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: **PDCON Enterprises, LLC, Special Permit**
Record Number: PLN-2020-16367
Assessor's Parcel Number: 222-156-019
Garberville Area

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Please contact Abbie Strickland, Planner, at (707)441-2630 or by email at astrickland@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
May 20, 2021	Special Permit	Abbie Strickland

Project Description: The applicant is seeking a Special Permit for 10,000 square feet (SF) of outdoor commercial cannabis cultivation utilizing light deprivation techniques. The applicant anticipates two harvests annually. Plants will be propagated directly in the greenhouses. Projected annual water usage for the project is approximately 100,000 gallons. Water for irrigation is provided by the Garberville Sanitary District. Water is stored in four 500-gallon mixing tanks. All processing will occur offsite at a licensed third-party processing facility. Energy for the project will be supplied by P.G.E. The operation will be owner-operated therefore no employees are required.

Project Location: The project is located in Humboldt County, in the Garberville area, on the north side of Kadin Way, at the northeast corner of the intersection of Connick Creek Road and Kadin Way, on the property known as 10 Kadin Way.

Present Plan Land Use Designations: Residential Agriculture (RA5-20), Density: 5-20 acres per unit, Garberville, Redway, Benbow, Alderpoint Plan (GRBAP), Slope Stability: Low Instability (1); Airport Land Use Compatibility Zone (AP).

Present Zoning: Agriculture General (AG), Building site area as shown on subdivision maps of record. Front, side and rear yards to be not less than B-4 requirements unless otherwise indicated on the subdivision map of record (B-6).

Record Number: PLN-2020-16367

Assessor's Parcel Number: 222-156-019

Applicant	Owners	Agent
PDCON Enterprises, LLC P.O. Box 382 Garberville, CA 95542	Deborah and Peter Connolly P.O. Box 382 Garberville, CA 95542	Clearwater Ag Services Diana Totten 446 Maple Lane Garberville, CA 95542

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 located outside the Coastal Zone and is therefore NOT appealable to the California Coastal Commission

Major Issues: None

PDCON Enterprises, LLC
Record Number: PLN-2020-16367
Assessor's Parcel Number: 222-156-019

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 Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit based on evidence in the staff report, and adopt the Resolution approving the proposed PDCON Enterprises, LLC project subject to the recommended conditions.

Executive Summary: The applicant is seeking a Special Permit for 10,000 square feet (SF) of outdoor commercial cannabis cultivation utilizing light deprivation techniques. The applicant anticipates two harvests annually. The plants will be propagated directly in the greenhouses. Minimal supplemental lighting will be utilized from April 1st to May 15th and removed for the remainder of the cultivation season. Projected annual water usage for the project is approximately 100,000 gallons. Water for irrigation is provided by the Garberville Sanitary District. Cultivation will occur in four greenhouses. Water is stored in four 500-gallon mixing tanks. All processing will occur offsite at a licensed third-party processing facility. Energy for the project will be supplied by P.G.E. The operation will be owner-operated therefore no employees are required.

Site History

The proposed project is located in the Garberville area where typical parcel size ranges from 5 to 20 acres. The subject parcel is approximately 4.78 acres; therefore, the applicant was instructed to complete a lot line adjustment to increase parcel size to 5 acres as required by the Commercial Cannabis Land Use Ordinance (CCLUO). Further review by Planning staff found the completion of a lot line adjustment to be onerous as the subject parcel is restricted by adjacent land zoned Timberland Production Zone and was created by a subdivision, approved by the County, that sought to create 5-acre parcels. Additionally, the subject parcel is flat, pre-disturbed, and the cultivation area would not benefit from the completion of a lot line adjustment. Approval of this Special Permit would find that the subject parcel adheres to the intent of Humboldt County Code section 314- 55.4.6.1.2(a) which requires that a parcel with 10,000 square feet of cultivation area be 5 acres in size to reduce high concentrations of cannabis operations.

Water Resources

Irrigation water for the proposed project will be sourced from the Garberville Sanitary District and stored in four 500-gallon mixing tanks. The applicant intends to hand water the plants. The projected annual water usage totals 100,000 gallons (10.0 gal/sf), with peak water demand occurring in July and August.

Noise

The applicant submitted a *24-Hour Noise Assessment* which documented average ambient noise levels at the property line as being 39 decibels. The applicant shall adhere to Humboldt County Code 314-55.4.12.6 which states that cultivation and related activities shall not result in an increase

of more than three decibels of continuous noise at any property line above existing ambient noise levels. This has been included as a condition of approval.

Biological Resources

The applicant submitted a *Biological Resource Assessment* prepared by Hohman and Associates dated October 6, 2020, which surveyed the subject parcel for special status animal species. The report concluded that the project, as proposed, is not anticipated to impact any sensitive or rare species or their habitat. However, mitigation measures to reduce noise and lighting impacts were recommended. A review of the Humboldt County Web GIS found that the nearest Northern spotted owl activity center exists less than a mile away from the project site. Due to the projects proximity to know sensitive receptors the project is conditioned to adhere to the U.S. Fish and Wildlife (USFWS), California Department of Fish and Wildlife (CDFW) and Department Policy Statement No. 16-005 to minimize impacts to the Northern Spotted Owl and Marbled murrelet. The *Biological Resource Assessment* recommended that a Botanical Study not be completed for the subject parcel, as the proposed cultivation site is pre-disturbed and dominated by invasive grass species. The applicant submitted an *Invasive Species Management Plan* prepared by Hohman and Associates dated October 31, 2020. As a condition of approval, the applicant will be required to adhere to the recommendations of the report.

Tribal Resource Coordination

The applicant submitted a *Cultural Resource Investigation* prepared by Nick Angeloff of Archaeological Research and Supply Co. dated March 2021. No historic or prehistoric resources were identified as a result of the survey and the project is not anticipated to affect historic or prehistoric resources. A condition of approval for this project will require the applicant to adhere to the inadvertent discovery protocol. The report was forwarded to the Bear River Band of the Rohnerville Rancheria and the Intertribal Sinkyone Wilderness Council.

Access and Security

Access to the site is provided by a private access road located off Old Briceland Road, a county-maintained road. The applicant submitted a *Road Evaluation Report* for both access roads, prepared by Clearwater Ag Services dated January 26, 2020. The access roads meet the functional equivalent of a Category 4 road standard. The project was referred to the Department of Public Works- Land Use Division which recommended approval of the project.

The applicant has implemented security measures for the project. The project site is located behind a locked gate and is equipped with security cameras. Public visitation is prohibited.

Environmental review for the proposed project was conducted, and based on the results of that analysis, staff determined the existing cultivation and other aspects of the project were previously analyzed in 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 is for new cultivation using non-diversionary water on land zoned for agriculture. Permitting the proposed cultivation areas and bringing them into compliance with County and State regulations would not present substantial changes that would require major revisions to the previous Final EIR. An addendum to the Final EIR has been prepared for consideration per §15164 of the State CEQA Guidelines.

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 21-21
Record Number PLN-2020-16367
Assessor's Parcel Numbers: 222-156-019

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and approves PDCON Enterprises, LLC, Special Permit.

WHEREAS, PDCON Enterprises, LLC, submitted an application for a Special Permit for 10,000 square feet (SF) of outdoor commercial cannabis cultivation utilizing light deprivation techniques. The applicant anticipates two harvests annually. Propagation will occur directly in the greenhouses. Projected annual water usage for the project is approximately 100,000 gallons. Water for irrigation is provided by the Garberville Sanitary District. Cultivation will occur in four greenhouses. Water is stored in four 500-gallon mixing tanks. All processing will occur offsite at a licensed third-party processing facility. Energy for the project will be supplied by P.G.E. The operation will be owner-operated therefore no employees are required.

WHEREAS, The County Planning Division, the lead agency, prepared an Addendum to the Final Environmental Impact Report (EIR) prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) adopted by the Humboldt County Board of Supervisors on May 8, 2018. The proposed project does not present substantial changes that would require major revisions to the previous EIR. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines; and

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

1. FINDING **Project Description**: The applicant is seeking a Special Permit for 10,000 square feet (SF) of outdoor commercial cannabis cultivation utilizing light deprivation techniques. The applicant anticipates two harvests annually. Projected annual water usage for the project is approximately 100,000 gallons. Water for irrigation is provided by the Garberville Sanitary District. Cultivation will occur in four greenhouses. Water is stored in four 500-gallon mixing tanks. All processing will occur offsite at a licensed third-party processing facility. Energy for the project will be supplied by P.G.E. No employees are required.

EVIDENCE a) Project File: PLN-2020-16367

2. FINDING CEQA. The project complies with the California Environmental Quality Act (CEQA).

EVIDENCE a) Addendum to the Final Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance.

b) The applicant submitted a *Biological Resource Assessment* prepared by Hohman and Associates dated October 6, 2020 which states no known sensitive communities were found within the BAA and no impacts are anticipated from the proposed project. Noise and lighting mitigation measures have been recommended within the report. These measures will be included as conditions of approval for the project.

c) The applicant submitted an *Invasive Species Management Plan* prepared by Hohman and Associates dated October 31, 2020. The applicant shall adhere to the recommendations made within the report.

d) The applicant submitted a *Site Assessment and Work Order* prepared by Hohman and Associates dated September 2020. The work order recommends that the applicant retrofit snorkel openings and a culvert outlet to prevent wildlife from utilizing the space as a den. This recommendation is included as a condition of approval for the project.

e) A *Road Evaluation Report* was prepared by Clearwater Ag Services dated January 26, 2020 for two private access roads. The private access roads are paved and functionally equivalent to a Category 4 road standard.

f) The applicant submitted a *Cultural Resource Investigation* prepared by Nick Angeloff of Archaeological Research and Supply Co. dated March 2021. The report concluded no cultural, Tribal, or historic resources are anticipated to be impacted by the project. The report was forwarded to the Bear River Band of the Rohnerville Rancheria and the Intertribal Sinkyone Wilderness Council. The inadvertent discovery protocol is a condition of approval for 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 an allowable use in the Agricultural General (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 Agricultural General (AG) zone in which the site is located.

EVIDENCE a) The AG Zone is intended to be applied to areas of the County in which general agriculture and residential uses are the desirable predominant uses.

b) Humboldt County Code Section 314-55.4.6.1.2(a) allows up to 10,000 square feet of cultivation area on parcels zoned AG that are over 5 acres in size with a Special Permit. This application is for a Special Permit.

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

EVIDENCE a) Section 55.4.6.1.2(a) authorizes new cultivation up to 10,000 square feet

with a Special Permit on a parcel 5 acres or larger. The subject parcel is approximately 4.78 acres in size. Planning staff believe that the proposed project adheres to the intent of the code.

b) The proposed cultivation site is flat with less than 15% slope. According to the Cultivation and Operations Plan the proposed cultivation area is located on less than 5% slope.

c) The proposed 10,000 SF of cultivation will obtain irrigation water from the Garberville Sanitary District, a non-diversionary water source.

d) The subject parcel has been determined to be one legal parcel (lot 6) as shown on Parcel Map recorded in Book 22 of Maps page 59.

e) A *Road Evaluation Report* was prepared by Clearwater Ag Services dated January 26, 2020 for two private access roads. The private access roads are paved and are functionally equivalent to a Category 4 road standard.

f) The location of the proposed cultivation complies with all setbacks and performance standards of the CCLUO. The proposed cultivation area will be setback by more than 30 feet from all property lines, 300 feet from any residence or adjacent separately owned parcel, 600 feet from a church or place of worship, public park, tribal cultural resource, or school bus stop, and 1000 feet from all Tribal Ceremony Sites.

g) The proposed project will utilize energy from P.G E.

6. FINDING The operation of a commercial cannabis and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE

a) The applicant submitted two *Road Evaluation Reports* prepared by a Clearwater Ag Services which determined the access roads are paved and meet the Category 4 road standard.

b) The applicant shall adhere to Humboldt County Code 314-55.4.12.6 which states that cultivation and related activities shall not result in an increase of more than three decibels of continuous noise at any property line above existing ambient noise levels as documented in the *24-Hour Noise Assessment*.

c) The site is in a rural part of the County where the typical parcel size is between 5 and 20 acres. 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.

d) Irrigation water will be sourced from the Garberville Sanitary District, a non-diversionary water source.

7. FINDING The proposed development does not reduce the residential density for

any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element. The site is developed with a single-family residence. The approval of cannabis cultivation on this parcel does not conflict with residential density goals.

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 PDCON Enterprises, LLC project based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

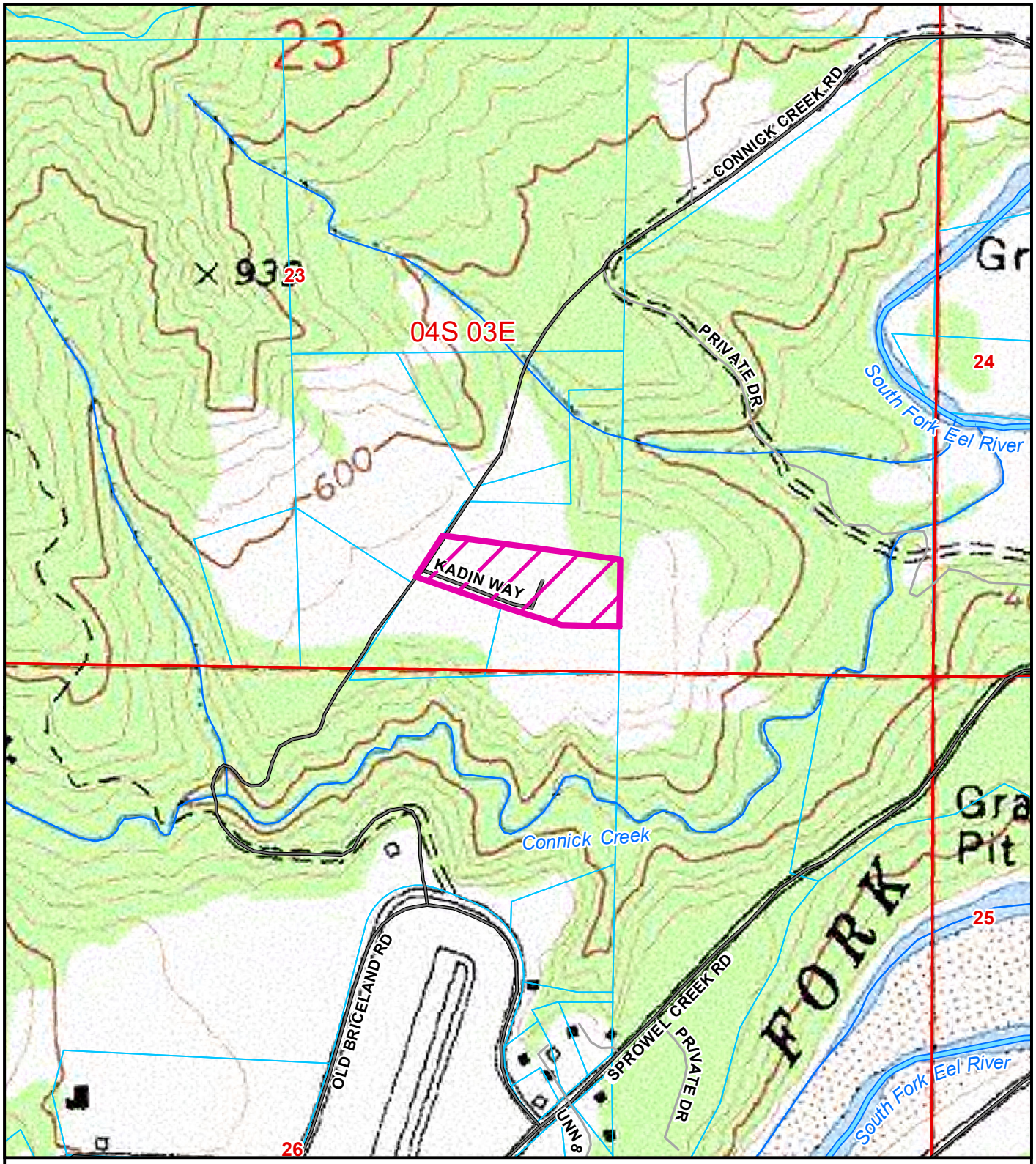
Adopted after review and consideration of all the evidence on May 20, 2021.

DECISION:

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 Administrator at a meeting held on the date noted above.

_____

John Ford, Zoning Administrator,
Planning and Building Department



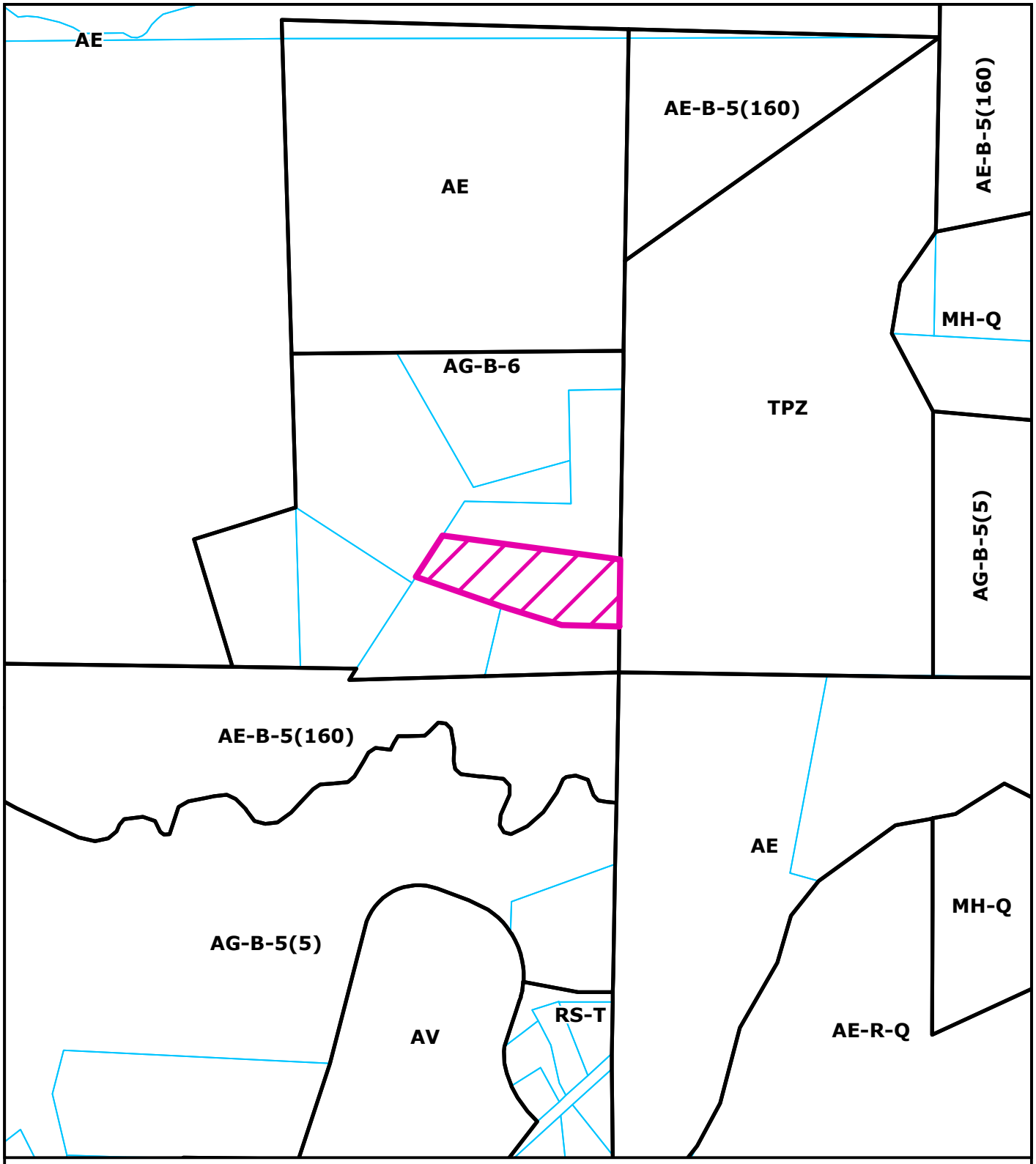
TOPO MAP
PROPOSED PDCON ENTERPRISES LLC
GARBERVILLE AREA
PLN--2020-16367
APN: 222-156-019-000
T04S R03E S23 HB&M (GARBERVILLE)

Project Area =

N

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.

0 700 1,400 Feet



ZONING MAP
PROPOSED PDCON ENTERPRISES LLC
GARBERVILLE AREA
PLN--2020-16367
APN: 222-156-019-000
T04S R03E S23 HB&M (GARBERVILLE)

Project Area =

N

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.

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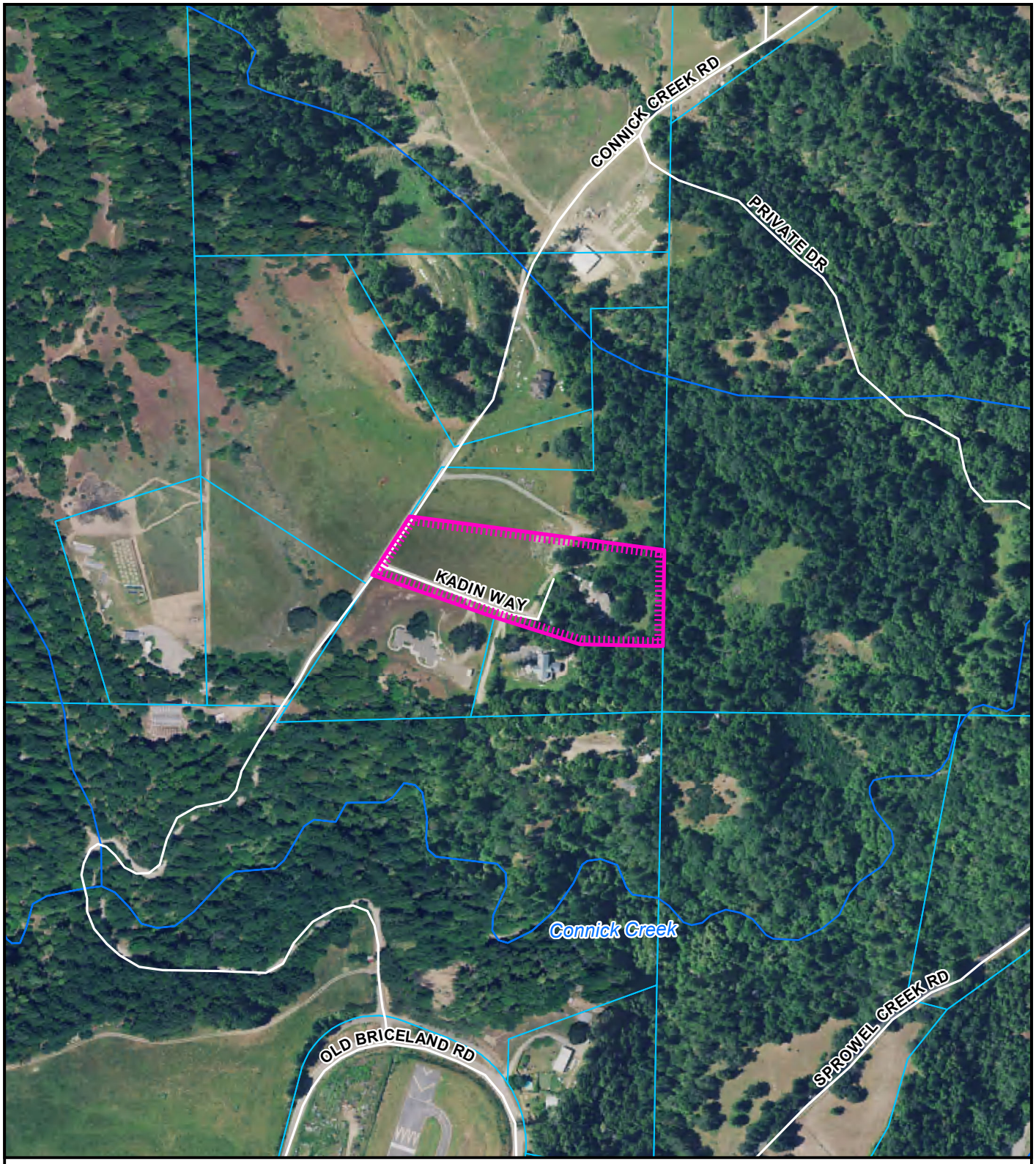


AERIAL MAP
PROPOSED PDCON ENTERPRISES LLC
GARBERVILLE AREA
PLN--2020-16367
APN: 222-156-019-000
T04S R03E S23 HB&M (GARBERVILLE)

Project Area =

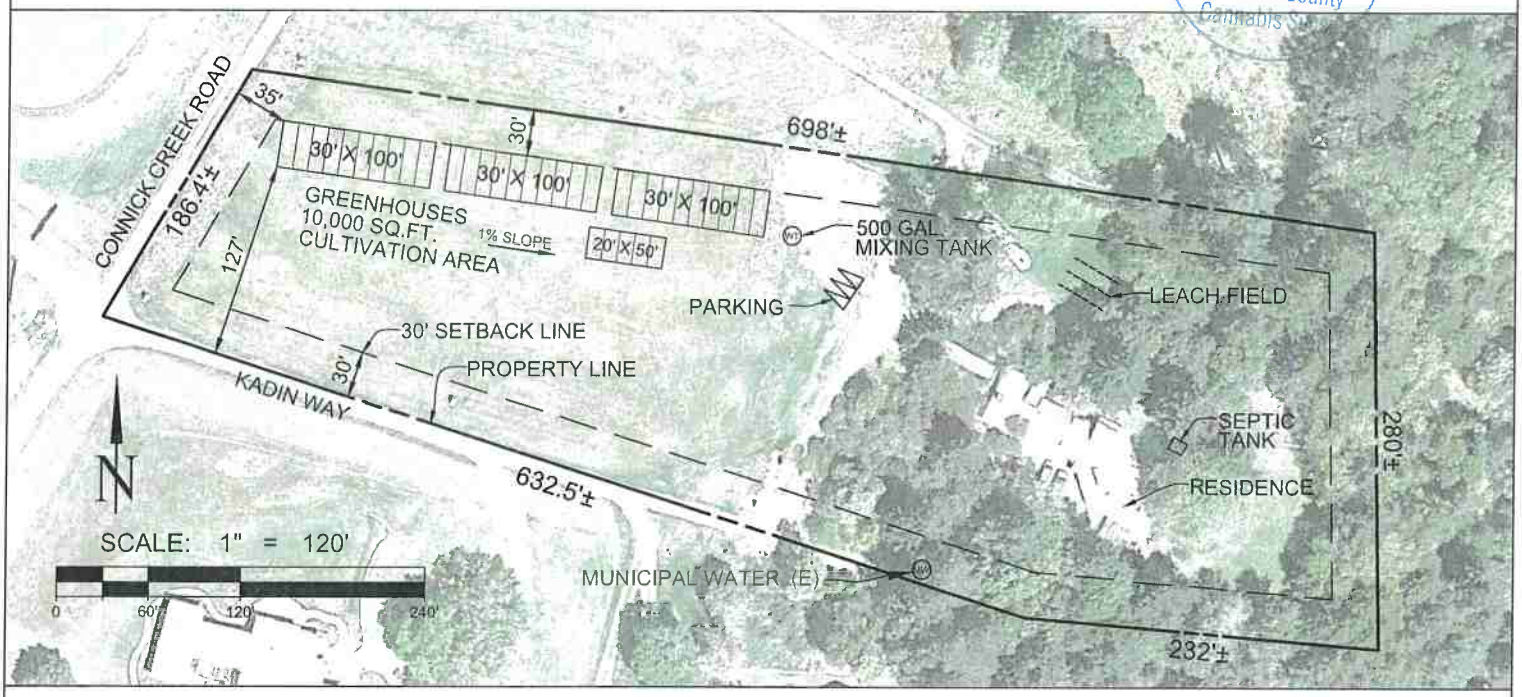
N

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.

0 500 1,000 Feet

SITE PLAN

RECEIVED
APR 20 2021
Humboldt County
Cannabis S



PROJECT INFORMATION:

Applicant: PDCON Enterprises LLC

Site Address:
10 Kadin Road
Garberville, CA 95542
APN: 222-156-019

Land Owner:
Peter & Deborah Connolly
PO Box 382
Garberville, CA 95542

Agent:
Clearwater Ag Services
446 Maple Lane
Garberville, CA 95542

Mixed Light Cultivation Area:
10,000 Sq.Ft.Mixed Light
Trees to be Removed: none
Earthwork Quantities: None
Water: Municipal Water
Sewer: Permitted Septic
Power: PG&e
Parcel Size: 4.78 Acres
Zoning: AG-B-6
General Plan Designation: RA5-20 AP
Easements:
50' Ingress / Egress Easement Along Connick Creek Road
40' Ingress / Egress Easement Along Kadin Way
Utility & Water Line Easements Along Connick Creek Road & Kadin Way
Stream Crossings: None

GENERAL NOTES:

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM HUMBOLDT COUNTY 2015 GIS DATA. APPLICANT HAS NOT VERIFIED THIS PROPERTY BOUNDARY.

3. THERE ARE NO NEARBY SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL RESOURCES WITHIN 600 FEET OF THE CULTIVATION AREA.

4. THERE ARE NO RESIDENCES ON ADJOINING PARCELS WITHIN 300 FEET OF THE CULTIVATION AREAS.

5. ANY EXISTING DEVELOPMENT CONSTRUCTED WITHOUT THE BENEFIT OF COUNTY REVIEW WILL BE SUBJECT TO THE HUMBOLDT COUNTY BUILDING DEPARTMENT UPON APPROVAL OF THE ZONING CLEARANCE CERTIFICATE.

DIRECTIONS TO SITE:
Take Hwy. 101 to Sprowel Creek Road Exit (639A).
Turn Right, follow Sprowel Creek Road 1.95 miles to Old Briceland Road.
Turn right onto Old Briceland Road. Proceed .22 miles to Connick Creek Road. Take Connick Creek Road .5 miles to cultivation site on right.

Clearwater Ag Services
707-923-2767

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

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

Approval of the Special Permit is conditioned on the following terms and requirements which must be satisfied before release of the building permit or initiation of operations, whichever occurs first.

Section 1: Development Restrictions

1. Noise generated from the operation, including fans and dehumidifiers, shall not exceed 50db at 100 feet from the source or at the edge of the nearest forest habitat, whichever is closer, as required by Section 314-55.4.12.6 Humboldt County Code.

2. Noise from cultivation and related activities shall not result in an increase of more than three decibels of continuous noise above the existing ambient noise levels at any property line of the site. The *24- Hour Noise Assessment* recorded average ambient noise levels of 39 decibels.

3. Prior to conducting cultivation related activities, the applicant shall retrofit the snorkel openings and culvert outlet with a mechanism, such as a chimney cap, to prevent wildlife from utilizing the culvert outlet as habitat as recommended in the *Site Assessment and Work Order* prepared by Hohman and Associates.

4. The applicant shall implement the following recommendations made within the *Invasive Species Management Plan* prepared by Hohman and Associates dated October 31, 2020. The applicant shall provide the department with a yearly monitoring plan as described below:

	Stage	**Timing**	**Details**
1.	Invasive Species Removal	Spring-Fall 2021	Remove Himalayan blackberry, French broom, bull thistle, Klamath weed, and black mustard; mow invasive grass species.
2.	Invasive Species Maintenance	Spring-Summer	It is easiest to remove invasive species coming up from the seed bank while they are young, and it is best to remove them before they set seed. Each site will need re-treatment each year.
3.	Annual Detection Patrol, Maintenance, and Photo Documentation	Fall (September-November 15) for 5 years	Each fall, photo document the removal areas, estimate percent cover of invasive species, and do any additional maintenance needed. Any bare areas should be seeded with native grass and straw mulched prior to November 15.
4.	Winterization	By November 15	Winterization according to the State Water Board guidelines must be completed prior to November 15. Proper soil/compost storage and wattles around the perimeter of cultivation areas are recommended.
5.	Annual Monitoring Report Deadline	January 1st 2021-2026	Monitoring reports should be turned in by the end of each year, including a final report in year 5.

Monitoring and Reporting Requirements:

Photo-document each invasive species removal area, provide a list of activities completed, and address objectives 1-6 as listed in the Invasive Species Management Plan. Submit the report to CDFW and the Humboldt County Planning Department by January 1st of each year.

5. The applicant shall remove all supplemental lighting from the greenhouses by May 15th of each cultivation and remain removed for the remainder of the cultivation season. The Department will ensure that the applicant has adhered to this condition during the applicants annual inspection or by requesting photo documentation.

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 greenhouses, water tanks over 5,000 gallons, existing structures associated with drying and storage and processing, or any activity with a nexus to cannabis. The plans submitted for building permit approval shall be consistent with the project description and the approved project site plan. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.

7. The applicant shall submit copies of all documents filed and/or obtained from the State Water Resources Control Board, including, but not limited to, a Notice of Applicability and Site Management Plan. The applicant is required to adhere to and implement the requirements contained in the SWRCB's Cannabis Cultivation Policy, the General Order and the Notice of Applicability. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted annually to the Planning and Building Department concurrent with the submittal to the SWRCB.

8. Power for the operation shall be supplied primarily by P.G.E. grid power. The approval of this permit does not authorize the use of generators as an energy source for this project.

9. 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.

10. All artificial lighting shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be enclosed between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program; see: https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/.

A. General Conditions

1. The applicant is responsible for maintaining compliance with all applicable local and State agency rules and regulations.

2. 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.

3. 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.

4. 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.

5. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. The Department will file the NOD and will charge this filing cost to the project.

6. 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 – Friday, 9:00 am – 5:00 pm, excluding holidays).

7. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation Special Permit issued pursuant to the CCLUO shall expire after 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.

   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 Special Permit or permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the non-compliance, 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 non-compliance. Failure to request reinspection or to cure any items of non-compliance shall terminate the Special Permits, 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 of the CCLUO.

8. Permit Renewals to comply with Updated Laws and Regulations. Permit renewal per Ongoing Condition of Approval #8, above, 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.

Informational Notes:

1. This provisional permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"), except where building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in Humboldt County Code.

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.

3. 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 Environmental Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card". This information shall also be provided to all employees as part of the employee orientation.

Attachment 2

CEQA ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE COMMERCIAL CANNABIS LAND USE ORDINANCE

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

APN 222-156-019, 10 Kadin Way, Garberville, County of Humboldt

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

April 2021

Background

Project Description and Project History – The Commercial Cannabis Land Use Ordinance (CCLUO) updated the County's existing Commercial Medical Marijuana Land Use Ordinance (Section 313-55.4 and 314-55.4 of Chapter 3 of Division 1 of Title III of the County Code) as well as repeal of the Medical Cannabis Testing and Research Laboratories provisions and on-site consumption prohibition found in Sections 313-55.3.15, 314-55.3.15, 313-55.3.11.7, and 314-55.3.11.7 of Division 1 of Title III of the County Code, respectively. These regulations establish land use regulations for the commercial cultivation, processing, manufacturing, distribution, testing, and sale of cannabis within the County. These regulations were developed in concert with the Final Environmental Impact Report (EIR) that was adopted for the ordinance in order to implement the mitigation measures of the EIR. The EIR addressed the broad environmental impacts that could be expected to occur from the adoption and implementation of the ordinance. The EIR specified that the regulations established in the CCLUO would mitigate the impacts of new cannabis operations by establishing regulations to help prevent and reduce environmental impacts that are known to result from cultivation operations. The EIR prepared for the CCLUO also established local land use regulations to allow for commercial cannabis operations in the unincorporated area of the County that ensure the health and safety of residents, employees, County visitors, neighboring property owners and end users of cannabis. The proposed project is consistent with all regulations within the CCLUO and all mitigation measures of the EIR. The current project for new cultivation 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 applicant is seeking a Special Permit for 10,000 square feet (SF) of outdoor commercial cannabis cultivation utilizing light deprivation techniques. The applicant anticipates two harvests annually. The proposed operation is supported by a 1,000 SF ancillary propagation greenhouse. Projected annual water usage for the project is approximately 100,000 gallons. Water for irrigation is provided by the Garberville Sanitary District. Water is stored in four 500-gallon mixing tanks. All processing will occur offsite at a licensed third-party processing facility. Energy for the project will be supplied by P.G.& E. The operation will be owner-operated therefore no employees are required.

The applicant submitted a *Biological Resource Assessment* prepared by Hohman and Associates dated October 6, 2020, which surveyed the subject parcel for special status animal species. The report concluded that the project, as proposed, is not expected to impact any sensitive or rare species or their habitat. However, mitigation measures to reduce noise and lighting impacts were recommended. Included with the *Biological Resource Assessment* was an *Invasive Species Monitoring Plan* which will be included as a condition of approval for the project. The applicant submitted a *Cultural Resource Investigation* prepared by Nick Angeloff of Archaeological Research and Supply Co. dated March 2021. No historic or prehistoric resources were identified as a result of the survey and the project is not anticipated to affect historic or prehistoric resources. A condition of approval for this project will require the applicant to adhere to the inadvertent discovery protocol.

The proposed project is consistent with the adopted EIR for the CCLUO because it complies with all standards of the CCLUO which were intended to mitigate for impacts of new and existing cannabis operations. These include complying with County Fire Safe regulations, noise and light attenuation measures to limit disturbance to wildlife and limiting activities to daylight hours (8 am to 5 pm).

Purpose - Section 15164 of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an addendum to a previously certified Final 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 Final 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 Final EIR; B) significant effect previously examined will be substantially more severe than shown in the Final 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 Final 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 Final EIR recommended mitigations. The proposal to authorize the project is fully consistent with the impacts identified and adequately mitigated in the Final EIR. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the Final EIR.

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* dated January 4, 2021.
- *Site Plan* prepared by Clearwater Ag Services dated April 22, 2021.
- *Biological Resource Assessment* prepared by Hohman and Associates dated October 6, 2020.
- *Invasive Species Management Plan prepared by Hohman and Associates dated October 31, 2020.*
- *24-Hour Noise Assessment* prepared by Clearwater Ag Services dated April 4, 2021.
- *Cultural Resource Investigation* prepared by Archaeological Research and Supply Co. dated March 2021.
- *Site Assessment and Work Order* prepared by Hohman and Associates dated September 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 an expansion of an existing cannabis operation in compliance with county and state requirements intended to adequately mitigate environmental impacts.

2. The circumstances under which the project was approved have not changed substantially. There are no new significant environmental effects and no substantial increases in the severity of previously identified effects.

3. For the current proposed project, there has been no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted as complete.

CONCLUSION

Based on these findings it is concluded that an Addendum to the previous Final 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. (Site Plan dated 04/22/2021– Attached with project Maps)

4. A cultivation and operations plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel; and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season. (*Cultivation and Operations Plan*-Attached)

5. Copy of the statement of water diversion, or other permit, license or registration filed with the State Water Resources Control Board, Division of Water Rights, if applicable. (Not applicable)

6. Description of water source, storage, irrigation plan, and projected water usage. (Included in *Cultivation Operations Plan* (item 4. above)

7. Copy of Notice of 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. (Not applicable)

8. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing, impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the California Department of Fish and Wildlife. (Not applicable)

9. If the source of water is a well, a copy of the County well permit, if available. (Not applicable)

10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under Section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with Cal Fire. (Not applicable)

11. Consent for on-site inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)

12. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in Section 55.4.12.5 (Not applicable)

13. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed, will not support diversions for irrigation. (On file)

14. Acknowledge that the County reserves the right to engage with local tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize, or mitigate impacts to tribal cultural resources, as defined herein. Examples include, but are not limited to, conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The County shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On file)

15. Division of Environmental Health Attachment for Commercial Medical Marijuana (CMM) Clearances/ Permits (DEH Form). (On file)

16. *Biological Resource Assessment* prepared by Hohman and Associates dated October 6, 2020. (On file- Confidential)

17. *Invasive Species Management Plan* prepared by Homan and Associates, dated October 31, 2020. (Included in *Biological Assessment*)

18. *Site Assessment and Work Order* prepared by Hohman and Associates, dated September 2020. (Attached)

19. *Road Evaluation Reports* prepared by Clearwater Ag Services dated January 26, 2020. (Attached)

20. *Conditional Will Serve Agreement for Agricultural Water Use* provided by the Garberville Sanitary District dated December 29, 2020.

21. *24-hour Noise Assessment* prepared by Clearwater Ag Services dated April 6, 2021.

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APR - 9 2021
Humboldt County
Cannabis Svcs.

Cultivation/Operation Plan

Clearwater Ag Services

PDCON Enterprises, LLC

APN 222-156-019

Cultivation/Operation Plan

Revised 1/4/2021

Project Description

PDCON Enterprises LLC is seeking a ZCC for 10,000 Sq Ft of New Mixed Light Commercial Cannabis Cultivation.
This document is prepared specifically for PDCON Enterprises LLC located at 10 Kadin Way Garberville Calif. The APN is 222-156-019. This parcel is zoned AG-B-6 and is 4.7 acres and will be permitted as 5 acres.
The cultivation will take place in an open meadow in a series of 4 greenhouses with an expected 2 harvests per season.
Cultivation irrigation water is supplied by municipal water district.
Power source is PGE.
No School, Place of Worship, Public Park, Tribal Resources or any other sensitive receptor is within 600 feet of the cultivation area.
A setback of 300' to neighboring residence.
Slopes of the cultivation site are less than 5%.
No grading will take place.
Access road is paved.
This project falls within the Garberville Airport Compatibility Zone B.

Operation Plan

PDCON Enterprises will utilize 4 proposed greenhouses for mixed light cannabis cultivation. Cannabis plant will be grown in garden pots filled with commercial gardening soil. Light deprivation techniques will be used to achieve 2 harvests per season. Processing will be done off-site at a permitted facility.

Cultivation Plan

Cultivation will take place in a series of 3-30'x100' and 1-20'x50' greenhouses for a total 10,000 sq ft. Light deprivation techniques will allow for 2 harvests per season. Specially designed black out tarps will be used to cover the greenhouses causing the cannabis plants to flower. Low wattage supplemental lighting will be needed for a short period of time when plants are young to help with rooting and growth of the small plants. The black out tarps will be in place when lights are in use therefore no light pollution issues will occur from this project. The greenhouses will utilize garden pots filled with high quality commercial soil. The soil will be amended each season with natural and organic nutrients for optimum plant health. Walkways will be natural soil.

Irrigation water is provided by the existing municipal water district. Water will be delivered to the plants by hand watering using approximately 100,000 gallons per season. No illegal fertilizers, pesticides or rodenticides are used on this property.

Pest control is both biological and by using a natural pest management spray. Biological pest management is achieved by using beneficial insects such as nematodes and lady bugs. A high quality natural and approved pesticide spray such as green cleaner and neem oil will help to prevent harmful damage from invasive pests.

Cannabis waste will be composted in a secure outdoor compost area.

Processing

Drying and processing of the cannabis will be done off-site at a permitted facility.

Employee Plan

PDCON Enterprises LLC anticipates having no employees. Work schedule will start with preparation of soil in April each year. Operating hours will be from 8 am to 5 pm Monday through Friday. If needed, possible watering or other needs will be done during other hours or days. This will be a very clean and well organized and automated cultivation project.

Water Source, Storage and Usage

Cannabis irrigation water will be provided by an existing municipal water district. A 500 gallon mixing tank for each greenhouse will be used for water soluble fertilizer and nutrients which are added to the water and agitated until mixed. This water is then delivered by hoses and hand watering irrigation system to the plants as needed for plant health and soil moisture.
Water use will be approximately 500 gallons per day during peak use with a total of approximately 100,000 gallons of water annually.

Soils Management Plan

A high quality commercial soil will be used for cultivation. If needed, nutrients and amendments will be added and mixed into the existing soil for optimum plant health. These soils will be recycled and reused each season.

Security

Security will be provided by a proposed security fence around the cultivation area. A locked gate at the entrance to the Connick Creek Road provides security for the area. Security cameras are in place in strategic locations throughout the area. These cameras will be able to be viewed remotely 24 hours per day 365 days per year with at least a 180 day storage capacity. If a security breach occurs, proper

authorities will be immediately contacted. All visitors and vendors will be required to check in with owners upon entering the premises.
Very few vendors will be needed and the project is not visible from any public place.

Noise Source and Mitigation

This cultivation project produces minimal noise. Only natural sunlight is used with no large fans or any other loud electrical equipment. The use of roto-tiller and weed-eater will be the only motorized equipment used and this will be only short time period. No other noise sources from cultivation will occur from this project. 24 hour decible readings have been taken at 3 property lines to establish baseline noise levels.

Parking and Roads

This cultivation site is located off the well maintained private paved Connick Creek Road off of the County maintained Old Briceland Road. The site is accessed through a locked gate. The gravel parking area will be designed to accommodate all necessary and expected traffic for this project. This will include parking for 3 vehicles and turn around for SRA requirements including access and turn around for Type 3 apparatus. There will be minimal impact on the existing road infrastructure associated with this project.

Light Pollution and Control

PDCON Enterprises LLC will use natural sunlight for cultivation with minimal low wattage supplemental lighting. When lights are used the black out tarps will prevent light escaping the greenhouses therefore no light pollution will occur from this cultivation project. This site will meet the International Dark Sky Guidelines.

Energy Plan

PDCON Enterprises LLC has existing grid power supplied by PGE. This cultivation site will use very little electrical power. Low wattage lights, water pumps and other small appliances will be used with minimal power usage.

Materials Management

No Hazardous Materials are used on this cultivation site. Only natural and organic nutrients and fertilizers are used when needed. Only approved pesticides are used when needed. No rodenticides or any other illegal products are used on this project. No other hazardous materials are used or stored on

the parcel in any reportable quantities. Storage of the fertilizers and nutrients will be stored on shelves near the water mixing tanks. The use of all the fertilizers and nutrients will be done in according to manufacture specifications. See below for waste management.

Sewage Disposal and Waste Management

A portable restroom facility will be available on site as well as a hand washing station. This will be serviced by a local vendor. The existing residence has a permitted septic system as well. All cannabis waste will be composted in an on site compost area. Other recyclables or non cannabis waste such as containers and garbage will be stored in separate area from the cannabis waste and be transported weekly to approved facility such as Recology in Redway, Fortuna or Eureka. No other by products will be produced from this cultivation operation.

Storm water Management Planning

PDCON Enterprises LLC will maintain driveways and access roads to eliminate any potential erosion or runoff during storms. The driveway will be maintained and is shaped to reduce any sediment discharge. There are no culverts on the parcel or near the cultivation site. No watercourses are near the cultivation area. During storm events, the operator will monitor the site for any sign of erosion and if there are signs of erosion or sediment discharge, appropriate actions will be taken to mitigate the impact of sediment from entering any nearby water course. This will be achieved by the use of natural vegetation buffers and proper ditching as well as straw, seed, wattles, jute cloth and any other needed erosion control methods. A site management plan will outline additional measures for appropriate storm water management.

Summary of Compliance with SWRCB

PDCON Enterprises LLC is enrolled into the SWRCB General Order WQ-2019-0001-DWQ. As part of the enrollment, a Site Management Plan has been completed by a Qualified Professional which includes current as well as legacy water quality issues for this parcel. Applicant will follow the guidelines known as BPTC, Best Practical Treatment or Control. This will include all pesticides and fertilizers being properly stored in a secure storage area as well as assuring proper setbacks from water courses and wetlands. There are no water courses on the parcel. A winterization plan is prepared and includes as part of the SMP. Applicant will monitor the parcel to ensure minimal sediment discharge will occur during storms during the winter months. Corrective actions will be taken if needed. The use of industry standards, straw, waddles, jute cloth and other sediment control materials will be used to mitigate sediment discharge.

Airport Compatibility

The proposed greenhouses are not over 12' in hieght which is below the hieght of surrounding buildings and trees. The parcel as well as surrounding parcels are developed with homes and other cultivation greenhouses. The proposed supplemental low wattage lighting will be used with the black out tarps in place to allow no light to escape the greenhouses. The proposed cultivation site is approximately 26' below the elevation of the airport. The project will not impact the airport or aircraft traffic.

Hohman & Associates
FORESTRY CONSULTANTS
P.O. Box 733, Hydesville, CA 95547 . (707) 768-3743 . (707) 768-3747 fax

Invasive Species Report
PDCON Enterprises LLC
Cannabis Cultivation Project

Prepared by
Caitlyn Allchin
10/31/20

For
Hohman and Associates
Hydesville, CA

Signature: Caitlyn Allchin **Date:** 10/31/2020

Setting

The PDCON Enterprises LLC Cannabis Cultivation Project is located in Section 23, Township 4 South, Range 3 East HB&M; Humboldt County, on the Garberville USGS 7.5' quadrangle. The biogeographic region can be described using a three-tiered hierarchy of province, region, and sub-region. This site lies within the California Floristic Province, Northwestern California region, and North Coast sub-region. The parcel lies to the west of the community of Garberville, 0.33 miles to the north of the Garberville Airport. The elevation ranges from 530 to 550 feet. Slopes on the property are relatively flat and the aspect is primarily west-facing. The property is composed of open grassland and mixed coniferous forest dominated by Douglas Fir (*Pseudotsuga menziesii*) with Pacific madrone (*Arbutus menziesii*), tan oak (*Notholithocarpus densiflorus*), canyon live oak (*Quercus chrysolepis*), Oregon white oak (*Quercus garryana*), and black oak (*Quercus kelloggii*). The property is approximately 4.8 acres.

Methods

The Humboldt County Commercial Land Use Ordinance requires that any invasive species on an applicant's parcel are identified, and a plan is implemented to control their spread. The invasive species survey and control plan for this project was conducted by Caitlyn Allchin. Caitlyn holds a B.S. in Biological Sciences with a concentration in Botany from Humboldt State University, where she is currently a graduate student. Caitlyn has taken relevant courses including plant taxonomy, principles of ecology, and general botany, and conducted her senior directed study on the pollination biology of *Petasites frigidus* var. *palmatus*. She has 2 years of botany experience in Northern California.

Invasive species were identified on the property by walking around the proposed conversion area and other areas of disturbance on 9/28/2020. Early detection and response are also recommended for invasive species with potential habitat in the area that are rated as *High* or *High-Alert* by the California Invasive Species Council (Cal-IPC) and listed as Regional Management Opportunities for Humboldt County. Please see Table 1 & 2 for a list of invasive species occurring on the property and potentially occurring early detection species. Invasive species are characterized in the tables as *Potential, Present, Limited Invasion Onsite*, or *Severe Invasion Onsite*. Invasive species on the parcel that have the potential to negatively impact habitat quality or that may be facilitated by cultivation-related activities are prioritized for control. Control methods, monitoring, and performance standards to meet by the end of the monitoring period have been recommended for priority species onsite. Please refer to the Schedule in Table 3 when implementing control measures and monitoring. Weed Alert information from Cal-IPC has also been attached to help with identification of early detection species.

3. Place the removed canes and roots in a covered compost pile, take them to the dump, or burn them in a permitted burn pile. Canes will easily root if left in moist soil.
4. Mow or cut back any blackberry re-sprouts until they exhaust their reserves and die back.
5. Bare dirt should be seeded with native grass such Pacific Coast Seed Native Erosion Control Mix.

Objective 1: Himalayan blackberry will be controlled around the field and along the road to prevent continued spread to natural areas.

Performance Measures: Himalayan blackberry will cover less than 10% of the area around the road and in the field at the end of the five-year monitoring period.

Photo 1. The areas along the perimeter of the driveway were overgrown with Himalayan blackberry. The highly invasive shrub is moderately spreading into the field nearby.

2. Remove French Broom Near Entrance to Residence

French broom (*Genista monspessulana,* Cal-IPC *High* rating) is present along the road near the entrance to the residence on the property, intermixed with highly invasive Himalayan blackberry. This non-native shrub may be identified by its silky hairy stems and leaves, persistent leaflets, hairy seed pods, and clusters of yellow flowers (Oneto et al. 2009). French broom thrives in disturbed areas, where it may out-compete native plants and alter the soil. This aggressive invasive shrub is best removed by the roots because any rootstalks left behind will easily re-sprout (Oneto et al. 2009). Brooms may be removed by digging them out. Weed wrenches may be used to remove this shrub before it becomes well-established on the property. This invasive shrub is limited to a small area and has not begun to spread into the open grassland areas where the conversion site is located but should be monitored (Photo 4). Please see the Weed Alerts attached for more identification details and photos of this species.

Control Steps:

1. Pull or dig out invasive brooms along the road and wherever found on the property.
2. Bag any seed pods and take them to the dump so that they do not spread onsite. Plants without seeds may be left onsite with the roots pointing up or in compost piles.
3. New French broom plants will need to be removed each year. It is best to remove young plants in the spring, before any plants have the opportunity to go to seed.

Objective 2: The limited French broom invasion on site will be controlled.

Performance Measures: No reproductively mature (i.e. plants with flowers or seed pods) French broom will remain at the end of the five-year monitoring period.

Photo 4. The area adjacent to the entrance of the main residence area has limited French broom and Himalayan blackberry invasion.

4. Remove Klamathweed from Proposed Conversion Site

Klamathweed (*Hypericum perforatum*, CAL-IPC *Moderate* rating), also known as St. John's wort, is toxic to livestock and wildlife ((DiTomaso et al., 2013). This herbaceous plant is characterized by its bright yellow flowers and opposite, light green linear leaves with little black glands that appear to be perforated when held to the light. This non-native weed was observed growing in small clusters on the eastern side of the proposed conversion site, among many other non-native invasive annuals and perennials (Photo 5). This plant should be hand-pulled or dug up to remove its taproot, or periodically mowed in the spring to prevent its spread to natural areas. Please see the Weed Alerts attached for more identification details and photos of this species.

Control Steps:

1. Pull or dig up any klamathweed nearing the flowering stage before they go to seed and spread.
2. Mow areas along the perimeter of the proposed conversion site in the spring and fall to reduce non-native species and prevent them from further spreading into natural areas.

Objective 4: Klamathweed will be controlled on the property to minimize its spread and impact on the natural environment.

Performance Measures: Mechanical control by pulling or mowing is implemented and documented each year.

5. Remove Black Mustard from Proposed Conversion Site

Black mustard (*Brassica nigra*, CAL-IPC *Moderate* rating) can form dense stands and displaces native vegetation with allelopathic properties that make the soil unsuitable for native plants (DiTomaso et al., 2013). Black mustard can be identified through its bright yellow flowers with four petals, and basal leaves with lateral lobing, and upper leaves with toothy or weakly lobed margins that taper to the base. This non-native plant was observed growing along the edge of the proposed conversion site with many other non-native invasive annuals and perennials (Photo 6). This plant should be hand-pulled or mowed in the spring to prevent its spread to natural areas. Yearly manual removal can help deplete the seedbank, as they can remain viable in the substrate for 50 years or more (DiTomaso et al., 2013).

Control Steps:

1. Pull any black mustard nearing the flowering stage before they go to seed and spread.
2. Shallow tillage of seedling-staged mustard can reduce population numbers.
3. Removal in areas along the perimeter of the proposed conversion site should occur annually.

Objective 5: Black mustard will be controlled on the property to minimize its spread and impact on the natural environment.

6. Mow Hardinggrass Within Proposed Conversion Site

Hardinggrass (*Phalaris aquatica*, CAL-IPC *Moderate* rating) can form dense patches and displace native vegetation with toxic alkaloids, especially under drought conditions, which can make the soil unsuitable for native plants (DiTomaso et al., 2013). Harding grass can be identified by its dense, cylindrical spike-like panicles, and can grow up to 5 ft tall. This non-native perennial grass was observed growing in large patches along the edges of the proposed conversion site, along with many other non-native invasive annuals and perennials (Photo 7). This perennial grass should be mowed late in the season to prevent further spreading to natural areas.

Control Steps:

1. Close mow around the conversion sites late in the season to reduce the plants' vigor.
2. If appropriate, apply controlled burning with a permit in the early spring to suppress the populations.

Objective 6: Hardinggrass will be controlled on the property to minimize its spread and impact on the natural environment.

Performance Measures: Mowing is implemented every fall and documented each year.

Photo 7. Invasive hardinggrass was well established in the grassland area.

Table 2. Highly invasive species that may occur in inland Humboldt County that should be targeted for early detection. Please see attached Invasive Species Alert identification information from Cal-IPC.

SPECIES	COMMON NAME	FAMILY	OPPORTUNITY	CALIPC RATING	STATUS ONSITE
Aegilops triuncialis	barb goatgrass	Poaceae	surveillance	High	Potential
Ammophila arenaria	European beachgrass	Poaceae	containment	High	Potential
Arundo donax	giant reed	Poaceae	containment	High	Potential
Bromus madritensis ssp. rubens	red brome	Poaceae	containment	High	Potential
Bromus tectorum	downy brome, cheatgrass	Poaceae	containment	High	Potential
Carpobrotus edulis	Hottentot-fig, iceplant	Aizoaceae	containment	High	Potential
Centaurea solstitialis	yellow starthistle	Asteraceae	containment	High	Potential
Centaurea stoebe ssp. micranthos (= Centaurea maculosa)	spotted knapweed	Asteraceae	containment	High	Potential
Cortaderia jubata	jubatagrass	Poaceae	containment	High	Potential
Cortaderia selloana	pampasgrass	Poaceae	containment	High	Potential
Cytisus scoparius	Scotch broom	Fabaceae	containment	High	Potential
Delairea odorata	Cape-ivy	Asteraceae	containment	High	Potential
Ehrharta calycina	purple veldtgrass	Poaceae	surveillance	High	Potential
Elymus caput-medusae (= Taeniatherum caput-medusae)	medusahead	Poaceae	containment	High	Potential
Euphorbia virgata (= Euphorbia esula)	leafy spurge	Euphorbiaceae	containment	High-Alert	Potential
Genista monspessulana	French broom	Fabaceae	containment	High	Potential
Hedera helix and H. canariensis	English ivy, Algerian ivy	Araliaceae	containment	High	Potential
Lepidium latifolium	perennial pepperweed	Brassicaceae	containment	High	Potential
Limnobium spongia	South American spongeplant	Hydrocharitaceae	eradication	High-Alert	Potential

Table 3. Schedule for Implementation, Inspection, and Maintenance

Stage	Timing	Details
1. Invasive Species Removal	Spring-Fall 2021	Remove Himalayan blackberry, French broom, bull thistle, klamathweed, and black mustard; mow invasive grasses.
2. Invasive Species Maintenance	Spring-Summer	It is easiest to remove invasive species coming up from the seed bank while they are young, and it is best to remove them before they set seed. Each site will need re-treatment each year.
3. Annual Detection Patrol, Maintenance, and Photo-Documentation	Fall (September-November 15) for 5 years	Each fall, photo-document the removal areas, estimate percent cover of invasive species, and do any additional maintenance needed. Any bare areas should be seeded with native grass and straw mulched prior to November 15.
4. Winterization	By November 15	Winterization according to State Water Board guidelines must be completed prior to November 15. Proper soil/compost storage and wattles around the perimeter of cultivation areas are recommended.
5. Annual Monitoring Report Deadline	January 1st 2021-2026	Monitoring reports should be turned in by the end of each year, including a final report in year 5.

Monitoring and Reporting

Photo-document each invasive species removal area, provide a list of activities completed, and address objectives 1-6 (listed above) and progress toward meeting performance measures in a report to be completed at the end of each year. Submit the report to CDFW and Humboldt County Planning Department by January 1 of 2021-2026.

<u>Agencies to Receive Copies of Monitoring Report:</u>

California Department of Fish and Game
619 Second St.
Eureka, CA 95501

(707) 445-6493 | FAX: (707) 445-6664
Humboldt County Planning and Building Department 3015 H St.
Eureka, CA 95501
FAX (707) 268-3792

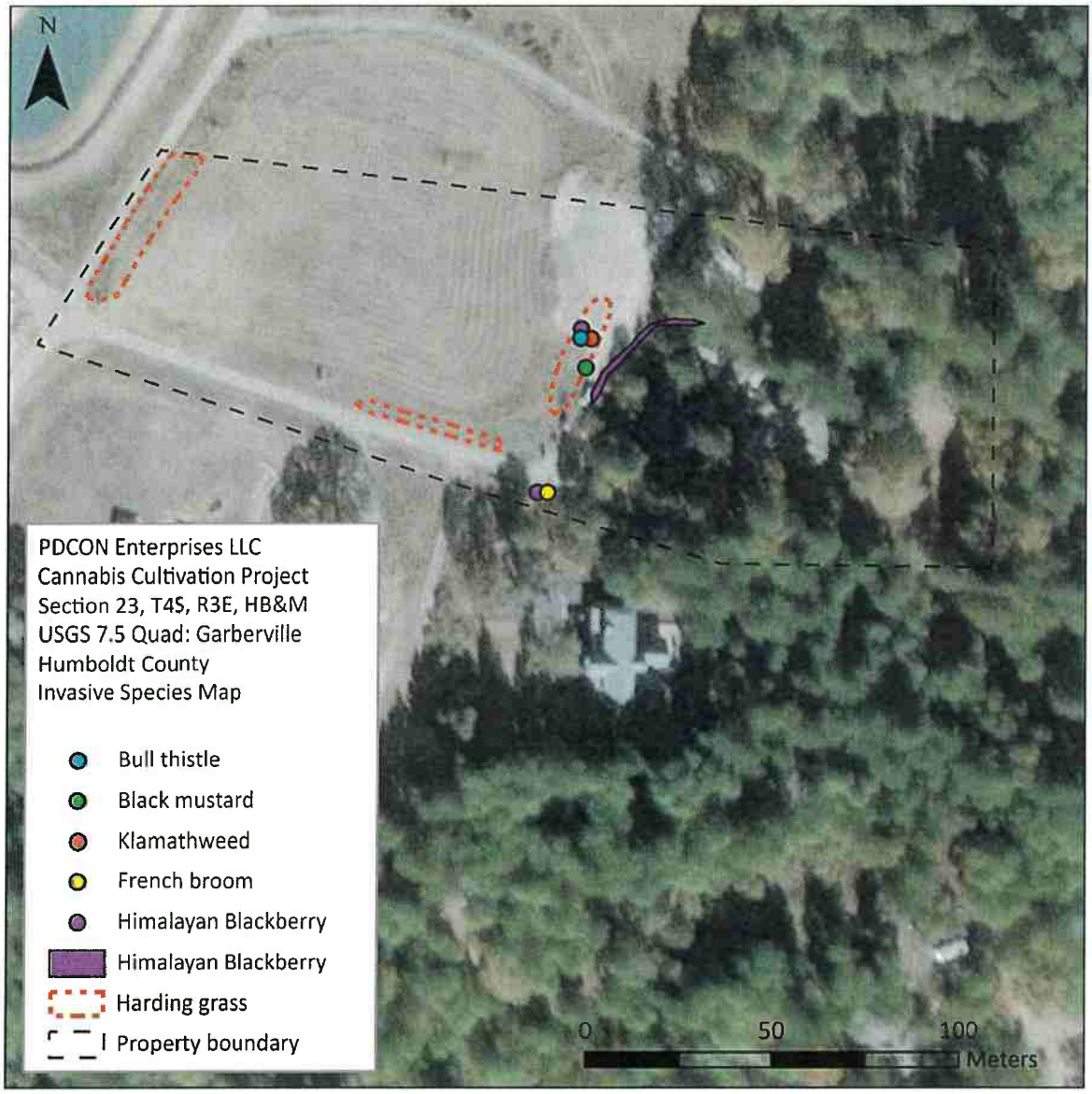


Figure 1. Invasive species mapped on the PDCON Enterprises LLC parcel.

Weed Alert!
Saharan mustard

www.cal-ipc.org

Saharan mustard
(Brassica tournefortii)

Mature Size Waist

Description

- Yellow-flowered annual herb to 3 ft. tall
- Small, inconspicuous flowers are dull yellow with four petals
- Seedpods up to 2 ¾ in. long, narrowed between seeds, with narrower smooth pointed section at top of seedpod

- Stiff white hairs perpendicular to stem at base and on leaves
- Deeply lobed basal leaves from 3-12 in. long with dots on leaves and a rough feel
- Few leaves grow on the stems
- Reproduces by seed
- Spread by roads and wind
- Native to the Mediterranean region and Eurasia

Bloom Period Dec - Aug

Habitat Grasslands, scrub

2-Minute Removal Pull

Image credits: Front: ©2009 Thomas Stoughton; ©2004 James M. Andre, Granite Mountains Desert Research Center; Darren Smith/CA State Parks; Back: © J.M. DiTomaso, Regents of the University of California; icons by Tim Hyland
These cards were adapted from a design by National Park Service.

Weed Alert!
Yellow starthistle

www.cal-ipc.org

Yellow starthistle

(Centaurus solstilatus)

Mature Size Knee

Description

- 2-6 ft. annual with stiff wiry stems and spiny flowerheads that grow singly at stem tips
- Narrow yellow petals grow as a tuft above an oval, green, spine-covered bud

- Stiff spines up to 1 in. long
- A cottony white tuft remains above spines after flowers die
- Starts as a low cluster of leaves, like a dandelion rosette, but with white hairs
- Leaf bases extend down stems, giving them a winged appearance
- Leaves and stems gray to bluish green, covered with fine white cottony hairs
- Reproduces by seed
- Spread by recreation, roads, trails, wildlife, waterfowl, livestock, equipment, hay, forage
- Native to southern Europe

Bloom Period Apr - Sep

Habitat Chaparral, coastal prairie, grassland, riparian

Image credits: Front and back: J.M. DiTomaso ©2007 The Regents of the University of California; icons by Tim Hyland
These cards were adapted from a design by National Park Service.

Weed Alert!
Scotch broom

www.cal-ipc.org

Scoth broom
(Cystisus scoparius

Mature Size Shoulder

Description

- 5-10 ft. deciduous shrub with pea-like flowers
- Single or paired golden yellow flowers (or slightly to fully red), ¾-1¼ in. long
- Leaves generally composed of 3 leaflets, each less than 1 in. long

- Stems are star-shaped in cross-section
- Pods are ¾-2 in. long, flattened, dark brown to black, with silky hairs on the margin
- Reproduces by seed and by resprouting if damaged
- Spread by roads and trails, equipment, water, soil movement, animals, ants, horticulture
- Native to central and southern Europe and northern Africa

Bloom Period Mar - May

Habitat Coastal scrub and prairie, chaparral, riparian areas, oak woodland, coniferous forest

Image credits: Front and back: J.M. DiTomaso ©2007 The Regents of the University of California; icons by Tim Hyland
These cards were adapted from a design by National Park Service.

Weed Alert!

Perennial veldt grass

www.cal-ipc.org

Perennial veldt grass

(Ehrharta calycina)

Mature Size Knee

Description

- Tussock-forming grass 12-28 in. tall
- Flat, green to reddish-purple-tinged leaves, 3-8 in long
- Leaves wrinkled along blade edge
- Seedhead 4-6 in. long
- Small projection where leaf meets stem has tiny hairs
- Reproduces by seed and vegetatively from underground rhizomes
- Spread by roads, human activities, wind, wildlife
- Native to southern Africa

Bloom Period Mar - May

Habitat Sandy soils, chaparral, coastal scrub, disturbed sites

2-Minute Removal Dig

Image credits: © Jackie Miles and Max Campbell, Back: © Joe DiTomaso, Regents of the University of California; Back right: David Amme; icons by Tim Hyland
These cards were adapted from a design by National Park Service.

Weed Alert!
Spurges

Leafy spurge (*Euphorbia virgata*)

Carnation spurge (*E. terracina*)

www.cal-ipc.org

Spurges
(*Euphorbia terracina; E. virgata*)

Mature Size Knee

Description

- Perennial herbs under 3 ft. with opposite leaves and milky sap (that can cause a rash)
- Tiny flowers surrounded by yellow or green petal-like leaf structures
- Leaves 2-3 in. long
- Reproduces by seed or from extensive creeping roots and root fragments
- Spread by roads, waterways, wildlife
- Native to Europe

Bloom Period *E. terracina* Mar - July; *E. virgata* May - Aug

Habitat Grasslands, scrub, woodland

2-Minute Removal Dig

Image credits: Front top: Bob Case, Front bottom and back top: © Regents of the University of California, Back bottom: Jean Tosti; icons by Tim Hyland
These cards were adapted from a design by National Park Service.

Weed Alert!
St. John's wort

www.cal-ipc.org

St. John's wort
(Hypericum perforatum)

Mature Size Waist

Description

- 2-5 ft. upright perennial with reddish woody base and bright yellow flowers
- Numerous flowers (25-100 per stem) are up to 1 in. wide with five petals, and have black dots along the edges
- Narrow yellow-green oblong leaves are up to 2 in. long, and have translucent dots that make the leaf appear perforated when held to the light

- Sticky seed capsule turns deep reddish-brown as it matures
- Reproduces by seed and vegetatively from rhizomes

- Spread by horticulture, livestock, hay, forage, equipment, roads
- Native to Europe and Asia

Bloom Period May - Sep

Habitat Coastal prairie, grassland, oak woodland, forest, disturbed sites

2-Minute Removal Dig

Image credits: Front center/bottom and back: J.M. DiTomaso ©2007 The Regents of the University of California;, Front top: John M. Randall, The Nature Conservancy, Bugwood.org; icons by Tim Hyland
These cards were adapted from a design by National Park Service.

Weed Alert!
Purple loosestrife

www.cal-ipc.org

Purple loosestrife
(Lythrum salicaria)

Mature Size Shoulder

Description

- 3-10 ft. perennial with showy purple-magenta flowers
- Many 5-7 petaled flowers, clustered on a spike 3 in. to 3. ft. tall
- Narrow leaves are opposite with smooth margins, ¾ -4 in. long

- Stems are erect, green to purple, square in cross-section
- Plant is deciduous and has a dense bushy appearance with a woody base
- Reproduces by seed and from rhizomes
- Spread by horticulture, wind, water
- Native to western Asia and eastern Europe

Bloom Period Jun - Sep

Habitat Lakes, rivers, estuaries, marshes, riparian woodland

2-Minute Removal Dig

Image credits: Front and back: J.M. DiTomaso ©2007 The Regents of the University of California; icons by Tim Hyland
These cards were adapted from a design by National Park Service.

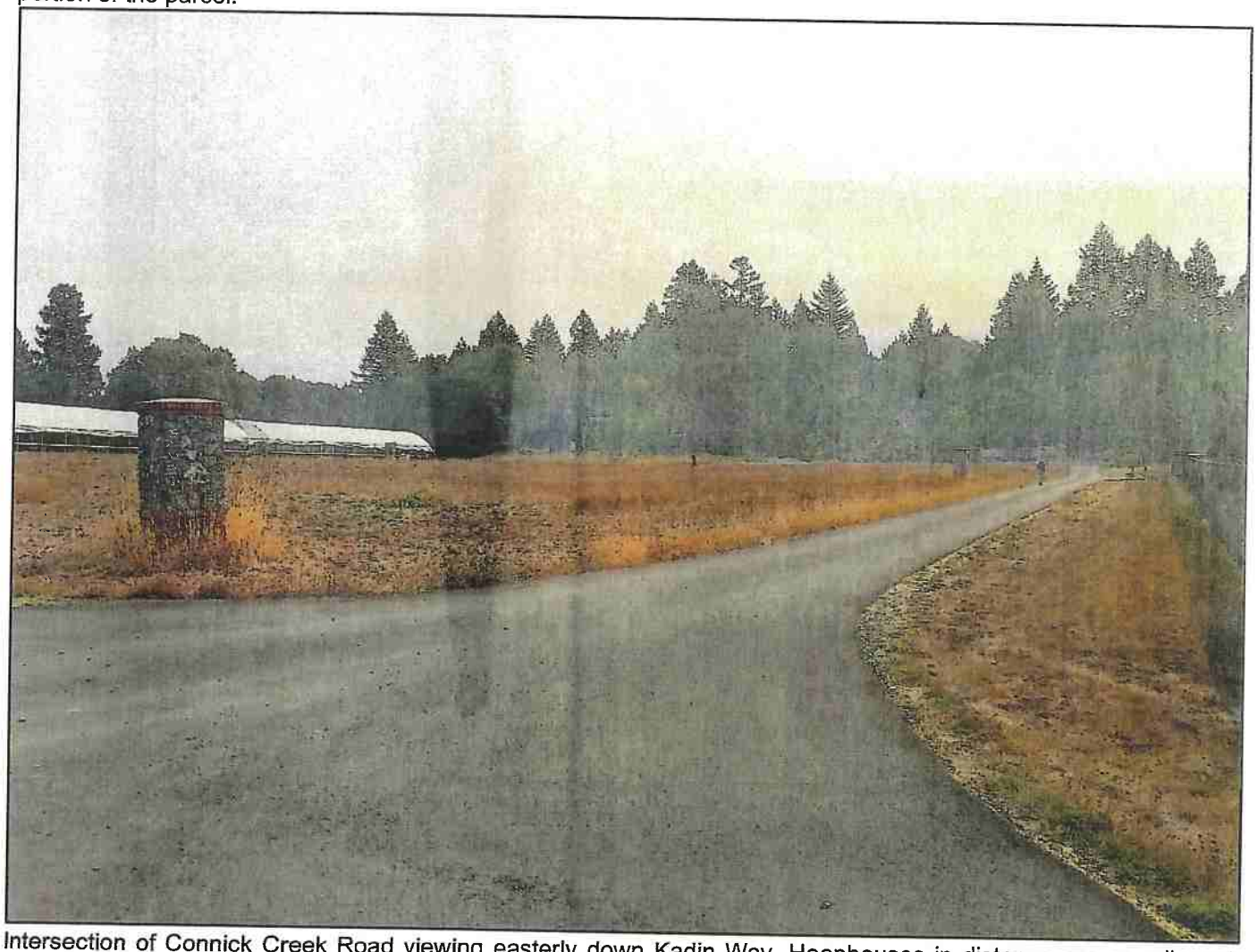
Hohman & Associates
FORESTRY CONSULTANTS
P.O. Box 733, Hydesville, CA 95547 . (707) 768-3743 . (707) 768-3747 fax

Site Assessment/Work Order

PDCON Enterprises LLC Cannabis Permit

PDCON Enterprises LLC is seeking permits for Commercial Cannabis Cultivation on Humboldt County Assessor's Parcel Number (APN) 222-156-019. The parcel is approximately 4.78 acres and zoned Agriculture General (AG-B-6). Access to the parcel from a public road is gained from the intersection of the paved county road Old Briceland Road and Connick Creek Road (paved, private). The west and south parcel boundary is more or less bound by the paved roads Connick Creek Road(west) and Kadin Way(south). See attached location map.

The project proposes three (3) 110 ft. by 30 ft. hoop houses with no supplemental lighting to be placed in an open flat (1% grade) area on the western portion of the parcel. Water for irrigation will be provided by Garberville Sanitary District and electricity by PG&E; both currently exist to serve the property and the residence located on the eastern portion of the parcel.

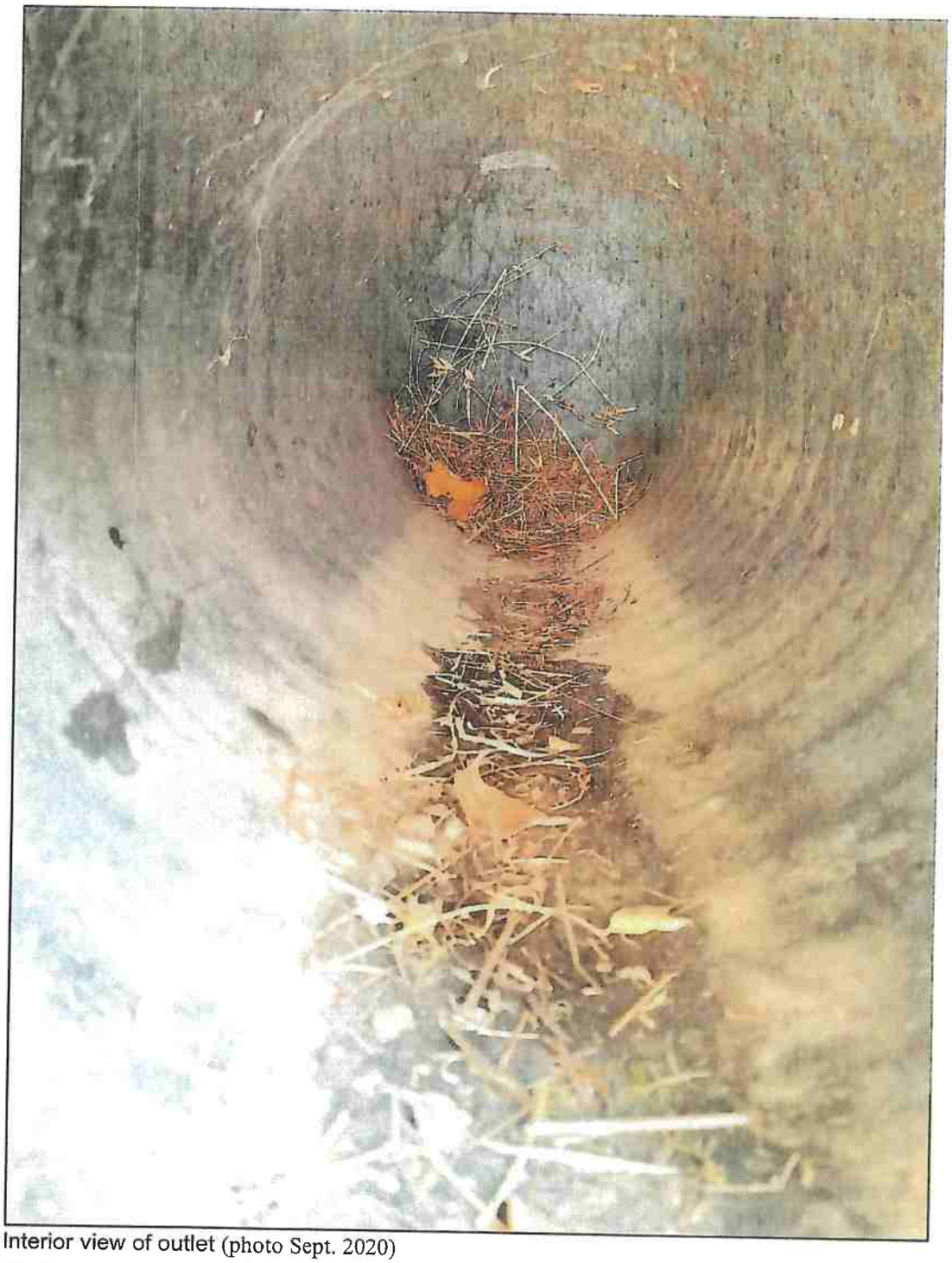


Intersection of Connick Creek Road viewing easterly down Kadin Way. Hoophouses in distance are on adjacent landowner. (photo Sept. 2020)

Viewing slotted riser inlet, end of ditch line. (photo Sept. 2020)

Approximately 330 feet of existing 12" culvert serves as conveyance for storm water which discharges at the head of a Class III watercourse. The inlet is a slotted riser. The incorporation of snorkels at intervals provides for the pipe to flow at full capacity in addition for clean-out should the need arise. These features are necessary to minimize ponding on the western portion of the parcel where slopes are essentially flat.

Storm drains and street and road culverts are commonly used by wildlife as dens. Nesting and burrowing animals tend to return to the same sites year after year if given the opportunity. Open snorkels provide opportunity for wildlife entry leading to denning or possible entrapment.
Recommendation: Wildlife exclusion should be retrofitted to snorkel openings and culvert outlet. This may be as simple as a chimney cap from a local hardware store for snorkels. Several companies offer a large selection of hardware to meet the intent of excluding wildlife from utilizing the culvert outlet a habitat.



Interior view of outlet (photo Sept. 2020)

16367

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

ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596
AVIATION 839-5401

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 MAINTENANCE	445-7493	ROADS & EQUIPMENT MAINTENANCE	445-7421

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

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Cannabis Svcs.

ROAD EVALUATION REPORT INSTRUCTIONS

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

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

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

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

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

(continued on next page)

HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT

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

Applicant Name: PDCON, LLC APN: 222-156-019

Planning & Building Department Case/File No.: 16367

Road Name: Connick Creek Road *(complete a separate form for each road)*

From Road (Cross street): Sprowel Creek Road

To Road (Cross street): Driveway

Length of road segment: .55 miles ~~miles~~ Date Inspected: 1/26/2020

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

Check one of the following:

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

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

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

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

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

Signature 1/26/2020
Date

Diana Totten
Name Printed

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

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

Road Name: _____ Date Inspected: _____ APN: _____

From Road: _____ (Post Mile _____) Planning & Building Department Case/File No.: _____

To Road: _____ (Post Mile _____)

1. What is the Average Daily Traffic (ADT) of the road (including other known cannabis projects)?
   Number of other known cannabis projects included in ADT calculations: _____
   (Contact the Planning & Building Department for information on other nearby projects.)

   ADT: _____ Date(s) measured: _____

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

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

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

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

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

   A. Pattern of curve related crashes.
   Check one: ☐ No. ☐ Yes, see attached sheet for Post Mile (PM) locations.

   B. Physical evidence of curve problems such as skid marks, scarred trees, or scarred utility poles
   Check one: ☐ No. ☐ Yes, see attached sheet for PM locations.

   C. Substantial edge rutting or encroachment.
   Check one: ☐ No. ☐ Yes, see attached sheet for PM locations.

   D. History of complaints from residents or law enforcement.
   Check one: ☐ No. ☐ Yes (☐ check if written documentation is attached)

   E. Measured or known speed substantially higher than the design speed of the road (20+ MPH higher)
   Check one: ☐ No. ☐ Yes.

   F. Need for turn-outs.
   Check one: ☐ No. ☐ Yes, see attached sheet for PM locations.

3. Conclusions/Recommendations per AASHTO. Check one:

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

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

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

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

_____ _____

Signature of Civil Engineer Date

Important: Read the instructions before using this form. If you have questions, please call the Dept. of Public Works Land Use Division at 707.565.7208.

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REFERENCES:

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

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

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

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

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

// END //

HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT

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

Applicant Name: PDCON Enterprises LLC APN: 222-156-019

Planning & Building Department Case/File No.: 16367

Road Name: Kadin Way *(complete a separate form for each road)*

From Road (Cross street): Connick Creek Road

To Road (Cross street): Parking area

Length of road segment: 455 Feet miles Date Inspected: 1/26/2020

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

Check one of the following:

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

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

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

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

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

Signature 1/26/2020 Date

Diana Totten
Name Printed

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

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

Road Name: Kadin Way Date Inspected: 1/26/2020 APN: 222-156-019

From Road: _____ (Post Mile _____) Planning & Building Department Case/File No.:

To Road: _____ (Post Mile _____) _____

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

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

   ADT: _____ Date(s) measured: _____

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

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

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

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

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

   A. Pattern of curve related crashes.
   Check one: ☐ No. ☐ Yes, see attached sheet for Post Mile (PM) locations.

   B. Physical evidence of curve problems such as skid marks, scarred trees, or scarred utility poles
   Check one: ☐ No. ☐ Yes, see attached sheet for PM locations.

   C. Substantial edge rutting or encroachment.
   Check one: ☐ No. ☐ Yes, see attached sheet for PM locations.

   D. History of complaints from residents or law enforcement.
   Check one: ☐ No. ☐ Yes (☐ check if written documentation is attached)

   E. Measured or known speed substantially higher than the design speed of the road (20+ MPH higher)
   Check one: ☐ No. ☐ Yes.

   F. Need for turn-outs.
   Check one: ☐ No. ☐ Yes, see attached sheet for PM locations.

3. Conclusions/Recommendations per AASHTO. Check one:

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

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

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

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

_____ _____

Signature of Civil Engineer Date

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

16367

Garberville Sanitary District
PO Box 211
919 Redwood Dr.
Garberville, CA. 95542
Office(707)923-9566 Fax(707)923-3130

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APR - 9 2021
Humboldt County
Cannabis Svcs.

CONDITIONAL WILL SERVE AGREEMENT FOR AGRICUTURAL WATER USE

DATE: Dec. 29 2020

CUSTOMER NAME: Peter Connolly

CONTACT INFORMATION:

PHYSICAL ADDRESS: APN NO. 222-156-013

MAILING ADDRESS: P.O. Box 382 Garberville, Ca. 95542

Email: humnatfoods@gmail.com
Phone #(Home) N/A (Business) N/A
Cell Phone# 223-4408
Do you prefer calls or texts? calls

EMERGENCY CONTACT PERSON: Debby Connolly
Phone # 223-4407

DESCRIBE COMMERCIAL ACTIVITY

BUSINESS NAME: PD CON Enterprises, LLC

BUSINESS ADDRESS: P.O. Box 382 Garberville Ca. 95542

PRODUCTS TO BE CULTIVATED, MANUFACTURED OR DISPENSED:
cannabis

TOTAL SQUARE FOOTAGE OF "IRRIGABLE" LAND UNDER CULTIVATION:
28,500 SqFt.

ESTIMATED WATER USE DEMANDS IN GALLONS PER MONTH AND YEAR:
30 to 35,000 Gal Month AND 180K to 200K a year

24 Hour Noise Assessment
APN: 222-156-019-000
By: Clearwater Ag Services

Field Date: 4/06/2021 to 4/07/2021

Ambient noise data loggers were set along the west, south and North West lines for 24 hours. SLM-25 data logger recorded ambient noise every 3 seconds.

Typical noise levels recorded generated an average of 45 across all sites.

Spikes were generated due to passing vehicle, noise from neighboring farms, and occasional aircraft activity from nearby airport

See table below for a relative comparison of ambient noise decibel readings:

Noise Sources and Their Effects

Noise Source	Decibel Level	comment
Jet take-off (at 25 meters)	150	Eardrum rupture
Aircraft carrier deck	140	
Military jet aircraft take-off from aircraft carrier with afterburner at 50 ft (130 dB).	130	
Thunderclap, chain saw. Oxygen torch (121 dB).	120	Painful. 32 times as loud as 70 dB.
Steel mill, auto horn at 1 meter. Turbo-fan aircraft at takeoff power at 200 ft (118 dB). Riveting machine (110 dB); live rock music (108 - 114 dB).	110	Average human pain threshold. 16 times as loud as 70 dB.
Jet take-off (at 305 meters), use of outboard motor, power lawn mower, motorcycle, farm tractor, jackhammer, garbage truck. Boeing 707 or DC-8 aircraft at one nautical mile (6080 ft) before landing (106 dB); jet flyover at 1000 feet (103 dB); Bell J-2A helicopter at 100 ft (100 dB).	100	8 times as loud as 70 dB. Serious damage possible in 8 hr exposure
Boeing 737 or DC-9 aircraft at one nautical mile (6080 ft) before landing (97 dB); power mower (96 dB); motorcycle at 25 ft (90 dB). Newspaper press (97 dB).	90	4 times as loud as 70 dB. Likely damage 8 hr exp

Garbage disposal, dishwasher, average factory, freight train (at 15 meters). Car wash at 20 ft (89 dB); propeller plane flyover at 1000 ft (88 dB); diesel truck 40 mph at 50 ft (84 dB); diesel train at 45 mph at 100 ft (83 dB). Food blender (88 dB); milling machine (85 dB); garbage disposal (80 dB).	80	2 times as loud as 70 dB. Possible damage in 8 h exposure.
Passenger car at 65 mph at 25 ft (77 dB); freeway at 50 ft from pavement edge 10 a.m. (76 dB). Living room music (76 dB); radio or TV-audio, vacuum cleaner (70 dB).	70	Arbitrary base of comparison. Upper 70s are annoyingly loud to some people.
Conversation in restaurant, office, background music, Air conditioning unit at 100 ft	60	Half as loud as 70 dB. Fairly quiet
Quiet suburb, conversation at home. Large electrical transformers at 100 ft	50	One-fourth as loud as 70 dB.
Library, bird calls (44 dB); lowest limit of urban ambient sound	40	One-eighth as loud as 70 dB.
Quiet rural area	30	One-sixteenth as loud as 70 dB. Very Quiet
Whisper, rustling leaves	20	
Breathing	10	Barely audible

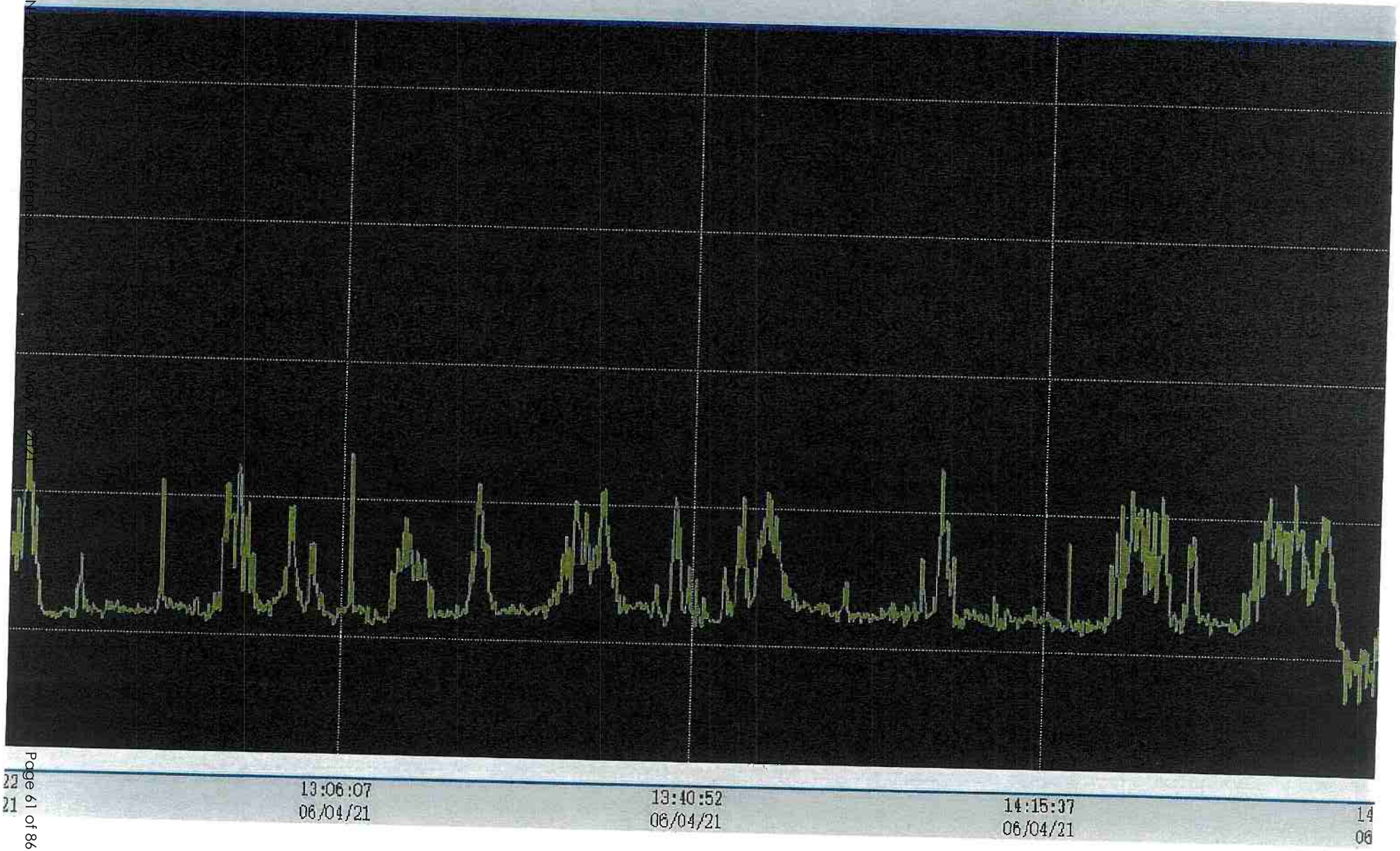
[modified from **http://www.wenet.net/~hpb/dblevels.html**] on 2/2000. SOURCES: Temple University Department of Civil/Environmental Engineering (www.temple.edu/departments/CETP/environ10.html), and *Federal Agency Review of Selected Airport Noise Analysis Issues*, Federal Interagency Committee on Noise (August 1992). Source of the information is attributed to *Outdoor Noise and the Metropolitan Environment*, M.C. Branch et al., Department of City Planning, City of Los Angeles, 1970.

Log 3
Log 2
Log 1

Log 1 – South West Property Line Meadow 40.0941 -123.8128 Observed ambient noise: Occasional Passing Vehicle.

Notes. Occasional aircraft activity from neighboring airport

Average ambient noise in the range of 38-39 decibels.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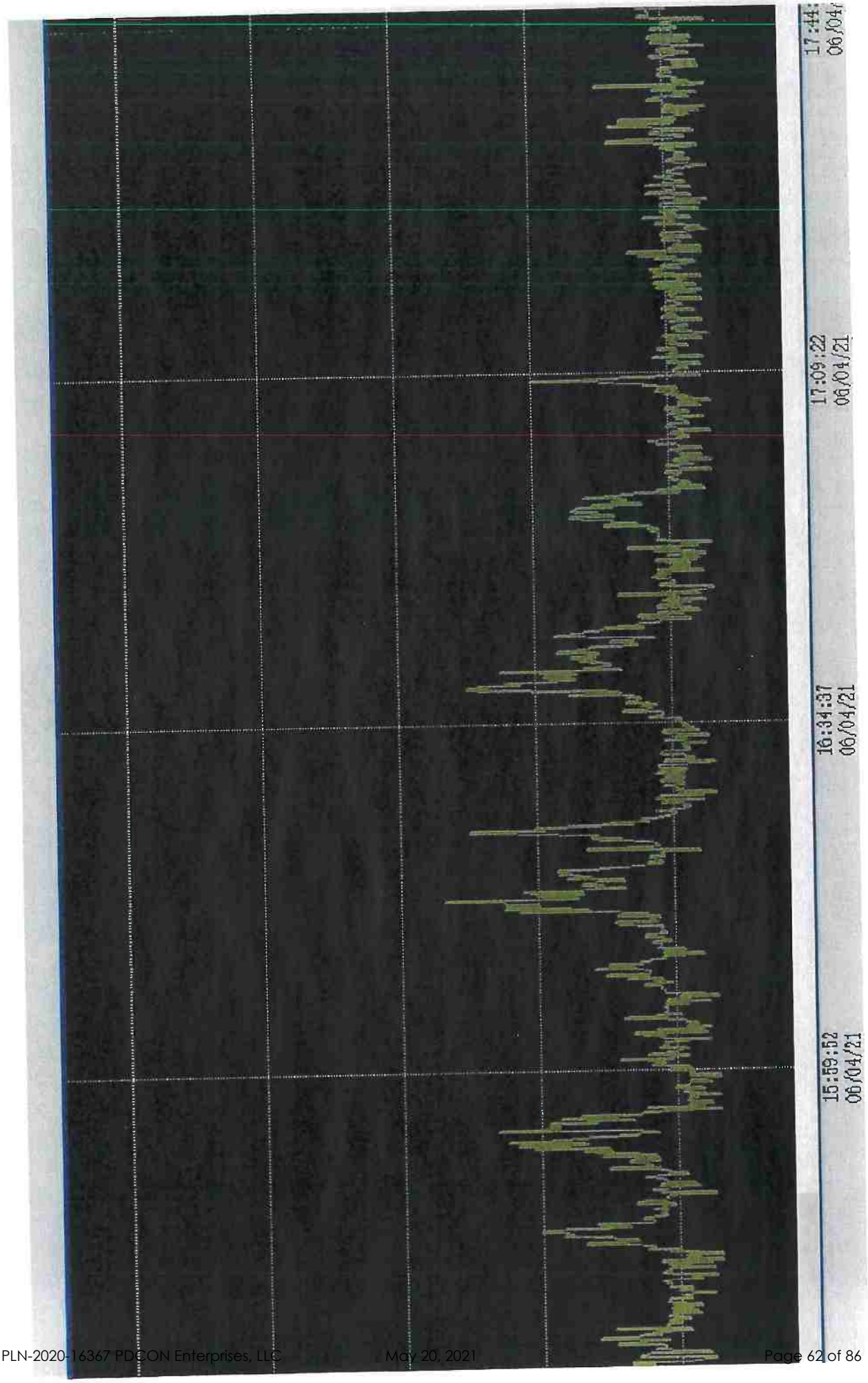
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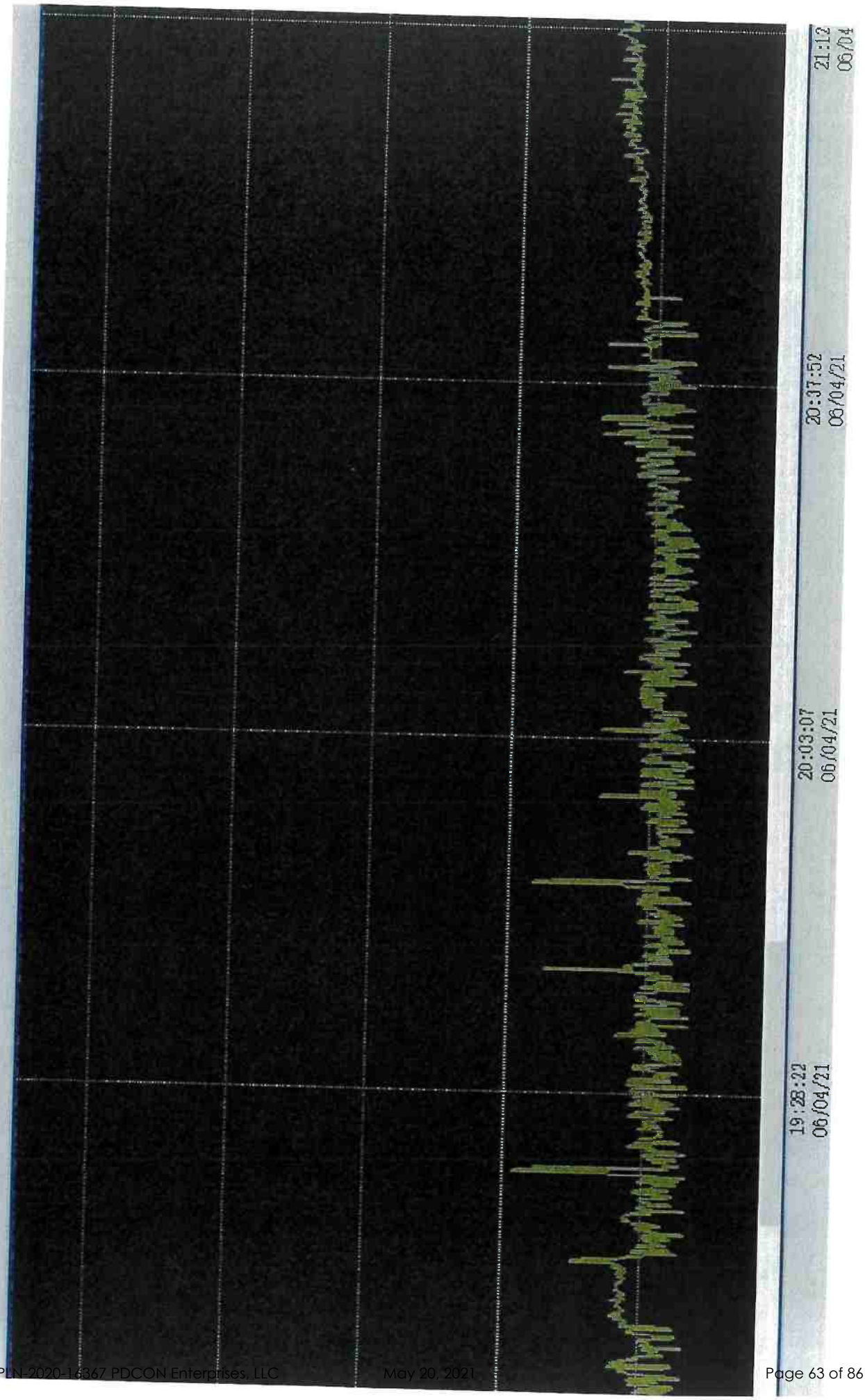
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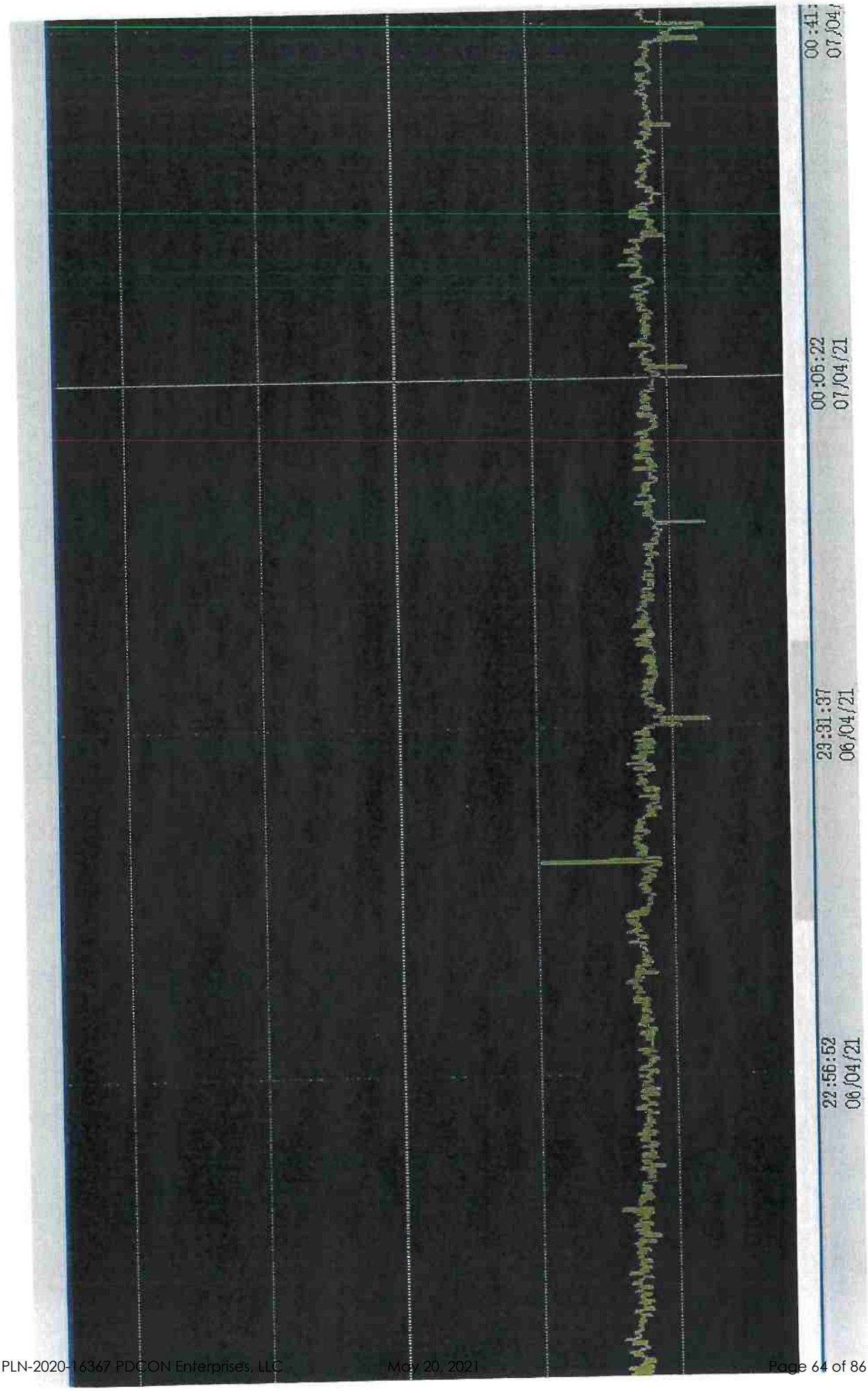
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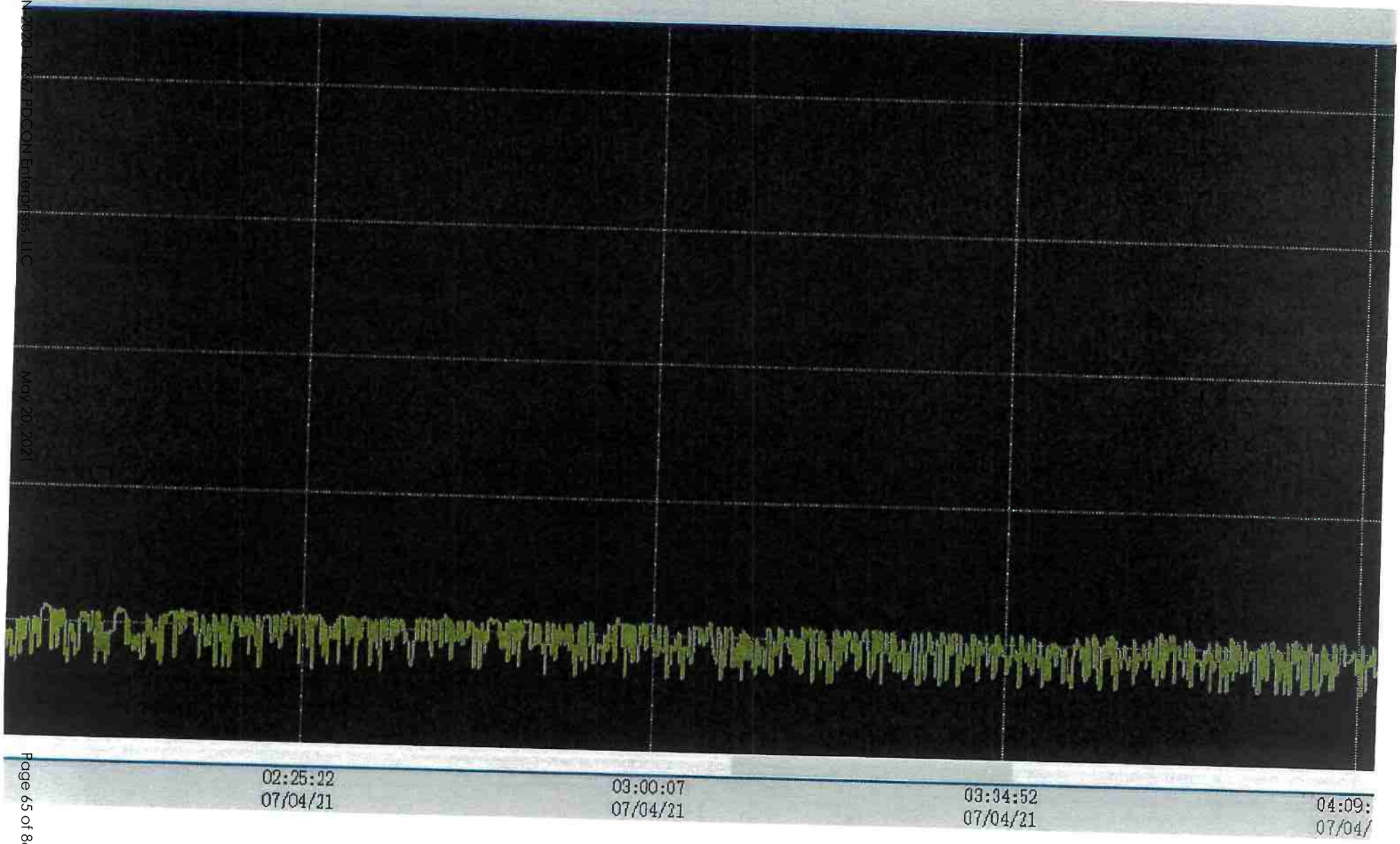
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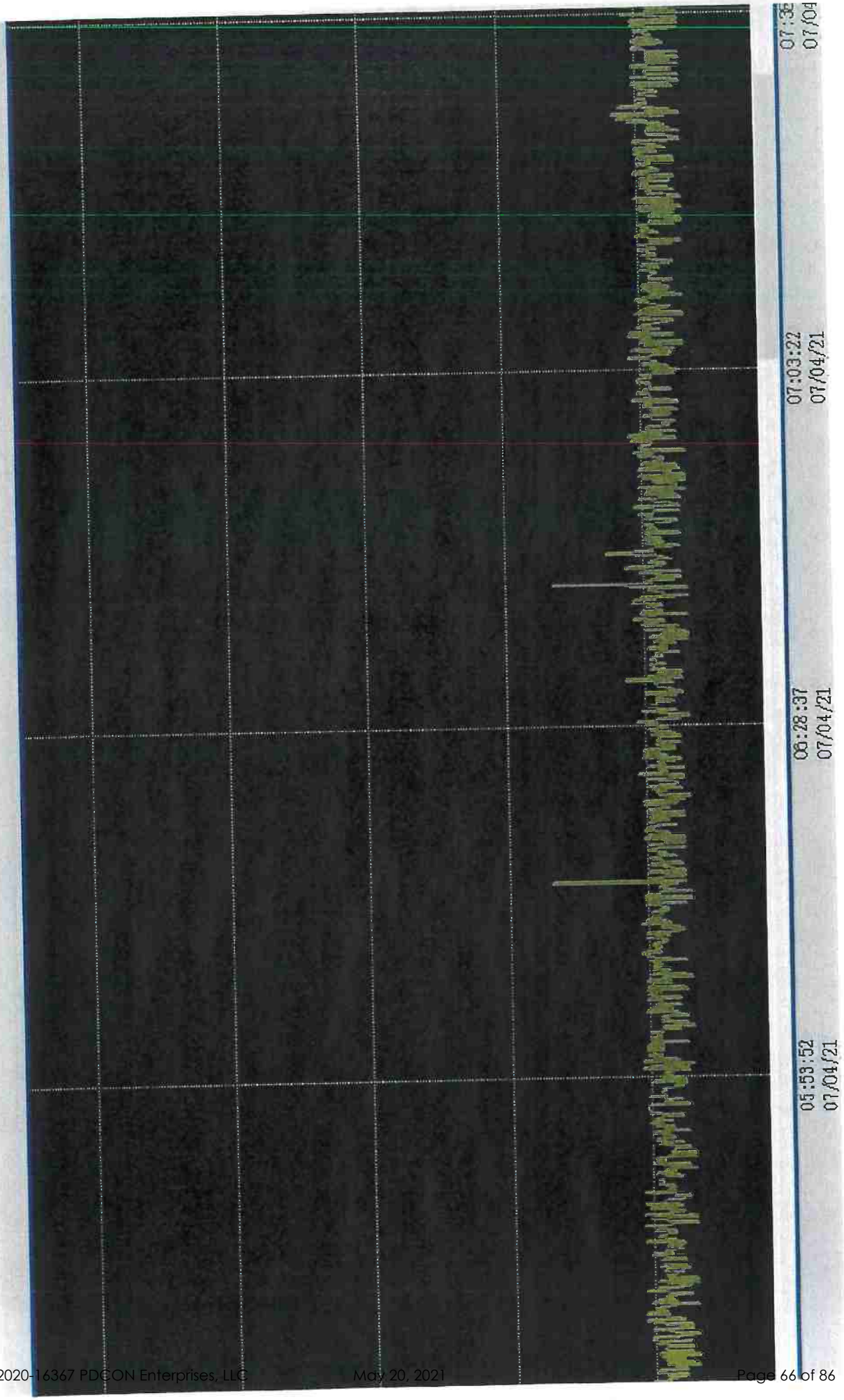
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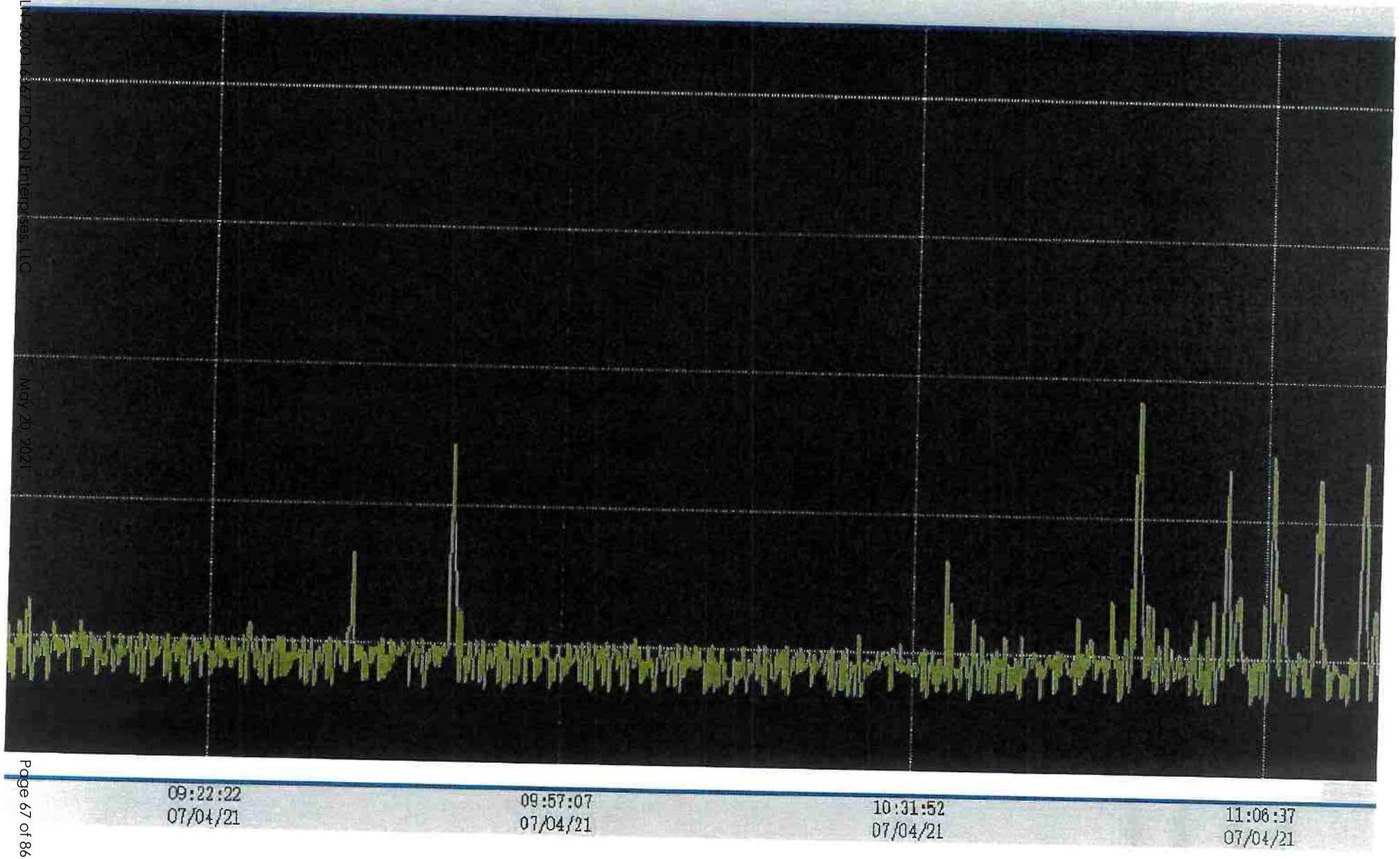
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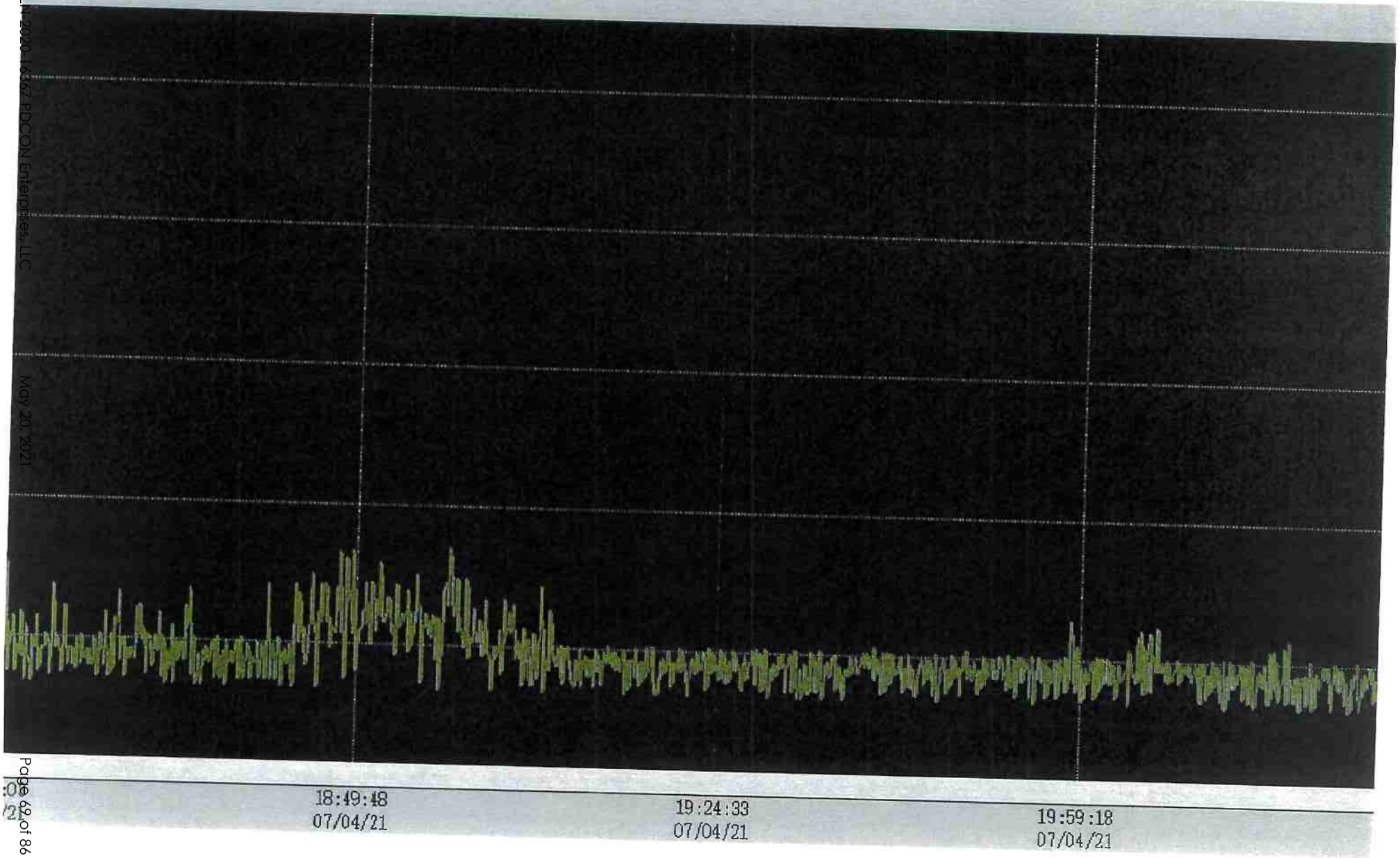
07/04/21

Log 2 – North West Property Line Meadow 40.0940,-123.8130

Observed ambient noise: Occasional passing vehicle and neighboring farm

Notes: Additional noise from aircraft at neighboring airport

Notes: Average decibel reading of **40 to 45**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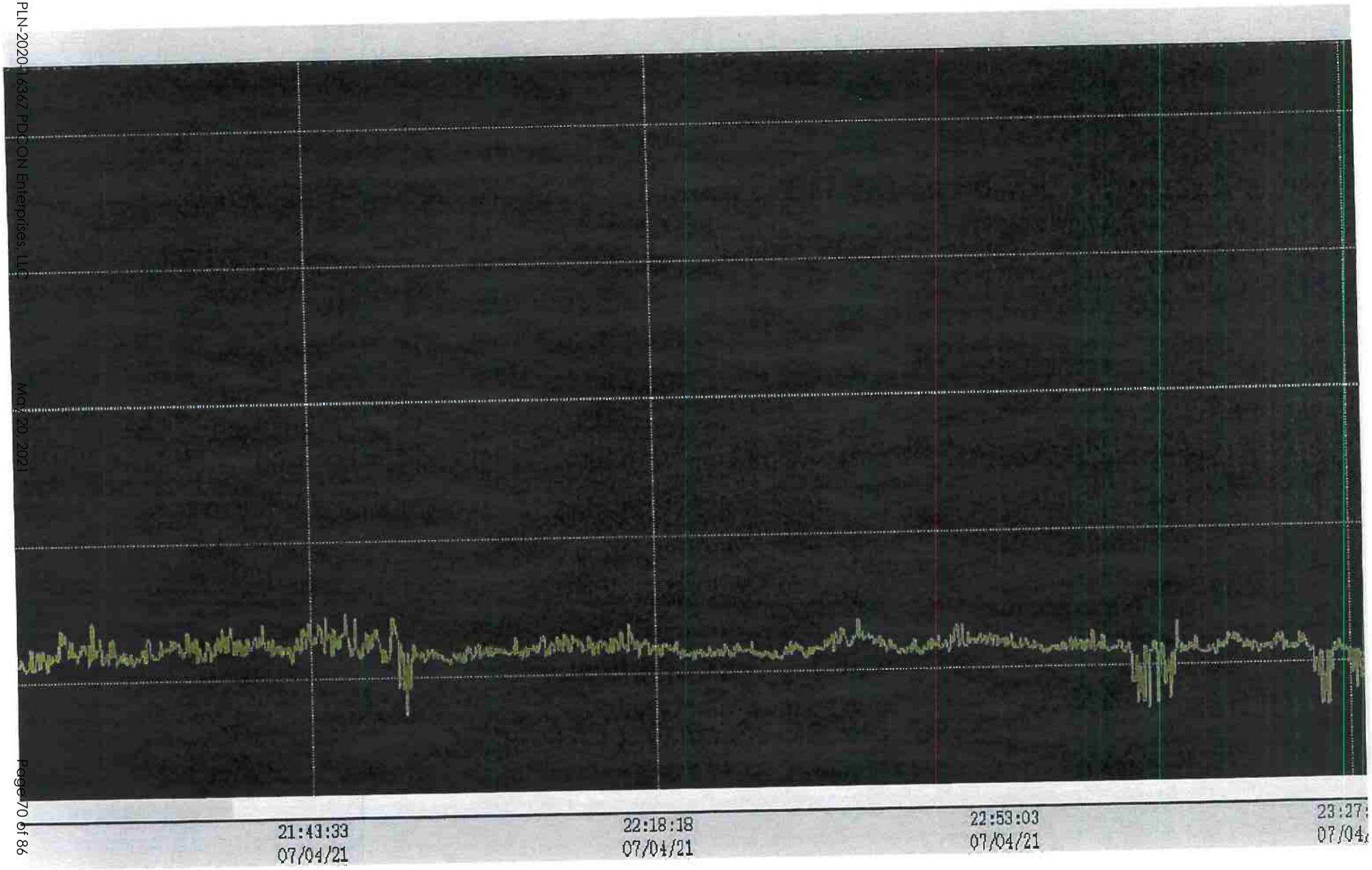
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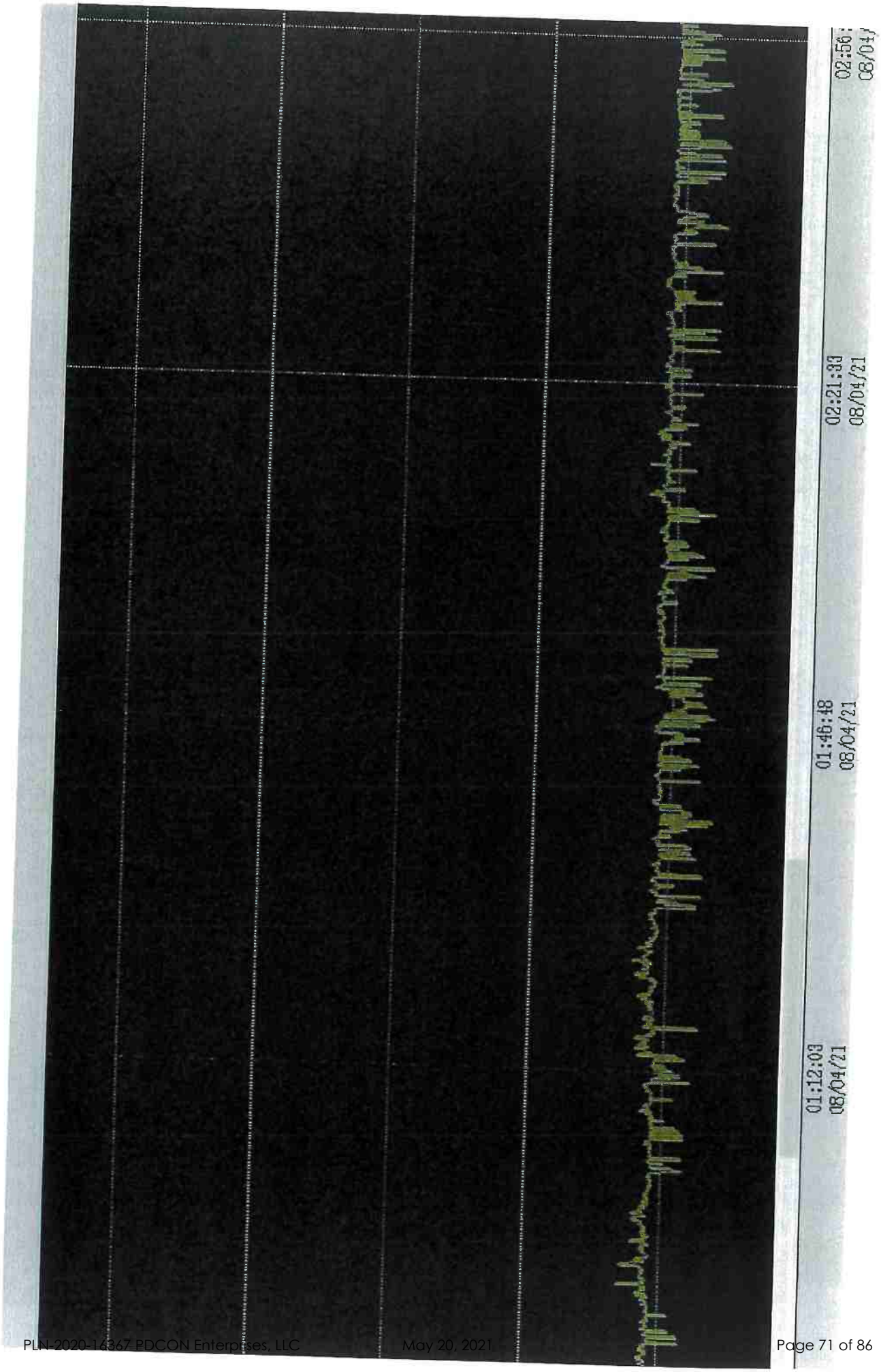
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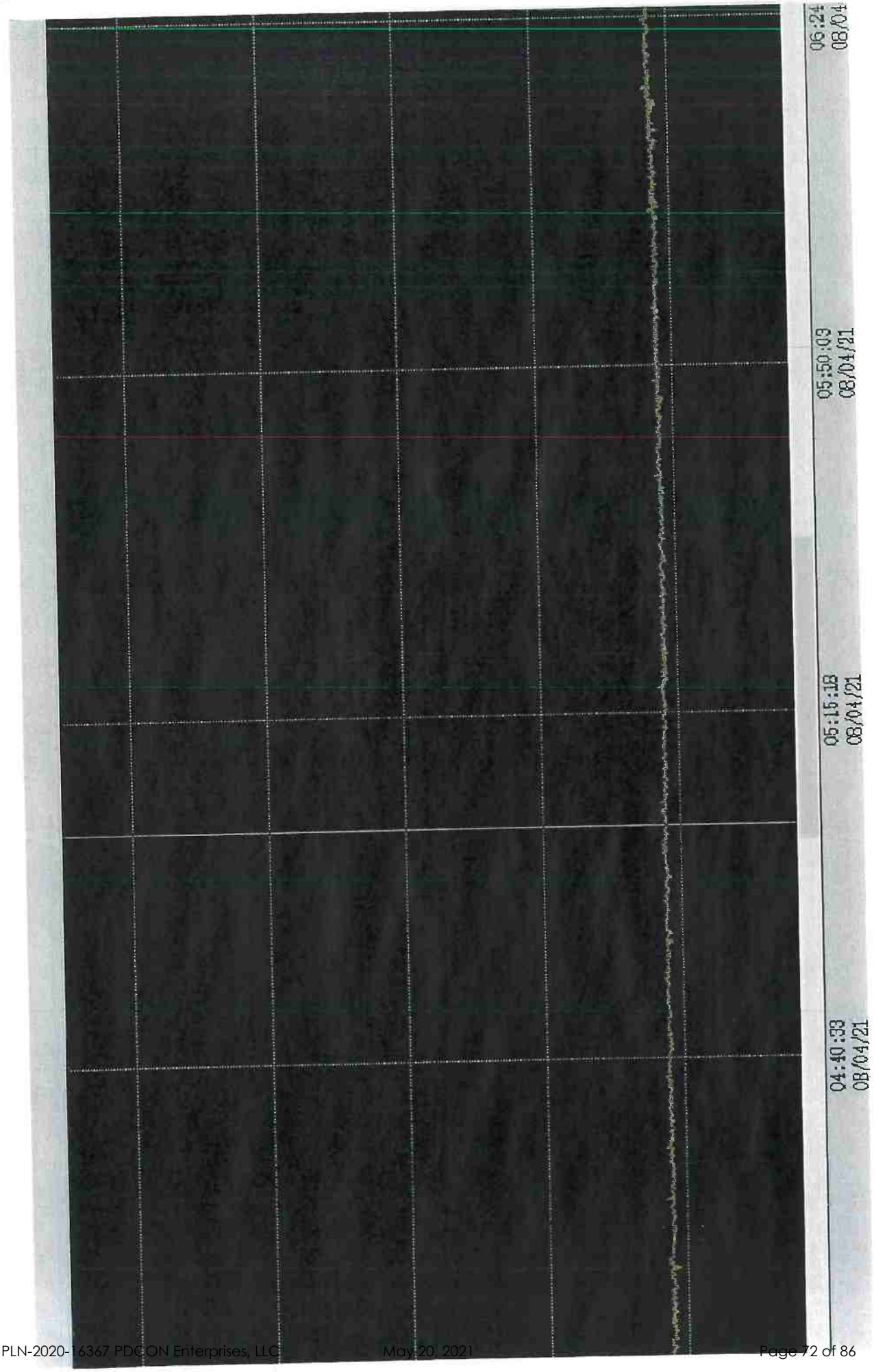
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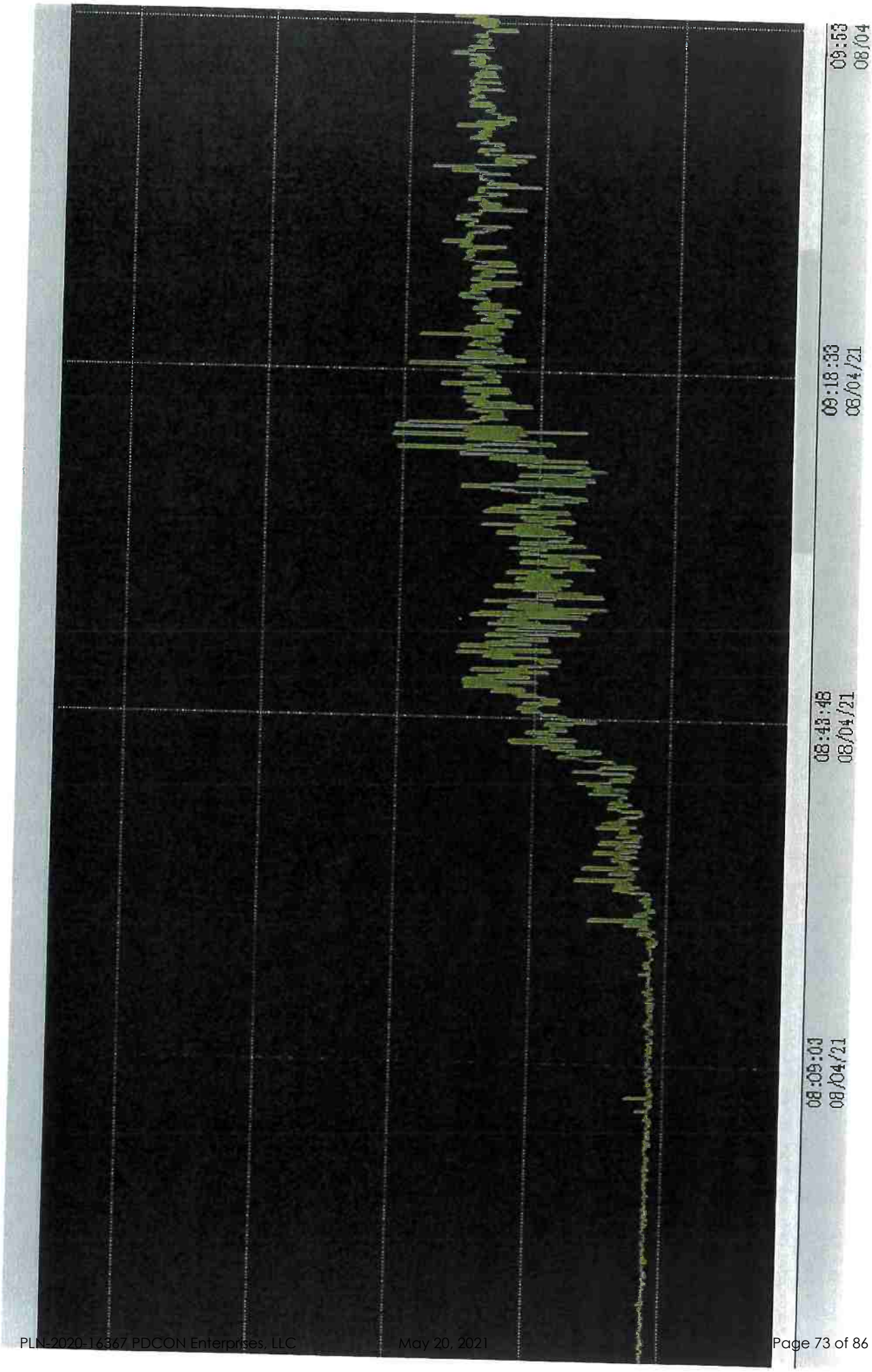
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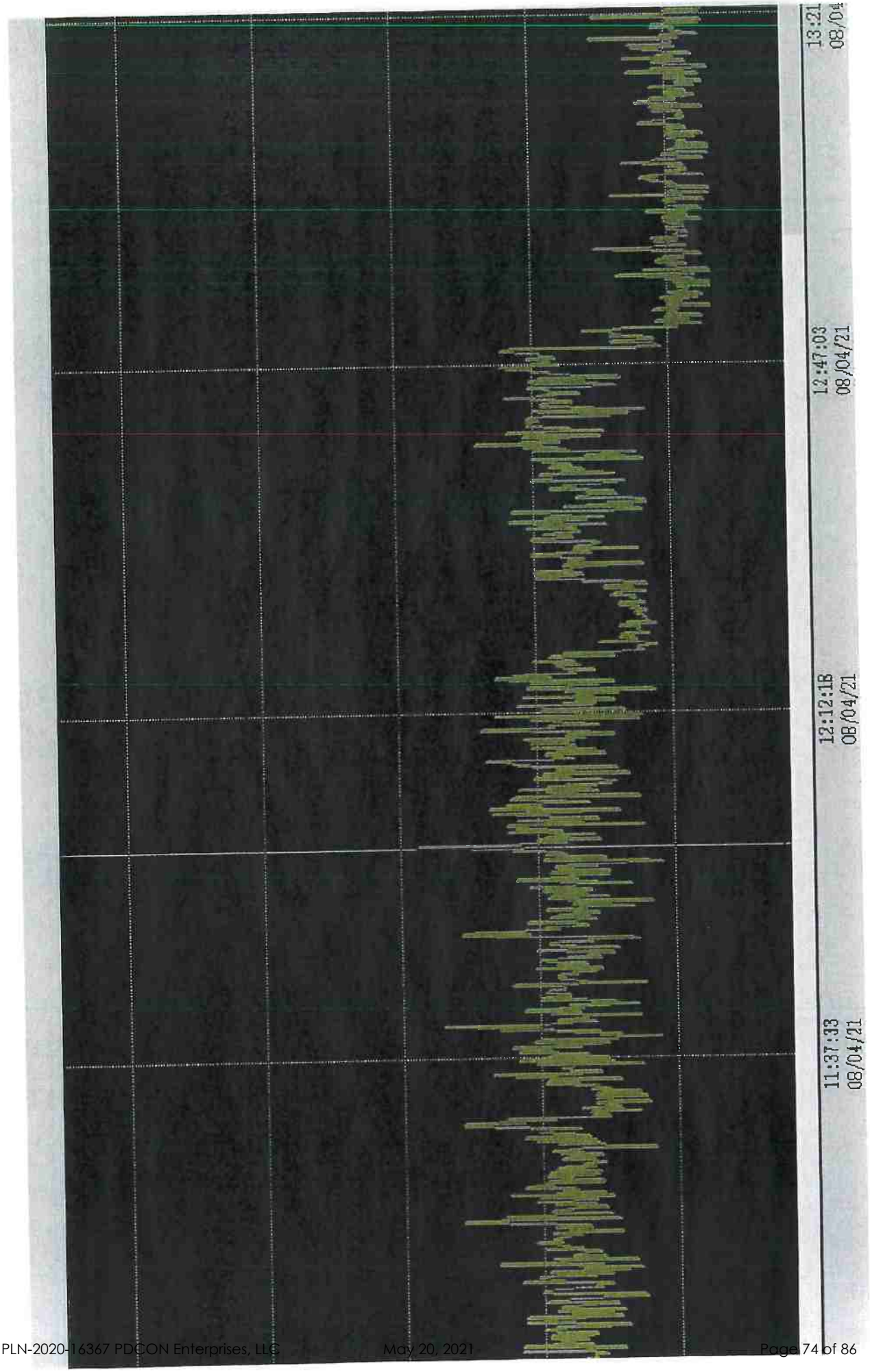
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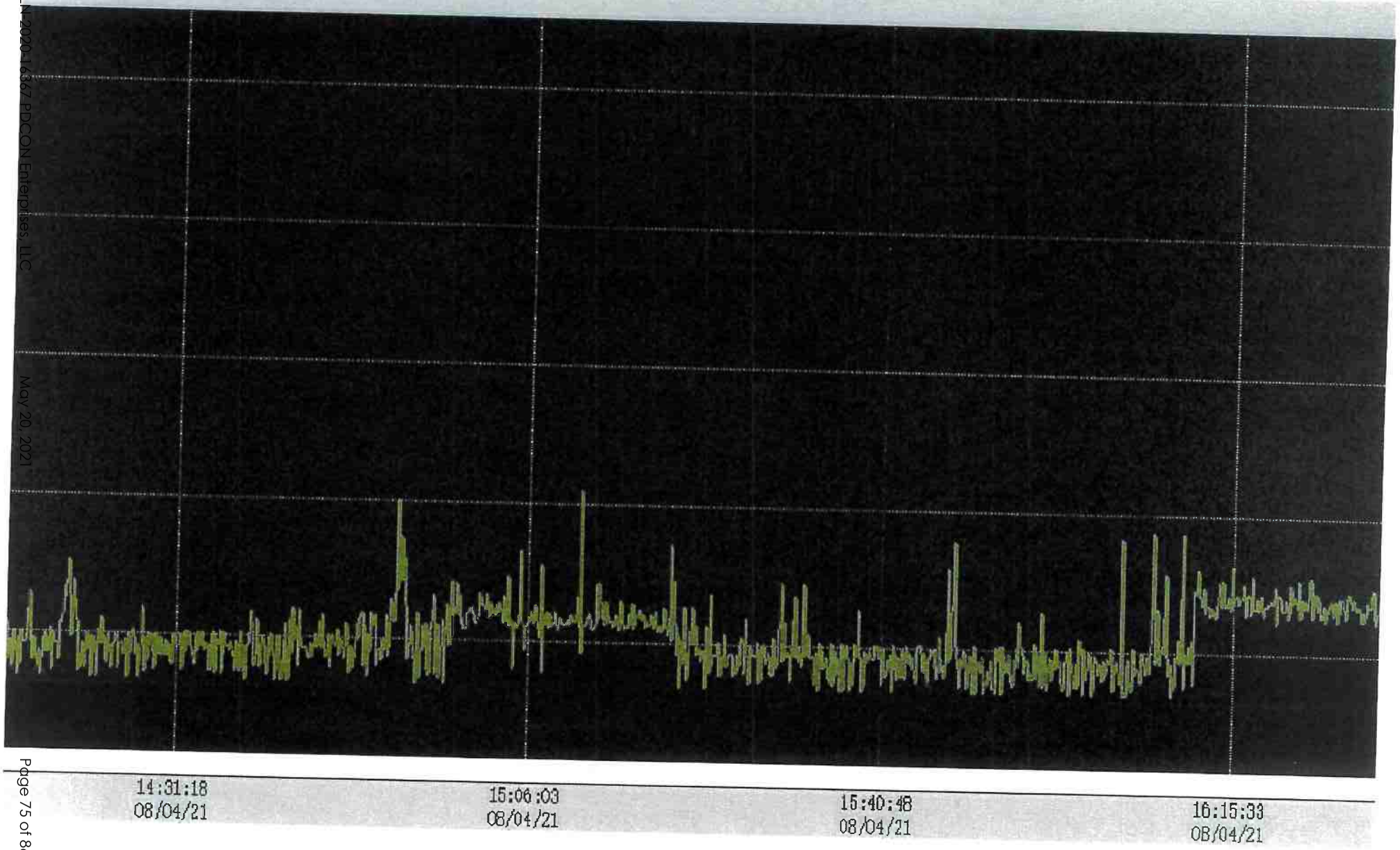
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ATTACHMENT 4

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

Referral Agency	Response	Recommendation	Location
Building Inspection Division	✓	Conditional Approval	Attached
Division Environmental Health	✓	Approval	Attached
Public Works, Land Use Division	✓	Conditional Approval	Attached
CalFIRE	✓	No comment	On file
Bear River Band of Rohnerville Rancheria	✓	Approval	On file
Intertribal Sinkyone Wilderness Council		No response	
California Department of Fish & Wildlife		No response	
Northwest Information Center	✓	Further Study	On file and confidential
Humboldt County Sheriff	✓	Approved	On file
Southern Humboldt Joint Unified School District		No response	
Humboldt County Agricultural Commissioner		No response	

M/W/F-Ross

3/10

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

RECEIVED
MAR 1 2 2021
Humboldt County
Cannabis Svcs.

2/5/2021

Project Referred To The Following Agencies:

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

Applicant Name PDCON LLC **Key Parcel Number** 222-156-019-000

Application (APPS#) PLN-2020-16367 **Assigned Planner** Meghan Ryan 707-441-2622

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

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

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

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

Return Response No Later Than: 2/20/2021

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

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

☐ Recommend Approval. The department has no comment at this time.

☒ Recommend Conditional Approval. Suggested conditions attached.

☐ Applicant needs to submit additional information. List of items attached.

☐ Recommend Denial. Attach reasons for recommended denial.

Other Comments:

DATE: 3-11-21 PRINT NAME: Ross Eskig

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-16367 APN: 222-156-019

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 Steam side Management Area (SMA). If yes, distance from development: _____

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

☒ Other Comments: Structures missing from map: 3 carports, 1 shed, 1 metal storage, 1 park model home, pole barn

Name: Ross Eskra Date: 3-11-21

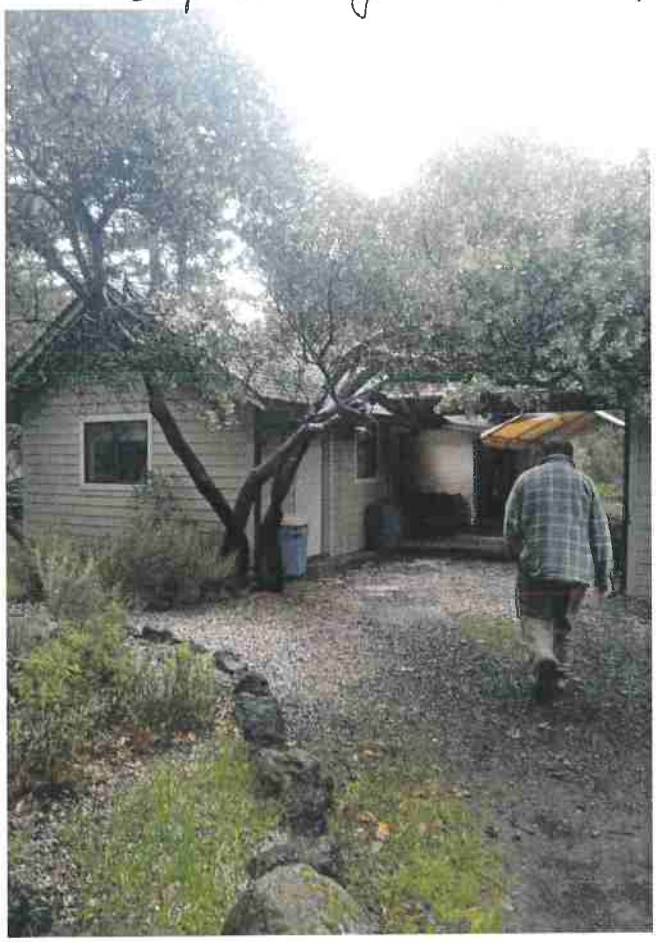
Note: Please take photographs and save them to the Planning Accela record number. Updated 1/21

6th site

Ø on map

pole barn

Carport in foreground Ø on map

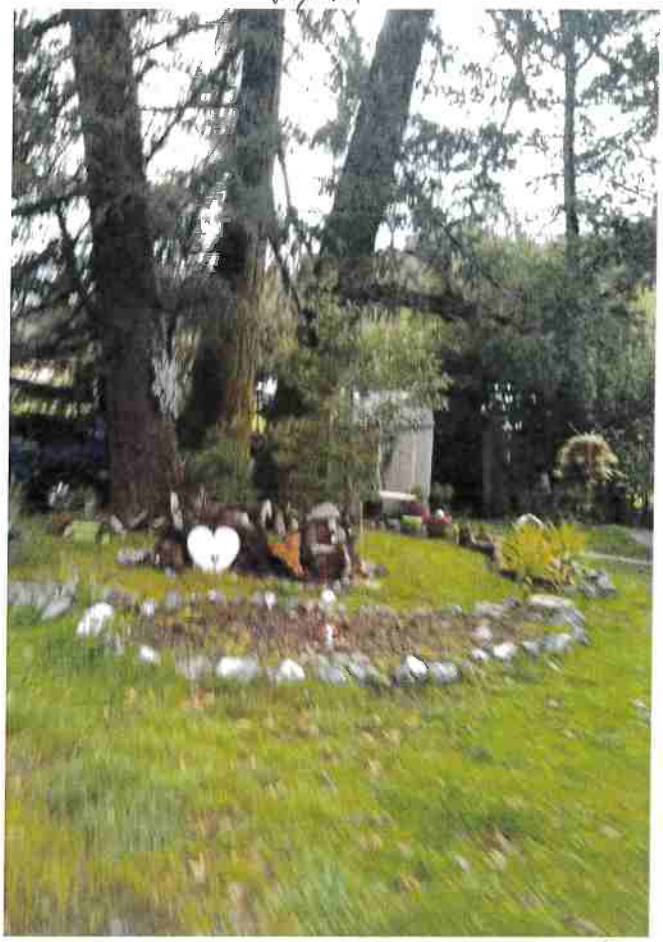


shed behind residence Ø on map

Park Model home Ø on map

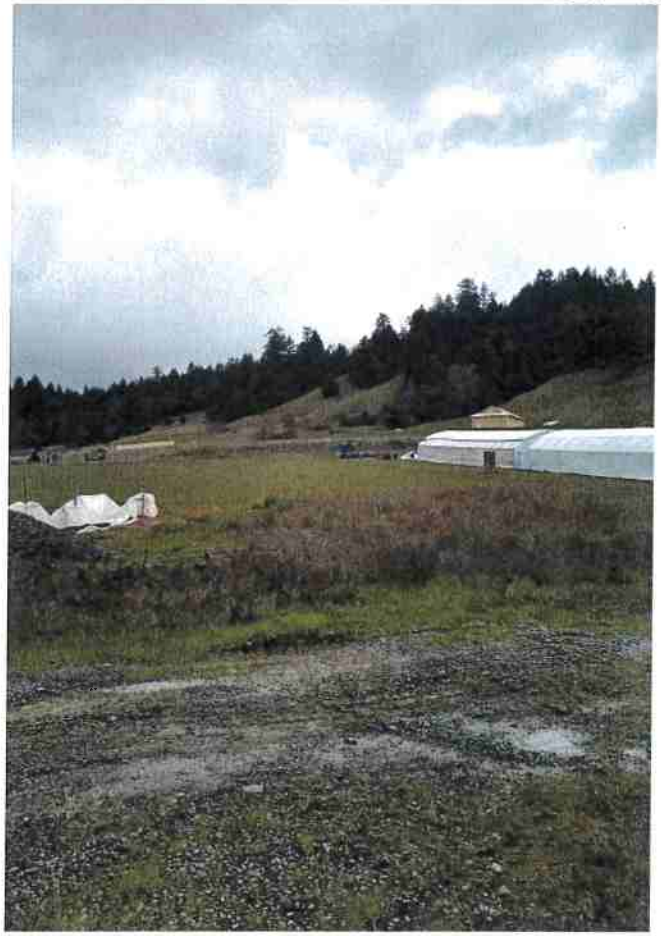
pole barn Ø on map

N/A



Metal storage ⊘ on map

GH Site



PLN-2020-16367
PDCON Enterprises LLC SP...
The proposed project is a Sp...

STATUS
Staff Report
04/20/2021 by Abbie Stric...

LOCATION
10 Kadin Wy
Garberville, CA 95542

- Summary
- Project Description
- Workflow
- 1 Referral Assignments
- 2 Planning Information
- 3 GP / Zoning Information
- 4 CEQA
- 5 Cannabis
- Project Tracking
- 6 Referral Task Log (2)
- Fee (9)
- Payment
- **Workflow History (19)**

A notice was added to this record on 2020-05-21.
Condition: Parcel Status : 222-156-019 LP 1:1 Severity: Notice
Total conditions: 1 (Notice: 1)

View notice

Cancel Help

Task Environmental Health	Due Date 03/31/2021	Assigned Date 03/03/2021
Assigned to Department Environmental Health	Assigned to	Status Approved
Action by Department Environmental Health	Action By Joey Whittlesey	Status Date 03/16/2021
Start Time	End Time	Hours Spent 0.0
Billable No	Overtime No	**Comments**
Time Tracking Start Date	Est. Completion Date	In Possession Time (hrs)
Display E-mail Address in ACA No	☑ Display Comment in ACA	Comment Display in ACA ☑ All ACA Users ☑ Record Creator ☑ Licensed Professional ☑ Contact ☑ Owner
Estimated Hours 0.0	Action Updated	Workflow Calendar Workflow Blockout

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

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

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

ADMINISTRATION	445-7491	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: Meghan Ryan, Senior Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer

DATE: 03/02/2021

RE:

Applicant Name	**PDCON ENTERPRISES LLC**
APN	**222-156-019**
APPS#	**PLN-2020-16367 SP, LLA**

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:

Review Item #5 on Exhibit C

Lot Line Adjustment: The proposed lot line adjustment does not affect any facilities maintained by the Department.

Record of Survey: A Record of Survey is required to be filed in conjunction with the Lot Line Adjustment. The County Surveyor may allow for an exception to filing of a Record of Survey map pursuant to County Code Section 325.5-9(c).

// END //

Exhibit "C"

Additional Review is Required by Planning & Building Staff

APPS # 11933

All of the following questions are to be answered by Planning and Building Department staff. No further involvement with the Department of Public Works is required for these items; however Public Works staff is available to answer any questions that may arise.

1. **ROADS – PART 1.** Does the project take access from a series of non-county maintained roads that connect directly to a State Highway (36, 96, 101, 255, 299, etc…)?

   ☐ YES ☐ NO

   If **YES**, the project does not need to be referred to the Department. Include the following requirement:

   All recommendations in the *Road Evaluation Report(s)* for non-county maintained road(s) shall be constructed/implemented to the satisfaction of the Planning & Building Department prior to commencing operations, final sign-off for a building permit, or approval for a business license. A grading permit may be required; check with the Building Division of the Planning and Building Department for any permit requirements.

2. **ROADS – PART 2.** Does the project take access from a series of non-county maintained roads that connect directly to a Caltrans State Highway, US Forest Service Road, BLM Road, or a City road?

   ☐ YES ☐ NO

   If **YES**, the Department recommends that prior to the project presented to the Planning Commission or Zoning Administrator, that the project should be referred to the affected road agency(ies).

3. **ROADS – PART 3.** Does the project take access or use a county maintained road that does not have a centerline stripe or is not on the "approved list" of known category 4 roads?

   ☐ YES ☐ NO

   If **YES**, a *Road Evaluation Report* must be done for the County road(s) that do not have a centerline stripe or are not on the "approved" list. The project along with the road evaluation report(s) for the County maintained road(s) must be referred to Public Works for review to ensure that the Department supports the findings in the report. If the road is on the "not approved" list, then Part B of the *Road Evaluation Report* form must be completed.

4. **Deferred Subdivision Improvements.** Does the project have deferred subdivision improvements? ☐ YES ☐ NO

   How to check: Method 1: Planning and Building Department staff review the legal description for the subject property in the deed. If the deed reads similar to "Parcel __ of Parcel Map No. ___" then there may be deferred subdivision improvements; further research will be needed. Method 2: Planning and Building Department staff need to review the title report(s) for the subject property(ies) to see if a "Notice of Construction Requirements" document is listed. If the document is listed, then there are deferred subdivision improvements.

   If **YES** then the subject property has deferred subdivision improvements. The project cannot be presented to the Zoning Administrator or the Planning Commission until the deferred subdivision improvements are completed. The applicant should be directed to the Department of Public Works regarding the deferred subdivision improvements.

5. **AIRPORT:** If the project is located within Airport Land Use Compatibility Plan (ALUCP) Zone A, B, B1, B2, or B3 as shown on the ALUCP GIS layer **or** if the project is located within the County Code Section 333 GIS layer **AND** the project is proposing to construct (or permit) a fence, building or other structure. ☒ YES ☐ NO

   If **YES**, the Department recommends that prior to the project presented to the Planning Commission or Zoning Administrator, that the project should be referred to the Humboldt County Airports Department.

6. **MS4/ASBS Areas.** Is the project located within MS4 Permit Area as shown on the GIS layer? ☐ YES ☐ NO

   If **YES**, include the following requirement:

   The applicant shall demonstrate to the satisfaction of the Planning & Building Department that the project is in compliance with MS4/ASBS requirements.

7. **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.

8. **ROAD GRADES:**
   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 //

Application Number Key APN

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

- [x] The Department has no comment at this time.
- [ ] Suggested conditions attached.
- [ ] Applicant needs to submit additional information. List of Items attached.
- [ ] Recommend denial.
- [ ] Other comments.

Forester Comments: Date: 2/17/21 Name: Tim Meyers

AP# 16367
APN 222-156-019

Battalion Chief Comments: Date: Name:

Summary: