



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

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

Hearing Date: July 1, 2021

To: Humboldt County Zoning Administrator

From: Alec Barton, Planner (Contract)

Subject: **Fat Quail Farms, Inc. Special Use Permit**  
Record Number PLN-13273-SP  
Assessor's Parcel Number (APN) 217-391-001  
2592 Sunset Ridge Road, Blocksburg, CA 95514

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Please contact Alec Barton, Planner (Harris & Associates) by email at [alec.barton@weareharris.com](mailto:alec.barton@weareharris.com) or by phone at 831-789-8670, if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
July 1, 2021	Special Use Permit	Alec Barton

**Project Description:** Fat Quail Farms, Inc. seeks a Special Use Permit (PLN-13273-SP) for a maximum of 10,000 square feet (SF) of outdoor cannabis cultivation. Existing outdoor cultivation is 9,969 SF occurring in sixteen (16) full-sun outdoor cultivation areas (CA) as follows: CA 1 (126 SF), CA 2 (480 SF), CA 3 (1,984 SF), CA 4 (560 SF), CA 5 (1,040 SF), CA 6 (960 SF), CA 7 (456 SF), CA 8 (144 SF), CA 9 (410 SF), CA 10 (692 SF), CA 11 (365 SF), CA 12 (276 SF), CA 13 (400 SF), CA 14 (360 SF), CA 15 (736 SF), and CA 16 (980 SF). Plants are propagated in a 1,250-SF nursery.

Irrigation water is sourced from a permitted groundwater well (Permit No. 18/19-0850). Total estimated annual water use is 125,770 gallons (12.6 gallons/SF). Water is stored in nine (9) hard plastic tanks onsite, including five (5) 5,000-gallon tanks, two (2) 2,500-gallon tanks, and two (2) 3,000-gallon tanks. Total water storage is 36,000 gallons.

Drying and curing take place onsite within a 3,360-SF barn and 1,820-SF multiuse building. Further processing occurs offsite at a licensed third-party facility. Four (4) employees are required for operations. The primary source of electrical power is a solar array and two (2) 3-kW generators.

**Project Location:** The project is located on the north and south sides of Sunset Ridge Road, approximately 0.34 mile south of the Homestead Road/Sunset Ridge Road intersection, in the unincorporated Blocksburg area in southern Humboldt County.

**Present Plan Land Use Designations** Residential Agriculture (RA), 2017 General Plan; Density: 40 acres per unit; Slope Stability: High Instability (3)

**Present Zoning:** Forestry Recreation (FR), Special Building Site (B-5(40))

**Record Number:** PLN-13273-SP

**Assessor's Parcel Number:** 217-391-001

**Applicant**

Paula Stevens  
2592 Sunset Ridge Road  
Blocksburg, CA 95514

**Owner**

Rory Stevens and Trevor P Stevens  
1201 Angel Heights  
Fortuna, CA 95540

**Agents**

Green Road Consulting, Inc.  
C/O Kaylie Saxon  
1650 Central Avenue C  
McKinleyville, CA 95519

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

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

**Major Issues:** No major issues/concerns were identified for this project.

**Recommended Zoning Administrator Action**

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

Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section §15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the High Meadow Farm Special Permit as recommended by staff subject to the recommended conditions.

**Executive Summary** Fat Quail Farms, Inc. seeks a Special Use Permit (PLN-13273-SP) for a maximum of 10,000 square feet (SF) of outdoor cannabis cultivation. Existing outdoor cultivation is 9,969 SF occurring in sixteen (16) full-sun outdoor cultivation areas (CA) as follows: CA 1 (126 SF), CA 2 (480 SF), CA 3 (1,984 SF), CA 4 (560 SF), CA 5 (1,040 SF), CA 6 (960 SF), CA 7 (456 SF), CA 8 (144 SF), CA 9 (410 SF), CA 10 (692 SF), CA 11 (365 SF), CA 12 (276 SF), CA 13 (400 SF), CA 14 (360 SF), CA 15 (736 SF), and CA 16 (980 SF). Plants are propagated in a 1,250-SF nursery. The nursery is slightly larger than the 10% threshold identified by Humboldt County, but it is within a reasonable margin and is consistent with the size of a typical nursery. The medical cannabis permit application is in accordance with Humboldt County Code Section 314-55.4 of Chapter 4 of Division I of Title III, Commercial Medical Marijuana Land Use Ordinance (CMMLUO). The site has been issued a Zoning Clearance Certificate for Interim Permit (IP), based upon the Cultivation Area Verification (CAV) developed for the site. The cultivation area for this Special Use Permit is based upon the CAV prepared for the IP.

The project area is located on mountainous slopes with high instability. The present land use designation is Residential Agriculture (RA), as defined in the Humboldt County 2017 General Plan Update; and the 40-acre parcel is zoned as Forestry Recreation (FR) and Special Building Site (B-5(40)). The parcel includes a 2,300-SF residence and 140-SF tent for the storage of nutrients and pesticides. Drying and curing take place onsite within a 3,360-SF barn and 1,820-SF multiuse building. Further processing occurs offsite at a licensed third-party facility. Four (4) employees are required for operations.

The primary source of electrical power for outdoor cultivation is a solar array and two (2) 3-kW generators. Consistent with past actions of the Zoning Administrator to discourage use of generators for the primary power source, the project has been conditioned to either connect to a utility provider or have an alternative renewable power source starting January 1, 2026 (**Condition 15**).

**Water Resources**

Irrigation water is sourced from a permitted groundwater well (Permit No. 18/19-0850). Total estimated annual water use is 125,770 gallons (12.6 gallons/SF). Water is stored in nine (9) hard plastic tanks onsite, including five (5) 5,000-gallon tanks, two (2) 2,500-gallon tanks, and two (2) 3,000-gallon tanks. Total water storage is 36,000 gallons. The project will be able to comply with full forbearance requirements during the required period (April 1 – October 31). The project area is located within the Eel River watershed. There are no onsite stream crossings.

A Site Management Plan (SMP) was prepared in fulfillment of State Water Resources Control Board (SWRCB) General Order WQ 2019-0001-DWQ. The project is enrolled with the North Coast Regional Water Quality Control Board (NCRWQCB) for reporting of Tier 1 discharges (WDID: 1\_12CC400938). The SMP identifies several mitigation measures designed to decrease erosion and sedimentation of waterways. These measures include storing fuel containers in covered areas with secondary containment, decommissioning an unused cultivation area and stabilizing the hillside with straw and seed, removing

an unused point of diversion from the drainage, installing a minimum 12-inch pond overflow culvert at the unpermitted Class III instream pond, discontinuing use of and removing privy toilets, and installing rolling dips on the access road from the main road to the residence (**Condition 8**).

A Lake or Streambed Alteration Agreement (LSAA) has been filed with the California Department of Fish and Wildlife (CDFW) to address all work to be done within the waterways (Notification No. 1600-2017-0469-R1). The LSAA addresses two (2) project encroachments, including one (1) stream diversion via cistern (POD-1) and a culvert connected to a pond (Culvert 1). Culvert 1 is undersized and shall be replaced with a minimum 18-inch culvert (**Condition 9**).

The LSAA establishes specific mitigation measures that the applicant must apply to offset potential impacts to waterways within the area. The mitigation measures are summarized as follows: 1) All activities that occur within waterways at the project site shall be documented; 2) All work (excluding the water diversion) shall be confined to the dry weather period, from June 15 through October 1 of each year; 3) Water diversion structures shall be constructed and maintained to not inhibit the movement of aquatic life; and 4) Erosion and runoff protection measures shall be placed and maintained along streambanks prior to any construction activities.

### **Biological Resources**

A list of potential special status species was generated in May 2021 using the following information systems: CDFW California Natural Diversity Database (CDFW 2021), Biogeographic Information and Observation System (BIOS), and Northern Spotted Owl Viewer (CDFW 2021); and US Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC). Biological resources occurring within one (1) mile of the project area include the obscure bumble bee, which is not a federal or state listed species. The closest special status species is the foothill yellow-legged frog, a state-listed endangered species located approximately 7,160 feet (1.35 mile) from the project area. Project activities are not expected to produce adverse or cumulative effects to any special status species or habitat, due to the small size of the project area and the type of proposed activities. Therefore, impacts to biological resources with project mitigation measures in place are considered low and unlikely.

### **Tribal Cultural Resource Coordination**

An archaeological survey report was prepared by Nick Angeloff of Archaeological Research and Supply Company (May 2018). A field survey conducted by Mr. Angeloff in May 2018 identified no historic or prehistoric resources within the project area. Therefore, the project is not anticipated to have an adverse effect on significant cultural resources. Consultation letters were sent to Native American groups associated with the project area. The Bear River Band of the Rohnerville Rancheria requested a field visit and a copy of the Mr. Angeloff's final report. The Sinkyone Intertribal Wildness Council did not respond to requests for information.

The archaeological survey report recommended establishing protocols to protect cultural resources and/or human remains which may be discovered inadvertently during project work. The standard Inadvertent Discovery Protocol will be used to protect artifacts or remains that may be discovered during project work (**Condition 10**).

### **Access**

The project is located on the north and south sides of Sunset Ridge Road, approximately 0.34 mile south of the Homestead Road/Sunset Ridge Road intersection, in the unincorporated Blocksburg area in southern Humboldt County. Using forms provided by the Humboldt County Department of Public Works (DPW), the applicant evaluated 1.9 miles of Sunset Ridge Road leading to the project area and found the road to be developed to the equivalent of a road category 4 standard. DPW reviewed the forms and noted that the applicant failed to complete a road evaluation report for a 254-foot stretch of Homestead Road between Sunset Road and Alderpoint Road, a county-maintained road. The applicant is conditioned to prepare an evaluation report consistent with DPW guidelines for this section of road (**Condition 11**). DPW also recommended standard conditions of approval relating to driveway and intersection visibility and paving be applied to the project (**Conditions 12 and 13**).



**Generator Use**

The primary source of electrical power for outdoor cultivation is a solar array and two (2) 3-kW generators. Consistent with past actions of the Zoning Administrator to discourage use of generators for the primary power source, the project has been conditioned to either connect to a utility provider or have an alternative renewable power source starting January 1, 2026 (**Condition 15**).

**California Environmental Quality Act (CEQA)**

Environmental review for this project was conducted in June 2021 by the County. Based on the results of that analysis, staff finds that all aspects of the project have been considered in the Mitigated Negative Declaration (MND) adopted for the Commercial Medical Marijuana Land Use Ordinance on January 26, 2016. Accordingly, staff has prepared an addendum to this document for consideration by the Zoning Administrator. See **Attachment 2** for more information.

**RECOMMENDATION:** 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; 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 Zoning Administrator. Any decision to place this matter before the Zoning Administrator must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; or 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-X  
Record Number PLN-13273-SP  
Assessor's Parcel Number: 217-391-001**

**Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Fat Quail Farms, Inc. Special Use Permit.**

**WHEREAS, Fat Quail Farms, Inc.** applied for Special Use Permit (PLN-13273-SP) for a maximum of 10,000 square feet (SF) of outdoor cannabis cultivation, with appurtenant propagation and drying activities;

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

**WHEREAS,** the Humboldt County Zoning Administrator held a duly-noticed public hearing on **July 1, 2021**, and reviewed, considered, and discussed the application for the requested Special Use Permit and reviewed and considered all evidence and testimony presented at the hearing.

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

- 1. FINDING:**                      **Project Description:** The application is a Special Use Permit (PLN-13273-SP) for a maximum of 10,000 square feet (SF) of outdoor cannabis cultivation and associated 1,250-SF nursery, with appurtenant propagation and drying activities. Existing cultivation is 9,969 SF occurring in sixteen (16) cultivation areas (CA). The primary source of electrical power is a solar array and two (2) 3-kW generators. Irrigation water is sourced from a permitted groundwater well (Permit No. 18/19-0850). Total estimated annual water use is 125,770 gallons (12.6 gallons/SF). Water is stored in nine (9) hard plastic tanks onsite, including five (5) 5,000-gallon tanks, two (2) 2,500-gallon tanks, and two (2) 3,000-gallon tanks. Total water storage is 36,000 gallons.

**EVIDENCE:**                      a) Project File: PLN-13273-SP

- 2. FINDING:**                      **CEQA.** The requirements of the California Environmental Quality Act have been met. The Humboldt County Zoning Administrator has considered the Addendum to and the Mitigated Negative Declaration (MND) prepared for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016.

**EVIDENCE:**                      a) Addendum to the MND prepared for the proposed project in compliance with CEQA.

   b) The proposed project does not present substantial changes that would require major revisions to the previous MND. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.

   c) A list of potential special status species was generated in May 2021 using the following information systems: CDFW California Natural Diversity Database (CDFW 2021), Biogeographic Information and Observation System (BIOS),

and Northern Spotted Owl Viewer (CDFW 2021), and US Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC). Biological resources occurring within one (1) mile of the project area include the obscure bumble bee, which is not a federal or state listed species. The closest special status species is the foothill yellow-legged frog, a state-listed endangered species located approximately 7,160 feet (1.35 mile) from the project area. Project activities are not expected to produce adverse or cumulative effects to any special status species or habitat, due to the small size of the project area and the type of proposed activities. Therefore, impacts to biological resources with project mitigation measures in place are considered low and unlikely.

- d) A Site Management Plan (SMP) was prepared in fulfillment of State Water Resources Control Board (SWRCB) General Order WQ 2019-0001-DWQ. The project is enrolled with the North Coast Regional Water Quality Control Board (NCRWQCB) for reporting of Tier 2 discharges (WDID: 1\_12CC400938). There are no stream crossings onsite.
- e) An archaeological survey report was prepared by Nick Angeloff of Archaeological Research and Supply Company (May 2018). A field survey conducted by Mr. Angeloff in May 2018 identified no historic or prehistoric resources within the project area. Therefore, the project is not anticipated to have an adverse effect on significant cultural resources. Consultation letters were sent to Native American groups associated with the project area. The Bear River Band of the Rohnerville Rancheria requested a field visit and a copy of Mr. Angeloff's final report. The Sinkyone Intertribal Wildness Council did not respond to requests for information. The report recommended establishing protocols to protect cultural resources and/or human remains which may be discovered inadvertently during project work. The standard Inadvertent Discovery Protocol will be used to protect artifacts or remains that may be discovered during project work (**Condition 10**).

## **FINDINGS FOR SPECIAL USE PERMIT**

### **3. FINDING**

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

#### **EVIDENCE:**

- a) General agriculture is a use type permitted in the Residential Agriculture (RA) land use designation. The proposed cannabis cultivation, an agricultural product, is within land planned and zoned for agricultural purposes, consistent with the use of Open Space land for managed production of resources. The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.
- b) The subject parcel includes a Streamside Management Area (SMA) and therefore is required to be consistent with Humboldt County General Plan Policy BR-P6. No development or cultivation of any kind occurs within the SMA.

### **4. FINDING**

The proposed development is consistent with the purposes of the existing Forestry Recreation (FR) and Special Building Site (B-5(40)) zoning designations in which the site is located.

- EVIDENCE:**
- a) Forestry Recreation (FR) areas are intended to be applied to areas of the County in which forestry recreation is the desirable predominant use and agriculture is the secondary use. Special Building Site (B-5(40)) areas are subzones that are intended to be combined with any principal zone, consistent with cultivation activities within the project area.
  - b) Humboldt County Code section 313-106.6 allows cultivation of up to 43,560 SF of existing outdoor cannabis and up to 22,000 SF of existing mixed light cannabis on a parcel over 1 acre, subject to approval of a Special Use Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application for a total of 10,000 SF of outdoor cultivation on a 40-acre parcel is consistent with the Humboldt County Code and with the Cultivation Area Verification prepared by the County.

**5. FINDING**

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

- EVIDENCE:**
- a) The CMMLUO allows existing cannabis cultivation to be permitted in areas zoned Forestry Recreation (FR) and Special Building Sites (B-5(40)), (HCC 314-55.4.8.2.2).
  - b) The parcel was created in compliance with all applicable state and local subdivision regulations, as it was created via Parcel Map, recorded in Book of Parcel Maps 217, page 39.
  - c) Irrigation water is sourced from a permitted groundwater well (Permit No. 18/19-0850). Total estimated annual water use is 125,770 gallons (12.6 gallons/SF). Water is stored in nine (9) hard plastic tanks onsite, including five (5) 5,000-gallon tanks, two (2) 2,500-gallon tanks, and two (2) 3,000-gallon tanks. Total water storage is 36,000 gallons.
  - d) The slope of the land in areas of disturbance onsite ranges from 12% to 20%. Because this is an existing cultivation site, the CMMLUO does not require cultivation to occur on slopes of 15% or less.
  - e) The cultivation of cannabis will not result in the net conversion of timberland. The proposed cultivation area(s) are located within a historical cultivation area.
  - f) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 feet from any property line, more than 300 feet from any offsite residence, and more than 600 feet from any school, church, public park, or Tribal Cultural Resource.

**6. FINDING**

The cultivation of a maximum of 10,000 SF of outdoor cannabis cultivation and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

- EVIDENCE:**
- a) All access roads on the property shall be maintained in compliance with the State Water Resources Control Board Order WQ 2019-0001-DWQ, which states that all access roads are to be hydrologically disconnected to receiving waters. To ensure that roads meet this condition, the applicant shall implement the erosion control measures outlined in the SMP that address the adverse effects of degraded road quality on adjacent water features

**(Condition 8).**

- b) The site is in a rural part of the County where the typical parcel size is over 40 acres, and many of the land holdings are very large. The proposed cannabis will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park or other use which may be sensitive to cannabis cultivation. Approving cultivation on this site and the other sites which have been approved or are in the application process will not change the character of the area due to the large parcel sized in the area.
- c) The location of the proposed cannabis cultivation is more than 300 feet from the nearest offsite residence.
- d) Irrigation water is sourced from a permitted groundwater well (Permit No. 18/19-0850). Total estimated annual water use is 125,770 gallons (12.6 gallons/SF). Water is stored in nine (9) hard plastic tanks onsite, including five (5) 5,000-gallon tanks, two (2) 2,500-gallon tanks, and two (2) 3,000-gallon tanks. Total water storage is 36,000 gallons.
- e) Provisions have been made in the applicant's proposal to protect water quality. As a low risk site, the project is only required to submit a Facility Status Report to the NCRWQCB prior to March 1 of each year **(Condition 17)**.

**7. FINDING**

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

**EVIDENCE:**

The parcel contains one (1) existing residential unit. The approval of cannabis cultivation on this parcel will not conflict with the operation or use of the existing residential unit onsite.

## DECISION

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

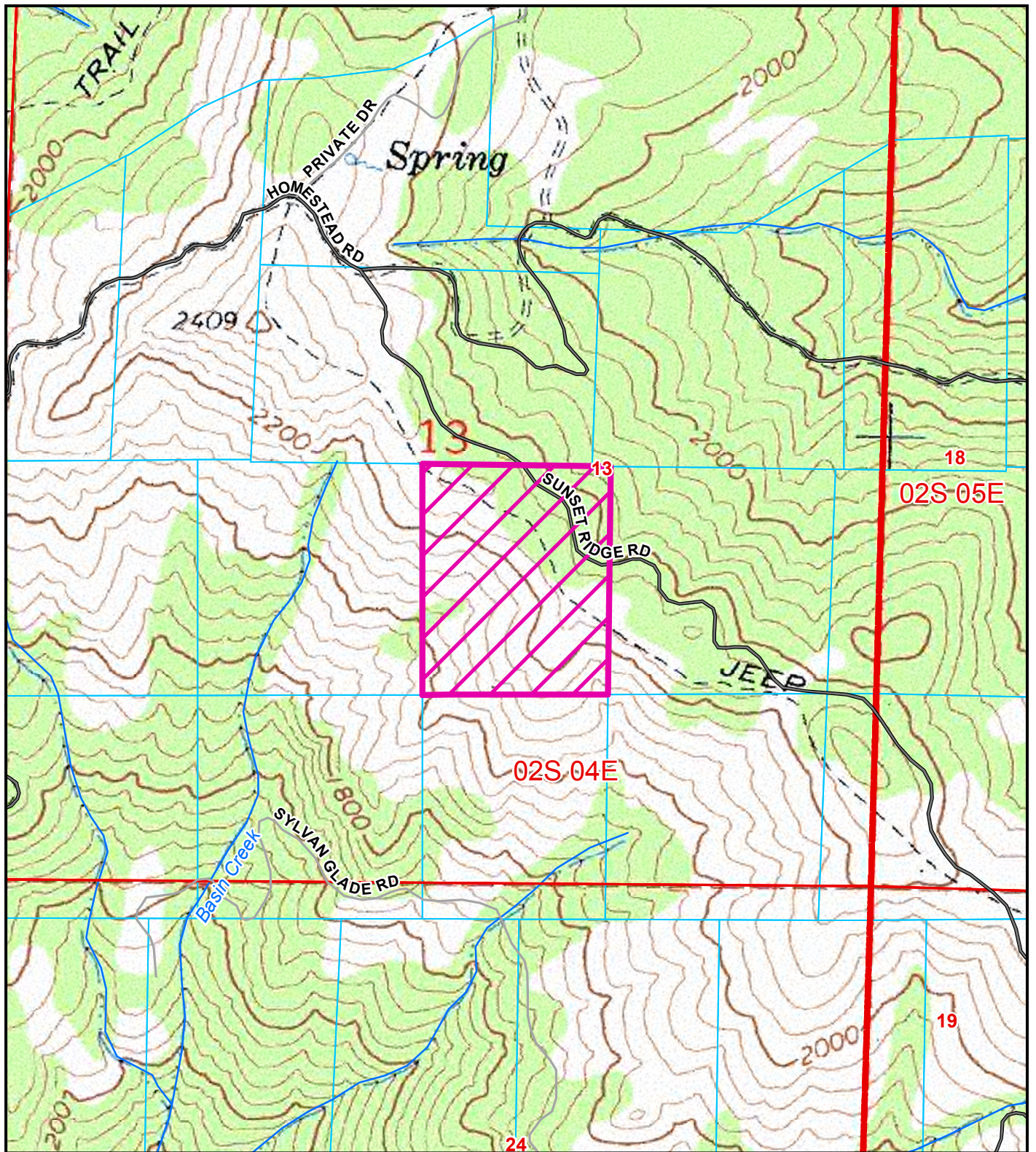
- Adopt the findings set forth in this resolution; and
- Conditionally approve the Special Use Permit (PLN-13273-SP) for Fat Quail Farms, Inc. based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and
- Adopted after review and consideration of all the evidence on **July 1, 2021**.

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

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John H. Ford, Zoning Administrator.  
Planning and Building Department





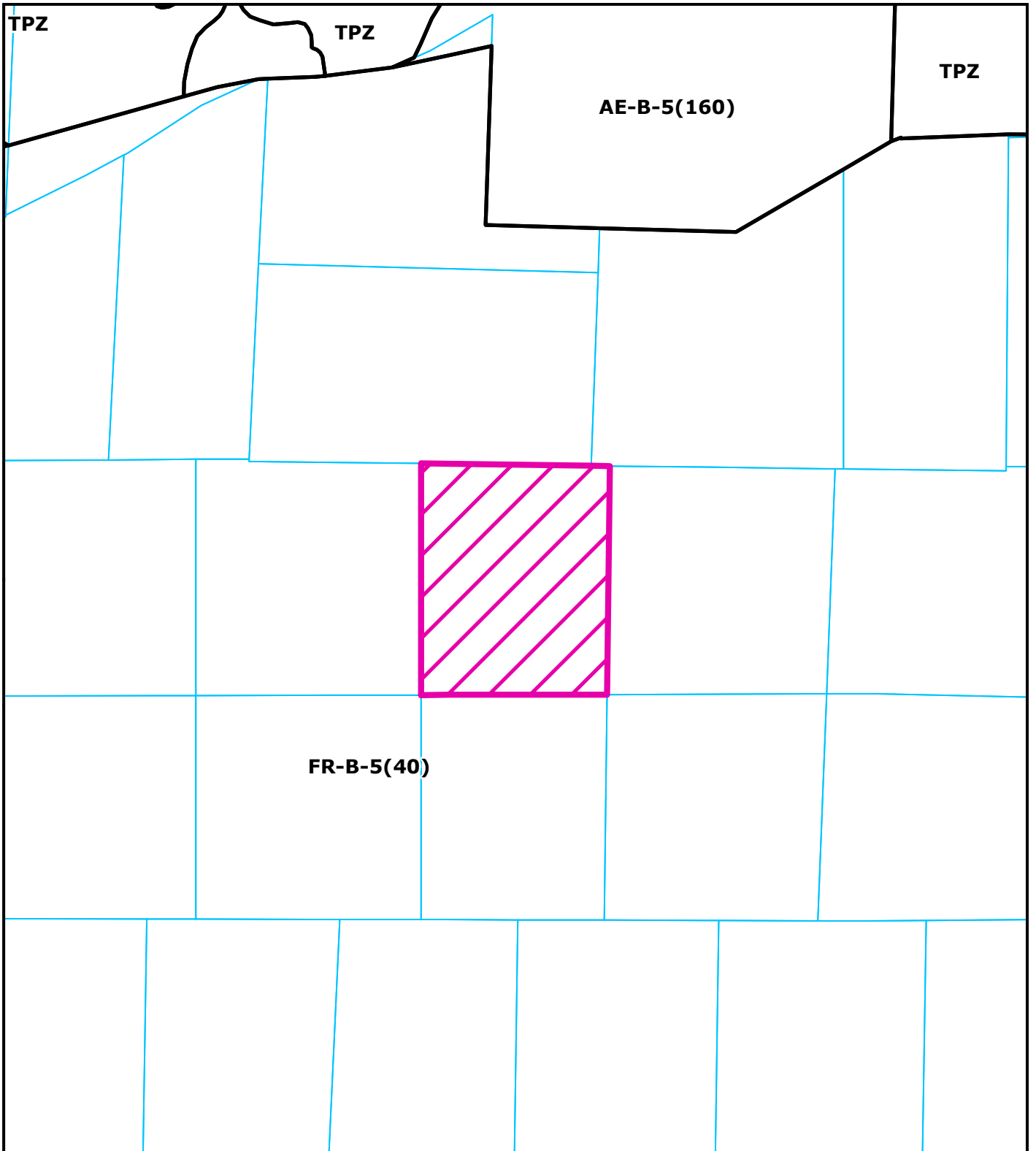
Project Area = 

**TOPO MAP**  
**PROPOSED SUNSET RIDGE FARMS**  
**BLOCKSBURG AREA**  
**CUP-16-1076**  
**APN: 217-391-001-000**  
**T02S R04E S13 HB&M (BLOCKSBURG)**

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

0 1,000 2,000 Feet



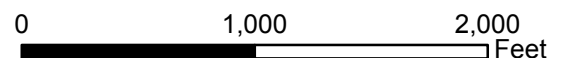


Project Area = 

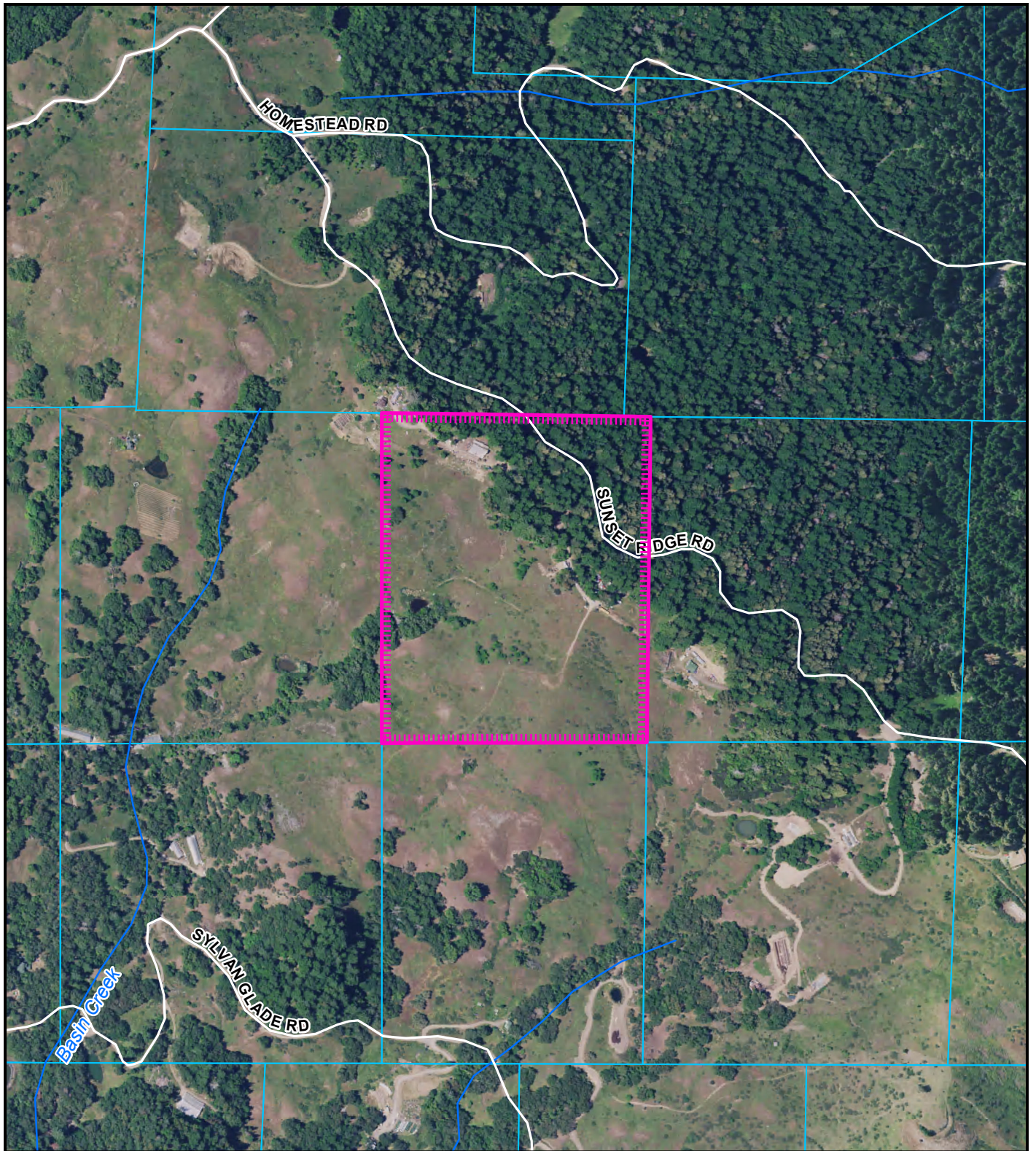
**ZONING MAP  
PROPOSED SUNSET RIDGE FARMS  
BLOCKSBURG AREA  
CUP-16-1076  
APN: 217-391-001-000  
T02S R04E S13 HB&M (BLOCKSBURG)**



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Project Area = 

**AERIAL MAP  
PROPOSED SUNSET RIDGE FARMS  
BLOCKSBURG AREA  
CUP-16-1076  
APN: 217-391-001-000  
T02S R04E S13 HB&M (BLOCKSBURG)**



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





VICINITY MAP  
NOT TO SCALE



PROJECT DIRECTIONS

- FROM: EUREKA, CA
- TAKE US-101 SOUTHBOUND (20 MI)
  - TAKE EXIT 685 FOR CA-36 (24 MI)
  - TURN RIGHT ONTO ALDERPOINT ROAD (18 MI)
  - TURN LEFT ONTO HOMESTEAD ROAD (1.5 MI)
  - HOMESTEAD ROAD TURNS SLIGHTLY LEFT AND BECOMES SUNSET RIDGE ROAD

PROJECT INFORMATION

LAT/LONG: 40.2891, -123.6757  
APN:217-391-001  
APPLICANT:FAT QUAIL FARMS, INC.  
PARCEL SIZE: 34 ACRES  
ZONING: FR-B  
APPLICATION TYPE:  
TYPE 3 OUTDOOR

COASTAL ZONE: NO  
100 YEAR FLOOD: NO

TRAVEL TIME

APPROXIMATELY: 65 MILES (1 HOUR 35 MINUTES)

AGENT:

KAYLIE SAXON  
GREEN ROAD CONSULTING INC  
1650 CENTRAL AVE. SUITE C  
MCKINLEVILLE, CA 95519  
707-630-5041

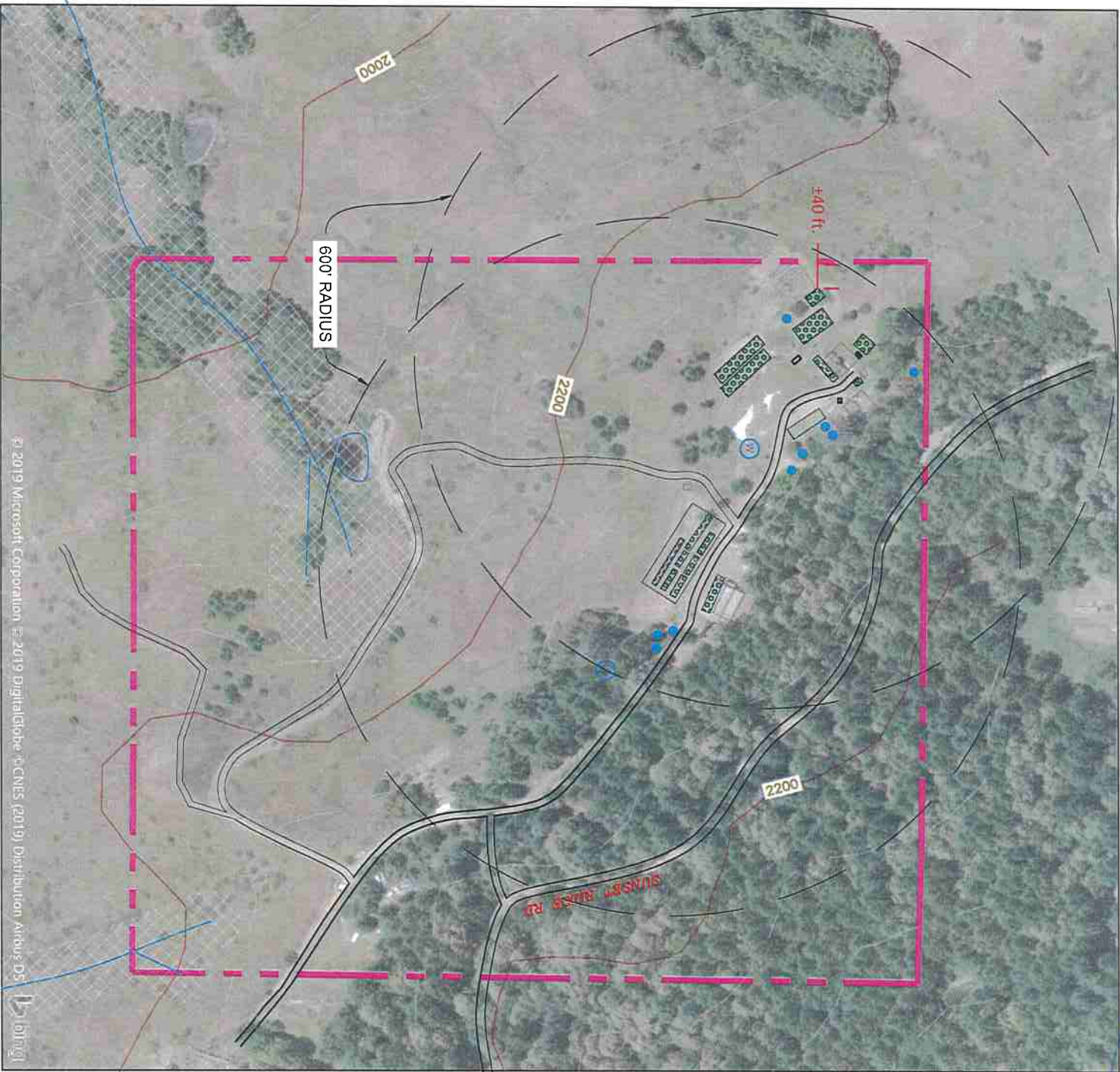
SHEET INDEX

CP-COVER PAGE  
PO-PARCEL OVERVIEW

FAT QUAIL FARMS, INC.

APN:217-391-001

AERIAL MAP



GREEN  
ROAD  
CONSULTING

PROJECT INFORMATION

PROPERTY OWNER TREVOR STEVENS & HARRY MCEVOY TRUST  
ADDRESS 2592 SUNSET RIDGE ROAD BLOCKSBURG, CA 95514  
SHEET INFO COVER PAGE

REVISIONS

NO. NOTES DATE


DATE 12/3/19

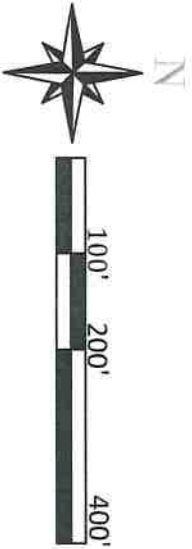
DRAFTER RP

SCALE AS SHOWN

SHEET

CP

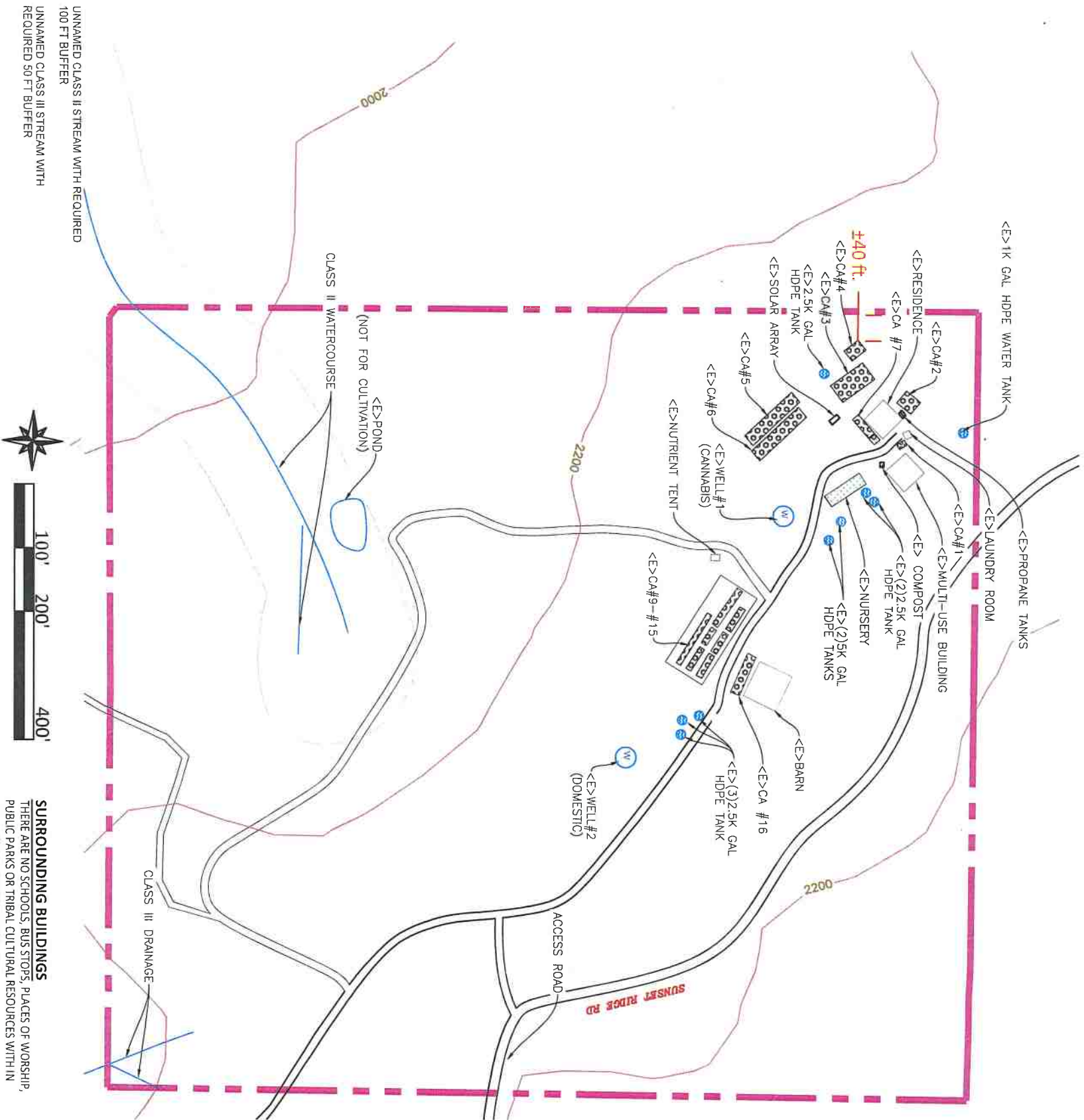
PROPERTY LINES AND BUILDING LOCATIONS  
ARE APPROXIMATE AND BASED ON AERIAL  
MAPS AND GPS DATA TAKEN IN THE FIELD.





PARCEL OVERVIEW

APN:217-391-001



SHEET INFORMATION

OUTDOOR CULTIVATION AREA

CA	LENGTH	WIDTH	SQ FT
1	14	9	126
2	24	20	480
3	62	32	1,984
4	28	20	560
5	52	20	1,040
6	48	20	960
7	38	12	456
8	12	12	144
9	41	10	410
10	69.2	10	692
11	36.5	10	365
12	29	9.5	275.50
13	40	10	400
14	40	9	360
15	92	8	736
16	70	14	980

TOTAL OUTDOOR CULTIVATION AREA = 9,968.50  
SOLAR ARRAY, 7KW GENERATOR, TWO (2) 3KW GENERATORS

DOMESTIC BUILDINGS AND USE

BUILDINGS	USE	SIZE	YEAR	DIMENSIONS
RESIDENCE	LIVING	2300 FT²	2000	48'x48'

CULTIVATION BUILDINGS AND USE

BUILDINGS	USE	SIZE	YEAR	DIMENSIONS
BARN	DRYING & CURING/ HARVEST STORAGE	3,360 FT²	1989	56'x60'
MULTI-USE BUILDING	DRYING & CURING/ HARVEST STORAGE	1,820 FT²	1983	43'x43'
NURSERY	IMMATURE PLANT AREA	1,250 FT²	2015	20'x62.5'
NUTRIENT TENT	NUTRIENT & PESTICIDE STAGE	140 FT²	1983	10'x14'

WATER STORAGE AND USE

TYPE	DATE OF INSTALLATION	QUANTITY	GALLONS	TOTAL GALLONS	WELL#1 (CANNABIS)	WELL#2 (DOMESTIC)	LAT/LONG
HDPE TANK	2015	1	1,000	1,000	40.2906, -123.6771	40.2900, -123.6758	
HDPE TANK	2018	2	5,000	10,000			
HDPE TANK	2015	6	2,500	15,000			
TOTAL AMOUNT OF WATER STORAGE=				26,000 GALLONS			

SURROUNDING BUILDINGS

THERE ARE NO SCHOOLS, BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL CULTURAL RESOURCES WITH IN 600 FEET OF THE CULTIVATION SITE.  
THERE ARE NO OFF SITE RESIDENCES WITHIN 300 FEET OF THE CULTIVATION SITE.



GREEN ROAD CONSULTING

PROJECT INFORMATION

PROPERTY OWNER TREVOR STEVENS & HARRY MCEVOY TRUST  
ADDRESS 2592 SUNSET RIDGE ROAD BLOCKSBURG, CA 95514  
SHEET INFO PARCEL OVERVIEW

REVISIONS

NO	NOTES	DATE

DATE 12/3/19  
DRAFTER RP  
SCALE AS SHOWN

SHEET PO

## ATTACHMENT 1

### RECOMMENDED CONDITIONS OF APPROVAL

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

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

1. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.
2. The applicant is required to pay for permit processing on a time and material basis, as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. Any and all outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
3. The applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover the staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use, and at the time of annual inspection. A conformance review deposit, as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750), shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. **Within three days of the effective date of permit approval**, it is requested that the applicant submit a check or money order for the required filing fee in the amount of \$50 payable to the Humboldt County Clerk/Recorder. If this payment is not received within this time period, the Department will file the NOD and will charge this cost to the project.
5. Within 60 days of the effective date of permit approval, the applicant shall execute a Compliance Agreement with the Humboldt County Planning and Building Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval #6 through #20. The agreement shall provide a timeline for completing all outstanding items. All activities detailed under the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
6. The applicant shall secure permits for all structures related to the cannabis cultivation and other commercial cannabis activity including, but not limited to, existing and proposed greenhouses, water tanks over 5,000 gallons, existing and proposed structures associated with drying and storage or any activity with a nexus to cannabis, and any noise containment structures as necessary. The plans submitted for building permit approval shall be consistent with the project description and the approved project site plan.
7. The applicant must demonstrate that a properly functioning onsite wastewater treatment system serves the operation. This can be accomplished by either installing a new, permitted septic system, or by providing the Humboldt County Department of Health and Human Services Environmental Health Division (DEH) with an assessment of the existing system performed by a qualified engineer, geologist, soil scientist, or registered environmental health specialist that certifies that the existing system complies with the State RWQCB definition of a Tier 0 system – not impairing groundwater or surface water resources.

8. The applicant shall complete all required mitigation measures identified in the Site Management Plan (SMP), including storing fuel containers in covered areas with secondary containment, decommissioning an unused cultivation area and stabilizing the hillside with straw and seed, removing an unused point of diversion from the drainage, installing a minimum 12-inch pond overflow culvert at the unpermitted Class III instream pond, discontinuing use of and removing privy toilets, and installing rolling dips on the access road from the main road to the residence
9. The applicant shall comply with all mitigation measures set forth in the Lake and Streambed Alteration Agreement (LSAA) from the California Department of Fish and Wildlife (CDFW), and shall implement all corrective actions detailed/required within the LSAA. This includes replacing Culvert 1 with a minimum 18-inch culvert.
10. The applicant shall implement the Inadvertent Discovery Protocol. In the event of the accidental discovery of historical artifacts or human remains, all work shall halt within 100 feet of the find; and a qualified professional archaeologist and tribal representatives shall be contacted immediately to evaluate the find and clear the site for all further activities.
11. The applicant shall complete a Road Evaluation Report for the 254-foot section of Homestead Road, between Alderpoint Road and Sunset Ridge Road, to the satisfaction of Humboldt County Department of Public Works (DPW) within six (6) months of project approval.
12. COUNTY ROADS – DRIVEWAY AND PRIVATE ROAD INTERSECTION VISIBILITY. All driveways and private road intersections onto the County Road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance). This condition shall be completed to the satisfaction of DPW prior to commencing operations, final sign-off for a building permit, or DPW approval for a business license.
13. COUNTY ROADS – PRIVATE ROAD INTERSECTION (AT COUNTY MAINTAINED ROAD). Any existing or proposed non-county maintained access roads that will serve as access for the proposed project that connect to a county maintained road shall be improved to current standards for a commercial driveway. An encroachment permit shall be issued by DPW prior to commencement of any work in the county maintained right-of-way. If the county road has a paved surface at the location of the access road, the access road shall be paved for a minimum width of 20 feet and a length of 50 feet where it intersects the county road. This condition shall be completed to the satisfaction of DPW prior to commencing operations, final sign-off for a building permit, or DPW approval for a business license.
14. The applicant shall contact the Alderpoint Volunteer Fire Department and furnish written documentation from that agency of the available emergency response and fire suppression services and any recommended project mitigation measures. Mitigation measures shall be incorporated into the project, if applicable. If emergency response and fire suppression services are not provided, the applicant shall cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning and Building Department. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required.
15. The use of generators as a primary power source for cannabis related activities shall cease by December 31, 2025. The applicant shall either connect to a utility or have an alternative source of power starting January 1, 2026.
16. The applicant shall obtain permit to operate the two (2) 3-kW generators from the North Coast Unified Air Quality Management District (NCUAQMD) and obtain an electric permit from the County's Building Department.

17. The applicant shall fulfill yearly reporting requirements of the North Coast Regional Water Quality Control Board (NCRWQCB).
18. The applicant shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning Division.
19. The applicant shall schedule and obtain an onsite Building Division review to ensure that permits for all structures, greenhouses, water tanks or other cannabis and/or residential structures have been obtained. This inspection shall be scheduled within thirty (30) days of permit approval and conducted within three (3) months permit approval. Any structures identified to require permits shall be permitted through the Humboldt County Building Department within two (2) years of the inspection date.
20. The applicant shall complete a noise study to the satisfaction of the Director of Humboldt County Planning and Building Department within six (6) months of project approval.

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

1. The combined noise from background, generator, greenhouse fan, or other operational activities and equipment must not result in the harassment of Northern Spotted Owl (NSO) species, as required to meet the performance standards for noise set by Department Policy Statement No. 16-005 clarifying CMMLUO Section 55.4.11 (o) requirements. The combined noise levels measured at 100 feet or the edge of NSO habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.
2. All artificial light utilized in mixed-light greenhouses shall be limited to 6 watts per square foot, with no wattage limit in the ancillary propagation greenhouse. All artificial lighting shall be fully contained within structures such that no light escapes (i.e., through the use of 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 (refer to <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>). Standards include, but are not limited to: Light shall 1) be shielded and downward facing, 2) consist of Low Pressure Sodium (LPS) light or low spectrum Light Emitting Diodes (LED) with a color temperature of 3000 kelvins or less, and 3) only be placed where needed.
3. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above in items B.1. and B.2., within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment and noise levels have been repaired, inspected, and corrected as necessary.
4. Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, the permittee shall not use any erosion control and/or cultivation materials that contain synthetic (e.g., plastic or nylon) netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.
5. All refuse shall be contained in wildlife proof storage containers at all times, and disposed at an authorized waste management facility.

6. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and shall be allowed to leave the work site unharmed.
7. The use of anticoagulant rodenticide is prohibited.
8. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.
9. All components of the 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. Any changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan. When offsite processing is chosen to be the preferred method of processing, this permit shall be modified to identify the offsite licensed facility.
10. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), as applicable to the permit type.
11. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning and Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort toward compliance can be shown within the two years following the issuance of the provisional clearance or permit, the Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow additional time to meet the outstanding requirements.
12. The permittee shall have possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
13. The permittee shall be in compliance with all statutes, regulations, and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
14. The permittee shall ensure confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line and 600 feet from any school, school bus stop, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
15. The permittee shall maintain enrollment in Tier 1, 2, or 3, certification with North Coast Regional Water Quality Control Board (NCRWQCB) Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
16. The permittee shall comply with the terms of any applicable Lake and Stream Alteration (1600 or 1602) Permit obtained from the California Department of Fish and Wildlife (CDFW).

17. The permittee shall comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (CAL FIRE), if applicable.
18. The permittee shall consent to an annual onsite compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).
19. The permittee shall pay all applicable fees for application review to ensure conformance with conditions and annual inspection fees.
20. Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's Certified Unified Program Agency (SPA) program, and in such a way that no spillage occurs.
21. Fertilizer, pesticide, fungicide, rodenticide, or herbicide shall be properly stored, handled and used in accordance with applicable regulations.
22. The master log books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
23. The permittee shall pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

#### Performance Standards for Cultivation and Processing Operations

24. Pursuant to the MAUCRSA, Health and Safety Code Section 19322(a)(9), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
25. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include federal and state wage and hour laws, Cal/OSHA, OSHA, the California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
26. Cultivators engaged in processing shall comply with the following Processing Practices:
  - a. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
  - b. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
  - c. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
  - d. Employees must wash hands sufficiently when handling cannabis or use gloves.
27. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
  - a. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
    - (1) Emergency action response planning as necessary;
    - (2) Employee accident reporting and investigation policies;
    - (3) Fire prevention;



- (4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
    - (5) Materials handling policies;
    - (6) Job hazard analyses; and
    - (7) Personal protective equipment policies, including respiratory protection.
  - b. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
    - (1) Operation manager contacts;
    - (2) Emergency responder contacts; and
    - (3) Poison control contacts.
  - c. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
  - d. Onsite housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
28. All cultivators shall comply with the approved processing plan as to the following:
- a. Processing practices
  - b. Location where processing will occur
  - c. Number of employees, if any
  - d. Employee Safety Practices
  - e. Toilet and handwashing facilities
  - f. Plumbing and/or septic system and whether or not the system is capable of handling increased usage
  - g. Drinking water for employees
  - h. Plan to minimize impact from increased road use resulting from processing
  - i. Onsite housing, if any
29. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Activity Permit issued pursuant to the CMMLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.
30. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a re-inspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request re-inspection or to cure any items of noncompliance shall terminate the Special Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Section 55.4.13.
31. Permit Renewals to Comply with Updated Laws and Regulations. Permit renewal is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.
32. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit

issued in accordance with this section in the event that environmental conditions, such as a sustained drought or low flows in the watershed in which the cultivation area is located, will not support diversions for irrigation.

33. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
  - a. Identifying information for the new owner(s) and management as required in an initial permit application;
  - b. A written acknowledgment by the new owner in accordance as required for the initial permit application;
  - c. The specific date on which the transfer is to occur;
  - d. Acknowledgement of full responsibility for complying with the existing permit; and
  - e. Execution of an Affidavit of Non-diversion of Medical Cannabis.
34. Inspections. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

#### **Informational Notes:**

1. Pursuant to Section 314-55.4.11(a) of the CMMLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state or county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity but in no event more than two (2) years after the date of issuance of the provisional clearance or permit. Plans for curing the violations shall be submitted to the Planning and Building Department by the permittee within one (1) year of the issuance of the provisional certificate or permit. The terms of the compliance agreement may be appealed pursuant to Section 314-55.4.13 of the CMMLUO.
2. This provisional permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"), except where the Compliance Agreement per Condition of Approval #B.11 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in Conditions of Approval #B.29 and B.30 of the Ongoing Requirements/Development Restrictions, above.
3. If cultural resources are encountered during construction activities, the contractor onsite shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

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

**ATTACHMENT 2**

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

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

**APN 217-391-001; 2592 Sunset Ridge Road, Blocksburg, CA 95514  
County of Humboldt**

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

**June 2021**

## **BACKGROUND**

### **Purpose of Addendum**

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

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

### **Project History**

The Commercial Medical Marijuana Land Use Ordinance (CMMLUO) established specific regulations for commercial cannabis operations in Humboldt County. The CMMLUO was considered a "project" under CEQA and thus required analysis for potential environmental impacts. Therefore, the CMMLUO regulations were developed and adopted in concert with the environmental analysis and MND that was adopted for the ordinance in 2016.

The MND addressed the broad environmental impacts that could be expected to occur from the adoption and implementation of the ordinance. The MND specified that the regulations established in the CMMLUO would mitigate the impacts of existing cannabis operations and unregulated land use to help prevent and reduce environmental impacts that are known to result from unpermitted baseline cultivation operations. Commercial cannabis cultivation in existence as of December 31, 2015, was included in the environmental baseline for the MND. The MND states that "Bringing existing operations into compliance will help to attenuate potential environmental effects from existing cultivation activities, including aesthetic impacts resulting from improper operation or poor siting." As applications are filed for new or differing cultivation activities, the "modification" to the CMMLUO is evaluated for consistency and compliance with the CMMLUO MND.

## **Modified Project Description**

The modified project involves a Special Use Permit (PLN-13273-SP) for a maximum of 10,000 square feet (SF) of outdoor cannabis cultivation. Existing outdoor cultivation is 9,969 SF occurring in sixteen (16) full-sun outdoor cultivation areas (CA) as follows: CA 1 (126 SF), CA 2 (480 SF), CA 3 (1,984 SF), CA 4 (560 SF), CA 5 (1,040 SF), CA 6 (960 SF), CA 7 (456 SF), CA 8 (144 SF), CA 9 (410 SF), CA 10 (692 SF), CA 11 (365 SF), CA 12 (276 SF), CA 13 (400 SF), CA 14 (360 SF), CA 15 (736 SF), and CA 16 (980 SF). Plants are propagated in a 1,250-SF nursery. The nursery is slightly larger than the 10% threshold identified by Humboldt County, but it is within a reasonable margin and is consistent with the size of a typical nursery. Drying and curing take place onsite within a 3,360-SF barn and 1,820-SF multiuse building. Further processing occurs offsite at a licensed third-party facility. Four (4) employees are required for operations. The primary source of electrical power is a solar array and two (2) 3-kW generators.

Irrigation water is sourced from a permitted groundwater well (Permit No. 18/19-0850). Total estimated annual water use is 125,770 gallons (12.6 gallons/SF). Water is stored in nine (9) hard plastic tanks onsite, including five (5) 5,000-gallon tanks, two (2) 2,500-gallon tanks, and two (2) 3,000-gallon tanks. Total water storage is 36,000 gallons. The project will be able to comply with full forbearance requirements during the required period (April 1 – October 31). The project area is located within the Eel River watershed. There are no stream crossings onsite.

A Site Management Plan (SMP) was prepared in fulfillment of State Water Resources Control Board (SWRCB) General Order WQ 2019-0001-DWQ. The project is enrolled with the North Coast Regional Water Quality Control Board (NCRWQCB) for reporting of Tier 1 discharges (WDID: 1\_12CC400938). The SMP identifies several mitigation measures designed to decrease erosion and sedimentation of waterways. These measures include storing fuel containers in covered areas with secondary containment, decommissioning an unused cultivation area and stabilizing the hillside with straw and seed, removing an unused point of diversion from the drainage, installing a minimum 12-inch pond overflow culvert at the unpermitted Class III instream pond, discontinuing use of and removing privy toilets, and installing rolling dips on the access road from the main road to the residence (**Condition 8**).

A Lake or Streambed Alteration Agreement (LSAA) has been filed with the California Department of Fish and Wildlife (CDFW) to address all work to be done within the waterways (Notification No. 1600-2017-0469-R1). The LSAA addresses two (2) project encroachments, including one (1) stream diversion via cistern (POD-1) and a culvert connected to a pond (Culvert 1). Culvert 1 is undersized and shall be replaced with a minimum 18-inch culvert (**Condition 9**).

The LSAA establishes specific mitigation measures that the applicant must apply to offset potential impacts to waterways within the area. The mitigation measures are summarized as follows: 1) All activities that occur within waterways at the project site shall be documented; 2) All work (excluding the water diversion) shall be confined to the dry weather period, from June 15 through October 1 of each year; 3) Water diversion structures shall be constructed and maintained to not inhibit the movement of aquatic life; and 4) Erosion and runoff protection measures shall be placed and maintained along streambanks prior to any construction activities.

A list of potential special status species was generated in May 2021 using the following information systems: CDFW California Natural Diversity Database (CDFW 2021), Biogeographic Information and Observation System (BIOS), and Northern Spotted Owl Viewer (CDFW 2021), and US Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC). Biological resources occurring within one (1) mile of the project area include the obscure bumble bee, which is not a federal or state listed species. The closest special status species is the foothill yellow-legged frog, a state-listed endangered species located approximately 7,160 feet (1.35 mile) from the project area. Project activities are not expected to produce adverse or cumulative effects to any special status species or habitat, due to the small size of the project area and the type of proposed activities. Therefore, impacts to biological resources with project mitigation measures in place are considered low and unlikely.

An archaeological survey report was prepared by Nick Angeloff of Archaeological Research and Supply Company (May 2018). A field survey conducted by Mr. Angeloff in May 2018 identified no historic or prehistoric resources within the project area. Therefore, the project is not anticipated to have an adverse effect on significant cultural resources. Consultation letters were sent to Native American groups associated with the project area. The Bear River Band of the Rohnerville Rancheria requested a field visit and a copy of Mr. Angeloff's final report. The Sinkyone Intertribal Wildness Council did not respond to requests for information.

The report recommended establishing protocols to protect cultural resources and/or human remains which may be discovered inadvertently during project work. The standard Inadvertent Discovery Protocol will be used to protect artifacts or remains that may be discovered during project work (**Condition 10**).

The project is located on the north and south sides of Sunset Ridge Road, approximately 0.34 mile south of the Homestead Road/Sunset Ridge Road intersection, in the unincorporated Blocksburg area in southern Humboldt County. Using forms provided by the Humboldt County Department of Public Works (DPW), the applicant evaluated 1.9 miles of Sunset Ridge Road leading to the project area and found the road to be developed to the equivalent of a road category 4 standard. DPW reviewed the forms and noted that the applicant failed to complete a road evaluation report for a 254-foot stretch of Homestead Road between Sunset Road and Alderpoint Road, a county-maintained road. The applicant is conditioned to prepare an evaluation report consistent with DPW guidelines for this section of road (**Condition 11**). DPW also recommended standard conditions of approval relating to driveway and intersection visibility and paving be applied to the project (**Conditions 12 and 13**).

The modified project is consistent with the adopted MND for the CMMLUO because it complies with all standards of the CMMLUO, which were intended to mitigate impacts of existing cultivation.

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

No changes are proposed for the mitigation measures identified in the original MND. The proposal to authorize a maximum of 10,000 SF of outdoor cultivation and the continued operation of 9,969 SF of existing outdoor cultivation occurring in sixteen (16) full-sun outdoor cultivation areas, along with a 1,250-SF ancillary nursery, is fully consistent with the impacts identified and adequately mitigated in the original MND. The project, as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the MND. Compliance with the CMMLUO ensures consistency with the adopted MND and provides for mitigation of all project related impacts to a less than significant level.

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

- Site Plan prepared by Green Road Consulting, Inc., dated 12/3/2019
- Site Plan Overview and Cultivation and Operations Plan prepared by Green Road Consulting, Inc., received 12/3/2019, and addendum received 8/7/2018
- Lake and Streambed Alteration Agreement (Notification No. 1600-2017-0469-R1), received 2/22/2018
- Archaeological Survey Report prepared by Archaeological Research and Supply Company, dated May 2018
- Humboldt County Department of Public Works Road Evaluation Report, dated 8/7/2018

### **Other CEQA Considerations**

Staff suggests no changes for the revised project.

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

See **Purpose** statement above.

For every environmental topic analyzed in this review, the potential environmental impacts of the current project proposal, Fat Quail Farms, Inc. would be the same or similar. There would be no new significant environmental impacts or a substantial increase in the severity of previously identified significant impact, than the initial CMMLUO project for which the MND was adopted. Based upon this review, the following findings are supported.

### **FINDINGS**

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

### **CONCLUSION**

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



### **Attachment 3 Application Report of 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. **(On file)**
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. **(On file)**
3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within one-quarter mile (1,320 feet) of a school, school bus stop, church or other place of religious worship, public park, or tribal cultural resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (Site Plan prepared by Green Road Consulting, Inc., dated 12/3/2019 – **Attached**)
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. (Site Plan Overview and Cultivation and Operations Plan prepared by Green Road Consulting, Inc., received 12/3/2019, and addendum received 8/7/2018 – **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. **(On file)**
6. Description of water source, storage, irrigation plan, and projected water usage. (Included in Cultivation Operations Plan, item 4 above - **Attached**)
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. **(On file)**
8. If any onsite or offsite component of the cultivation facility (including access roads, water supply, grading or terracing) impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the California Department of Fish and Wildlife on June 22, 2020 (LSAA Notification No. 1600-2017-0469-R1). **(On file)**
9. If the source of water is a well, a copy of the County well permit, if available. (Permit No. 18/19-0850 – **On file**)
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 onsite 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. Acknowledgment that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section, in the event that environmental conditions, such as a sustained drought or low flows in the watershed, will not support diversions for irrigation. **(On file)**
13. Acknowledgment that the County reserves the right to engage with local tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize, or mitigate impacts to tribal cultural resources, as defined herein. Examples include, but are not limited to, conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The County shall request that a records search be performed through the California Historical Resources Information System (CHRIS). **(On file)**
14. Division of Environmental Health Attachment for Commercial Medical Marijuana (CMM) Clearances/ Permits (DEH Form). **(On file)**

13273



**GREEN  
ROAD**  
CONSULTING

## Site Plan Overview and Cultivation and Operations Plan

### Applicant

Paula Stevens

PO BOX 157

Blocksburg, CA 95514

Parcel: 217-391-001

### Agent

Kaylie Saxon

Green Road Consulting, Inc.

1650 Central Avenue, Suite C

McKinleyville, CA 95519

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## I. Site Plan Overview

### 1.0 Project Information

Paula Stevens ("Applicant") is submitting this application for a Use Permit for 10,000 square feet of existing outdoor commercial cannabis cultivation on a 34-acre parcel, located near Blocksburg, CA ("Parcel"), Assessor's Parcel Number 217-391-001.

This application is submitted through their agent, Dante Hamm of Green Road Consulting, Inc., and has been prepared in accordance with Humboldt County's ("County") Commercial Medical Marijuana Land Use Ordinance ("CMMLUO").

The Type 3 Use Permit would achieve the following results for the Applicant:

- a. Permit 10,000 square feet of Outdoor commercial cannabis cultivation activities that were in existence prior to January 1, 2016, in compliance with the County CMMLUO; and
- b. Comply with applicable standards for water quality maintenance and watershed protection through the Waiver of Waste Discharge requirements of the North Coast Regional Water Quality Control Board ("Water Board") and California Department of Fish and Wildlife ("Fish and Wildlife").

### 2.0 Project Location

The Applicant's Parcel is located in the inland zone of Humboldt County near Blocksburg, CA. The Parcel is comprised of 34-acres and is identified by Assessor's Parcel Number ("APN") 217-391-001. The street address for this Parcel is 2592 Sunset Ridge, Blocksburg, CA 95514.

#### 2.1 Zoning Classification

The County's Zoning Classification of the Parcel is FR-B-5(40) with a Current General Plan of AL40 (FRWK). The CMMLUO permits existing Outdoor commercial cannabis cultivation on land zoned as FR-B-5(40) with cultivation sites up to 10,000 square feet with a Use Permit.

#### 2.2 Site Topography

A map of the Parcel's topography is included as Attachment "A."

### 3.0 Easements

The following information is taken from Exhibit "A" of the recorded Grant Deed, a copy of which is included in the Evidence of Ownership and Authorization section of this Application.

#### "EXHIBIT "A"

PARCEL 1: Parcel numbered 25 as shown on that Parcel Map No. 64, recorded in the Humboldt County Recorder's Office, Book 1 of Parcel Maps, pages 95 through 114, inclusive.

References to said Parcel Map No. 64 does not constitute recognition or creation of any rights or easements in the roads as shown on said Parcel Map, said roads having been related and superseded by the roads shown on the Record of Survey shown in Parcel 2 below.

PARCEL 2: A non-exclusive easement for ingress, egress and public utility purposes, fifty (50) feet width, the centerline of which is as shown on that certain Record of Survey, recorded in Book 37 of Surveys, pages 41 through 48, inclusive, Official Records, Humboldt County Records, the easement as shown on said Record of Survey supersedes the easements as shown on Parcel Map No. 64 referred to in Parcel One above."

#### **4.0 Natural Waterways**

There are two (2) Class III Drainages and one (1) Class II Watercourse that cross the parcel.

#### **5.0 Location and Area of Existing Cultivation**

The 10,000 square feet of Outdoor cannabis cultivation occurs in five (5) general locations on the parcel.

##### **Outdoor Cultivation**

The Applicant will not be doing utilizing the technique known as light deprivation. The Applicant expects one (1) annual harvest from their full-term outdoor cultivation.

The Applicant will utilize an ancillary nursery which will utilize artificial lighting.

##### **CA #1**

Cultivation Area #1 consists of 126 square feet of full-sun outdoor cultivation in a clearly defined area.

##### **CA #2**

Cultivation Area #2 consists of 480 square feet of full-sun outdoor cultivation in a clearly defined area.

##### **CA #3**

Cultivation Area #3 consists of 1,984 square feet of full-sun outdoor cultivation in a clearly defined area.

##### **CA #4**

Cultivation area #4 consists of 560 square feet of full-sun outdoor cultivation in a clearly defined bed.

##### **CA #5**

Cultivation Area #5 consists of 1,040 square feet of full-sun outdoor cultivation in a clearly defined bed.

##### **CA #6**

Cultivation Area #6 consists of 960 square feet of full-sun outdoor cultivation in a clearly defined bed.

CA #7

Cultivation Area #7 consists of 456 square feet of full-sun outdoor cultivation in a clearly defined bed.

CA #8

Cultivation Area #8 consists of 144 square feet of full-sun outdoor cultivation in a clearly defined bed.

CA #9

Cultivation Area #9 consists of 410 square feet of full-sun outdoor cultivation in a clearly defined bed.

CA #10

Cultivation Area #10 consists of 692 square feet of full-sun outdoor cultivation in a clearly defined bed.

CA #11

Cultivation Area #11 consists of 365 square feet of full-sun outdoor cultivation in a clearly defined bed.

CA #12

Cultivation Area #12 consists of 275.5 square feet of full-sun outdoor cultivation in a clearly defined bed.

CA #13

Cultivation Area #13 consists of 400 square feet of full-sun outdoor cultivation in a clearly defined bed.

CA #14

Cultivation Area #14 consists of 360 square feet of full-sun outdoor cultivation in a clearly defined bed.

CA #15

Cultivation Area #15 consists of 736 square feet of full-sun outdoor cultivation in a clearly defined bed.

CA #16

Cultivation Area #16 consists of 980 square feet of full-sun outdoor cultivation in a clearly defined bed.

## 6.0 Setbacks of Cultivation Area

All Cultivation is setback from any the parcel line by 40' or more.

## 7.0 Access Roads

The Parcel is located off Sunset Ridge Road, which is in usable condition.

## 8.0 Graded Flats

There are existing flats on the Parcel. They may require permitting with the Humboldt County Building Department.

## 9.0 Existing and Buildings

### Barn

The Barn is an existing 56'x60' structure that is used for storing drying and processing harvested cannabis and for nutrients. It was constructed in 1983 and will require permitting with the Humboldt County Building Department.

### Tent

The Tent is an existing 230 square foot structure that is used for storing nutrients and fertilizers. It was constructed in 1983 and may require permitting with the Humboldt County Building Department.

## 10.0 Water Source, Storage, Irrigation Plan and Projected Water Usage

### 10.1 Water Source

All water is sourced from a permitted ground water well.

### 10.2 Water Storage

There are five (5) 5,000-gallon, two (2) 2,500-gallon, and two (2) 3,000-gallon HDPE water tanks that total 36,000 gallons of hard tank water storage.

### 10.3 Irrigation Plan

All irrigation of cannabis is completed hand watering at an agronomic rate.

### 10.4 Projected Water Use

Source	Use	Start Date	End Date	To Storage (gallons)	To Use (gallons)
Well 1	Cannabis	Nov. 1	Mar. 31	125,770	
Well 2	Domestic	Jan. 1	Dec. 31		40,000
Storage	Cannabis	Mar. 31	Oct. 31		125,770

## 11.0 Site Drainage, Runoff, Erosion Control Measures and Watershed Protection



There are two (2) Class III Drainages and one (1) Class II Watercourse that cross the parcel.

#### Site Drainage, Runoff, Erosion Control Measures

*(The following information was taken from the Applicants Site Management Plan. Map points identified are referencing maps provided in the Applicants SMP).*

The in-stream pond will have the 8-inch pond overflow upgraded to ensure it can handle the 100-yr storm event (**MP7**). The overflow shall provide sufficient freeboard and shall be rocked at the outlet for energy dissipation. The agreement with CDFW specified that the overflow is to be upgraded with a minimum of a 12-inch culvert. A large hole was found near the well and needs to be filled in (**MP4**). The fill should be stabilized with straw and seed. A disturbed area from a previous cultivation activity is located at the top of a steep hillside (**MP5**). The unused cultivation area shall be fully decommissioned, removing all growing beds and cultivation related wastes. Straw and seed shall be applied to re-stabilize the hillside.

#### Watershed Protection

All standard conditions are being met for Riparian and Wetland Protection and Management.

#### **12.0 Distances from Significant Landmarks**

There are no schools, school bus stops, state parks, places of worship or Tribal Cultural Resources within 600 feet of the cultivation site.

## **II. Cultivation and Operations Plan**

### **1.0 Materials Storage**

Currently, there are no pesticides or herbicides registered specifically for use directly on cannabis. The Applicant will be using items that were accepted under Legal Pest Management Practices for Marijuana Growers in California.

Pesticides, herbicides, fertilizers, and soil amendments should be stored in covered area with concrete or impervious floors. All fertilizers and amendments are located in the Barn and Tent on the Parcel. Fertilizers and amendments are placed on the shelves and floor where any spill will be contained. All labels are kept and directions are followed when nutrients are applied. The storage area is in need of posted instructions for storing fertilizers and amendments, instructions for cleaning up spills and a spill kit that contains a container, gloves, towels, absorbent socks and an absorbent material (kitty litter).

Generators and gasoline containers are not stored in proper containment. Generators need to be stored on covered drip pads to reduce contaminated runoff. Fuel storage should be kept in covered areas with concrete or an impervious floor. The Applicant has a Solar Array, 7 KW generator (cannabis), two (2) 3 KW generator (cannabis), three (3) 2 KW generator(domestic), and 3.8 KW generator (domestic). On average, the Applicant anticipates running their generator(s) for approximately 6-8 hours a day (during the cultivation season). During the month of November,

the Applicant will run their generator(s) for approximately 12-15 hours a day (necessary for the drying/curing process).

The Applicant has soil and compost piles that are tarped and surrounded by wattles. The Applicant brings in soil to fill the beds and pots. The soil is reamended for each cultivation cycle. Once the dirt is no longer viable for cultivation, it is removed and disposed of at Wes Green in Arcata.

All cultivation related waste is stored in water tight trash containers near the Residence and disposed of weekly. All previous cultivation sites need to be fully decommissioned, remove growing beds and cultivation related wastes. Straw and seed area to stabilize hill side.

There are a number of garbage piles and broken-down cars are located throughout the parcel. All unused vehicles need to be removed or relocated to covered, impervious area. All garbage piles throughout property need to be removed. There are pit toilets located on property: behind Residence and behind large storage shed. All existing pit toilets need to be filled and temporary septic units (portapotty) need to be used until a design, permit, and installation of permanent septic system is completed.

## **2.0 Cultivation Activities**

Cultivation activities typically begin sometime in April when cannabis plants are brought to the Parcel for planting.

### **Cultivation Schedule**

Cultivation schedule may vary due to the strain, weather, and applicants personal schedule.

#### **Full-term Cultivation Schedule**

April-June (Veg)

June-October (Flower)

November (Harvest)

Plants will be vegged in the Applicants Nursery. The Applicant will typically run their nursery from April to June (weather dependent). Artificial lighting will only be used in the Applicants nursery and only during the vegetative stage.

The Applicant anticipates using four (4) family members for their operation.

All those working on the property will be instructed in safe and proper techniques for performing any duties pretraining to cultivation. This includes the utilization of personal protective equipment and proper use of tools and necessary instruments required for the performance of one's duties. Personal protective equipment shall be provided for all employees and/or independent contractors via the proponent as well as having ample personal protective equipment in stock and onsite. Clean and safe drinking water will be in the form of filtered spring water. For the safety of the public and employees working while intoxicated will not be tolerated. All Employee and/or independent contractors shall be made aware of the following.

- I. Location of fire extinguishers and the "P.A.S.S" technique.
- II. List of operations manager contacts;

- III. List of emergency control contacts;
- IV. List of poison control contacts;
- V. Location of first aid kit;
- VI. Location of Restroom and hand washing stations;
- VII. Location of clean drinking water and;
- VIII. Location of Personal protective equipment.

All work surfaces and equipment are maintained in a clean, sanitary condition. Protocols to prevent the spread of mold are strictly followed.

The Applicant anticipates making 3-4 weekly vehicle trips during the cultivation season.

### **3.0 Processing Practices**

Plants will be harvested one at a time using hand shears and taken into the Barn where it will be dried and cured. Until the Applicant can permit an existing structure or design permit, and construct a new structure, the Applicant will seek out an offsite licensed third-party processor.

All work surfaces and equipment are maintained in a clean, sanitary condition. Protocols to prevent the spread of mold are strictly followed. The final cannabis product is stored in a secure location.

The Applicant will be utilizing any Track and Trace program the County seeks to implement, abiding by all appropriate record keeping practices.

### **4.0 Security Measures**

The access to the parcel is gated and locked. The Applicant will install game cameras over the gate, buildings and cultivation areas if needed.



State of California  
**Well Completion Report**  
 Form DWR 188 Submitted 5/2/2019  
 WCR2019-006122



Owner's Well Number \_\_\_\_\_ Date Work Began 04/26/2019 Date Work Ended 05/02/2019  
 Local Permit Agency Humboldt County Department of Health & Human Services - Land Use Program  
 Secondary Permit Agency \_\_\_\_\_ Permit Number 18/19-0850 Permit Date 03/18/2019

Well Owner (must remain confidential pursuant to Water Code 13752)		Planned Use and Activity	
Name <u>Trevor Stevens</u>	Activity <u>New Well</u>		
Mailing Address <u>1201 Angel Heights Drive</u>	Planned Use <u>Water Supply Irrigation - Agriculture</u>		
City <u>Fortuna</u> State <u>CA</u> Zip <u>95540</u>			

Well Location			
Address <u>2592 Sunset DR</u>		APN <u>217-391-001</u>	
City <u>Blocksburg</u>	Zip <u>95514</u>	Township <u>02 S</u>	
County <u>Humboldt</u>		Range <u>04 E</u>	
Latitude <u>40</u> <u>17</u> <u>26.3831</u> <u>N</u>	Longitude <u>-123</u> <u>40</u> <u>37.884</u> <u>W</u>	Section <u>13</u>	
Dec. Lat. <u>40.290662</u>	Dec. Long. <u>-123.67719</u>	Baseline Meridian <u>Humboldt</u>	
Vertical Datum _____ Horizontal Datum <u>WGS84</u>		Ground Surface Elevation _____	
Location Accuracy _____ Location Determination Method _____		Elevation Accuracy _____	
		Elevation Determination Method _____	

Borehole Information		Water Level and Yield of Completed Well	
Orientation <u>Vertical</u> Specify _____	Depth to first water <u>52</u> (Feet below surface)		
Drilling Method <u>Direct Rotary</u> Drilling Fluid <u>Air</u>	Depth to Static _____		
Total Depth of Boring <u>175</u> Feet	Water Level <u>49</u> (Feet) Date Measured <u>05/02/2019</u>		
Total Depth of Completed Well <u>175</u> Feet	Estimated Yield* <u>7</u> (GPM) Test Type <u>Air Lift</u>		
	Test Length <u>4</u> (Hours) Total Drawdown <u>123</u> (feet)		
	*May not be representative of a well's long term yield.		

Geologic Log - Free Form		
Depth from Surface Feet to Feet		Description
0	4	top soil
4	29	brown clay/sandstone mix
29	71	shale
71	98	blue sandstone
98	135	soft shale
135	140	basalt
140	175	shale

Casings										
Casing #	Depth from Surface Feet to Feet		Casing Type	Material	Casings Specificatons	Wall Thickness (inches)	Outside Diameter (inches)	Screen Type	Slot Size If any (inches)	Description
1	0	35	Blank	PVC	OD: 5.563 in.   SDR: 21   Thickness: 0.265 in.	0.265	5.563			
1	35	175	Screen	PVC	OD: 5.563 in.   SDR: 21   Thickness: 0.265 in.	0.265	5.563	Milled Slots	0.032	

Annular Material					
Depth from Surface Feet to Feet		Fill	Fill Type Details	Filter Pack Size	Description
0	20	Bentonite	Other Bentonite		Sanitary Seal
20	175	Filter Pack	Other Gravel Pack	3/8 Inch	Pea Gravel

**Other Observations:**

Borehole Specifications		
Depth from Surface Feet to Feet		Borehole Diameter (inches)
0	175	10

Certification Statement			
I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief			
Name		FISCH DRILLING	
Person, Firm or Corporation			
3150 JOHNSON ROAD	HYDESVILLE	CA	95547
Address	City	State	Zip
Signed  electronic signature received	05/02/2019	683865	
C-57 Licensed Water Well Contractor	Date Signed	C-57 License Number	

Attachments
Scan.pdf - Location Map

DWR Use Only									
CSG #	State Well Number			Site Code	Local Well Number				
				N					W
Latitude Deg/Min/Sec					Longitude Deg/Min/Sec				

TRS:

APN:



Bridgeville → S → Alderpoint Rd — Blocksburg →



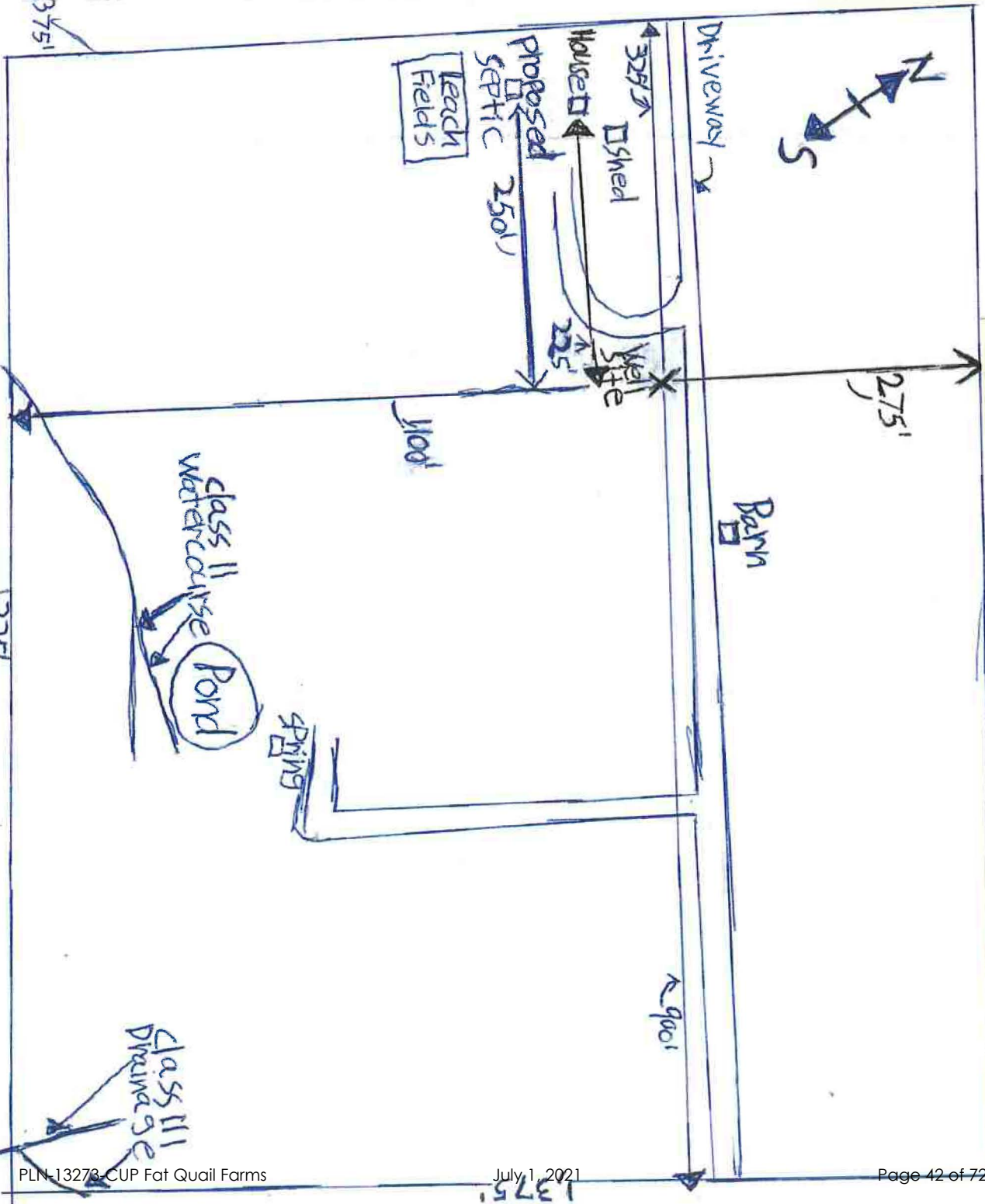
HWY 36

Fortuna → W

es

Plot 1  
A.P.

into acre parcel



**From:** Fisch Drilling <[chris@fischdrilling.com](mailto:chris@fischdrilling.com)>  
**Sent:** Thursday, May 2, 2019 2:50 PM  
**To:** [lacy@fischdrilling.com](mailto:lacy@fischdrilling.com)  
**Subject:** FW: OSWCR: Thank you for submitting Well Completion Report WCR2019-006122

**From:** OSWCR-NoReply@water.ca.gov <[OSWCR-NoReply@water.ca.gov](mailto:OSWCR-NoReply@water.ca.gov)>  
**Sent:** Thursday, May 2, 2019 2:46 PM  
**To:** [chris@fischdrilling.com](mailto:chris@fischdrilling.com)  
**Subject:** OSWCR: Thank you for submitting Well Completion Report WCR2019-006122

**\*\*\*\*\*Please do not reply to this e-mail message\*\*\*\*\***

Thank you for submitting your Well Completion Report - A New Production or Monitoring Well, **WCR2019-006122**, using the Online System for Well Completion Reports (OSWCR). The Department of Water Resources will review it for completeness. You will be notified if additional information is required. If you have any questions, please call your local DWR Region Office WCR contact.

DWR Northern Region Office  
April Scholzen  
(530)529-7368  
[April.Scholzen@water.ca.gov](mailto:April.Scholzen@water.ca.gov)

To view this record, log in to OSWCR, or use the following link:  
[https://civinet.resources.ca.gov/DWR\\_WELLS/urlrouting.ashx?type=1000&Module=WellCompletion&capID1=19CAP&capID2=00000&capID3=0050D&agencyCode=DWR\\_WELLS](https://civinet.resources.ca.gov/DWR_WELLS/urlrouting.ashx?type=1000&Module=WellCompletion&capID1=19CAP&capID2=00000&capID3=0050D&agencyCode=DWR_WELLS)

Licensed Contractor: FISCH DRILLING License Number: 683865  
Well Owner: Trevor Stevens  
Well Owner Address: 1201 Angel Heights Drive Fortuna CA 95540

Well Address: 2592 Sunset DR, Blocksburg, CA 95514 County: Humboldt Parcel: 217-391-001  
Latitude/Longitude: 40.290662°N, -123.67719°W  
Submitted: 05/02/2019  
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# Site Management Plan

WDID: 1\_12CC400938

*Prepared for:*

*State Water Resources Control Board (SWRCB)*  
North Coast Regional Water Quality Control Board (NCRWQCB)

*Prepared by:*

Green Road Consulting  
1650 Central Ave., Suite C, McKinleyville CA, 95519  
(707) 630-5041

*Date of completion:*

9/27/2018



# General Site Information

**Discharger:** Trevor Stevens

**Business:** Fat Quail Farms, Inc

**Land Owner:** STEVENS TREVOR P & MCEVOY HARRY J TR

**Site Address:** 2592 Sunset Ridge Road, Blocksburg, CA 95514

**Mailing Address:** PO BOX 157, Blocksburg, CA 95514

**Parcel Number:** 217-391-001

**General Plan Designation:** RA40

**Zone:** FR-B-5(40)

**Parcel Size:** 40-acres

**HUC12 Watershed:** Basin Creek-Eel River; 180101050601-180101050501

**Disturbed Area:** 19,775-ft<sup>2</sup>

**Cultivation Area:** 18,500-ft<sup>2</sup>

**Risk Level:** Low

**Tier Level:** 1

## Abbreviations

CA	Cultivation Area
CPP	Corrugated Plastic Pipe
CMP	Corrugated Metal Pipe
CDFW	California Department of Fish and Wildlife
DRC	Ditch Relief Culvert
GRC	Green Road Consulting
IBD	In-board Ditch
NCRWQCB	North Coast Regional Water Quality and Control Board
PWA	Pacific Watershed and Associates
SWRCB	State Water Resources and Control Board
STX	Stream Crossing

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## 1. Introduction

This document was prepared by Green Road Consulting (GRC) for Fat Quail Farms, Inc; parcel number 217-391-001, as required by the SWRCB Order WQ 2017-0023-DWQ<sup>1</sup>. The purpose of the order is to provide a regulatory structure for cannabis cultivation that reduces contributions to existing water quality issues and prevents additional adverse impacts to water resources throughout California. The purpose of the Site Management Plan is to identify conditions present on a parcel that may pose a threat to water quality and resources and establish a plan to meet or surpass requirements set forth in the order.

Green Road Consulting (GRC) has made an initial assessment of this parcel through field work as well as through a variety of county, state, and private websites (e.g. USDA web soil survey, USGS stream stats program, Google Earth, Humboldt County Web GIS). The site was surveyed with a GPS unit (2 to 4-meter accuracy) to document roads, buildings, cultivation sites, watercourses, and areas requiring remediation. Maps were created using the software ESRI ArcMap.

## 2. Site Characteristics

### 2.1. General

The site is located in Southeastern Humboldt County, approximately 3-miles west of the City of Blocksburg and can be accessed from Sunset Ridge Road. The elevation of the site is approximately 2,200-feet above sea level. The parcel is located on a mountainous hillslope with unnamed drainages that flow into Basin Creek which flows into the Eel River. The Eel River is on the USEPA's Section 303(d) list for impairment or threat of impairment to water quality associated with elevated sediment and temperature levels. The Eel River Watershed is known to have Coho and Chinook Salmon as well as Steelhead trout which are designated as a Federally and State threatened species. Slopes on the site in areas of disturbance range from 12% to 20%. The hillslopes in the region are known to have moderate instability. The site geology is part of the Franciscan Complex which is primarily composed of Late Cretaceous to Pliocene sandstone, shale and minor conglomerate. The region was historically logged with legacy logging roads and landings throughout the site.

### 2.2. Site Overview

The approximately 40-acre property has a residence, laundry room, barn, and sheds on the site. Current cultivation consists of 10,000 ft<sup>2</sup> of outdoor cultivation. Cultivation area 1, 2, 3, and 4 (CA1, CA2, CA3, and CA4) are located near the residence and are more than 600 feet away from the nearest watercourse. Cultivation areas 5 and 6 (CA5 and CA6) are located near the barn and are more than 400 feet away from the nearest watercourse. There is an unpermitted septic system on site as well as two (2) privy toilets. The privy toilets need to be filled in and portable toilets need to be used until the existing septic system can be back-permitted or a new system is designed, permitted, and installed. The site is not grid tied and requires the use of generators with fuel storage. Generators were located at the main residence and at the barn. Generators and gasoline containers were not stored in proper

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<sup>1</sup> Order entitled "STATE WATER RESOURCES CONTROL BOARD ORDER WQ 2017-0023-DWQ GENERAL WASTE DISCHARGE REQUIREMENTS AND WAIVER OF WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF WASTE ASSOCIATED WITH CANNABIS CULTIVATION ACTIVITIES"

containment. Generators and fuel storage will need to be kept in a covered area with concrete floors or an impervious floor. Water storage consists of seven (7) High-Density Polyethylene (HDPE) tanks totaling to 17,000-gallons and a 190,000-gallon in-stream pond. The pond overflow has 1602 permit (1600-2017-0875-R1) for upgrading the 8-inch overflow to a 12-inch minimum. Fertilizers and soil amendments need proper storage in covered area with concrete or impervious floors. The access road to the parcel are maintained by Larabee Creek Road Association and the roads throughout the parcel are in good condition. Rolling dips should be installed on the driveway and the skid road to the pond. There is one (1) large hole near the well that needs to be filled in. Overall the site is in good condition with little potential to impact stream systems. There were trash inappropriately stored and housekeeping issues. The processing and transportation of the Cannabis is specified in the Humboldt County Commercial Medical Marijuana Land Use Ordinance (CMMLUO).

The site uses two water diversions, an un-permitted 147-ft deep well and a surface water diversion. The surface water diversion for the site is just upstream from the pond has been permitted with CDFW and with State Water Board (S026884). The site has applied for a SIUR and will be increasing storage for next year forbearance period. The total garden area across these sites totals to 10,000 -ft<sup>2</sup>. Vegetation removal and/or exposed earth were observed adjacent to some garden areas and were mapped as disturbed area. The site had approximately 19,755-ft<sup>2</sup> of disturbed area that was located outside of the watercourse buffers. Proper adherence to the erosion and sediment control measures specified in the "Erosion Prevention and Sediment Capture" section of this report will be necessary to ensure that these areas are sufficiently stabilized.

Table 1 Cultivation area overview.

Cultivation Area (CA)	Cultivation Area (ft <sup>2</sup> )	Natural Slope (%)	Distance to Water Body (ft)	Water Body Classification
Area 1 (CA1)	500	20	880	Class III drainage
Area 2 (CA2)	500	15	820	Class III drainage
Area 3 (CA3)	2,500	30	790	Class III drainage
Area 4 (CA4)	2,500	35	670	Class III drainage
Area 5 (CA5)	3,000	25	410	Class III drainage
Area 6 (CA6)	1,000	38	495	Class III drainage

### 2.3. Access Roads

The site has 0-miles of permanent roads, 0.34-miles of seasonal access roads, and 0.20-miles of skid roads. The seasonal roads are native surface with sections of roads that are mildly out-sloped or flat. The seasonal access roads are drained via rolling dips and out-sloping. The seasonal access roads on the site were not fully stable according to the Pacific Watershed Associates (PWA) "Handbook for Forest, Ranch, and Rural Roads". The skid roads on the site were not eroding and but have potential to due to the steeper slopes. The skid road surface was vegetated and out-sloped. The road will require the installation of rolling dips to prevent any erosion.

Homestead Road, the access road to the parcel is maintained by Larabee Creek Road Association. The



access road on the parcel is solely used by the parcel and does not serve any adjacent parcels. A road once connected the parcel to the east parcel until some large logs were piled up at the property line. Roads on the property are in good condition with no signs of erosion or concentrated runoff. Rolling dips should be installed along the driveway from Sunset Ridge Road as well as the skid road down to the pond (MP11). See the "Erosion Control and Sediment Delivery Map" for locations of the rolling dips. A large hole was found near the well and needs to be filled in (MP5). The disturbed area will be stabilized with straw and seed.

## 2.4. Stream Crossings

Roadways on the property do not cross any watercourses. **No remediation is required.**

Table 2: Overview of stream crossing on the property.

Label	Size (inch)	Type	Watercourse Class	Condition
N/A	N/A	N/A	N/A	N/A

## 2.5. Legacy Waste Discharges

The site was historically logged with main logging roads and skid roads on the property. The site utilized the existing infrastructure from logging practices which required minimal grading and brush clearing. Historical skid roads on the site were in stable condition with no major erosion or sediment delivery to any watercourse. **No remediation is required.**

## 3. Erosion Prevention and Sediment Capture

The disturbed areas consisted of the cultivation areas, vegetable garden, soils/amendment piles, unstable road segments, previous grows and a processing area as shown on the Disturbed Area Map. For details on erosion prevention and sediment capture, see the Site Erosion and Sediment Control Plan.

The in-stream pond will have the 8-inch pond overflow upgraded to ensure it can handle the 100-yr storm event (MP7). The overflow shall provide sufficient freeboard and shall be rocked at the outlet for energy dissipation. The agreement with CDFW specified that the overflow is to be upgraded with a minimum of a 12-inch culvert. A large hole was found near the well and needs to be filled in (MP4). The fill should be stabilized with straw and seed. A disturbed area from a previous cultivation activity is located at the top of a steep hillside (MP5). The unused cultivation area shall be fully decommissioned, removing all growing beds and cultivation related wastes. Straw and seed shall be applied to re-stabilize the hillside.

## 4. Water Uses

Water for irrigation uses and domestic uses is sourced from the site's groundwater well and from a surface water diversion (S026884). The well is 147-ft deep and is not permitted. The site historically used the in-stream pond for irrigation purposes but has since ceased diversions for irrigation. The pond will

be used for fire suppression and domestic uses. The surface diversion was registered with State Water Board (S025348) and (H502416). The registrant will increase storage to 175,770-gallons by March 2019 or get a permitted well. The stream diversion will need to be upgraded to meet CDFW design standards (MP6). All irrigation infrastructure will be regularly inspected for leaks and immediately repaired if any are found. Weed free mulch or straw will be used in cultivation areas that do not have ground cover to reduce evaporation and conserve water. The cultivator will record daily irrigation water usage and maintain records on site for a minimum of 5 years. The proposed estimated annual water used, with storage acquired is summarized below.

Table 3: Annual water use on the parcel.

Source	Use	Start Date	End Date	To Storage (gallons)	To Use (gallons)
POD1 Class III	Cannabis	Nov. 1	Mar. 31	175,770	
Well	Domestic	Jan. 1	Dec. 31		40,000
Storage	Cannabis	Mar. 31	Oct. 31		175,770

The registrant will increase off stream storage by March 2019. Water meters will be installed to monitor use. To conserve water, a straw or mulch ground cover should be applied to reduce water evaporation. Water conservation methods such as watering method and timing will be employed to ensure water is applied at agronomic rates.

Table 4: Summary of water storage on the parcel.

Water Storage Type	Size (gallons)	Number	Total (gallons)
HDPE Tank	2,500	6	15,000
HDPE Tank	1,000	2	2,000
<b>Total</b>			<b>17,000</b>

## 5. Fertilizers, Pesticides and Herbicides

### 5.1. Application, Storage and Disposal

Fertilizers and amendments near CA6 were stored inappropriately (MP3). All fertilizers, Pesticides, Herbicides and Rodenticides will be mixed or prepared in locations where they cannot enter a waterbody (surface or groundwater). Fertilizers, Pesticides, Herbicides and Rodenticides shall be applied at agronomic rates specified on the product label. The enrollee will keep a log of their fertilizers, pesticides and herbicides use for annual reporting. All labels will be kept, and directions followed when amendments and fertilizers are applied. All liquid chemicals will be stored in **separate** secondary containment. During the off season all chemicals will be stored in a locked building. **Agricultural chemicals will not be applied within 48-hr of a predicted rain event with a 50% or greater chance of 0.25-inches.** Disposal of unused products will be consistent with labels on containers. Empty containers will be disposed of at an authorized recycling center. A spill clean-up kit will be stored in the garage/shop. No restricted materials or pesticides will be used or stored on site. No greater than 319 pounds of nitrogen per acre per year shall be applied. A summary of fertilizers, pesticides, and herbicides used annually are listed below.

Table 2: Overview of annual chemical use.

Product Name	Chemical Type	N-P-K or Active Ingredient	Annual Use (lbs. or gallons)
Peat Moss	Amendments	0.16 - 0.11 - 0.22	20 bags
Rice Hulls	Amendments	0.2-0.4-0.2	12 bags
Perlite	Amendments	0-0-0	2 yards
Compost	Amendments	1-0.2-0.5	2 yards
Chicken Manure	Amendments	1-1-1	80 1.5 cf bags
Lime	Amendments	Calcium Carbonate	15 bags
Oyster	Amendments	Nitrogen	10 bags
Neem Seed	Amendments	6-1-2	5 bags
Dr Earth Bloom	Amendments	3-9-4	25 bags
Dr Earth all Purpose	Amendments	4-4-4	25 bags
Bat Guano	Amendments	9-3-1	10 bags
Anasazi Soil Humates	Amendments	1.9-1.9-1.7	300 pounds
Fish Bone Meal	Amendments	5-1-1	10 bags
Bokashi	Amendments	3.66-3.34-1.14	25 gallons
Liquid Fish	Amendments	5-1-1	27 gallons
Kelp	Amendments	0-0-1	55 gallons
Humic Acid	Amendments	0-0-4	27 gallons
Molasses	Amendments	0-0-1	25 gallons
Liquid Bone Meal	Amendments	0-12-1	12 gallons
Dr Zymes	Fungicide/Pesticide	Citric Acid	2 gallons
Venerate	Fungicide/Pesticide	Burkholderia	1.5 gallons
Grandevo	Fungicide/Pesticide	Chromobacterium subtsugae	2 pounds
Sulfur	Fungicide/Pesticide	Sulfur	4 pounds
SM 90	Fungicide/Pesticide	Coriander oil	2 gallons



Product Name	Chemical Type	N-P-K or Active Ingredient	Annual Use (lbs. or gallons)
Neem Oil	Fungicide/Pesticide	azadirachtin	.5 quart

## 5.2. Spill Prevention and Clean Up

A spill cleanup kit will be located in the barn near the well. In case of a major spill of fertilizers, or any petroleum products, the cannabis cultivator shall immediately notify the California Office of Emergency Services at 1-800-852-7550 and initiate cleanup activities for all spills that could enter a waterbody or degrade groundwater.

## 6. Petroleum

### 6.1. Use, Storage, and Disposal

The site's main power source is generators with fuel storage. The site also has some secondary power sources such as a wind turbine and solar panels. Small generators and fuel were stored in a number of locations throughout the property. At **MP1** fuel containers are stored outdoors near the carport storage with no cover or secondary containment. At **MP2**, a generator and fuel containers are stored near the residence with no cover or secondary containment. While in use, the generators will need to be stored with drip containment outside of riparian setbacks. Fueling of the generators, as well as any other equipment or vehicles, will also take place outside of the riparian setbacks. All equipment containing petroleum derivatives will be inspected regularly for leaks. When the generators are not in use they will be stored in a covered building.

*Table 3: Overview annual petroleum usage.*

Product	Chemical Type	Annual Use (lbs. or gallons)
Gasoline	Petroleum	50 gallons
Motor Oil	Petroleum	10 gallons

## 7. Cultivation Waste, Trash/Refuse and Domestic Wastewater

### 7.1. Trash/Refuse Overview

The site had a large trash pile near CA6 that was not stored in an appropriate location (**MP3**). The trash will need to be removed immediately. There was also a collection of demolished cars from the previous land owner that the current owner has been slowly removing (**MP8**). All trash will be stored in a manner that will prevent the migration of any waste. Trash on the site will be removed on a weekly basis to an



authorized landfill. No trash or debris will be allowed to enter a watercourse or riparian setback area. Compostable cultivation waste will be stored in a location and manner where it cannot be transported to surface waters. Spent growth medium (e.g. soil) shall either be reused, disposed of at an appropriate waste site, or be spread outside of riparian setbacks and planted with native vegetation.

## 7.2. Domestic Wastewater BPTC Measures

The residence has a septic that is not believed to be permitted with Humboldt County. The site also had two privy / composting toilets (**MP9 & MP10**). The composting toilets will be filled in immediately. Temporarily, portable toilets will be brought onto the site until the septic can be back permitted. Portable toilets will be serviced regularly and located outside of riparian setbacks and away from unstable areas.

## 8. Winterization Measures

### 8.1. Summary

It is required that winterization measures be completed annually before the onset of the winter rainy season. The SWRCB has defined the winter season as beginning **November 1<sup>st</sup>** and concluding **April 1<sup>st</sup>**. Winterization measures apply to cultivation areas, any additional disturbed areas including roads, and stream crossings. These measures aim to prepare the site for an extended period of heavy precipitation during which frequent access, monitoring, and maintenance can be challenging or infeasible. The end goal is to reduce the erosion of unstable areas and prevent the delivery of eroded sediment to sensitive waterways.

One of the primary techniques of winterization consists of stabilizing all bare soils with straw and seed. Fiber rolls shall additionally be installed at grade breaks and along slopes of disturbed areas to break up flow paths, thereby reducing the speed and erosive energy of runoff. No heavy machinery shall be used during the winter season to avoid the degradation of saturated roadways and unstable surfaces. Soil stock piles shall be guarded before the onset of winter with a cover and/or perimeter controls such as fiber rolls. Culverts shall be inspected and maintained to ensure integrity during winter. This includes clearing inlets and outlets of sediment and/or debris and ensuring that sufficient energy dissipation exists at outlets to reduce bank erosion. Seasonal access roads shall be locked to ensure that roads are not in use during the wet season by trespassers.

Aside from the erosion control components to winterization, a general and thorough site cleanup will be performed to remove all refuse from the site. Additionally, all fertilizers and petroleum products to be left on site will be stored in secondary containment and locked in the shipping container to avoid spillage and discharge to surface or groundwater.

## 9. Monitoring

Monitoring is broken up into 3 reports; Facility Status, Site Maintenance, and Storm Water Runoff Monitoring. For Low Risk sites the only monitoring report required is the Facility Status Report. For Moderate and High-Risk sites all three monitoring reports need to be completed. See "Site Erosion and Sediment Control Plan" for details on the Site Maintenance and Storm Water Runoff Monitoring.

Annual reports for the cultivation site will be submitted to the North Coast Regional Water Quality and Control Board (NCRWQCB) prior to March 1 of the following year. The annual report shall include the following:

Facility Status, Site Maintenance, and Storm Water Runoff Monitoring

Name and contact information for the person responsible for operation, maintenance, and monitoring. Reporting documents can be emailed to [northcoast@waterboards.ca.gov](mailto:northcoast@waterboards.ca.gov) or mailed to 5550 Skylane Blvd., Ste. A, Santa Rosa, CA 95403.

Table 4: Facility status monitoring requirements.

<u>Monitoring Requirement</u>	<u>Description</u>
Winterization Measures Implemented	Report winterization procedures implemented, any outstanding measures, and the schedule for completion.
Tier Status Confirmation	Report any change in tier status. (Stabilization of disturbed areas may change the tier status of a facility. Contact the Regional Water Board if a change in status is appropriate.)
Third Party Identification	Report any change in third party status as appropriate.
Nitrogen Application	Report monthly and annual total nitrogen use for bulk, solid, and liquid forms of nitrogen. Provide the data as lbs./canopy acre/time (month or year) as described in Nitrogen Management Plan.

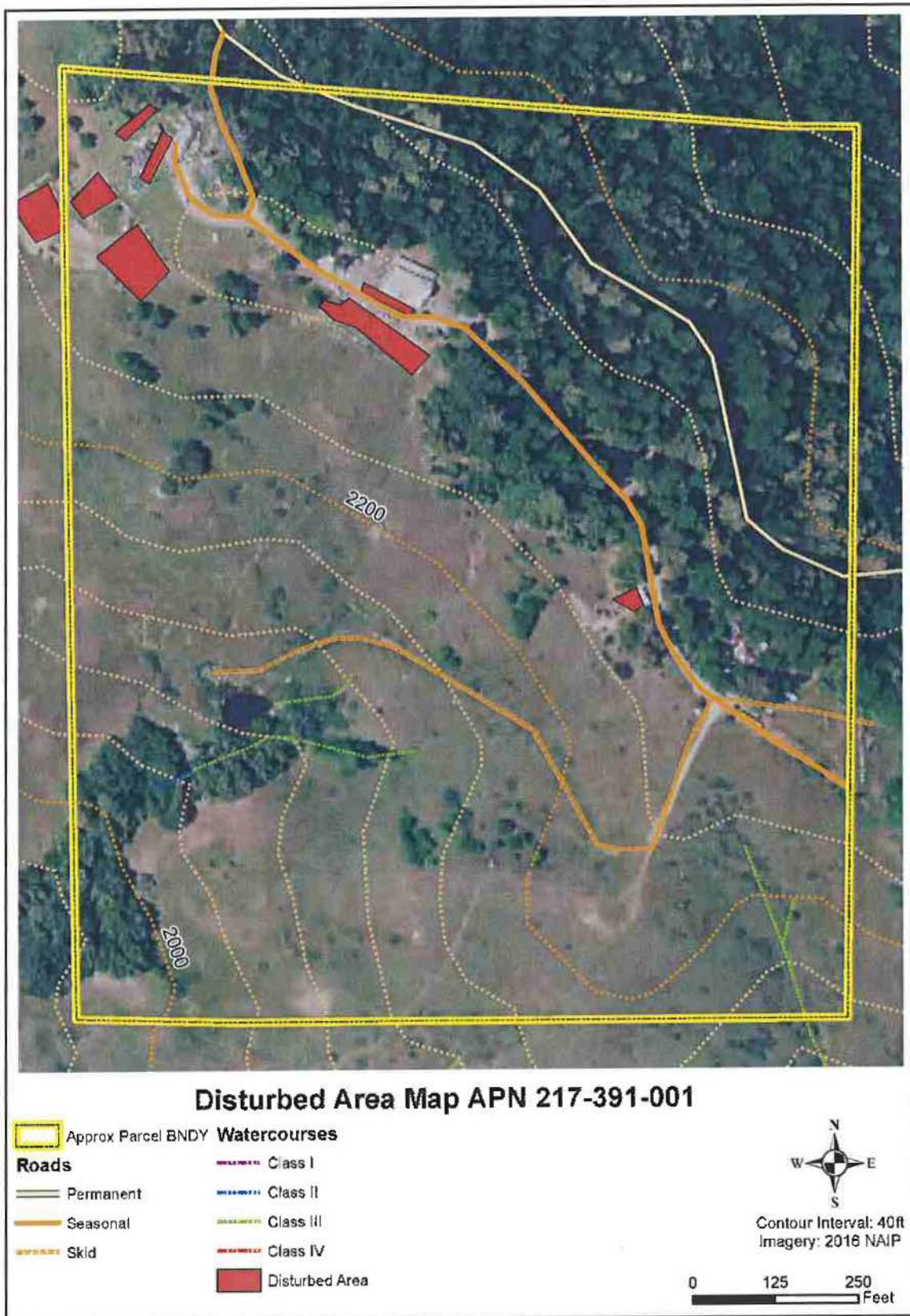
"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment."

Legally Responsible Person  Trevor Stevens (Oct 23, 2018) Date Oct 23, 2018

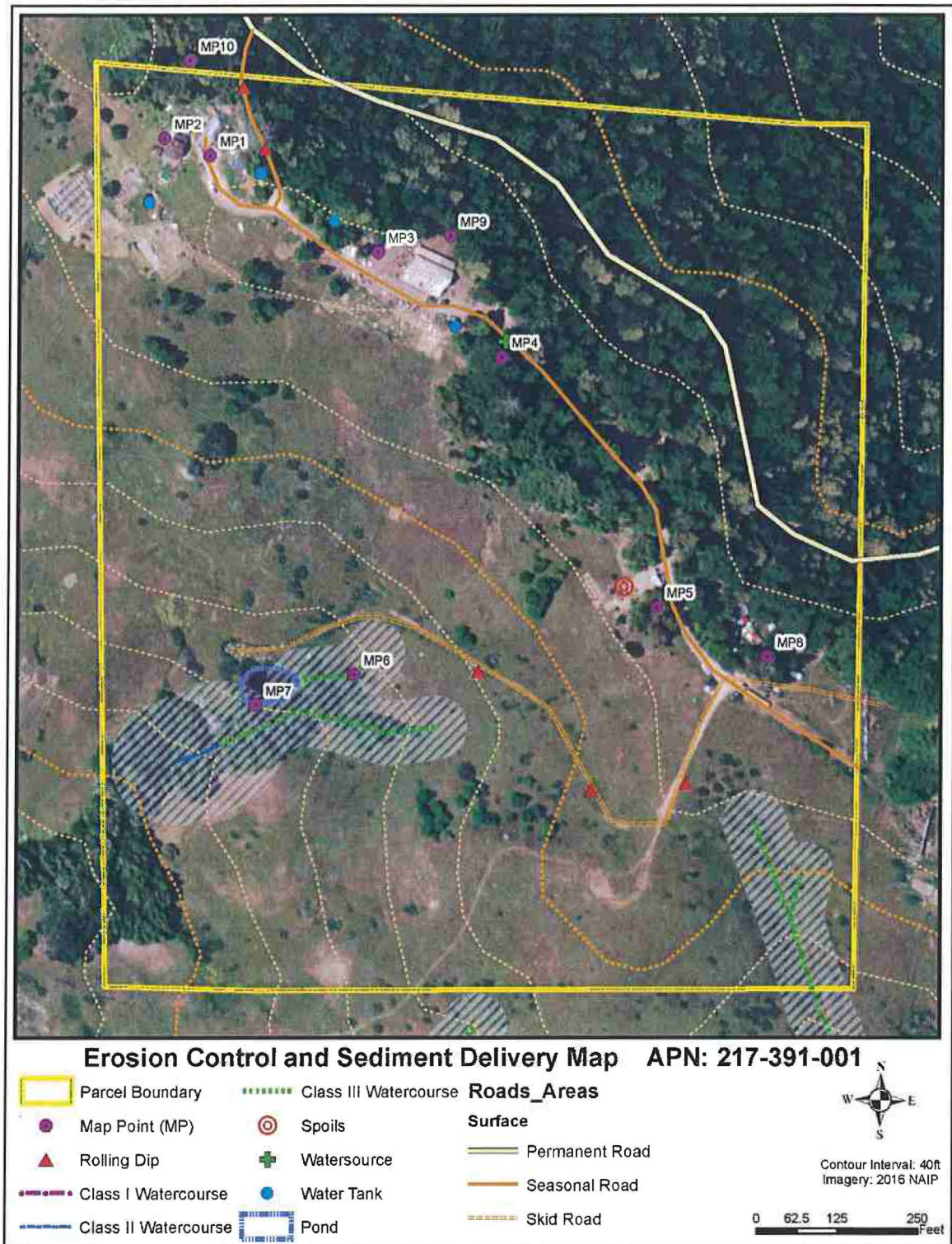
Map Point (MP)	Issue	Remediation Measure	Treatment Priority	Expected Completion Date	Actual Completion Date
MP1	Fuel containers stored outdoors with no secondary containment.	All fuel containers are required to be stored in covered areas with secondary containment with enough volume to hold largest container in event of a spill.	High	October, 2018	
MP2	Generators and fuel containers need containment and cover.	Generators are to be operated with a cover and impervious drip pad. All fuel containers are required to be stored in covered areas with secondary containment with enough volume to hold largest container in event of a spill.	Moderate	October, 2018	
MP3	Large miscellaneous trash pile and fertilizers inappropriately stored near CA6.	Garbage shall be stored in a location and manner that prevents any leachate or contact water from entering receiving waters. Garbage and recycling shall be stored separately and disposed of at an appropriate waste disposal facility weekly. Fertilizers shall be stored in a covered building with impervious floors.	Moderate	October, 2019	
MP4	A large hole near the well.	Remove any garbage or unnatural debris, fill in hole and stabilize hillside with straw and seed.	Moderate	October, 2019	
MP5	An abandoned cultivation area and uninhabited trailer residence located on top of a steep hillside.	Decommission and remove unused cultivation area and uninhabited trailer. Stabilize hillside with straw and seed.	Moderate	October, 2019	
MP6	Point of Diversion located just upstream from pond needs to be upgraded to meet CDFW's requirements.	Remove unused point of diversion from the drainage.	High	October, 2018	
MP7	An unpermitted Class III in-stream pond requires adequate overflow culvert.	Install a minimum of a 12-inch pond overflow culvert as specified in the CDFW agreement.	High	October, 2019	
MP8	Large clearing with misc. trash and abandoned cars.	Remove all unused vehicles or relocate to covered, impervious area. Remove all garbage piles throughout the property.	Moderate	October, 2019	



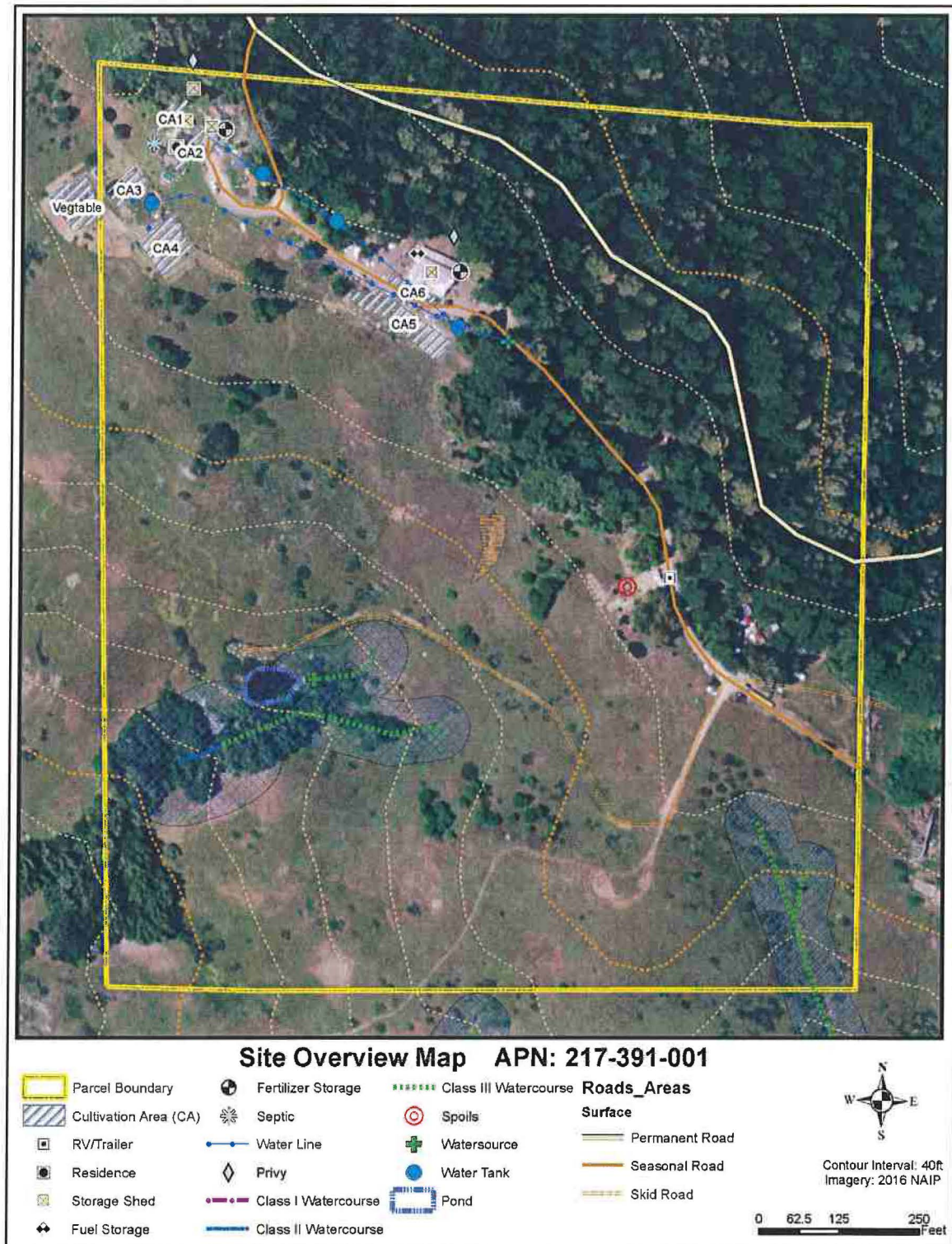
<b>Map Point (MP)</b>	<b>Issue</b>	<b>Remediation Measure</b>	<b>Treatment Priority</b>	<b>Expected Completion Date</b>	<b>Actual Completion Date</b>
<b>MP9</b>	Privy toilet in use behind barn.	Discontinue use and remove privy toilets. Temporarily use portable toilets until a permitted septic is obtained.	<b>High</b>	<b>October, 2019</b>	
<b>MP10</b>	Privy toilet in use behind chicken coop and pig pen.	Discontinue use and remove privy toilets. Temporarily use portable toilets until a permitted septic is obtained.	<b>High</b>	<b>October, 2019</b>	
<b>MP11</b>	Improve drainage on access road to prevent erosion.	Install rolling dips on access road from main road to the residence on the skid road down to the pond.	<b>Moderate</b>	<b>October, 2019</b>	
<b>NA</b>	Unpermitted well for residential and cultivation uses.	Obtain back-permit for well.	<b>Moderate</b>	<b>October, 2019</b>	



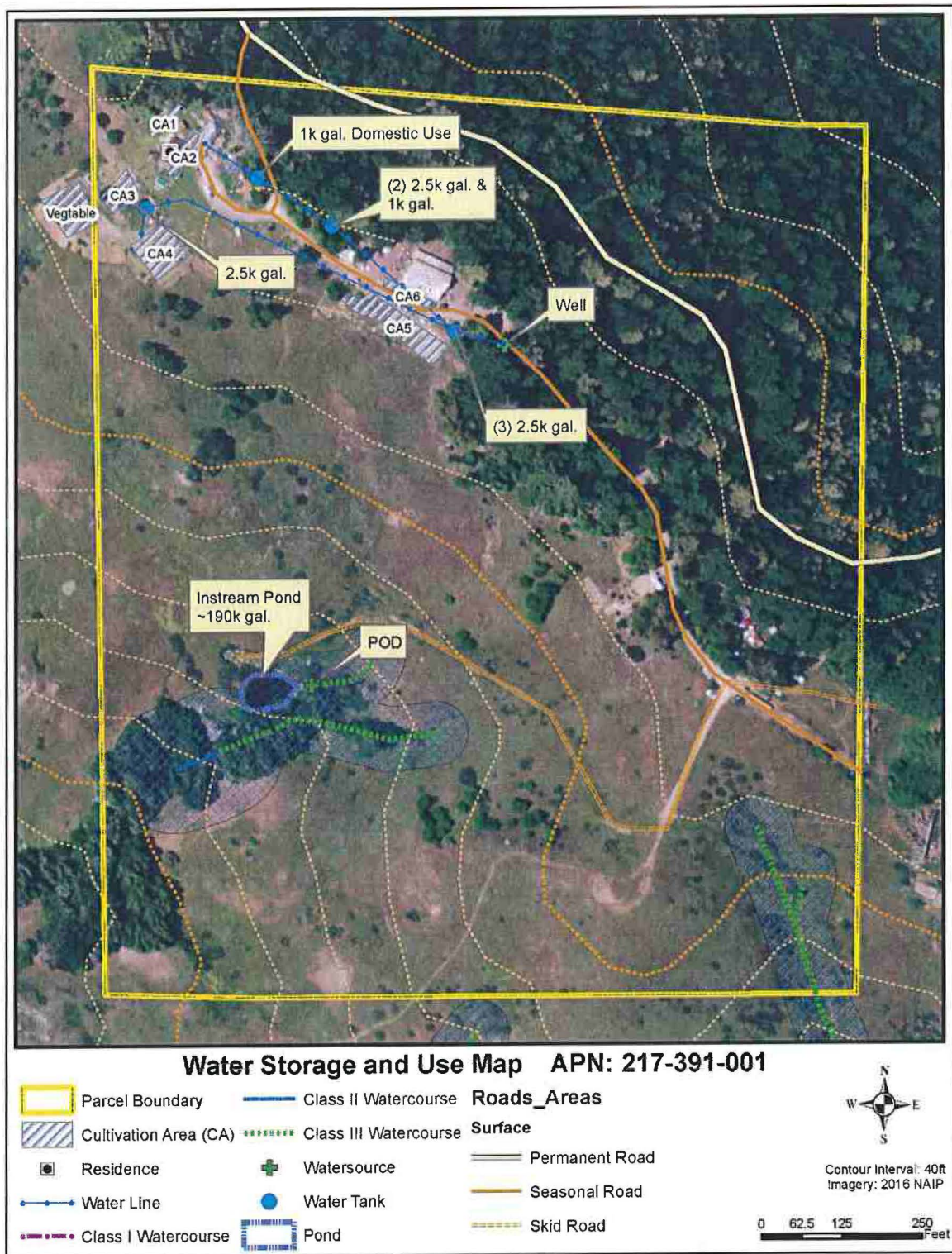
















Prepared for:  
North Coast Regional Water Quality Control Board (NCRWQCB)

Prepared by:  
Green Road Consulting  
10745 Central Ave., Suite C, Montebello CA, 91019  
(907) 530-5043

Date of completion:  
9/27/2018

# Stevens Site Management Plan Tier 1 Low risk

Adobe Sign Document History

10/23/2018

Created:	10/22/2018
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## "Stevens Site Management Plan Tier 1 Low risk" History



Document created by Kaylie Saxon (kelly@greenroadconsulting.com)

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Document e-signed by Trevor stevens (trevorpeterstevens@gmail.com)

Signature Date: 10/23/2018 - 6:45:15 PM PDT - Time Source: server- IP address: 166.232.74.43



Signed document emailed to Kaylie Saxon (kelly@greenroadconsulting.com) and Trevor stevens (trevorpeterstevens@gmail.com)

10/23/2018 - 6:45:15 PM PDT



Adobe Sign



Humboldt County Planning Department  
3015 H Street  
Eureka, CA 95501

**RE: Paula Stevens – Humboldt County APPS 13273 – APN: 217-391-001.**

July 30<sup>th</sup>, 2018

To Whom It May Concern:

The following information should be added to the Cultivation and Operations Plan for Paula Stevens, APPS #13273, APN: 217-391-001.

**Water Resource Protection Plan (WRPP)**

The Applicant is now enrolled in the state waterboard, therefore a WRPP is no longer necessary. In lieu of a WRPP, a Site Management Plan is now being prepared by our office. Once the plan is complete a copy will be provided to your office.

**Cultivation Schedule**

Cultivation schedule may vary due to the strain, weather, and applicants personal schedule.

**Light Depravation Schedule**

First Harvest: March-April: Vegging

May-July: Flowering/Harvest

Second harvest: July-August: Vegging

August-(Late)September: Flowering/Harvest

**Full-term Cultivation Schedule**

June-August: Vegging

August-November: Flower/Harvest

**Cultivation Area**

**CA#1**

CA #1 is located in the center of the parcel due south of the Barn. It consists of approximately 3,238.5 square feet of outdoor cultivation.

#### CA#2

CA #2 is located in the north-western section of the parcel. It consists of approximately 560 square feet of outdoor cultivation.

#### CA#3

CA #3 is located in the north-western section of the parcel due east of CA#2. It consists of approximately 1,984 square feet of outdoor cultivation.

#### CA#4

CA#4 is located in the north-western section of the parcel, due west of the residence. It consists of approximately 368 square feet of cultivation.

#### CA #5

CA#5 is located in the north-western section of the parcel, due north of the residence. It consists of approximately 126 square feet of outdoor cultivation.

#### CA#6

CA#6 is located in the north-western section of the parcel due east of residence. It consists of approximately 744 square feet of outdoor cultivation.

#### GH#1

GH#1 is located in the center of the parcel adjacent to the barn. It consists of 980 square feet of light deprivation cultivation.

#### GH#2

GH #2 is located in the north-western section of the parcel. It consists of approximately 1,040 square feet of deprivation cultivation.

#### GH#3

GH# is located in the northwestern section of the parcel, immediately south of GH#2. It consists of 960 square feet of light deprivation cultivation.

#### Projected Generator Usage

On average, the Applicant anticipates running their generator(s) for approximately 6-8 hours a day. During the month of November, the Applicant will run their generator(s) for approximately 12-15 hours a day (necessary for the drying/curing process).

#### Employees

The Applicant anticipate using four (4) family members for their operation. The family members will have access to sanitation facilities in the form of a septic system on the property.

#### Relocation/Remediation

Relocation is no longer apart of the Applicant's operations plan. The Applicant proposed relocation with the presumption your office would be able to verify additional historic cultivation, via satellite database. As only the cultivation that is currently on the updated site plan could be verified, the Applicant has no plans to seek additional cultivation space.

## 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
Humboldt County Division of Environmental Health	✓	Conditional approval	On file
Humboldt County Building Inspection Division		No response	
Humboldt County Department of Public Works	✓	Conditional approval	On file
CAL FIRE	✓	Approval	On file
Northwest Information Center (NWIC)	✓	Comments	On file and confidential
Bear River Tribal Band of the Rohnerville Rancheria	✓	Comments	On file and confidential
Humboldt County Counsel		No response	
California Department of Fish and Wildlife (CDFW)		No response	
North Coast Regional Water Quality Control Board (NCRWQCB)		No response	
North Coast Unified Air Quality Management District (NCUAQMD)		No response	
Humboldt County Agricultural Commissioner		No response	
California Division of Water Rights	✓	Approval	On file
California Division of Water Resources		No response	
Southern Humboldt Joint Unified School District		No response	
Alderpoint Volunteer Fire Department		No response	





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

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

PUBLIC WORKS BUILDING  
SECOND & L ST., EUREKA  
FAX 445-7409  
ADMINISTRATION 445-7491  
BUSINESS 445-7652  
ENGINEERING 445-7377  
FACILITY MANAGEMENT 445-7493  
NATURAL RESOURCES 445-7741  
NATURAL RESOURCES PLANNING 267-9540  
PARKS 445-7651  
ROADS 445-7421

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

**LAND USE DIVISION INTEROFFICE MEMORANDUM**

TO: Keenan Hilton, Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer

DATE: 03/09/2020

RE:

<b>Applicant Name</b>	<b>PAULA STEVENS</b>
<b>APN</b>	<b>217-391-001</b>
<b>APPS#</b>	<b>PLN-13273 CUP</b>

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

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

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

**No re-refer is required.**

\*Note: Exhibits are attached as necessary.

Additional comments/notes:

Applicant has submitted a road evaluation report, dated 07/18/18 with Part A –Box 2 checked, certifying that the road is equivalent to a road Category 4 standard.

The County GIS shows that at the intersection of the paved County maintained road, Alderpoint Road, Homestead Road proceeds for approximately 254 feet before intersecting with Sunset Ridge Road. Appears that no road evaluation report for the non-County maintained road known as “Homestead Road” per GIS has been submitted.

// END //



Public Works Recommended Conditions of Approval

(All checked boxes apply)

APPS # 11806

- ☐

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

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

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

**COUNTY ROADS- DRIVEWAY (PART 1):**  
The submitted site plan is unclear and/or shows improvements that are inconsistent with County Code and/or Department of Public Works policies. The applicant is advised that these discrepancies will be addressed at the time that the applicant applies to the Department of Public Works for an Encroachment Permit. If the applicant wishes to resolve these issues prior to approval of the Planning & Building permit for this project, the applicant should contact the Department to discuss how to modify the site plan for conformance with County Code and or Department of Public Works policies. Notes:
- ☐

**COUNTY ROADS-PARKING LOT- STORM WATER RUNOFF:**  
Surfaced parking lots shall have an oil-water filtration system prior to discharge into any County maintained facility.

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

**COUNTY ROADS- DRIVEWAY & PRIVATE ROAD INTERSECTION VISIBILITY:**  
All driveways and private road intersections onto the County Road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance).

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

**COUNTY ROADS- PRIVATE ROAD INTERSECTION: (AT COUNTY MAINTAINED RD)**  
Any existing or proposed non-county maintained access roads that will serve as access for the proposed project that connect to a county maintained road shall be improved to current standards for a commercial driveway. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way.

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

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

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

// END //





## Division of Environmental Health

100 H Street - Suite 100 - Eureka, CA 95501

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

Fax: 707-441-5699

[envhealth@co.humboldt.ca.us](mailto:envhealth@co.humboldt.ca.us)

### Attachment for Commercial Medical Marijuana (CMM) Clearances/Permits

Applications for CMM Clearances and/or Permits are reviewed by the Division of Environmental Health (DEH) for compliance with regulations intended to protect public health and the environment. Submit this form to the Planning Division with your CMM Permit Application for referral to DEH. If the requested information is already provided in other documents submitted to the Planning Division, provide the title of the document with page and section numbers where it is located.

Name of Business: Paula Stevens (Applicant)

Primary Contact Person: Green Road Consulting

Site Address: \_\_\_\_\_

Phone: 707-630-5041

APN: 217-391-001

Email: kaylie@greenroadconsulting.com

General Project Description (cultivation, processing, manufacturing; seasonal vs year round etc.)

existing 13,000 outdoor cultivation Planning Application (APPS#): 13273

Wastewater (Doc. Title \_\_\_\_\_ page \_\_\_\_\_ section \_\_\_\_\_)

- Connected to public sewer \_\_\_\_\_ Onsite waste water system ☒
- Number of Employees: average \_\_\_\_\_ peak operations: \_\_\_\_\_
- Hours of Operation/shifts per day: average \_\_\_\_\_ peak operations: \_\_\_\_\_
- Additional flow from processing: \_\_\_\_\_ GPD. Description of effluent \_\_\_\_\_
- Describe the proposed and existing wastewater generating structures and method(s) of effluent disposal.

Water Source (Doc. Title \_\_\_\_\_ page \_\_\_\_\_ section \_\_\_\_\_)

- Describe and show the water source(s) available on the property and what they serve.
  - ☐ Public Water System
  - ☐ Well Permit Number(s): \_\_\_\_\_
  - ☒ Unpermitted Well
  - ☐ No Existing Water Source
  - ☐ Spring
- Describe the approximate daily water demand for the current and projected uses on the property and method used to calculate demand: See Attachment 1

Consumer Protection (Doc. Title \_\_\_\_\_ page \_\_\_\_\_ section \_\_\_\_\_)

- List/Describe any food production or service: N/A
- Describe and show on site plan, any existing or proposed kitchen infrastructure: N/A

Note: DEH does not currently regulate edible cannabis products. Any other food production may require a Plan Check and permitting.

**Hazardous Materials** (Doc. Title \_\_\_\_\_ page \_\_\_\_\_ section \_\_\_\_\_)

- List/describe production/cultivation machinery (e.g. generator, tractor, OHV, trimmer, heaters etc.): Tractor, propane heaters
  - Equipment Maintenance/Service (e.g., changing oil, antifreeze, etc.): ☐ Onsite or ☒ Offsite
  - List/describe fuel/oil(s) used or produced onsite (e.g. gasoline, diesel, propane, other?). Provide amounts and storage method(s): a couple 5 gallon gas cans, two (2) 60-100lb propane tanks
  - List/describe all compressed gases, cleaners, solvents and sanitizers (including, but not limited to, household chemicals, bleach and alcohol). Provide amounts and storage method(s): in household
  - List/describe fertilizers, soil amendments and biocides (including organic ones). Provide amounts and storage method/area(s): See Attachment 2
- \_\_\_\_\_ \*Attach Safety Data Sheets (SDS)

**Solid Waste/Recycling** (Doc. Title \_\_\_\_\_ page \_\_\_\_\_ section \_\_\_\_\_)

- List/describe the different anticipated solid waste/recycling, composting products and anticipated amounts: \_\_\_\_\_
- Describe, and show on the site plan, the designated area for storage of recycling and solid waste (containers stored outside must be covered): composting area that is tarped and has waddles
- Describe waste removal plan including frequency and destination
  - ☐ Garbage (1x/week) 1/month
  - ☐ Recycling(x/month) \_\_\_\_\_ (avoid nuisances including odors and vermin)
  - ☐ Hauling via Garbage/Recycling Service: \_\_\_\_\_ or Self Haul X
- Preferred permitted solid waste/recycling facility: Fortuna

Note: Spent growth medium with no further agricultural use is considered solid waste. It must be stored under cover until it can be hauled to a waste facility.

**From:** [Moreno, Elizabeth](#)  
**To:** [Planning Clerk](#)  
**Cc:** [Hilton, Keenan](#)  
**Subject:** FW: South Team BRB cannabis comments  
**Date:** Thursday, May 28, 2020 10:46:35 AM

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Please post 13273

**From:** Jesse Lopez <jesselopez@brb-nsn.gov>  
**Sent:** Wednesday, May 13, 2020 12:30 PM  
**To:** Moreno, Elizabeth <EMoreno@co.humboldt.ca.us>  
**Cc:** Erika Cooper <erikacooper@brb-nsn.gov>  
**Subject:** South Team BRB cannabis comments

- APPS# 13273, Paula Stevens, APN 217-391-001
  - This project has been surveyed with negative results, do you have the report on file?

Best Regards,  
Jesse Lopez

Assistant Tribal Historic Preservation Officer / GIS Specialist  
Bear River Band of the Rohnerville Rancheria  
Loleta, CA 95551

707-733-1900 x371 Office  
707-733-1727 Fax  
[JesseLopez@brb-nsn.gov](mailto:JesseLopez@brb-nsn.gov)

**CONFIDENTIALITY STATEMENT:** This message, together with any attachments is intended only for the use of the individual or entity to which it is addressed. It may contain information that is confidential and prohibited from disclosure. If you are not the intended recipient, you are hereby notified that any review, dissemination or copying of this message or any attachment is strictly prohibited. If you have received this item in error, please notify the original sender and destroy this item, along with any attachments. Thank you.



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

3/3/2020

**Project Referred To The Following Agencies:**

AG Commissioner, County Counsel, Environmental Health, PW Land Use, FPD: Alderpoint VFD, RWQCB, NCUAQMD, School District: Southern Humboldt JUSD, Cal Fish & Wildlife, Division of Water Resources, CalFire, CA Division of Water Rights, Bear River Band, NWIC

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**Applicant Name** Paula Stevens **Key Parcel Number** 217-391-001-000

**Application (APPS#)** PLN-13273-CUP **Assigned Planner** Keenan Hilton 707-268-3722

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

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

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

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

**Return Response No Later Than: 3/18/2020**

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

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

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

Other Comments: Trevor Stevens has a cannabis SIUR water right registered for this site (H502416). Additionally, it appears that a groundwater well was drilled since the SIUR was certified and could serve as a cannabis irrigation water source exempt from requiring a water right..

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DATE: 3/4/2020 PRINT NAME: Jonathan Pham (Cannabis Registrations-DWR)

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

The Department has no comment at this time.

Suggested conditions attached.

Applicant needs to submit additional information. List of Items attached.

Recommend denial.

Other comments.

Date:

Name:

**Forester Comments:**

Date:

Name:

**Battalion Chief Comments:**

**Summary:**



**ATTACHMENT 5**  
**PUBLIC COMMENTS**