFETY

On-site cultivation, harvesting, and drying will be performed by employees trained on each aspect of the procedure, including cultivation/harvesting techniques, use of pruning tools, proper application/storage of pesticides/fertilizers, and the use of eye, body and respiratory Personal Protective Equipment (PPE). Access to the onsite cultivation and drying facilities will be limited to authorized and trained staff. All employees will be trained on proper safety procedure including fire safety, proper hand washing guidelines, and protocol in the event of an emergency. Contact information for the local fire department, CAL FIRE, Humboldt County Sheriff and Poison Control as well as the Agent in Charge will be posted at the ag-exempt accessory structure. Each employee will be provided with a written copy of emergency procedures and contact information. The material safety data sheets will be kept on site and accessible to employees.

2.5.4. TOILET AND HANDWASHING FACILITIES

Cultivation employees will be served by a portable restroom and handwashing facility. Anti-bacterial Liquid Soap and paper hand towels will be made available. Restroom and handwashing units will be serviced at regular intervals by a licensed contractor.

2.6. PARKING PLAN AND ONSITE HOUSING

All employees live off-site and commute daily to the cultivation site. No new residential structures are proposed as a part of this project. Four (4) parking spots will be available for the Agent in Charge and the Lead Cultivator.

2.7. SECURITY PLAN AND HOURS OF OPERATION

The cultivation facilities, including greenhouses and proposed facilities, will be enclosed within an existing secure privacy fence. An entry gate is located on Pratt Mountain Road and at the driveway off Pratt Mountain Road. The gate remains locked at all times. Access to the cultivation areas is limited exclusively to employees. Project activities will generally occur during daylight hours. Planting, irrigating, or processing will typically occur no earlier than 8 am and extend no later than 8 pm.

3. ENVIRONMENT

3.1. WATER SOURCE, STORAGE PLAN, AND ESTIMATED USE

3.1.1. WATER SOURCE AND PROJECTED WATER USE

Water for irrigation is provided by the permitted ground water well (16/17 0518). Pratt Mountain Farms, LLC will utilize water management strategies to conserve water, such as automated drip-emitters with moisture sensors to ensure each plant is efficiently irrigated. Table 3.1 outlines the monthly estimated

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PRATT MOUNTAIN FARMS, LLC

irrigation water usage during a typical year, which totals approximately 654,000 gallons. Variables such as weather conditions and specific cannabis strains will have a slight effect on water use. The point of diversion in the LSAA is not used for the commercial cannabis activities.

Table 1: Estimated Annual Irrigation Water Usage (Gallons)

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Total	0	0	0	0	30,000	85,000	135,000	160,000	160,000	110,000	40,000	0	720,000

3.1.2. WATER STORAGE

This site currently has a total of 30,000 gallons of water storage comprised of five (5) 3,000-gallon tanks and three (3) 5,000-gallons hard plastic storage tanks. Additionally, a minimum of 2,500-gallons of water storage will be plumbed directly to an SRA approved riser to comply with SRA fire protection. The project is proposing to add an additional 200,000 gallons of water storage. Storage will be filled by a combination of rain catchment from the roof of the existing and proposed drying structure and the existing permitted groundwater well in the winter and spring months.

3.2. SITE DRAINAGE, RUNOFF, AND EROSION CONTROL

Pratt Mountain Farms, LLC has enrolled for coverage under the General Order, and a Site Management Plan (SMP) will be developed utilizing Best Practicable Treatment and Control (BPTC) measures in accordance with Attachment A of the Cannabis General Order.

3.2.1. SITE DRAINAGE AND RUNOFF

All cannabis-related disturbances are proposed to be located at least 100-ft away from the nearest watercourse. To further prevent runoff to riparian areas, water conservation and containment measures will be implemented. These measures include the use of drip irrigation to prevent excessive water use and the maintenance of a stable, vegetated buffer between the cultivation area and riparian zone. The Site Management Plan will contain more details regarding site drainage and runoff.

3.2.2. EROSION CONTROL

The Site Management Plan will include erosion and sediment control BPTCs designed to prevent, contain, and reduce sources of sediment. The SMP also includes corrective actions to reduce sediment delivery, including road maintenance, culvert replacements, and revegetation of disturbed areas.

3.3. WATERSHED AND HABITAT PROTECTION

Adherence to the SMP will ensure that the watershed and surrounding habitat are protected. The cultivation activities and associated structures will be located at a distance greater than 100-ft from the nearest watercourse, providing a suitable buffer between the cultivation operation and habitat. Additionally, site development and maintenance activities will utilize BPTC measures in accordance with the State Water Resources Control Board's recommendations. Any grading and earthwork activities will be conducted by a licensed contractor in accordance with approved grading permits and the SMP.

3.3.1 STORMWATER MANAGEMENT PLAN

The 160-acre subject property is comprised of agricultural land with slopes ranging between 8 percent and 30 percent. The outdoor cultivation in raised beds within seasonally covered greenhouses is not expected to substantially alter the current hydrological conditions or impact the drainage characteristics of site soils. Additionally, the outdoor cultivation is not expected to increase stormwater runoff or impervious surfaces because greenhouse skins will be removed prior to the rainy season annually. Prior to the commencement of cultivation activities, a site investigation will be conducted, and the Site

Management Plan will be updated in accordance with the SWRCB's General Order and will include applicable BPTC Measures as listed in Attachment A of the Order.

Proposed structures will be located over 100-ft from the Class III watercourses surrounding the cultivation area, providing a sufficient buffer to prevent potential sediment or nutrient delivery. To further prevent runoff to riparian areas, water conservation and containment measures will be implemented including the use of drip irrigation to prevent excessive water use, and the maintenance of a stable, vegetated buffer between the cultivation area and riparian zone.

3.4. MONITORING AND REPORTING

Application of all fertilizers, soil amendments, herbicides, and pesticides will be tracked, and the amount of product used will be recorded. Irrigation volumes will also be tracked and recorded weekly. The site will be regularly inspected for runoff from the cultivation areas and any areas of erosion. The cultivation operations will comply with all Best Practicable Treatment or Control (BPTC) Measures listed in Attachment A of the General Order and will adhere to the Site Management Plan that will be created for the site.

An Annual Report will be submitted annually through the State Water Resources Control Board Portal by March 1st, General Order and Policy. The Annual Report will discuss water and fertilizer usage, as well as winterization and erosion control BPTC Measures.

3.5. WASTE MANAGEMENT PLAN

3.5.1. SOLID WASTE MANAGEMENT

Trash and recycling containers will be located near the existing ag-exempt structure (see Site Plan in Appendix A), enclosed within a secure area to prevent animal intrusion. Solid waste and recycling will be hauled off-site to the Eel River Resource Recovery transfer station in Redway, CA at least once per week or as needed.

3.5.2. CULTIVATION WASTE AND SOIL MANAGEMENT

Cultivation vegetative matter such as branches and leaves will be composted at a designated area. Spent potting soil will be placed in a designated contained covered area that is lined to prevent any soil erosion or nutrient seepage. The soils will be analyzed using soil testing procedures, and after consultation, the soils will be amended and reused. Used pots will be collected and stored in the barn for the winter. All packaging from soil amendments and fertilizers will be collected and disposed at an appropriate facility.

3.5.3. HAZARDOUS WASTE STATEMENT / SITE ASSESSMENT

The site has been historically utilized for livestock and as a residence. No industrial activities have occurred on site. A search of the EnviroSTOR database shows no GeoTracker Cleanup Programs onsite and the site receives the lowest score from CalEnviroScreen.

3.5.4. WASTEWATER MANAGEMENT

The water management plan aims to achieve an entirely closed-cycle irrigation and nutrient system. Hand watering and drip irrigation methods minimize the over-irrigation of plants and subsequent runoff. The cultivation areas have been designed to capture any runoff from irrigation for reuse in the fertilization holding tank. All recaptured runoff is tested and augmented to plant nutrient specifications, and eventually recycled into the fertigation system. A septic system will be permitted for the existing residence.

4. PRODUCT MANAGEMENT

4.1. PRODUCT TESTING AND LABELING

Samples are selected from individual harvested cannabis strains and are tested by a licensed third-party lab in accordance with State and local standards. The finished product is labeled and will include tracking ID's provided by the California Cannabis Track-and-Trace (CCTT) METRC system.

4.2. PRODUCT INVENTORY AND TRACKING

Pratt Mountain Farms, LLC will follow all regulations in accordance with the statewide CCTT-METRC system. After approval of applicable state licenses, identifiers (UIDs) will be assigned to each immature lot, flowering plants, and/or distinct cannabis product. Pratt Mountain Farms, LLC will complete the state-provided training before utilizing the CCTT-METRC system.

APPENDIX B: CULTIVATION ACTIVITIES SCHEDULE

Item	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Drainage, Runoff, and Erosion Control	Winterization (storage of pots/greenhouse covers)												
	Temporary Erosion Control BMP's (straw, seeding, fiber rolls, etc.)												
	Road maintenance												
	Culvert and inboard ditch maintenance/inspection												
Irrigation Activities	Cover soil beds and seed / straw with cover crop												
	Irrigation of juvenile plants/clones												
	Irrigation of flowering plants												
Pre-cultivation Activities	Transplant clones into beds												
	Amend soil in beds												
	Import new cultivation soil												
Outdoor Cultivation and Harvest Schedule	Outdoor Cultivation Cycle												
	Harvest activities												
	Drying Activities												
Staffing Presence	Agent in Charge												
	Seasonal Laborers												

APPENDIX D: REFERENCES

Bass, Ronald E., Kenneth M. Bogdan, and Terry Rivasplata. 2013. CEQA Desktop. Point Arena, CA; Solano Book Press. Page 44.

California Code of Regulations. Health and Safety Code Section 11357-11362.9.
<<http://www.leginfo.ca.gov/cgi-bin/displaycode?section=hsc&group=11001-12000&file=11357-11362.9>>

California NORML. SB 420 Establishes Prop. 215 Guidelines, Voluntary Patient Identification Card System.
<<http://www.canorml.org/laws/sb420.html>>

County of Humboldt. *Medical Marijuana Land Use Ordinance (MMLUO) – Phase IV, Commercial Cultivation, Processing, Manufacturing and Distribution of Cannabis for Medical Use* (Staff Report to the Board of Supervisors). January 26, 2016. <<https://humboldt.legistar.com/Calendar.aspx>>

North Coast Regional Water Quality Control Board. 2016. *Cannabis Cultivation Waste Discharge Regulatory Program*. http://www.waterboards.ca.gov/northcoast/water_issues/programs/cannabis/.

State Board of Equalization. Information on the Sales and Registration for Marijuana Sellers. June 2007.
<<http://www.boe.ca.gov/news/pdf/173.pdf>>

State of California. Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use. August 2008.
<http://www.ag.ca.gov/cms_attachments/press/pdfs/n1601_medicalmarijuanaguidelines.pdf>

North Coast Regional Water Quality Control Board

October 12, 2020
REVISED

WDID:1_12CC403140

ALDER POINT HUNTING CLUB, LLC
ATTN: JEANETTE FRANKENBERG
105 EISENHOWER PARKWAY SUITE # 302
ROSELAND, NJ 07068



Subject: Notice of Applicability - Waste Discharge Requirements Water Quality
Order WQ 2019-0001-DWQ

The attached Notice of Applicability provides notice that the requirements of the State Water Board *Cannabis Cultivation Policy- Principles and Guidelines for Cannabis Cultivation* (Policy), and the *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities*, Order WQ 2019-0001-DWQ (General Order – previously WQ 2017-0023-DWQ, with updates and revisions effective April 16, 2019) are applicable to the site as described below. Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the State Water Board Policy and General Order.

Please direct all submittals, discharge notifications, and questions regarding compliance and enforcement to the North Coast Regional Water Quality Control Board Cannabis Program at (707) 576-2676 or northcoast.cannabis@waterboards.ca.gov.

Sincerely,



On Behalf Of



2020.10.12 16:01:15 PDT

Matthias St. John
Executive Officer
North Coast Regional Water Quality Control Board

201012_1L_1_12CC403140_Alder_Point_Hunting_Club_LLC_NOA_Revised_TW

NOTICE OF APPLICABILITY – WASTE DISCHARGE REQUIREMENTS, WATER QUALITY ORDER WQ 2019-0001-DWQ, ALDER POINT HUNTING CLUB, LLC, HUMBOLDT COUNTY APN 216-133-013-000

Alder Point LLC submitted information through the State Water Resources Control Board's (State Water Board's) online portal on June 28, 2018, for discharges of waste associated with cannabis cultivation related activities for APN 216-133-013-000. On September 30, 2020, a request was filed to transfer the responsibility for this enrollment to Alder Point Hunting Club, LLC (hereafter "Discharger"). Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the Policy and General Order. This letter provides notice that the Policy and General Order are applicable to the site as described below. You are hereby assigned waste discharge identification (WDID) number **1_12CC403140**.

The Discharger is responsible for all the applicable requirements in the Policy, General Order, and this Notice of Applicability (NOA). This includes making any necessary changes to the enrollment, and the Discharger is the sole person or entity with legal authority to make those changes. The Discharger will be held liable for any noncompliance with the Policy, General Order, and the NOA. Please note that this NOA does not provide authorization to cultivate cannabis; such authorization is provided through a license from the California Department of Food and Agriculture (CalCannabis), required permits from your local jurisdiction (City or County), and an agreement from the California Department of Fish and Wildlife. General Requirement #1 of the Policy and General Order, and by reference this NOA, require that you obtain all appropriate permits from those other agencies prior to cultivating cannabis.

1. FACILITY AND DISCHARGE DESCRIPTION

The information submitted by the Discharger states the disturbed area is equal to or greater than 2,000 square feet and less than 1 acre (43,560 square feet) no portion of the disturbed area is within the setback requirements, no portion of the disturbed area is located on a slope greater than 30 percent, and the cannabis cultivation area is less than or equal to 1 acre.

Based on the information submitted by the Discharger, the cannabis cultivation activities are classified as Tier 1 Low Risk.

2. SITE-SPECIFIC REQUIREMENTS

The Policy and General Order are available on the Internet at:

https://www.waterboards.ca.gov/water_issues/programs/cannabis/cannabis_water_quality.html

The Discharger shall ensure that all site operating personnel know, understand, and comply with the requirements contained in the Policy, General Order, this NOA, and the Monitoring and Reporting Program (MRP, Attachment B of the General Order). Note

that the General Order contains standard provisions, general requirements, and prohibitions that apply to all cannabis cultivation activities.

The application requires the Discharger to self-certify that all applicable Best Practicable Treatment or Control (BPTC) measures are being implemented, or will be implemented by the onset of the winter period (November 15 - April 1), following the enrollment date. Landowners of the cultivation site in the North Coast Region are required to submit and implement Site Management Plans that describes how BPTC measures are implemented property-wide, including BPTC measures implemented to address discharges from legacy activities (e.g. former timber harvest, road building, mining, etc.) at the site per Provision C.1.a. of the General Order. Dischargers that cannot implement all applicable BPTC measures by the onset of the winter period, following their enrollment date, shall submit to the appropriate Regional Water Board a *Site Management Plan* that includes a time schedule and scope of work for use by the Regional Water Board in developing a compliance schedule as described in Attachment A of the General Order.

The Policy and General Order require that, prior to conducting any work in streams or wetlands, the Discharger obtain water quality certification from the Water Boards and other required permits from other agencies (e.g. a Clean Water Act section 404 permit from the United States Army Corps of Engineers, a Lake and Streambed Alteration Agreement from the California Department of Fish and Wildlife, and other local permits). Enrollment in the General Order requires that the Discharger obtain water quality certification for any such work, but this NOA does not provide the necessary certification. If the Discharger proposes or requires work in streams or wetlands, they must apply for water quality certification separately by filling out and submitting a separate application for that work. The application is available for download at the following Regional Water Board website:

https://www.waterboards.ca.gov/northcoast/water_issues/programs/cannabis/

Currently, the direct link to that application is as follows:

https://www.waterboards.ca.gov/northcoast/water_issues/programs/cannabis/pdf/200204/RB1_Cannabis_WQC_401_App.pdf

Note: Water Quality Certifications require separate application and monitoring fees. A fee calculator and additional information are available at:

https://www.waterboards.ca.gov/northcoast/water_issues/programs/water_quality_certification/#401_calc

During reasonable hours, the Discharger shall allow the State Water Board or Regional Water Board (collectively Water Boards), California Department of Fish and Wildlife, CAL FIRE, and any other authorized representatives of the Water Boards upon presentation of a badge, employee identification card, or similar credentials, to:

- i. enter premises and facilities where cannabis is cultivated; where water is diverted, stored, or used; where wastes are treated, stored, or disposed; or in which any records are kept;

- i. access and copy, any records required to be kept under the terms and conditions of the Policy and General Order;
- ii. inspect, photograph, and record audio and video, any cannabis cultivation sites, and associated premises, facilities, monitoring equipment or device, practices, or operations regulated or required by the Policy and General Order; and
- iii. sample, monitor, photograph, and record audio and video of site conditions, any discharge, waste material substances, or water quality parameters at any location for the purpose of assuring compliance with the Policy and General Order.

3. TECHNICAL REPORT REQUIREMENTS

The following technical report(s) shall be submitted by the Discharger as described below:

A Site Management Plan, by September 25, 2018, consistent with the requirements of General Order Provision C.1.a., and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of the Site Management Plan.

A *Site Closure Report* must be submitted 90 days prior to permanently ending cannabis cultivation activities and seeking to rescind coverage under the General Order. The *Site Closure Report* must be consistent with the requirements of General Order Provision C.1.e., and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of the *Site Closure Report*.

4. MONITORING AND REPORTING PROGRAM

The Discharger shall comply with all provisions of the Monitoring and Reporting Program (MRP), which appears as Attachment B to the General Order. The Discharger shall also comply with all provisions of the *North Coast Regional Supplement to Annual Monitoring and Reporting Requirements for Statewide Cannabis General Order WQ 2017-0023-DWQ* (Regional Supplement), which independently appears as Investigative Order No. R1-2019-0023, issued by the Regional Water Board Executive Officer on March 22, 2019. Annual reports for both sets of requirements shall be submitted to the Regional Water Board in a combined report by March 1 following the year being monitored through the online portal (<https://public2.waterboards.ca.gov/cgo>). The Discharger shall not implement any changes to the MRP or to the Regional Supplement unless and until a revised MRP or Regional Supplement is issued by the Regional Water Board Executive Officer or the State Water Board Division of Water Quality Deputy Director, or the State Water Board Chief Deputy Director.

A copy of Attachment B to the General Order can be obtained online at the following location, or by contacting staff at the phone number and email address listed below.
https://www.waterboards.ca.gov/board/decisions/adopted_orders/water_quality/2019/wqo2019_0001_dwq.pdf#page=32.

A copy of the Regional Supplement can be obtained online at the following location, or by contacting staff at the phone number and email address listed below.

https://www.waterboards.ca.gov/northcoast/board_decisions/adopted_orders/pdf/2019/19_0023_Regional%20Supplement%2013267%20Order.pdf.

5. ANNUAL FEE

According to the information submitted, the discharge is classified as Tier 1 Low Risk. The 2018-2019 annual fee for that tier and risk level was set at \$600, but please note that the Fee Schedule is updated annually and future fees may be invoiced at different rates. Invoices are sent by the State Water Board at the beginning of each calendar year (generally in February). Do not submit payments without receiving an invoice. If you have questions or concerns about your fees please contact the Fee Branch at FeeBranch@waterboards.ca.gov or (916) 341-5247. The fee is due and payable on an annual basis until coverage under this General Order is formally rescinded. To rescind coverage, the Discharger must submit a Request for Termination in writing through the online portal (available at: <https://public2.waterboards.ca.gov/cgo>), including a Site Closure Report at least 90 days prior to termination of activities and include a final MRP report.

6. TERMINATION OF COVERAGE UNDER THE GENERAL ORDER & REGIONAL WATER BOARD CONTACT INFORMATION

Enrollees that propose to terminate coverage under the General Order must submit a Request for Termination in writing through the online portal (<https://public2.waterboards.ca.gov/cgo>). The Request for Termination consists of a formal statement regarding the reason for requesting termination (i.e. cultivation is no longer occurring, the property is being sold, etc.), documentation that the site is in compliance with the General Order, including dated photographs and a written discussion. If the site is not meeting the requirements of the General Order, then the enrollment cannot be terminated. Regional Water Board staff will review the Request for Termination for completeness before determining if a property inspection, enrollment termination, or a request for additional information is appropriate.

If the Discharger cannot comply with the General Order, or will be unable to implement an applicable BPTC measure contained in Attachment A by the onset of the winter period each year, the Discharger shall notify the North Coast Regional Cannabis Unit staff at (707) 576-2676 or northcoast.cannabis@waterboards.ca.gov so that a site-specific compliance schedule can be developed.

Cc: Kevin Porzio, State Water Resources Control Board,
dwq.cannabis@waterboards.ca.gov
Cheri Sanville, California Department of Fish and Wildlife,
cheri.sanville@wildlife.ca.gov
Cliff Johnson, Humboldt County Planning and Building,
cjohnson@co.humboldt.ca.us

16739

ORIGINAL
File with DWR

MAY 12 2017

STATE OF CALIFORNIA
WELL COMPLETION REPORT

Refer to Instruction Pamphlet

Page ____ of ____

Owner's Well No. L & M Fishing & Camping No. 1087867

Date Work Began _____, Ended _____

Local Permit Agency _____

Permit No. _____ Permit Date _____

DWR USE ONLY - DO NOT FILL IN

046/04E-113

STATE WELL NO./STATION NO.

LATITUDE _____ LONGITUDE _____

APN/TRS/OTHER _____

GEOLOGIC LOG

ORIENTATION () _____ VERTICAL _____ HORIZONTAL _____ ANGLE _____ (SPECIFY)

DRILLING
METHOD

FLUID

DESCRIPTION

Describe material, grain size, color, etc.

DEPTH FROM
SURFACE

Fl. to Fl.

0	5	Brn Rock
5	25	grt Shale
25	80	Hrd Blue Shale
80	120	Franciscan Shale

WELL OWNER

RECEIVED
APR - 1 2021
Humboldt County
Cannabis Svcs

WELL LOCATION

Address Pratt MTN RD (Tower Rd)

City GARB.

County HUMB

APN Book _____ Page _____ Parcel 216-133-013

Township _____ Range _____ Section _____

Lat _____ DEG. MIN. SEC. N Long _____ DEG. MIN. SEC. W

LOCATION SKETCH

NORTH

ACTIVITY ()

☒ NEW WELL

MODIFICATION/REPAIR

_____ Deepen

_____ Other (Specify)

DESTROY (Describe
Procedures and Materials
Under "GEOLOGIC LOG")

USES ()

WATER SUPPLY

☒ Domestic _____ Public
☒ Irrigation _____ Industrial

MONITORING _____

TEST WELL _____

CATHODIC PROTECTION _____

HEAT EXCHANGE _____

DIRECT PUSH _____

INJECTION _____

VAPOR EXTRACTION _____

SPARGING _____

REMEDICATION _____

OTHER (SPECIFY) _____

WEST

EAST

SOUTH

Illustrate or Describe Distance of Well from Roads, Buildings,
Fences, Rivers, etc. and attach a map. Use additional paper if
necessary. PLEASE BE ACCURATE & COMPLETE.

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER 80 (FL) BELOW SURFACE

DEPTH OF STATIC WATER LEVEL 75 (FL) & DATE MEASURED 8-15-16

ESTIMATED YIELD 20 gal (GPM) & TEST TYPE AIR LIFT

TEST LENGTH 1 (Hrs) TOTAL DRAWDOWN _____ (FL)

* May not be representative of a well's long-term yield.

TOTAL DEPTH OF BORING 125 (Feet)

TOTAL DEPTH OF COMPLETED WELL 120 (Feet)

DEPTH FROM SURFACE			BORE- HOLE DIA. (Inches)	CASING (S)						ANNULAR MATERIAL					
				TYPE ()				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE			
Fl.	to	Fl.	BLANK	SCREEN	CON- DUCTOR	FILL PIPE									CE- MENT ()
0	80		5	✓			F 480	5	5CH 160				✓		
80	120		5	✓			1 1	5	1 1 032						Reg grv 3/8

ATTACHMENTS ()

- _____ Geologic Log
- _____ Well Construction Diagram
- _____ Geophysical Log(s)
- _____ Soil/Water Chemical Analyses
- _____ Other _____

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

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

NAME Bushnell Well Drilling
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

ADDRESS 649 Bearcreek rd GARB CITY CA STATE 95342 ZIP

Signed Shirley Bushnell DATE SIGNED 5-8-17 C-57 LICENSE NUMBER 403708

ATTACHMENT 4

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

Referral Agency	Response	Recommendation	Location
Building Inspection Division	✓	Conditional Approval	On file
Division Environmental Health	✓	Conditional Approval	On file
Public Works, Land Use Division	✓	Conditional Approval	Attached
CalFIRE	✓	No Comment	On file
Northwest Information Center	✓	Conditional Approval	Attached
Humboldt County Sherriff	✓	Approved	On file
Agriculture Commissioner		No response	
County Council		No response	
District Attorney		No response	
North Coast Unified Air Quality Management District		No response	
California Fish and Wildlife		No response	
State Water Resources Control Board – Division of Water Rights		No response	
Southern Humboldt JUSD		No response	
Bear River Band	✓	Conditional Approval	On file
Sinkyone Intertribal Wilderness Council		No response	
Garberville Fire Protection Dist.		No response	
Alderpoint Volunteer Fire Dept.		No response	
Williamson Act Committee		No response	



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
BUILDING DIVISION

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

Building Division's Referral Comments for Cannabis Operations:

Accela Record No: PLN-16739 APN: 216-133-013-000

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

- ☐ Site plan appears to be accurate.
- ☒ Site plan is not accurate, submit revised site plan showing the following items:
- ☐ All grading including ponds and roads,
 - ☐ Location of any water course including springs,
 - ☒ All structures including size and use and all setbacks from each other, above stated items, and property lines.
 - ☐ _____
 - ☐ _____
- ☐ Existing operation appears to have expanded as follows: _____
- ☐ Proposed new operation has already started.
- ☐ Development is near a wet area. If yes, distance from development: _____
- ☒ Development is near a Stream side Management Area (SMA). If yes, distance from development: <100'
- ☒ Recommend approval based on the condition that all required grading, building, plumbing, electrical, and mechanical permits and or Agricultural Exemptions are obtained.
- ☒ Other Comments: Metal storage box, water bladder & on site plan,
outhouse & on site plan
- _____
- _____

Name: Ross Eskra

Date: 1-26-21



DEPARTMENT OF PUBLIC WORKS
C O U N T Y O F H U M B O L D T

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	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MANAGEMENT	445-7493	ROADS	445-7421

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

LAND USE	445-7205
----------	----------

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Keenan Hilton, Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer

DATE: 12/22/2020

RE:

Applicant Name	PRATT MAOUNTAIN FARMS LLC
APN	216-133-013, 216-134-009
APPS#	PLN-2020-16739

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, stamped received by the Humboldt County Planning Division on October 23, 2020. The road evaluation did not include the required Road Evaluation Report Form developed by the Department. Once the form is submitted the Department will require that all of the recommendations on the submitted report be completed.

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

// END //

Exhibit "A"

Public Works Recommended Conditions of Approval

(All checked boxes apply)

APPS #16739

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

// END //