PLANNING DIVISION
HUMBOLDT COUNTY PLANNING & BUILDING DEPARTMENT
3015 H STREET | EUREKA, CA 95501

Initial Study and Draft Mitigated Negative Declaration

1. **Project title**: Honeydew Ranch, LLC, Conditional Use Permit, Special Permit and Zoning Clearance Certificates: APN 107-272-005: Record Number: PLN-12256-CUP.

2. **Lead agency name and address**: Humboldt County Planning & Building Department, 3015 H Street, Eureka, CA 95501-4484; Phone: (707) 445-7541; Fax (707) 445-7446.

3. **Contact person and phone number**: Meghan Ryan, Senior Planner (707) 445-7541; fax: 707-445-7446; email: mryan2@co.humboldt.ca.us.

4. **Project location**: The project is located in Humboldt County, in the Honeydew area, on the southwest side of Old Hindley Ranch Road, approximately 2,275 feet from the intersection of Mattole Road and Old Hindley Ranch Road, on the property known as 665 Old Hindley Ranch Road, Honeydew, and further described as Assessor's Parcel Number (APN) 107-272-005. NW ¼ of Section 6, Township 03 South, Range 01 East.

5. **Project sponsor's name and address**:

Applicant	**Owner**	**Agent**
Honeydew Ranch, LLC	Atary Yoram	Humble Servants of the Mattole
1600 Graystone Terrace, Apt #6	1395 S. Ocean Blvd, #804	C/O Lesley Doyle
San Francisco, CA 95441	Pompano Beach, FL 33062	730 7th Street, Suite C
		Eureka, CA 95501

6. **General plan designation**: (AE) Agricultural Exclusive, Density: 20 to 60 acres per dwelling unit; Slope Stability: Low Instability (1).

7. **Zoning**: Agriculture General (AG), with a Special Building Site combining zone specifying that the minimum parcel size is per the subdivision map of record (B-6).

8. **Project Site History:** The community of Honeydew was historically slow in development and remains within an incorporated area of Humboldt County. The first land patent on the subject parcel (see Figure 1-Project Location) was by Elias Hunter who bought the NW¼ of the section in 1876. Hunter's son Elias married Lucy Salome Farnsworth Wright in 1875 and worked a section of his father's property as a dairy ranch before buying the quarter section, near what was to become Honeydew, the following year. George Hindley managed the 2,350-acre ranch into the 20th century, with the assistance of local rancher and future son-in-law George C. Lindley. After Mr. Hindley's death in 1914, the ranch was passed to his son, Dr. Joseph N.D. Hindley. Dr. Hindley was still shown as the owner of the vast ranch on the 1949 county atlas; he died in 1958 (William Rich and Associates, 2018).

   The Hindley ranch building complex is shown on both the 1949 and 1970 quadrangles and aerial photography from 1948 and 1968, in the north part of the parcel, with the addition of two barns over the years (both of which have since been removed). The orchard on the subject parcel, was drastically reduced in size in the intervening years between 1949 and 1970. Only a few of these orchard trees are still present on the subject parcel and the surrounding flat on the north side of the Mattole River.

9. **Description of project**: Honeydew Ranch, LLC, is proposing to permit existing commercial cannabis cultivation activities that are currently permitted under an interim permit in accordance with the County of Humboldt Commercial Medical Marijuana Land Use Ordinance (CMMLUO). Honeydew Ranch, LLC is also the proposed receiving site for a minimum of nine retirement, remediation, and relocation (RRR)

cannabis cultivation applications totaling 180,000 square feet of mixed light cultivation area. The Honeydew Ranch, LLC, project site includes 40.2 acres of prime agriculture soil and can facilitate up to 8.0 acres (or 348,480 square feet), which is 20% of the prime agricultural soils area as regulated under the CMMLUO. When fully developed, the total mixed light cultivation area from RRR sites will not exceed 348,480 square feet of cultivation area. The existing cultivation requires a Conditional Use Permit (CUP) for 16,175 square feet (SF) of existing mixed light cultivation. The proposed project two Special Permits one for the development of a 14,000 SF proposed nursery and one to authorize use of the two points of diversion. The existing and proposed RRR cultivation, wholesale nursery and authorization of two points of diversion comprise the project.

Currently, there is a 2,800 SF processing barn, a 2,100 SF storage barn, two 600 SF storage sheds, and five greenhouses that support the existing Honeydew Ranch, LLC cultivation operations. There is an existing single-family residence on the site; however, no new residential structures are proposed as a part of this project. To support the entire project an application is on file with the Humboldt County Planning Department for a 14,000 SF proposed nursey, a proposed 5,000 SF two-story processing facility to be expanded to 10,000 SF in the second phase of project development, and a three-million-gallon rainwater catchment pond capable of providing all irrigation water to the various cultivation operations. Both the five existing and 31 proposed RRR greenhouses would total 5.79 acres on the 49-acre parcel (12% total lot coverage). The existing buildings, proposed buildings, and proposed pond cover an additional 3.0 acres (6% of lot coverage) for a total lot coverage of 18%. When fully developed, lot coverage will not exceed 35%, which is the maximum allowable in the Agriculture General zoning district. All RRR projects relocating to the subject parcel would operate under the supervision of Honeydew Ranch, LLC. Reference Figure 2 for the site plan denoting that the new cultivation would occupy less than 20% of the prime agricultural soils.

Project Location
The project site is located in the community of Honeydew on the southwest side of Old Hindley Ranch Road in Southern Humboldt County, approximately 33 miles northwest of Garberville. The site is located in Section 6, Township 3 South, Range 1 east, Humboldt Base and Meridian and can be seen on the Honeydew and Shubrick Peak 7.5' quadrangle maps. The site is located at latitude 40.15149 and longitude -124.05742. The subject parcel is approximately 49 acres in size (per Humboldt County Web GIS). The elevation within the project site ranges from approximately 219 to 308 feet above mean sea level.

Hours/Days of Operation and Number of Employees
Activities associated with cultivation in all 31 proposed and five existing greenhouses (watering, transplanting, and harvesting) would generally occur during daylight hours with processing confined to the hours of 6:00 a.m. to 8:00 p.m. The proposed cannabis processing facility would primarily operate between February and October, with peak activity during the fall harvest months. Processing facility staffing would include three full time employees and up to two additional seasonal employees with four employees estimated to be onsite during peak periods. Although all RRR businesses relocating to the subject parcel would operate under the supervision of Honeydew Ranch, LLC, the RRR applicants would staff their own cultivation teams. In total, RRR applicants are estimated to utilize approximately 12 full-time staff between March and November with up to 18 additional seasonal total employees utilized during peak periods. All staff would have access to all facilities associated with cultivation operations.

Access/Parking
From U.S. Highway 101 (Hwy 101) heading south from Eureka; exit Bull Creek Flats Road; continue on to Mattole Road heading west; turn left on to Old Hindley Ranch Road. The destination would be on the right at 665 Old Hindley Ranch Road. Approximate drive time from Eureka is approximately one hour and 52 minutes with a distance of approximately 65 miles. The existing unnamed gravel access road (12 feet in width) to the project site is off Old Hindley Ranch Road and is in good condition. This road would be extended into the project site and include fire turn-around areas at both ends (see Figure 2 – Site Plan).

As shown on the proposed site plan, there is an existing parking and turnaround area just southeast of the existing residence. The number of parking spaces is approximately 30 and is adequate to meet all Project needs (both existing and proposed RRR cultivation). Parking would also be included at the proposed 10,000 SF processing facility.

Traffic
A single period of 14 weeks of construction in 2019 is proposed to complete grading, pond excavation, and building of the first 5,000 SF of the proposed 2-story processing center. During this period, it is expected that the construction contractors' employees would make four trips per day, and one trip per day of dump truck or flatbed truck delivery. Larger equipment would be mobilized once at the beginning of the project, and out at the end of the project. Expansion of the proposed 2-story processing center to a total of 10,000 SF would occur in a second 8-week period in 2020 or 2021. During standard operations, it is expected that approximately eight trips per day would be made by full time staff (some housing is available onsite). During the peak processing period, it is expected that an additional nine trips per day would be made by temporary employees (temporary employees would carpool when feasible). Honeydew Ranch Farm promotes carpooling to help decrease their carbon footprint.

Lighting
The greenhouses utilize a combination of artificial light and light deprivation to produce up to two flowering cycles per year. When artificial lighting is used there are blackout covers in place to assure that light does not disturb wildlife, neighboring parcels, and that lighting complies with International Dark Sky Association Standards. The cultivation and processing facility area would have low intensity exterior lighting to illuminate the entrances and would include a small number of motion-activated security lights. All lighting would be designed and located so that it is confined to the property and that there is no spillover on to adjacent properties.

Site Drainage, Runoff, and Erosion Control
Honeydew Ranch, LLC is enrolled with the North Coast Regional Water Quality Control Board (NCRWQCB) for Tier 2 coverage and a Water Resources Protection Plan (WRPP) (Six Rivers Construction and Consulting, 2018a) has been developed utilizing best management practices (BMP's) in accordance with the NCRWQCB's recommendations. This WRPP was developed for the existing cultivation and appurtenant processing facilities only. Additional filing, monitoring, and furnishing of supporting documents once the project is fully developed will be coordinated with the NCRWQCB. The drainage and erosion control measures described below are referenced from the WRPP.

Site investigation for the development of the WRPP showed no evidence of surface runoff associated with the existing cultivation, nor was there evidence that it had occurred in the past. The project site has good vegetative ground cover consisting of native grasses with no evidence of leaching from cultivation related activities. Fertilizers and pesticides are currently stored in an agricultural storage structure that meets all requirements for secondary containment. To further prevent runoff to riparian areas, water conservation and containment measures would be implemented including the use of hand irrigation to prevent excessive water use, and the maintenance of a stable, vegetated buffer between the cultivation area and riparian zone.

The WRPP includes erosion and sediment control BMP's designed to prevent, contain, and reduce sources of sediment. The WRPP also includes corrective actions to reduce sediment delivery, including stream crossing culvert maintenance and replacement and access road maintenance. Additionally, the WRPP requires mulch piles and spoils from any grading to be stored in a designated location away from watercourse. Compliance with the NCRWQCB's annual monitoring and reporting requirements detailed in Version 4 (December 2018) of Order # R1-2015-0023 shall help ensure that standard conditions are being met, that management measures and controls are effectively protecting water resources, and that any newly developing problems representing a water quality concern are identified and corrected quickly.

Riparian Habitat and Wetlands

Adherence to the WRPP BMP's would ensure that the watershed and surrounding habitat are protected. The existing and proposed cultivation activities and associated structures are >150 feet from the nearest watercourse and >100 feet from the nearest wetland, providing a suitable buffer between the cultivation operations and these protected habitats. Additionally, site development and maintenance activities utilize BMP's in accordance with the NCRWQCB's recommendations. Any grading and earthwork activities would be conducted by a licensed contractor in accordance with approved grading permits, the WRPP, and monitoring and reporting requirements set forth in the NCRWQCB's Order # R1-2015-0023.

Aquatic habitats primarily exists on the southern portion of the site along the Upper North Fork of the Mattole River and along an ephemeral stream that feeds into a seasonal wetland complex on the northwestern portion of the parcel. Measurements were taken from three transects to characterize waters on the subject parcel. Based on data collected from these transects, there are 0.04 acres of seasonally flowing waters and 6.23 acres of the Mattole River on the subject parcel. Combined, these aquatic features represent 6.27 acres of wetlands and waters of the U.S. according to the Preliminary Delineation of Waters and Wetlands report prepared by Stillwater Sciences (Stillwater Sciences, 2018a). One culvert conveying seasonal surface water to the nearby wetland was identified crossing under the access road to the property. Three wetland types within the greater wetland complex occur on the subject parcel: (1) semi-permanently flooded palustrine emergent wetlands, (2) seasonally flooded palustrine emergent wetlands, and (3) palustrine broadleaved deciduous scrub-shrub wetlands.

A few constructed greenhouses associated with RRR applicants are proposed to be 100 feet from the palustrine scrub-shrub wetlands. A 100-foot setback is in excess of the 50-foot buffer required for seasonal wetlands as described in Section 10.3 of the Humboldt County General Plan (BR-S10 Development Standards for Wetlands). To protect the riparian habitat at the project site during long-term operation of the project, the project proposes to install and maintain wildlife friendly split-rail fencing on the edge of the 200-foot setback from the Mattole River. The fencing would be installed at the completion of the construction phase once the temporary chain link fencing used during construction is removed. The fencing would prevent encroachment into the setback area during long-term operation. As a result, t he project has been designed to maintain a 200-foot setback from the Mattole River as recommended by California Department of Fish and Wildlife (CDFW) general policies and Section 10.3 of the Humboldt County General Plan (BR-S5 Streamside Management Areas Defined and BR-S9 Erosion Control).

Water Sources
Water for domestic and irrigation use is provided by a point of diversion from an unnamed tributary to the Mattole River and a hydrologically connected well that is 60 feet deep. The well is located approximately 200 feet west-northwest of the existing residence in the grassy field by the lone fruit tree and 400 feet from the Mattole River. CDFW has given their permission via a signed Streambed Alteration Agreement (1600-2017-0436-R1) to use the well for up to two acres of cannabis cultivation for the 2018 growing season while pond development is underway. The 3-million-gallon pond would begin to be developed as soon as the Humboldt County Planning Department grants final approval, and this will provide the only irrigation water to all existing and proposed project cultivation from 2019 onwards. The point of diversion from the unnamed tributary will supply domestic water to the one residence onsite. Water diverted from the unnamed tributary and well shall abide by the conditions set forth in the Streambed Alteration Agreement including but not limited to minimization of water diversion from May 15 to October 30, less than 3 gallons per minute diversion rates, permitting 80% bypass flows at all times, and the furnishing of a Water Management Plan to the CDFW.

Wastewater System
The project site includes a permitted septic system with septic tank and leach fields. The septic system is approximately 700 feet from the groundwater well. The processing facility includes an Americans with Disabilities Act (ADA) accessible restroom. The restroom includes a working flushable toilet as well as a sink with cold and hot running water provided by an on-demand electric water heater.

Electrical Service and Generator Use
The proposed project would use existing electrical service from Pacific Gas & Electric (PG&E). Use of the existing on-site generators are limited to power outage events, and follow all guidelines set by Humboldt County and the State of California. The generators are located away from the property line to ensure the noise level does not exceed 50 decibels, the current decibel reading is approximately 39 decibels at the property line. The applicant plans to further develop the site with an additional PG&E service drop and a solar system to reduce their carbon footprint.

10. **Surrounding Land Uses and Setting**: The project site is located adjacent to and directly north of the Mattole River in the community of Honeydew. Surrounding land uses consists of rural residential homes and other cannabis cultivation operations. The Mattole River is to the south. Vegetation surrounding the subject parcel consists of grassland with a few conifer and hardwood stands throughout. Natural ground slopes range from five to 30 percent. All project components would be located outside of the 100-year flood zone along the Mattole River according to Federal Emergency Management Agency (FEMA) mapping. According to Humboldt County Web GIS mapping (gis.co.humboldt.ca.us), the subject parcel contains 40.2 acres of prime agricultural soils classified as Et2 (Ettersberg loam, 0 to 3 percent slopes, Storie Index Rating of 61, and a Soil Capability Classification of I), with surrounding land to the north and northwest also designated prime agricultural soils. The subject parcel is not under Williamson Act contract although the land adjacent to and south of the Mattole River is.

11. **Construction Equipment and Schedule**
Proposed grading activities include preparation of a building pad/parking area, construction of a pond, and grading of greenhouse flats and access roads. Grading would be conducted with a D6 bulldozer, 325 Caterpillar excavator, 950 loader, and vibratory sheepsfoot compactor. Grading activities are expected to begin in the spring of 2019, with the exact start date dependent on permits, dry weather, and suitable soil conditions. Grading for all RRR sites will occur regardless of when those individual applications are permitted to begin cultivation activities and instead make use of the heavy equipment that will be onsite during the 2019 construction season. The duration of the earthwork portion of construction is expected to last approximately six weeks. Construction of the first phase of the processing building would begin shortly thereafter and last approximately eight weeks involving a hand crew and crane to assemble the building. All construction staging areas would be located within the project site and more than 150 feet from any wetland riparian areas. The second phase of construction will be limited to the expansion of the processing building in 2020 or 2021 and this will last approximately six weeks.

12. **Other Public Agencies Whose Approval is Required** (e.g., permits, financing approval, or participation agreements). A General Construction Permit would be required from the NCRWQCB. Locally, permits from Humboldt County Building Division and Division of Environmental Health are required. A Lake and Stream Alteration Agreement (LSAA) has been filed with the CDFW and a notification issued in May 2018 (No. 1600-2017-0436-R1). Honeydew Ranch, LLC has enrolled with the NCRWQCB for coverage under Tier2 of Order No. 2015-0023 Waiver of Waste Discharge Requirements and General Water Quality Certification for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects (WO/0 # 1816652CHUM & Statement ID# S026726). Several improvements are proposed in order to meet State Responsibility Area (SRA) requirements from CALFIRE, including designating a fire turnaround and pull-out area for emergency vehicles, and management of trees and vegetation around existing structures to maintain the required 100-foot defensible space. Honeydew Ranch, LLC is currently in the process of obtaining a State of California Commercial Cannabis Activity License.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☒ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☒ Noise	☐ Population / Housing	☒ Public Services
☐ Recreation	☐ Transportation/Traffic	☒ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION would be prepared.

☒ I find that although the proposed project COULD have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION would be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project COULD have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ _____

Signature Date

Meghan Ryan

_____ Humboldt County Planning & Building Department

Printed name For

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A

"No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 21, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plan, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats, however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue identifies:

   a) The significance criteria or threshold, if any, used to evaluate each question; and

   b) The mitigation measure identified, if any, to reduce the impact to less than significant.

CHECKLIST, DISCUSSION OF CHECKLIST RESPONSES, PROPOSED MITIGATION

I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☒	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Setting:
The project site (APN 107-272-005) is an approximately 49-acre parcel that is located south of Old Hindley Ranch Road within the unincorporated community of Honeydew on a site that was used in the past for ranching and an orchard. The subject parcel is surrounded by agricultural land, grassland, rural residential uses, the Mattole River, and hills. The subject parcel is currently developed with a 2,800 SF processing facility, a 2,100 SF barn, two 600 SF storage sheds, and five 7,000 SF greenhouses.

The Mattole River is located on the southern portion of the project site and its discharge into the Pacific Ocean is approximately 13 miles (air) to the west. Most of the project site has slopes less than 15 percent, except for a small portion in the northwest corner that has slopes greater than 30 percent. Moderately steep forested hill slopes surround the project site on both sides of the river valley to the east and west.

Analysis:

a) Finding: The project would not have a substantial adverse effect on a scenic vista. *Less than significant impact.*

Discussion: There are no designated scenic vista points in the project area. Views of the project site along Wilder Ridge Road are mostly blocked by the intervening vegetation along the Mattole River. The proposed cultivation and processing areas in the mid-central portion of the site would only be visible from neighboring adjacent residences and travelers along Old Hindley Ranch Road, which is a low use rural road. The Honeydew Bridge is downstream approximately ½ mile; however, the site would not be visible from the bridge. Wilder Ridge Road does not have any scenic vista points or available areas for drivers to stop (e.g. pullouts) within the vicinity of the project site. No scenic vistas would be affected with implementation of the project.

Construction of the proposed processing facility, nursery, rain catchment pond, RRR sites, extension of the access road, and grading and earthwork associated with the cultivation areas would be temporary and occur during daylight hours when people are accustomed to the use of construction equipment. Impacts to aesthetic resources resulting from the project would be limited to views of the proposed processing facility, nursery, rain catchment pond and RRR mixed light cultivation greenhouses from adjacent properties. All artificial light in the greenhouses will be visibly shielded to avoid night-time light leakage. As such the proposed project would not be widely visible and would not have a substantial adverse effect on a scenic vista. Therefore, the impact is less than significant.

b) Finding: The project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. *No impact*.

Discussion: According to the California Scenic Highway Mapping System, there are no designated State scenic highways in Humboldt County (Caltrans, 2011). U.S. Highway 101 and State Route (SR) 36 are listed as "Eligible State Scenic Highways" but the project site is not visible from either of these highways. The project site does not contain any landmark trees, rock outcroppings, or buildings of historical significance. Therefore, the proposed project would not substantially damage scenic resources within a state scenic highway. No impact would occur.

c) Finding: The project would not substantially degrade the existing visual character or quality of the site and its surroundings. *Less than significant impact with mitigation incorporated*.

Discussion: The existing visual character of the project site consists of an existing mixed light cultivation area consisting of five 7,000 SF greenhouses, a 2,800 SF processing facility, two 600 SF storage sheds, a 2,100 SF barn, grasslands, several trees, and riparian area along the Mattole River. There is an access road into the property and unnamed class III stream through the site. The majority of the site is undeveloped. The project site is surrounded by grasslands, oak woodlands, the Mattole River and rural residential uses similar to the proposed project.

During the project's temporary construction periods, construction equipment, supplies, and construction activities would be visible on the subject property from immediately surrounding areas and along Old Hindley Ranch Road. Construction activities are a common occurrence in the region and are not considered to substantially degrade the area's visual quality. All construction equipment would be removed from the project site following completion of the construction activities. As such, the temporary visibility of construction equipment and activities at the project site would not substantially degrade the visual character of the surrounding area.

Development of the site for the proposed project would alter the site's visual character by introducing an additional building, additional greenhouses, a rainwater catchment pond, cultivation areas, parking areas, and an extension of the access road (see Figure 2 – Site Plan).

As noted above under section a), the proposed improvements would primarily be visible to drivers on Old Hindley Ranch Road and adjacent properties. Views of the site along Wilder Ridge Road would mostly be blocked due to the intervening vegetation. Image 1 shows views of the project site from Wilder Ridge Road looking north. Vegetation on both sides of the river block most views of the project site. This picture was obtained from Google Earth (August 3, 2018).

The proposed 10,000 SF processing facility has the greatest potential for aesthetic impacts due to its height (~25 feet). To minimize potential visual impacts of this structure, the site has been designed to locate this building away from the frontage road, Old Hindley Ranch Road. At this location, the vegetation to the south blocks views of the building from most vantage points along Wilder Ridge Road and the distance from Old Hindley Ranch Road makes it less visible.

To ensure the project does not create aesthetic impacts, the project's mitigation measures include retention of screening vegetation along the unnamed stream and the Mattole River, with a minimum width of fifty feet. With respect to the riparian corridors along the Mattole River, these areas would be retained and not disturbed in accordance with the Humboldt County Streamside Management regulations (Humboldt County (HCC) Section 314-61.1 et seq.) which specify a minimum width of 100 feet beginning at the stream transition line (see Mitigation Measure AES-1 below).

Image 1. View of Project Site Looking North from Wilder Ridge Road Across the Mattole River

Source: Google Earth Pro Imagery, August 3, 2018.

Because the project site is in a rural area of the County; Old Hindley Ranch Road and Wilder Ridge Road are rural County roadways with limited traffic; views of the project site are limited to adjacent properties; the proposed buildings, rain catchment pond, access roadway extension and cultivation areas are typical uses in the project area; and mitigation is included to maintain a visual buffer from off-site areas; the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings. The impact is less than significant with mitigation.

d) Finding: The project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. *Less than significant impact*.

Discussion: The project site currently contains existing outdoor lighting associated with the mixed light cultivation area and processing facility. The new buildings and RRR mixed light cultivation areas proposed at the site would have exterior lighting to illuminate the entrances and also a few motion-activated security lights. All new outdoor lighting would be the minimum lumens required for security purposes, directed downward, and shielded to prevent lighting spillover onto adjacent properties. This is particularly important due to the fact that cannabis plants would be growing on the site outdoors and in the greenhouses. If lighting spillover occurs from the outdoor lighting it could alter the growing cycle of the plants and affect production levels. As such, it would be particularly important for the applicant to ensure that outdoor lighting is contained within the specific areas it is intended to illuminate.

The applicant proposes to use mixed lighting cultivation for the majority of cultivation which means that at certain times of the year artificial lighting would be used in the five existing and 31 proposed greenhouse structures (see Figure 2 – Site Plan). To ensure that light does not escape from the structures at night, the illuminated greenhouses would be shielded with blackout covers when the artificial lighting is in use. As such, the artificial lighting used in the mixed light cultivation greenhouse would not create a new source of light that would be visible off-site and affect nighttime views.

The new structures proposed would not be constructed of materials that would reflect light or cause any sources of glare that would impact surrounding land uses, or drivers on adjacent roadways. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Applicant Proposed Operating Restrictions:

AE-1. The hours of operation associated with cultivation in the greenhouses (watering, transplanting, and harvesting) would be limited to daylight hours. All other activities such as processing would occur no earlier than 6 AM and extend no later than 8 PM.

AE-2. New outdoor lighting proposed as part of the project would be the minimum lumens required, directed downward, and shielded to prevent lighting spillover onto adjacent properties.

AE-3. When artificial lighting is used in the mixed light cultivation greenhouses, an automated system would be used to cover the illuminated area with woven poly tarping to ensure the lighting does not affect nighttime views.

AE-4. Signage shall be in conformance with Humboldt County Code Section 314-87.2, unless otherwise permitted.

Mitigation:

AES-1. Existing vegetation surrounding the project site would be retained to maintain a visual buffer from off-site areas. Specifically, the riparian corridors within Streamside Management Areas, including the 200-foot buffer from top of bank along the Mattole River and the 100-foot buffer from the wetlands along an unnamed stream would be retained and not disturbed. The minimum width of this buffer is 100 feet from the stream transition line pursuant to HCC Section 314-61.1 et seq.

Findings:

a) The project would not have a substantial adverse effect on a scenic vista: **Less than significant impact.**
b) The project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway: **No impact.**
c) The project would not substantially degrade the existing visual character or quality of the site and its surroundings: **Less than significant impact with mitigation incorporated**.
d) The project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area: **Less than significant impact**.

II. AGRICULTURE & FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	**Potentially Significant**	**Potentially Significant Unless Mitigation Incorp.**	**Less Than Significant Impact**	**No Impact**
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)),	☐	☐	☐	☒

timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

Setting:
The project site (APN 107-272-005) is zoned Agricultural General (AG-B-6) and designated Agricultural Exclusive (AE). The subject parcel is surrounded by agricultural land, grassland, rural residential uses, the Mattole River, and rolling grassy woodland hills. The subject parcel is currently developed with a 2,800 SF processing facility, two 600 SF storage sheds, a 2,100 SF barn, and five greenhouses. The majority of the site shows evidence of previous disturbances related to ranching and orchard cultivation.

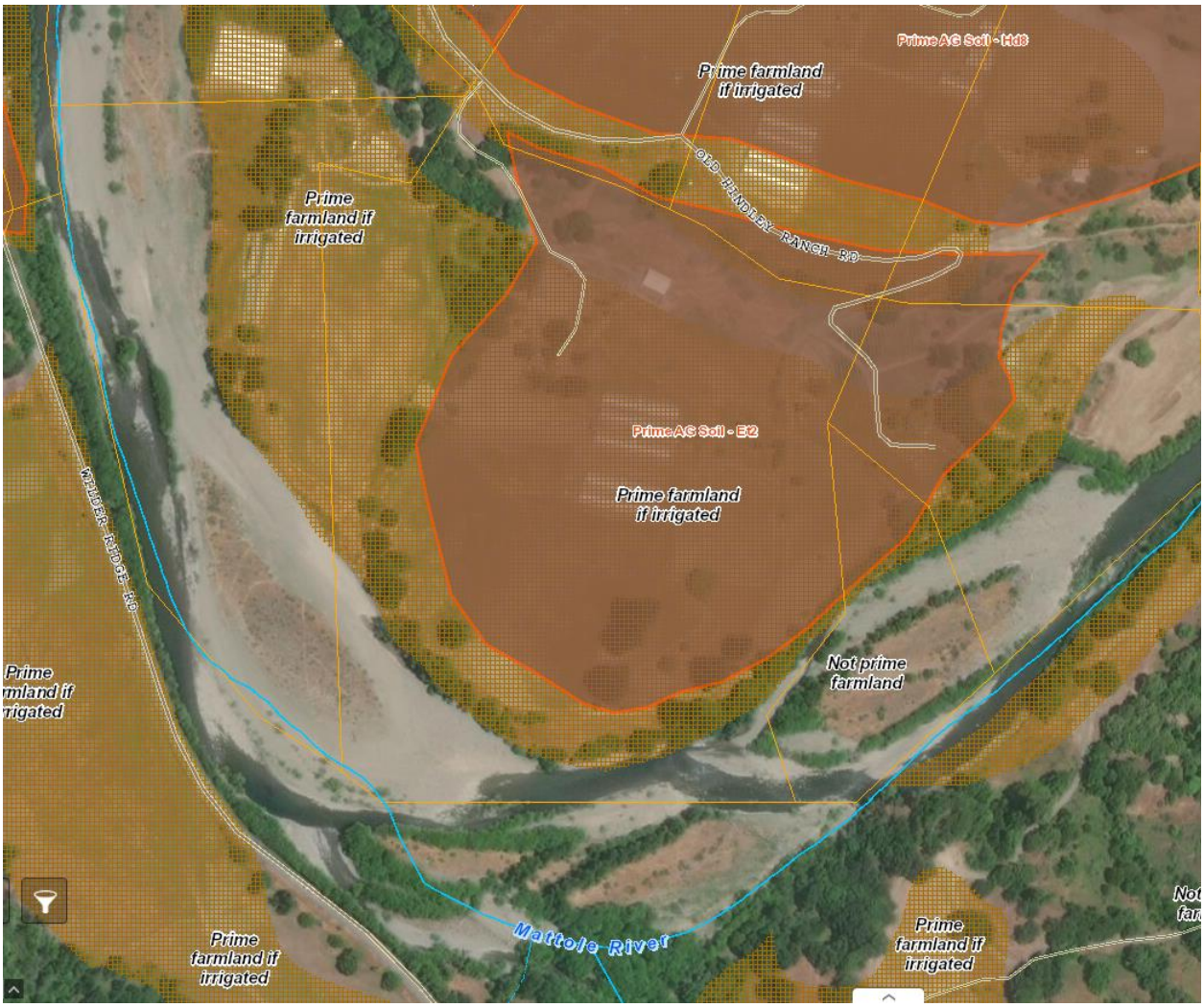
The Farmland Mapping and Monitoring Program of the California Department of Conservation has not yet mapped farmland in Humboldt County (http://www.conservation.ca.gov/dlrp/fmmp). According to the Humboldt County Web GIS mapping (gis.co.humboldt.ca.us), the property contains 40.2 acres of prime agricultural soils classified as Et2 (Ettersberg loam, 0 to 3 percent slopes, Storie Index Rating of 61 and a soil capacity rating of I) in the central and northern sections of the site. The Ettersberg series comprises well drained soils developed from greywacke gravels and river sediments of the Franciscan and Yager formations. The parent material is rich in quartz and shale particles. The soils occur on low river terraces having smooth to nearly flat relief. Vegetation consists of thin Douglas fir stands and open areas of annual grasses and bracken fern. The Ettersberg soils occur at elevations from 100 to 2,500 feet and are used for unirrigated pasture and some timber production (Soils of Western Humboldt County, 1965).

Limited stands of trees are located along the riparian areas of the unnamed stream and the Mattole River, but the subject parcel is not zoned for timber production and has never been used for the harvesting of timber. The subject parcel is not under Williamson Act contract; however, the land adjacent and to the south of the Mattole River is under Williamson Act contract.

Analysis:
a) Finding: The project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. *Less than significant impact*.

Discussion: According to Humboldt County Web GIS mapping (http://webgis.co.humboldt.ca.us/HCEGIS2.0/), the property contains 40.2 acres of prime agricultural soils classified as Et2 (Ettersberg loam, 0 to 3 percent slopes, Storie Index Rating of 61 and a Soil Capability Classification of I) in the central and northern sections of the site. The majority of the project site has been delineated as containing prime agricultural soils (see Image 2 below). As shown on the proposed site plan, the majority of project structures and cultivation areas would occur on the area of prime agricultural soils. All of the proposed uses that would occur on the prime agricultural soils are either agricultural uses (outdoor and mixed light cultivation in greenhouses) or agricultural related uses (barn, processing building). Moreover, the project would not convert prime agricultural lands as the subject parcel is zoned Agriculture General and has a General Plan land use designation of Agricultural Exclusive. Therefore, the proposed project would not convert prime or unique farmland or farmland of statewide importance to non-agricultural use.

Image 2. Prime Agricultural Soils on the Project Site



Source: Humboldt County Web GIS, March 13, 2019.

b) Finding: The project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. *No impact*.

Discussion: The project site (APN 107-272-005) is zoned Agricultural General (AG-B-6) and designated Agricultural Exclusive (AE). According to Humboldt County Web GIS mapping, the entire project site is zoned AE-B-6. The proposed project is an agricultural use therefore it would not conflict with agricultural zoning. According to Humboldt County Web GIS mapping, there is no Williamson Act contract applicable to the project site. Therefore, the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract.

c) Finding: The project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526). *No impact.*

Discussion: This project would not conflict with existing forestland or timberland zoning because the project site does not contain an economically viable unit of timberland and is not zoned for timber production. The project site (APN 107-272-005) is zoned Agricultural General (AG-B-6). Therefore, the proposed project would not conflict with existing zoning for, or cause rezoning of, forest land or timberland.

d) Finding: The project would not result in the loss of forestland or conversion of forest land to non-forest use. *No impact*.

Discussion: The project site does not contain an economically viable unit of forestland, is not zoned for timber production, and has historically been used for ranching and an orchard. Therefore, the proposed project would not result in the loss of forestland or conversion of forest land to non-forest use.

e) Finding: The project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use. *Less than significant impact*.

Discussion: The proposed project would not produce significant growth inducing or cumulative impacts that would result in the conversion of farmland or forest land. Growth inducing impacts are generally caused by projects that have a direct or indirect effect on economic growth, population growth, or land development. The project would employ up to 12 full-time employees during the growing season from March to November. During the height of the processing season (September-December) up to an additional 18 temporary employees may be utilized.

There is the potential for new cannabis cultivation operations to be permitted on farmland and forestland in the project area that would export cannabis material to the proposed processing facility for processing and manufacturing. Since new cannabis facilities would be required to comply with local and state cannabis regulations and be subject to review under CEQA, it is not anticipated that significant impacts would result from the conversion of farmland or forestland for these new cannabis cultivation operations. Therefore, the project would not lead to a conversion of farmland to non-agricultural use or forest land to non-forest use in the area surrounding the site.

Findings:

a) The project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use: **Less than significant impact.**

b) The project would not conflict with existing zoning for agricultural use, or a Williamson Act contract: **No impact**.

c) The project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526): **No impact**.

d) The project would not result in the loss of forest land or conversion of forest land to non-forest use: **No impact**.

e) The project would not Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use. **Less than significant impact.**

III. AIR QUALITY. Where available, the significant criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	**Potentially Significant**	**Potentially Significant Unless Mitigation Incorp.**	**Less Than Significant Impact**	**No Impact**
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐

c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Setting:
The project site is located in Humboldt County, which lies within the North Coast Air Basin (NCAB). The NCAB extends for 250 miles from Sonoma County in the south to the Oregon border. The climate of NCAB is influenced by two major topographic units: the Klamath Mountains and the Coast Range provinces. The climate is moderate with the predominant weather factor being moist air masses from the ocean. Annual average precipitation is approximately 79 inches per year (Humboldt State University Department of Geology, 2005). Predominate wind direction is typically from the northwest during summer months and from the southwest during storm events occurring during winter months.

Project activities are subject to the authority of the North Coast Unified Air Quality Management District (NCUAQMD) and the California Air Resources Board (CARB). The NCUAQMD is listed as "attainment" or "unclassified" for all the federal and state ambient air quality standards except for the state 24-hour particulate (PM_{10}) standard, which relates to concentrations of suspended airborne particles that are 10 micrometers or less in size.

In determining whether a project has significant air quality impacts on the environment, agencies often apply their local air district's thresholds of significance to projects in the review process. The District has not formally adopted specific significance thresholds, but rather utilizes the Best Available Control Technology (BACT) emissions rates for stationary sources as defined and listed in the NCUAQMD Rule and Regulations, Rule 110 – New Source Review (NSR) and Prevention of Significant Deterioration (PSD), Section 5.1 – BACT (pages 8-9) (www.ncuaqmd.org).

Sensitive receptors near the project site primarily include rural residential uses to the north, west, and south.

Analysis:
a) Finding: The project would not conflict with or obstruct implementation of the applicable air quality plan. *Less than significant impact*.

Discussion: The project site is located within the NCAB which encompasses approximately 7,767 square miles. The NCAB includes Del Norte, Humboldt, Trinity, and Mendocino counties, as well as the northern and western portions of Sonoma County. Air quality in Del Norte, Humboldt, and Trinity counties is regulated by the NCUAQMD. The NCUAQMD's primary responsibility is to achieve and maintain federal and state air quality standards, subject to the powers and duties of the CARB. The NCUAQMD is currently listed as being in "attainment" or is "unclassified" for all federal health protective standards for air pollution (ambient air quality standards). However, under State ambient air quality standards, the air district has been designated "nonattainment" for particulate matter less than ten microns in size (PM_{10}) (NCUAQMD website, 2018). PM_{10} emissions include, but are not limited to, smoke from wood stoves, dust from traffic on unpaved roads, vehicular exhaust emissions, and airborne salts and other particulate matter naturally generated by ocean surf.

A potentially significant impact to air quality would occur if the project would conflict with or obstruct the implementation of the applicable air management or attainment quality plan. Although the proposed project would represent an incremental increase in air emissions in the air district, of primary concern is that project-related impacts have been properly anticipated in the regional air quality planning process and reduced whenever feasible. Therefore, it is necessary to assess the project's consistency with the applicable district air quality management or attainment plan(s).

The California Clean Air Act (CCAA) requires the NCUAQMD to achieve and maintain State ambient air quality standards for PM_{10} by the earliest practicable date. The NCUAQMD prepared the Particulate Matter Attainment Plan, Draft Report, in May 1995. This report includes a description of the planning area (North Coast Unified Air District), an emissions inventory, general attainment goals, and a listing of cost-effective control strategies. The NCUAQMD's attainment plan established goals to reduce PM_{10} emissions and eliminate the number of days in which standards are exceeded. The plan includes three areas of recommended control strategies to meet these goals: transportation, land use and burning. Control measures for these areas are included in the Attainment Plan. The project design incorporates control measures identified in the PM_{10} Attainment Plan appropriate to this type of project, such as:

1) Developing a cannabis cultivation, processing, and RRR site within the Honeydew area would reduce vehicle miles traveled and associated vehicular exhaust emissions generated by having more cannabis cultivation and processing in one centrally located site rather than multiple smaller sites spread out in different areas of the county. This would result in a reduction in PM_{10} generated by traffic on unpaved rural roads.
2) The proposed facility would use forced-air gas heating instead of woodstoves or fireplaces which would significantly reduce PM_{10} emissions generated from heating during long-term operation of the project.

The project site (APN 107-272-005) is located in the unincorporated area of the County known as Honeydew. The County of Humboldt has designated the site in the County General Plan as Agricultural Exclusive (AE) and zoned the site in the County Zoning Code as Agricultural General (AG-B-6). If the project site were built out in accordance with the regulations of the AG-B-6 zone for the site, then 35% of the site could be built out, as the AG zone allows a 35% maximum ground coverage. The project proposes the use of nine RRR sites, a nursery, a processing facility, and a rain catchment pond that would cover approximately 10.5 acres of the site (or 21%), which is below the maximum development potential (35%) that would be permitted by the County's general plan land use/zoning. As such, the proposed project is consistent with the density of agricultural development planned for in the Humboldt County General Plan. Therefore, the project would not obstruct implementation of the NCUAQMD Attainment Plan for PM_{10}.

b) Finding: The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. *Less than significant impact*.

Discussion: The NCUAQMD is currently listed as being in "attainment" or is "unclassified" for all federal health protective standards for air pollution (ambient air quality standards). However, under State ambient air quality standards, the air district has been designated "nonattainment" for PM_{10} (NCUAQMD website, 2018).

The NCUAQMD has advised that, generally, an activity that individually complies with the state and local standards for air quality emissions would not result in a cumulatively considerable increase in the countywide PM_{10} air quality violation. In general, construction activities that last for less than one year, and use standard quantities and types of construction equipment, are not required to be quantified and are assumed to have a less than significant impact (NCUAQMD, 2017b).

Although fugitive airborne dust is created naturally in the river valley by summer winds, there are currently no air quality problems in the region, and this project would not cause a violation of ambient air quality standards either individually or cumulatively in the area. Also, see discussion under subsections a) and b) above. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard.

c) Finding: The project would not expose sensitive receptors to substantial pollutant concentrations. *Less than significant impact*.

Discussion: Sensitive receptors (e.g. children, senior citizens, and acutely or chronically ill people) are more susceptible to the effect of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, parks, childcare centers, hospitals, convalescent homes, and retirement homes. Sensitive receptors near the project site include rural residential and agricultural uses.

As indicated by the air quality impact analysis under subsection b), the proposed project would not produce significant quantities of criteria pollutants (e.g. PM_{10}) during short-term construction activities or long-term operation. In addition, the proposed project would not create a CO hot spot.

As part of the proposed cultivation, diatomaceous earth, magnesium sulfate, neem oil, and green cleaner would be used as pesticides and fungicides. Pesticide application is normally required to be administered a minimum of 300 feet from sensitive receptors (e.g. residences) in the case of dry pesticides and 200 feet in the case of wet pesticides. Generally, pesticide application should occur at low wind velocities (less than 10 mph). As shown on the proposed site plan and based on a review of aerial photography, application of pesticides in the greenhouse structures and outdoor cultivation areas would be a minimum of 300 feet from the closest sensitive receptors which include the existing residence on the project site and neighboring residences. The requirement to maintain appropriate setbacks from nearby residences and only conduct spraying activity at low wind velocities has been included as an operating restriction for the proposed project (see Operating Restriction AQ-5 below). Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations.

d) Finding: The project would not result in emissions (such as those leading to odors adversely affecting a substantial number of people. *Less than significant impact*.

Discussion: During long-term operation of the project there is the potential to impact air quality due to odors that would be generated by the proposed cultivation and processing activities. Wind direction often assumes a daily pattern in the river canyons that empty into the Pacific. In the morning hours, cool air from higher elevations flows down the valleys while later in the day as the lower elevation air heats up this pattern is reversed, and the airflow heads up the river canyon.

Odors that would be generated in the processing building would be abated with an air ventilation/filter system containing carbon filters to ensure odors generated by the proposed facility are minimized. Odors from the mixed light greenhouses and outdoor cultivation activities would primarily be noticeable between August and October annually.

The closest land uses to the project site that could potentially be impacted by odors include surrounding rural residences. Based on-site visits and review of aerial photography, there are approximately six residences within 2,000 feet from the center of the project site. These nearby residents could potentially experience odors from the proposed cultivation activities. According to the 2010 Census, the average household size in Humboldt County was 2.3. Based on this it is estimated that the nearby residential units would provide housing for approximately 14 persons. According to the 2010 Census, the Honeydew area has a population of 99 persons. The 14 persons that could potentially experience odors from the proposed facility represent approximately 14% of the population of Honeydew. Although, these nearby residents may experience odors from the facility, the low number of residents does not comprise a substantial number of people.

While the project has the potential to create objectionable odors, the number of potentially affected properties is low for the following reasons: 1) the location of the cultivation area and large size of the parcel; 2) proposed air ventilation/filter systems in the processing building; 3) nature and type of surrounding land uses; and, 4) low-density and number of residential uses near the project site. Therefore, the proposed project would not create objectionable odors affecting a substantial number of people.

Applicant Proposed Operating Restrictions:

AQ-1. During short-term construction activities the following dust control measures would be implemented to reduce nuisance dust generation:

1. All exposed surfaces (e.g. parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. Adjacent public roads shall be kept clean of loose dirt tracked onto the roadways from the construction-site.

AQ-2. Vehicle/trucks on-site would be required to maintain a 15-m.p.h. speed limit. The speed limit would be posted on-site.

AQ-3. The processing building would be designed with a ventilation/filter system which would ensure that dust generated would not escape from the structure and impact surrounding land uses.

AQ-4. Odors that would be generated in the proposed processing building would be abated with an air filtration system containing carbon filters to ensure odors generated by the proposed facility are minimized.

AQ-5. The spray application of pesticides (e.g. neem oil) or other materials (e.g. sulfur) shall occur no closer than 300 feet to adjacent residences. Spraying shall not occur at wind speeds greater than 10 miles per hour. The operator shall measure the wind speed prior to and during spraying activities to ensure wind speeds are below 10 mph. Spraying activities shall cease if wind speeds are measured at greater than 10 mph.

Findings:

a) The project would not conflict with or obstruct implementation of the applicable air quality plan: **Less than significant impact.**
b) The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard: **Less than significant impact.**
c) The project would not expose sensitive receptors to substantial pollutant concentrations: **Less than significant impact.**
d) The project would not result in other emissions (such as those leading to odors adversely affecting a substantial number of people: **Less than significant impact.**

IV. BIOLOGICAL RESOURCES. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional	☐	☒	☐	☐

	plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				
c)	Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Setting:

The project site (APN 107-272-005) is an approximately 49-acre parcel that is located south of Old Hindley Ranch Road within the unincorporated community of Honeydew on a site that was used in the past for ranching and an orchard. The subject parcel is surrounded by agricultural land, grassland, rural residential uses, the Mattole River, and hills. The climate is typical of inland northern California with warm, dry summers, and cool, wet winters. Annual average precipitation is approximately 79 inches per year (Humboldt State University Department of Geology, 2005).

The property consists of southwest facing hillslopes adjacent to the Mattole River (see Figure 1) located within the North Subbasin of the Mattole River Basin and within the Mattole River Watershed of the Cape Mendocino Hydrologic Unit. Some portions of the property are within the 100-year flood zone of the traditional navigable waters of the Mattole River. Mattole River flows into a Marine Protected Area (Punta Gorda State Marine Reserve) in the Pacific Ocean (Stillwater Sciences, 2018a).

The Mattole River and associated riparian corridor is located on the southern portion of the project site and the mouth of the Mattole River is approximately 13 miles (air) to the west. According to the wetland delineation report prepared by Stillwater Sciences (Stillwater Sciences, 2018a), approximately 0.9 acres of palustrine wetlands occur at the project site along the northwest portion of the property. The project site also includes a 0.04-acre intermittently flowing drainage area and 6.23 acres are within the Mattole River.

A biological resources technical report was prepared for the project site by Stillwater Sciences (Stillwater Sciences, 2018b) and is used in the following setting and analysis sections below. The Survey Area included the entire project site. Vegetation in the Survey Area was mapped to the alliance-level following classification using the online edition of *A Manual of California Vegetation* (California Native Plant Society [CNPS], 2018a). The resulting vegetation map was used to: (1) determine if any stands are considered special-status natural communities, (2) if present, determine if they are likely to be impacted by the proposed project, and (3) assess the likelihood of occurrence for special-status species in the Survey Area and project area. Table 4-1 identifies the vegetation alliances and other cover types observed in the Survey Area.

Table 4-1: Vegetation alliances and other cover types observed in the Survey Area.

Cover Type	State Status[1]	Total Area (ac)
Developed/landscaped	-	4.36
Mattole River channel	-	4.82

Semipermanently flooded wetland	-	0.22
Annual/perennial grassland[2]	-	29.68
Arbutus menziesii Forest Alliance	S3	4.01
Quercus chrysolepis Forest Alliance	S4	1.32
Salix lasiolepis Shrubland Alliance	S4	0.46
Umbellularia californica Forest Alliance	S3	1.72
Total		**46.5**

Source: Biological Resources Technical Report for the Honeydew Ranch Project, Humboldt County, California, Stillwater Sciences.
[1]State ranks for special-status natural communities:
S3 Vulnerable—Vulnerable in the state due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation from the state.
S4 Apparently Secure—Uncommon but not rare; some cause for long-term concern due to declines or other factors.
[2]All proposed Project features are located within this cover type.

Special-Status Plant Species

According to a query of the CDFW's California Natural Diversity Database (CNDDB) detailed in the biological resources report by Stillwater Sciences, a total of 27 special-status plant species were documented as occurring within the project vicinity. Alliances documented in the Survey Area during the vegetation assessment are associated with the following general habitat types: broadleaved upland forest, riparian forest, riparian scrub, cismontane woodland, and grasslands, some of which were seasonally wet. Based on these habitat associations along with landform, soils, and known elevation range within the Survey Area, seven special-status plants were determined to have low potential to occur and two to have moderate potential to occur in the Survey Area prior to a site visit. However, since only annual/perennial grassland and developed/landscaped cover types were observed during the site visit, only one special-status plant species, *Gilia capitata* ssp. *pacifica* (Pacific gilia), was determined to have a low potential to occur within the project area. It was recommended to conduct a seasonally appropriate botanical survey for this species.

Special-Status Fish and Wildlife

A site visit was conducted on September 28, 2018, to evaluate habitat conditions for special-status fish and wildlife species in the Survey Area that could be affected by the proposed project. The field survey included a walk-through of the Survey Area, general characterization of aquatic and wildlife habitat, and photo documentation.

A total of 32 special-status wildlife species were identified from CNDDB database queries as having potential to occur in the project area. Several other bird species (yellow warbler, yellow-breasted chat, Bryant's savannah sparrow, grasshopper sparrow, and olive-sided flycatcher) were not recorded on any database but were identified by CDFW as potentially being present in the project area in response to a nearby project. The proposed project would occur on the annual/perennial grassland and developed/ landscaped cover types well outside of the Mattole River channel and adjacent riparian habitat. As such, many aquatic-dependent species (Chinook and coho salmon, steelhead, red-bellied newt, etc.) are not present in areas that would be developed. In addition, suitable habitat for many of the recorded species does not occur in the Survey Area and/or the Survey Area is outside of the species' known range. For example, short-tailed albatross and leatherback turtles are species that were identified from the database query as having potential to exist in the Survey Area, but these are marine species and do not occupy terrestrial forested environments. Therefore, species without suitable habitat or with a low potential to occur in the Survey Area are not discussed further.

There are 17 special-status fish and wildlife species that have a moderate or high potential to occur in the Survey Area and/or be affected by project activities. These species are discussed in further detail below.

Fish

Pacific lamprey (*Entosphenus tridentatus*)- The Pacific lamprey is a wide-ranging anadromous fish that spawns and rears in streams along the northern margin of the Pacific Ocean, from central Baja California north along the west coast of North America to the Bering Sea in Alaska (Hubbs 1971, Ruiz-Campos and Gonzales-Guzman 1996, Lin et al., 2008). The Pacific lamprey is designated a species of special concern by CDFW. Pacific lamprey are known to occur in the Mattole River within the Survey Area, but outside of the project area.

Coho salmon – southern Oregon / northern California ESU (*Oncorhynchus kisutch*)- The Southern Oregon/Northern California Coast (SONCC) evolutionary significant unit (ESU) for coho salmon is listed as threatened under the federal ESA (NMFS 2005a) and was listed as threatened under the California ESA in 2005. Critical habitat was designated in 1999 between the Mattole River in California and the Elk River in Oregon, inclusive (NMFS 1999a). Critical habitat includes all accessible streams and waters of estuarine areas. Coho salmon are known to spawn and rear in the Mattole River and its tributaries. Adult coho salmon are known to pass through the Mattole River, adjacent to the Survey Area, but outside of the project area, during their upstream spawning migration.

Coho salmon – Central California Coast ESU (*Oncorhynchus kisutch*)- The Central California Coast (CCC) ESU coho salmon was initially listed as a threatened species on October 31, 1996 of the ESA and up-listed under the ESA from "threatened" to "endangered," effective June 28, 2005. This ESU includes naturally-spawned coho salmon originating from rivers south of Punta Gorda, to and including Aptos Creek, as well as coho salmon originating from San Francisco Bay tributaries. Habitat for this species is not present in the project area.

Steelhead trout – Northern California DPS (*Oncorhynchus mykiss*)- The Northern California Coast steelhead DPS was listed as threatened in 2006 under the federal ESA (NMFS 2006). The Northern California Coast steelhead DPS extends from Redwood Creek in Humboldt County to the Gualala River in Mendocino County (inclusive). Critical habitat for the species was designated in 2005 (NMFS, 2005b). Critical habitat includes the mainstem Mattole River and its many tributaries including Lost River, Baker Creek, and Thompson Creek. Suitable habitat for steelhead migration, spawning, and rearing is present within the Survey Area, but outside the project area, in the mainstem Mattole River.

Chinook salmon – California Coastal ESU (*Oncorhynchus tshawytscha*)- California coastal Chinook salmon were listed in 1999 as threatened under the federal ESA (NMFS, 1999b). The California coastal Chinook salmon ESU extends from the Klamath River (exclusive) south to the Russian River (inclusive). Critical habitat for the species was designated in 2005 (NMFS, 2005b) and includes the mainstem Mattole River up to Ancestor Creek. Suitable habitat for Chinook spawning and rearing is present in the Mattole River, adjacent to, but outside of the project Area.

Amphibians

Northern red-legged frog (*Rana aurora*)- Northern red-legged frog is a California species of special concern. It is known to occur along the California coast from Mendocino County north to southwestern British Columbia, at elevations from sea level to 1,160 m (0–3,800 ft) (Lannoo, 2005). The existing semipermanent pond within the property boundaries may be suitable for, and potentially occupied by, northern red-legged frogs for breeding and larval development, but this pond is outside of the project area.

Foothill yellow-legged frog (*Rana boylii*)- Foothill yellow-legged frog is a California species of special concern and has recently been designated as a candidate for threatened listing under the California Endangered Species Act. Within California, foothill yellow-legged frogs were historically found in the Sierra Nevada foothills, up to elevations of approximately 6,000 feet, and in the Coast Range from the Oregon state border south to the San Gabriel River in southern California

(Stebbins 2003). The project area does not contain suitable habitat, or the perennial tributary watercourses preferred by this species.

Red-bellied newt (*Taricha rivularis*)- The red-bellied newt is a California species of special concern. In California, this species is found along the coast from near Bodega, Sonoma County, to near Honeydew, Humboldt County, and inland to Lower Lake and Kelsey Creek, Lake County. It lives in coastal woodlands, especially redwood forests. Habitat for this species is not present in the project area.

Birds

Olive-sided flycatcher (*Contopus cooperi*)- Olive-sided flycatchers are a CDFW Species of Special concern and are migratory and summer residents in California that typically breed in the Sierra Nevada foothills (CalPIF, 2002 and Widdowson, 2008). Olive-sided flycatchers have been documented in a wide variety of forested habitats in California, including mixed conifer, Douglas-fir, redwood, and montane hardwood conifer forests (Widdowson, 2008).

Yellow warbler (*Dendroica petechia*)- Yellow warbler, a California Species of Special Concern, is a summer resident that breeds throughout much of California, except the Central Valley, southern Californian deserts, and high Sierra Nevada (Zeiner et al., 1990a; Heath 2008). Yellow warblers have not been recorded in the Survey Area, but suitable habitat is present. The nearest sighting was approximately 10.0 km (6.25 mi) northwest of the Survey Area at A. W. Way County Park (eBird, 2018).

Yellow-breasted chat (*Icteria virens*)- Yellow-breasted chat is a CDFW Species of Special Concern. This species can be found in dense thickets of willows or other brushy areas of riparian woodlands (Zeiner et al. 1990a, Ricketts and Kus 2000). Habitat for this species is present in the meadow areas of the Survey Area and project area. The nearest recorded sighting of this species occurred at the mouth of the Upper North Fork Mattole River immediately downstream of the Survey Area (eBird, 2018).

Bryant's savannah sparrow (*Passerculus sandwichensis alaudinus*)- Bryant's savannah sparrows are a CDFW Species of Special Concern and are year-round residents in north coastal California and the San Francisco Bay Area, from Humboldt County to northern Monterey County, with occasional occurrences along the central coast (Fitton, 2008). Habitat for this species is present in the meadow areas of the Survey Area and project area. The nearest recorded sighting of this species occurred at the mouth of the Upper North Fork Mattole River immediately downstream of the Survey Area (eBird, 2018).

Grasshopper sparrow (*Ammodramus savannarum*)- Grasshopper sparrow, a summer resident of California, is a CDFW Species of Special Concern. This species' current breeding distribution in California is described as "sparse and irregularly distributed" by Grinnell and Miller (1944, as cited in Unitt, 2008). The grasshopper sparrow's range spans from Del Norte and Siskiyou counties, along the Coast Ranges to southern California, east to the west slope of the Sierra Nevada, and scattered throughout the Central Valley (Unitt, 2008). Suitable habitat for this species is present in the Survey Area and proposed Project area. One individual heard vocalizing at the Petrolia cemetery in 2017 (eBird, 2018).

Mammals

Pallid bat (*Antrozous pallidus*)- Pallid bat is a CDFW Species of Special Concern. This species occurs year-round in California. Pallid bat may forage in all habitat types and roost in forest stands (montane riparian, closed-cone pine cypress, redwood) and in buildings and bridges throughout

the Survey Area. Suitable pallid bat foraging habitat occurs throughout the Survey Area and roosting habitat may be present in the older structures or trees within the project area.

Townsend's big-eared bat (*Corynorhinus townsendii*)- Townsend's big-eared bat is a candidate for state listing as threatened, and a state species of special concern. This species occurs throughout California and is associated with caves and structures in a variety of habitats from deserts to coastal scrub to montane forests. Suitable foraging habitat occurs throughout the Survey Area and roosting habitat may be present in the older structures within the project area.

Western red bat (*Lasiurus blossevillii*)- Western red bats are a CDFW Species of Special Concern and have been observed near the Pacific Coast, Central Valley, and the Sierra Nevada in California. Usually found at lower elevations, recent acoustic surveys in California have documented that western red bats, while relatively rare, are broadly distributed up to 8,202 feet in the Sierra Nevada (Pierson et al. 2001, 2006). Suitable habitat for this species is present in the Survey Area and project area. The nearest recorded sighting was along the Mattole Road approximately 13.6 km (8.5 mi) northeast of the Survey Area.

Reptiles

Western pond turtle (*Emys marmorata*)- The western pond turtle is a CDFW Species of Special Concern and the only freshwater turtle native to most of the west coast of temperate North America. In California it is found from the Oregon border along the Coast Ranges to the Mexican border, and west of the crest of the Cascades and Sierras. This species is known to exist in the lower Mattole River and suitable habitat is present in the Survey Area, but not the project area.

Analysis:

a) Finding: The project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. *Less than significant impact with mitigation incorporated*.

Discussion: Based on the biological resources technical report prepared by Stillwater Sciences (2018b), various species of plants, birds, mammals, and amphibians protected by federal and state regulations have potential habitat at the project site and in the project vicinity. The potential for these species to exist in the project vicinity is greatest along the Mattole River and the associated riparian zone and other vegetated areas of the project site; however, the Mattole River and riparian zone are outside of the project site.

No special-status plant species were observed in the Survey Area to date. Based on the vegetation communities observed by a Stillwater Sciences biologist within the project area (i.e., annual/perennial grassland) only one special-status plant, Pacific gilia, was determined to have potential to occur in the project. Potential for this species to occur is low. Pacific gilia is not a federally or state endangered or threatened species but does have a California Rare Plant Ranking of 1B (rare, threatened, or endangered in California and elsewhere). All project features are outside the special-status natural communities observed in the Survey Area; therefore, no potential effects to these communities are anticipated by the project. However, to minimize potentially significant impacts to protected species such as Pacific gilia, the recommendations from the Stillwater Sciences Biological Resources Technical Report (2018b), as well as the mitigation measures to protect vegetation resources that were agreed to in the projects current CDFW Streambed Alteration Agreement (#1600-2017-0436-01), are included under **Mitigation Measure BIO-1**.

Once the project commences, the proposed rainwater catchment pond would create a new aquatic environment which may attract, entrap, or impact wildlife including some of the protected species listed in the setting description above. As such the mitigation measures to protect

fish and wildlife resources from the water storage pond agreed to in the projects current CDFW streambed alteration agreement (#1600-2017-0436-01) are included as **Mitigation Measure BIO-2(a–i)**. In addition, any proposed submersible pumps that would be used to transfer water from the rainwater catchment pond to the various parts of the site have the potential to impact wildlife including amphibian or reptile species if not property screened. To prevent impacts to these species during the term of the project, pumps would be installed that contain screens meeting the CDFW fish screening criteria. This has been included as **Mitigation Measure BIO-2(j)** for the proposed project.

The existing cultivation aspect of the project involved water diversions for domestic and irrigation purposes in the year 2018. Per the signed Streambed Alteration Agreement with CDFW, all surface water diversions after October 31, 2018, are confined to the period of December 15 through May 1 of any year (Water Diversion measure 2.11 in #1600-2017-0436-01) in order to avoid impacts to special-status aquatic species resulting from increased water temperatures or reduced instream flows resulting from such surface water diversions. This has been included as **Mitigation Measure BIO-3** for the proposed project.

Once the project is completed and mixed-light greenhouses, processing facilities, etc. are operational, there exists the possibility that noise and light pollution may adversely effect, either directly or indirectly, wildlife species identified as a candidate, sensitive, or special status. Such adverse effects include modification of habitat use or avoidance of flight pathways by special status birds or bats. Auditory shielding of all emergency generators to below 50 decibels and shielding on-site lighting used in the existing or proposed mixed light and nursery greenhouses to minimize off-site lighting and direct light within the property boundaries shall be completed. Light shall not escape at a level that is visible from neighboring properties between sunset and sunrise. The light source should comply with the International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1 and be designed to regulate light spillage onto neighboring properties resulting from backlight, uplight, or glare (BUG). This has been included as **Mitigation Measure BIO-4** for the proposed project.

The issue of elevated sound and light disturbance of forest wildlife species, especially as it affects the northern spotted owl (owl) and the marbled murrelet (murrelet), remains a complex, controversial, and poorly understood subject. The United States Fish and Wildlife (USFW) interprets that adverse auditory impacts on owl or murrelet activity (i.e. flushing from nest or abandoned or delayed feeding attempts) can result from elevated sound levels or visual detection of human activities near their active nests (Arcata Fish and Wildlife Office 2006). In addition, night time light pollution from poorly shielded artificial lights can result in significant impacts to organisms and ecosystems (Gaston et al. 2013; Bennie et al. 2015). Although no known historic activity centers occur within 2.5 miles of the project, adoption of noise and light impact avoidance measures will mitigate potential adverse impacts on non-nesting behavioral activities (i.e. foraging and migration). Implementation of **Mitigation Measure BIO-4** would reduce potential impacts from noise and light on special status species to a less than significant level.

With the proposed mitigation measures and operating restrictions, the proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS.

b) Finding: The project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS. *Less than significant impact with mitigation incorporated*.

Discussion: Riparian habitat primarily exists on the southern portion of the site along the Mattole River. The project has been designed to maintain a 200-foot setback from the Mattole River as

recommended per the RWQCB's Order No. 2015-0023. This exceeds the 100-foot setback requirements of Section 314-61.1 (Streamside Management Area Ordinance) of the Humboldt County Zoning Regulations for perennial stream areas outside of Urban Development and Expansion Areas.

To protect this riparian habitat area during construction activities, per the WRPP, silt fencing, fiber rolls, and seed and straw would be applied at all culvert upgrades or proposed grading sites. The fencing, fiber rolls and seed and straw would be installed prior to the beginning of construction activities and would be removed after the final inspection is completed by the Building Department. The applicant shall not use any erosion control measures that contain synthetic (e.g. plastic or nylon) monofilament 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 weaves. This has been included as **Mitigation Measure BIO-1(d)** for the proposed project. Construction activities would incorporate Best Management Practices and the standard erosion control measures of Section 3432.9 of the Humboldt County Framework Plan. These measures would be incorporated in all building and grading permit applications and would be implemented at the time of ground disturbance. The project voluntarily proposes to install and maintain temporary chain link fencing on the edge of the 200-foot setback from the Mattole River. The fencing would be installed prior to the beginning of construction activities and would be removed after the final inspection is completed by the Building Department. The fencing would prevent construction equipment from encroaching into the setback area and impacting riparian habitat. To protect the riparian habitat at the project site during long-term operation of the project, it is proposed to install and maintain wildlife friendly split-rail fencing on the edge of the 200-foot setback from the Mattole River. The fencing would be installed at the completion of the construction phase once the temporary chain link fencing is removed. The fencing would prevent encroachment into the setback area during long-term operation.

As part of development of the stormwater system at the project site, the existing 30-inch concrete culvert would be upgraded to a 48-inch CMP to withstand the 100-year peak streamflow. This culvert is currently in disrepair and would be replaced with a larger culvert. After replacement of the culvert pipe, the outlet would be armored with rock to provide energy dissipation and to minimize erosion. All construction would be done during the summer months when the water level is lowest. Construction would follow erosion control best management practices as outlined in the WRPP, CDFW Land and Streambed Alteration permit, and RWQCB Order No. R1-2015-0023. This activity would occur outside of the 200-foot setback from the Mattole River and a minimum 100-foot setback from wetlands and small tributaries. Although not anticipated, any removal of riparian vegetation from these maintenance activities would be replaced at a 3:1 ratio at an appropriate location on the project site. This could include the enhancement of existing wetland and riparian areas on the project site. If applicable, a mitigation plan would be prepared and submitted to regulatory agencies for review and concurrence prior to replacement of the culvert. This has been included as **Mitigation Measure BIO-1(g)** for the proposed project. Therefore, in compliance with the recommendations of CDFW, RWQCB and adherence to the BMPs in the WRPP, the proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS.

c) Finding: The project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. *Less than significant impact*.

According to the wetland delineation report prepared by Stillwater Sciences (Stillwater Sciences, 2018), approximately 0.9 acres of palustrine wetlands occur at the project site along the northwest portion of the property. The subject parcel also includes 6.27 acres of Waters of the U.S.

including one intermittently flowing drainage with a clear OHWM that at least seasonally conveys surface water into wetlands on the subject parcel, and a traditional navigable waterway, the Mattole River.

The project does not propose any activities that would have an adverse effect on the federally protected (3-parameter) Wetlands or Waters of the U.S. as identified in the wetland delineation report (Stillwater Sciences, 2018). As shown on the proposed site plan (Figure 2), the proposed project would be designed and constructed outside of all Wetlands and Waters of the U.S. on the property with a minimum 100-foot setback from wetlands and small tributaries and 200-foot setback from the Mattole River. To protect the delineated seasonal Wetland and Waters of the U.S. area at the project site during construction activities, the project voluntarily proposes to install and maintain temporary chain link fencing on the edge of the 50-foot setback; a distance in accordance with the Humboldt County General Plan Development Standards for Wetlands (BR-S10). The fencing would be installed prior to the beginning of construction activities and would be removed after the final inspection is completed by the Building Department. The fencing would prevent construction equipment from encroaching into the setback area and impacting aquatic habitats. To protect the delineated jurisdictional area at the project site during long-term operation of the project, it is proposed to install and maintain wildlife friendly split-rail fencing on the edge of the 50-foot setback. The fencing would be installed at the completion of the construction phase once the temporary chain link fencing is removed. The fencing would prevent encroachment into the setback area during long-term operation. The fencing would prevent construction equipment from encroaching into the setback area and impacting riparian habitat. Additionally, spoil piles would be covered, and fiber rolls would be installed around the perimeter to ensure no sediment discharge.

As indicated in the WRPP for the existing cultivation aspect of the proposed project, site investigation for the development of the WRPP showed no evidence of surface runoff associated with the cultivation, nor was there evidence that it had occurred in the past; annual monitoring and reporting will help assure ongoing compliance. The area has good vegetation ground cover consisting of native grasses with no evidence of leaching from cultivation related activities. Fertilizers and pesticides are currently stored in an agricultural storage structure that meets all requirements for secondary containment. To further prevent runoff to riparian areas, water conservation and containment measures would be implemented including the use of hand irrigation to prevent excessive water use, and the maintenance of a stable, vegetated buffer between the cultivation area and riparian zone. (Six Rivers Construction and Consulting, 2018a)

The WRPP, developed for the existing cultivation aspect of the proposed project but applicable to the entire project through annual monitoring efforts, includes erosion and sediment control BMP's designed to prevent, contain, and reduce sources of sediment. The WRPP also includes corrective actions to reduce sediment delivery, including stream crossing culvert maintenance and replacement and access road maintenance. Additionally, the WRPP requires mulch piles and spoils from any grading to be stored in a designated location away from watercourse (Six Rivers Construction and Consulting, 2018a).

Implementation of the practices proposed in the WRPP would significantly reduce any potential irrigation runoff from the cultivation areas, and would prevent the discharge of nutrients, pesticides/herbicides, salts, and heavy metals to adjacent surface waters, including the delineated wetlands at the project site.

The proposed project would also be subject to the requirements of the NCRWQCB Cannabis Cultivation Waste Discharge Regulatory Program and the County of Humboldt Medical Marijuana Land Use Ordinance. The NCRWQCB program and County ordinance have "standard conditions" applicable to cannabis operations that address potential impacts to water quality. This includes requiring that fertilizers and pesticides/herbicides be applied consistent with product

labeling and managed to ensure that they would not enter or be released into surface or groundwater. Therefore, the project as proposed and in compliance with regulatory requirements, would not have a substantial adverse effect on federally protected wetlands through direct removal, filling, hydrological interruption, or other means.

d) Finding: The project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. *Less than significant impact with mitigation incorporated*.

Discussion: The project site (APN 107-272-005) is an approximately 49-acre parcel that is located south of Old Hindley Ranch Road within the unincorporated community of Honeydew on a site that was used in the past for ranching and an orchard. The subject parcel is surrounded by agricultural land, grassland, rural residential uses, the Mattole River, and hills. The subject parcel is currently developed with a 2,800 SF processing facility, two 600 SF storage sheds, a 2,100 SF barn, and five greenhouses.

The only potential wildlife corridor on the project site is the Mattole River and associated riparian corridor on the southern boundary of the site. As described above, the project has been designed to maintain a 200-foot setback from the Mattole River per the RWQCB's Order No. 2015-0023; therefore, the proposed project would have no impacts to the Mattole River and associated riparian corridor. The remainder of the site is previously disturbed/developed land.

According to the *Biological Resources Technical Report*, prepared by Stillwater Sciences, suitable foraging habitat for bats occurs throughout the project area and roosting habitat may be present in the older structures and trees within the project area; however, there are no records of pallid bat, Townsend's big-eared bat or western red bats in the project area and all existing structures capable of being occupied by these species as well as all large trees that may contain suitable habitat would be retained under the current design (Stillwater Sciences, 2018b). According to the *Biological Resources Technical Report*, the only two species of birds with the potential to be impacted by the project are the Bryant's savannah sparrow and grasshopper sparrow. **Mitigation Measure BIO-1I** would reduce any potential effects to these species to a less than significant level by requiring clearing operations outside the nesting season, conducting nesting surveys if necessary and by creating work area buffers. Therefore, the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species and the project site is not a native wildlife nursery sites.

e) Finding: The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. *Less than significant impact*.

Discussion: This project does not conflict with local policies or ordinances protecting biological resources. The project would not involve the removal of any trees at the project site. In addition to the general biological resources policies in the County General Plan, the County maintains Streamside Management Areas (SMA) to protect sensitive fish and wildlife habitats and to minimize erosion, runoff, and other conditions detrimental to water quality. The width of the SMA on this section of river is 100 feet on either side of the river pursuant to Section 3432(5)(A)(1) of the Humboldt County General Plan as measured from the stream transition line. As described above, the project footprint has been designed to occur outside of the SMA for the Mattole River. Use of the existing on-site generators are limited to power outage events, and follow all guidelines set by Humboldt County and the State of California. The existing generators are located away from the property line to ensure that noise levels do not exceed 50 decibels (dB), the current dB reading is approximately 39 dB at the property line. Audible shielding of any RRR associated generators will fall below 50 dB within 100 feet of any property line or forest habitat, further reducing

potential impacts to migratory wildlife in the area (see **Mitigation Measure BIO-4** below). Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

f) Finding: The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. *No impact.*

Discussion: According to the U.S. Fish & Wildlife Service Environmental Conservation Online System (ECOS), the project site is not located within the boundaries of a Habitat Conservation Plan. Habitat Conservation Plans in Humboldt County include the following: 1) Green Diamond Resource Company California Timberlands & Northern Spotted Owl (formerly Simpson Timber Company); 2) Humboldt Redwood Company (formerly Pacific Lumber, Headwaters); 3) Regli Estates; and, 4) Humboldt Bay Municipal Water District Habitat Conservation Plan. These Habitat Conservation Plans primarily apply to forested lands in the County.

According to the CDFW website, the project site is not located in the boundaries of a Natural Community Conservation Plan. The conservation plans for Humboldt County listed on California Regional Conservation Plans Map on the CDFW website include the Green Diamond and Habitat Conservation Plans. Therefore, the project would not conflict with any local policies or ordinances protecting biological resources or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved plan applicable to the project area.

Mitigation:

BIO-1. Avoid construction impacts to special-status species. To minimize potential impacts to special status species that may exist at the project site, the applicant shall adhere to the recommendations from the Stillwater Sciences Biological Resources Technical Report (2018b), the Protocol for Surveying and Evaluating Impacts to Special Status native Plant Populations and Natural Communities (CDFW 2018) to protect special-status plants and natural communities, wetlands and waters of the U.S., and special-status wildlife. These include:

BIO-1a. A seasonally appropriate special-status plant survey will be conducted for Pacific gilia and any other potential special-status plant in the project area prior to any grading or site development. These surveys shall follow the protocol described in CDFW (2018) and abide by the biological report content and standards described in the Humboldt County Code Sections 314-61.1.17 and 314-61.1.18. Any special status plant species or Environmentally Sensitive Habitat Associations encountered will be flagged in the field and protected under consultation with CDFW and contain a minimum of 100 feet setbacks from all cultivation areas or appurtenant buildings. No grading, restoration, removal of structures, or development of new structures is allowed until this condition has been met and approved by CDFW and the Humboldt County Planning Division.

BIO-1b. Ground disturbance and vegetation clearing and/or trimming will be confined to the minimum amount necessary to facilitate project implementation and will not be conducted within the forested or shrubland alliances delineated within the Survey Area.

BIO-1c. Heavy equipment and vehicles will use existing access roads to the extent possible.

BIO-1d. Silt fencing, fiber rolls, and seed and straw would be applied at any culvert upgrades or proposed grading sites. The fencing, fiber rolls and seed and straw will be installed prior to the beginning of construction activities and would be removed after the final inspection is completed by the Building Department. The applicant shall not use any erosion control measures that contain synthetic (e.g. plastic or nylon) monofilament 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 weaves.

BIO-1e. If a rain event occurs during the construction period, all construction-related activities shall cease for a period of 48-hours after the rain stops. Prior to resuming construction activities,

trained construction crew member(s) shall examine the site for the presence of frogs. If no special-status frogs are found, construction activities may resume.

BIO-1f. Project-related materials will be stored in designated existing and proposed project features provided in Figure 2 and Appendix A of the Biological Resources Technical Report.

BIO-1g. Measures to prevent the spread of invasive weeds will be taken, including, where appropriate, inspecting equipment for soil, seeds, and vegetative matter, cleaning equipment, utilizing weed-free materials and native seed mixes for revegetation, and proper disposal of soil and vegetation. Prior to entering and leaving the work site, workers will remove all seeds, plant parts, leaves, and woody debris (e.g., branches, chips, bark) from clothing, vehicles, and equipment.

BIO-1h. No native riparian or wetland vegetation shall be removed from the bank of any stream, except where authorized by CDFW. Disturbance or removal of native vegetation shall be limited to the minimum necessary to achieved design guidelines and precautions to avoid damage to vegetation outside the work areas shall be implemented. The applicant shall replace any riparian vegetation impacted in the riparian zone of the Mattole River at a 3:1 ratio and avoid any proposed activities in the streamside management area (SMA) during the bat and bird reproductive season (March 1st – September 14th). The replacement of riparian vegetation would occur at appropriate locations on the project site and could include the enhancement of existing wetland and riparian areas at the site. If applicable, a mitigation plan would be prepared and submitted to regulatory agencies for review.

BIO-1I. Clearing and vegetation grubbing operations will occur outside the nesting season (1 March to 15 August). If clearing and grubbing operations occur during the nesting season, then the landowner will have a qualified biologist conduct a nesting survey of the proposed clearing site and a surrounding 30-m (100-ft) buffer. The nest survey results will be valid for two weeks. If clearing operations do not occur within the two-week window, the biologist will conduct another survey. If a nest is found, then the biologist will mark a 15-m (50-ft) diameter buffer around it that will remain in place until the young have fledged. The nest and buffer can be removed at that point.

BIO-2. **Avoid impacts of water storage pond.** Once the project commences, the rainwater catchment pond would create a new aquatic environment which may attract, entrap, or affect wildlife including some of the protected species listed in the setting description above.

BIO-2a. Bullfrog Management Plan. The project applicant shall monitor the pond each year for invasive bullfrogs. If bullfrogs are present, they shall be appropriately managed. Management of bullfrogs, including annual draining and drying of ponds, shall follow the guidelines in Exhibit A in the CDFW Streambed Alteration Agreement (#1600-2017-0436-01). Annual monitoring reports shall be completed in accordance with CDFW reporting measures.

BIO-2b. Wildlife Entrapment Prevention. The project shall install several exit ramps to prevent wildlife entrapment. Exit ramps shall be installed at no greater than 2:1 slope, securely fixed at the upslope end, made of solid material (e.g. wood), and be a minimum length of 1.5 times the radius of the pond. A completion memo, with pictures, shall be prepared and submitted to CDFW within 60 days of pond construction.

BIO-2c. Pond Spillway. The project shall install an overflow spillway that will withstand a 100-year flood event and control concentrated overflow. The spillway shall prevent surface overflow from reaching waters of the State.

BIO-2d. No Stocking. Stocking of fish, wildlife, or plants of any kind, in any Waters of the State, including reservoirs, shall be prohibited without written permission from the department pursuant to Section 6400 of the Fish and Game Code.

BIO-2e. Stream Protection. No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other deleterious material from project activities shall be allowed to enter into or be placed where it may be washed by rainfall or runoff into the stream. All project materials and debris shall be removed from the project site and properly disposed of off-site upon project completion.

BIO-2f. Equipment Maintenance. Refueling of machinery or heavy equipment, or adding or draining oil, lubricants, coolants or hydraulic fluids shall not take place within stream bed, channel, and bank. All such fluids and containers shall be properly disposed of off-site.

BIO-2g. Hazardous Spills. Any material, which could be hazardous or toxic to aquatic life and enters a stream, the project shall immediately notify the California Emergency Management Agency State Warning Center at 1-800-852-7550, and immediately initiate clean-up activities. CDFW shall be notified by the project within 24 hours at 707-445-6493 and consulted regarding clean-up procedures.

BIO-2h. Excavated Fill. Excavated fill material shall be placed in upland locations where it cannot be delivered to a watercourse. To minimize the potential for material to enter the watercourse during the winter period, all excavated and relocated fill material shall be tractor contoured (to drain water) and tractor compacted to effectively incorporate and stabilize loose material into existing road and/or landing features.

BIO-2i. Runoff from Steep Areas. The project shall make preparations so that runoff from steep, erodible surfaces will be diverted into stable areas with little erosion potential or contained behind erosion control structures. Erosion control structures such as straw bales and/or siltation control fencing shall be placed and maintained until the threat of erosion ceases. Frequent water checks shall be placed on dirt roads, cat tracks, or other work trails to control erosion.

BIO-2j. Intake Screening. To prevent impacts to wildlife species including amphibians and reptiles during the term of the project, water pumps will be used for the operation that contain screens meeting the CDFW fish screening criteria (http://www.fgc.ca.gov/regulations/2008/749_3EXHIBIT%20A.pdf).

BIO-3. Avoid direct or indirect impacts to aquatic species. Per the signed Streambed Alteration Agreement with CDFW, all surface water diversions after October 31, 2018 are confined to the period of December 15 through May 1 of any year (Water Diversion measure 2.11 in #1600-2017-0436-01) in order to avoid impacts to special-status aquatic species resulting from increased water temperatures or reduced instream flows resulting from such surface water diversions.

BIO-4. Avoid operational impacts to neighboring wildlife.

BIO-4a. Noise. The noise produced by any generator used on an emergency-only basis for cannabis drying, curing, and processing shall not be audible by humans from neighboring residences. The decibel (dB) level for generators measured at the property line shall be no more than 60 dB. Sound levels must also show that they will not result in the harassment of Marbled Murrelet or Spotted Owl species. Conformance will be evaluated using current auditory disturbance guidance prepared by the USFW, and further consultation where necessary. Under these guidelines, generator noise may not exceed 50 dB as measured at 100 feet from the generator or at the edge of the nearest Marbled Murrelet or Spotted Owl habitat, whichever is closer.

BIO-4b. Light. Any on-site lighting existing or proposed to be used in a nursery or mixed light greenhouse shall be fully shielded and designed and installed to minimize off-site lighting and direct light within the property boundaries. Light shall not escape at a level that is visible from neighboring properties between sunset and sunrise. The light source should comply with the International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1 and be designed to regulate light spillage onto neighboring properties resulting from backlight, uplight, or glare (BUG). Should the Humboldt County Planning Division receive complaints that the lighting is out of alignment or not complying with these standards, within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding, and alignment has been repaired, inspected, and corrected as necessary.

Findings:

a) The project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW and USFWS: **Less than significant impact with mitigation incorporated.**

b) The project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW and USFWS: **Less than significant impact with mitigation incorporated.**

c) The project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means: **Less than significant impact.**

d) The project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites: **Less than significant impact.**

e) The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance: **Less than significant impact.**

f) The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan: **No Impact.**

V. CULTURAL RESOURCES. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Setting:

Ethnographic and historical research identified the project area within the traditional territory of the Mattole, one of the southern bands of Athabaskan speaking peoples. Based on information collected by Mattole Indian Joe Duncan and by a Sinkyone man named Indian Charlie, ethnographer P.E. Goddard described a series of 10 or 12 villages in this area which were ascribed to a separate group than the Mattole Tribe downriver. This group was referred to as the "Upper Mattole" (Baumhoff 1958:199). (William Rich and Associates, 2018).

The land on which the proposed project is located was first purchased in 1876 by Elias Hunter, son of Petrolia pioneer Walker Sanders Hunter. By the late 1890s the neighboring ranch of George L. Hindley expanded to include this parcel. Mr. Hindley's ranch encompassed 2,350 acres and was used to raise livestock and agricultural crops. The property passed to Hindley' s son Dr. Joseph N.D. Hindley after his death in 1914, and Dr. Hindley was still the property owner in 1949 (William Rich and Associates, 2018).

According to the Northwest Information Center (NWIC), the project area has not been included in any previous cultural resources' surveys, and no cultural resources are recorded within the project area or within ¼ mile of the project property. The records review at the NWIC did, however, provide seven documents that focus on the regional ethnography and history of Humboldt County, the North Coast Region of California, and the greater Pacific Coast region. These documents discuss broad patterns of human behavior and in some cases, specific site locations; however, none discuss the current project area explicitly (William Rich and Associates, 2018).

The Tribal Historic Preservation Officer (THPO) of the Bear River Band of the Rohnerville Rancheria was contacted during the course of the cultural resources investigation. This was initiated with the Native American Heritage Commission (NAHC) who were asked to provide a list of Native American individuals to contact for this portion of Humboldt County. William Rich corresponded with THPO Erika Cooper via written letter and email. No concerns were noted (William Rich and Associates, 2018).

A comprehensive field survey of the entire area proposed for cultivation was completed on June 22, 2017. Field conditions were good, as much of the project area and surrounding property was found to contain ample mineral sediment exposure on the ground surface (William Rich and Associates, 2018)

Air photo analysis indicates that much of the original ranch infrastructure and the orchard, associated with the Hindley's, was removed or altered between 1948-1968. One building that remains from the historic-period, which is proposed for use under the CMMLUO permit, has deferred maintenance with some updated windows and doors. This building does not appear historically significant and is not individually eligible to the California Register of Historical Resources, nor would it contribute to a larger historical district, due to a lack of association (William Rich and Associates, 2018).

Present on the property today are an existing 16,175 SF mixed light cultivation area in five greenhouses, a 2,800 SF processing facility, two 600 SF storage sheds, and a 2,100 SF barn. An application is on file with the Humboldt County Planning Department for a 14,000 SF proposed nursey, a proposed 10,000 SF two-story processing facility to be built in phases as the project develops, and a three-million-gallon rainwater catchment pond. Both the existing and proposed facilities would total 7.55 acres on the 47-acre parcel (22% total lot coverage with all proposed and existing buildings and pond).

Analysis:

a) Finding: The project would not cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5. *Less than significant impact*.

Discussion: The project site (APN 107-272-005) is an approximately 49-acre parcel that is located south of Old Hindley Ranch Road within the unincorporated community of Honeydew on a site that was used in the past for ranching and an orchard. The project parcel is currently developed with four structures including a 2,800 SF processing facility, two 600 SF storage sheds and 2,100 SF barn. There are also 3,500 SF of greenhouses. The existing structures at the site are not proposed to be removed as part of this project and are not considered historic-period cultural resources in the Cultural Resources Investigation of the project site conducted by William Rich & Associates (WRA) (January 2018). The purpose of this investigation was to document whether cultural resources that would be considered historical resources or tribal cultural resources, are present within the proposed project area. As stated on Page 2 of the investigation report:

> *"No artifacts, features, or sites which would be considered an historical resource for the purposes of CEQA (15064.5 (a)), were identified during the field survey. WRA concluded that the background research and field survey methods were adequately matched to identify cultural resources at this project location."*

WRA concluded that no further archaeological studies are recommended for permit approval, as it is currently proposed. Therefore, the proposed project would not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5.

b) Finding: The project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5. *Less than significant impact with mitigation incorporated*.

Discussion: The Cultural Resources Investigation (William Rich and Associates, 2018) concluded that no artifacts, features, or sites which would be considered an historical resource for the purposes of CEQA (15064.5 (a)), were identified during the field survey and that the background research and field survey methods were adequately matched to identify cultural resources at this project location. Additionally, the Bear River Band of the Rohnerville Rancheria did not indicate that tribal cultural resources were present. The investigation concluded that no further archaeological studies are recommended for the project as currently proposed.

Although discovery of cultural resources during project construction is not anticipated, Mitigation Measure CUL-1 is included to ensure that potential project impacts on inadvertently discovered cultural resources are eliminated or reduced to a less than significant level. Because none exist, the proposed project would not cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5. With the proposed mitigation, the project would not cause a substantial adverse change in the significance of an archaeological resource.

c) Finding: The project would not disturb any human remains, including those interred outside of formal cemeteries. *Less than significant impact with mitigation incorporated*.

The Cultural Resource Investigation completed by WRA (January 2018) did not identify any human remains on the project site. However, due to the potential of discovering unknown human remains during proposed construction activities, the inadvertent discovery protocol recommended in the Cultural Resources Investigation has been included in Mitigation Measure CUL-1 below. With the proposed mitigation, the impact would be less than significant.

Mitigation:

CUL-1. The following provides means of responding to the circumstances of a significant discovery during the cultural monitoring of the final implementation of the proposed agricultural development within the project parcel. If cultural materials for example: chipped or ground stone, historic debris, building foundations, or bone are discovered during ground-disturbance activities, work shall be stopped within 20 meters (66 feet) of the discovery, per the requirements of CEQA Guidelines Section 15064.5 (f)). Work near the archaeological find(s) shall not resume until a professional archaeologist, who meets the Secretary of the Interior's Standards and Guidelines, has evaluated the materials and offered recommendation for further action.

If human remains are discovered during project construction, work would be stopped at the discovery location, within 20 meters (66 feet), and any nearby area reasonably suspected to overlie adjacent to human remains (Public Resources Code, Section 7050.5). The Humboldt County coroner would be contacted to determine if the cause of death must be investigated. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the NAHC (Public Resources Code, Section 5097). The coroner would contact the NAHC. The descendants or most likely descendants of the deceased would be contacted, and work would not resume until they have made a recommendation to the landowner or the person responsible for the excavation work for means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in Public Resources Code, Section 5097.98.

Findings:

a) The project would not cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5: *Less than significant impact.*
b) The project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5: *Less than significant impact with mitigation incorporated***.**
c) The project would not disturb any human remains, including those interred outside of dedicated cemeteries: *Less than significant impact with mitigation incorporated.*

VI. Energy. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy and energy efficiency?	☐	☐	☐	☒

Setting:

The project site is provided with on-grid electricity from Pacific Gas and Electric Company (PG&E) for domestic use. The project applicant also uses generators in power outage events.

The Humboldt County General Plan includes an Energy Element. The Energy Element promotes self-sufficiency, independence, and local control in energy management and supports diversity and creativity in energy resource development, conservation, and efficiency. The Energy Element notes that key renewable energy resources include biomass, wind, wave, and small run-of-river hydroelectric. According to the Energy Element, local biomass resources are used to provide about 25% to 30% of the County's electricity needs. Roughly half of the electricity serving Humboldt County is generated at the Pacific Gas and Electric Company Humboldt Bay Generating Station. The County imports about 90% of its natural gas; the rest is obtained locally from fields in the Eel River valley.

The County of Humboldt prepared a draft Climate Action Plan in 2012. However, it has not been adopted as of the writing of this report.

Analysis:

a) Finding: The project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. *No impact*.

Discussion: The project would use on-grid electricity from PG&E for all operations with generators available during power outage events. No aspect of the project would result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. No impact would occur.

b) Finding: The project would not conflict with or obstruct a state or local plan for renewable energy and energy efficiency. *No impact*.

Discussion: The project would not conflict with the Humboldt County General Plan Energy Element. The project would only use the amount of electricity required for its operations and not in a wasteful manner. No impact would occur.

VII. GEOLOGY AND SOILS. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Setting:

The Mattole River basin encompasses approximately 296 square miles of Northern California's Coast Range. Although nearly three percent of the Mattole's headwaters are in Mendocino County, the vast majority of the basin is within Humboldt County. The mainstem Mattole River is approximately 62 miles long and receives water from over 74 tributary streams. The basin drains into the Pacific Ocean just south of Cape Mendocino. The Mattole Basin is mostly steep mountainous topography. The basin's higher elevation slopes commonly exceed 15 percent gradient. Broad, alluvial streamside flats are present in the lower valleys. The lower stream channels are dominated by large gravel bars typically composed of cobble, gravel, and fine sediments. Headwater elevations range from 1,350 feet at Four Corners at the mainstem headwaters, to 4,088 feet at Kings Peak, which is located less than three miles from the ocean and is the tallest mountain in the coastal range (Coastal Watershed Planning and Assessment Program, 2018).

The Mattole watershed is recognized as being a landscape prone to excessive erosion due to tectonic movement, slope instability, and high levels of rainfall. The tectonic Mendocino Triple Junction of the Pacific, North American, and Gorda Plates makes the Mattole watershed the most seismically active watershed in the continental United States. Most of the Mattole is underlain by coastal belt rocks, is highly unstable and uplifts 1-2 cm/year (Regional Water Quality Control Board, 2005; Pg. 60).

According to the California Geological Survey's (CGS) Earthquake Zones of Required Investigation website, the project site is not within an earthquake fault zone (California Geological Survey, 2016). CGS' website indicates that the closest known fault is the San Andreas Fault which is located approximately 12 miles south of the project site in Shelter Cove. Humboldt County in general is at risk for strong ground shaking. In the North Coast Ranges, landslides and soil slips are common due to the combination of sheared rocks, shallow soil profile development, steep slopes, and heavy seasonal precipitation (Dyett & Bhatia, 2002. Humboldt County 2025 General Plan Update. Natural Resource and Hazards Report; Pg. 10-9).

The project site (APN 107-272-005) is an approximately 49-acre parcel that is located south of Old Hindley Ranch Road within the unincorporated community of Honeydew on a site that was used in the past for ranching and an orchard. The elevation within the project site ranges from approximately 219 to 308 feet above mean sea level. The property consists of southwest facing hillslopes adjacent to the Mattole River. The 100-year flood zone is on the south side of the project site along the Mattole River. According to Humboldt County Web GIS mapping, the site is relatively flat and not in an area subject to liquefaction or historic landslides and has a seismic safety rating of Low Instability.

Analysis:

a) i) Finding: The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault zoning Map issued by the State

Geologist for the area or based on other substantial evidence of a known fault. Refer to Divisions of Mines and Geology Special Publication 42. *Less than significant impact.*

Discussion: Seismically induced ground rupture is defined as the physical displacement of surface deposits in response to an earthquake's seismic waves. The magnitude and nature of fault rupture can vary for different faults or even along different strands of the same fault. Surface rupture can damage or collapse buildings, cause severe damage to roads and pavement structures, and cause failure of overhead as well as underground utilities.

There are no earthquake faults delineated on Alquist Priolo Fault Zone maps within the project area. The California Geological Society's (CGS') website indicates that the closest known fault is the San Andreas Fault which is located approximately 12 miles south of the project site in Shelter Cove (California Geological Survey, 2016). Since the project area is not traversed by a known active fault and is not within 200 feet of an active fault trace, surface fault rupture is not considered to be a significant hazard for the project site. Therefore, the project would not expose people or structures to substantial adverse effects from a fault rupture.

a) ii) Finding: The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. *Less than significant impact.*

Discussion: Earthquakes on active faults in the region have the capacity to produce a range of ground shaking intensities in the project area. Ground shaking may affect areas hundreds of miles distant from an earthquake's epicenter. Ground motion during an earthquake is described by the parameters of acceleration and velocity as well as the duration of the shaking. A common measure of ground motion is peak ground acceleration (PGA). The PGA for a given component of motion is the largest value of horizontal acceleration obtained from a seismograph. PGA is expressed as the percentage of the acceleration due to gravity (g). Moderate earthquake hazard areas are defined as areas with ground accelerations of less than .092g and Violent earthquake hazard areas have ground accelerations of 0.65g to 1.24g. The California Geological Survey, Probabilistic Seismic Hazards Mapping Ground Motion Page (www.conservation.ca.gov) indicates a maximum PGA on the order of 0.61g for a seismic event with a 10 percent probability of exceedance in 50 years (design basis earthquake).

There are no earthquake faults delineated on Alquist Priolo Fault Zone maps within the project area and CGS' website indicates that the closest known fault is the San Andreas Fault which is located approximately 12 miles south of the project site in Shelter Cove (CGS 2016). However, the project area is located within a seismically active area of Northern California and some degree of ground motion resulting from seismic activity in the region is expected during the long-term operation of the project.

The State of California provides minimum standards for building design through the California Building Code (CBC). Where no other building codes apply, CBC Chapter 29 regulates excavation, foundations, and retaining walls. The CBC applies to building design and construction in the State and is based on the federal Uniform Building Code (UBC) used widely throughout the country. The CBC has been modified for California conditions with numerous more detailed and/or more stringent regulations. Specific minimum seismic safety and structural design requirements are set forth in CBC Chapter 16. The Code identifies seismic factors that must be considered in structural design. Additionally, the project does not include any structures for human occupation, just greenhouses, a nursery and processing facility. Adherence to county and State seismic building standards would reduce potential impacts to a less than significant level. Therefore, the proposed project would not expose people or structures to substantial adverse effects involving strong seismic ground shaking.

a) iii) Finding: The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. *Less than significant impact.*

Discussion: Liquefaction is a phenomenon whereby unconsolidated and/or near-saturated soils lose cohesion and are converted to a fluid state as a result of severe vibratory motion. The relatively rapid loss of soil shear strength during strong earthquake shaking results in temporary, fluid-like behavior of the soil. Soil liquefaction causes ground failure that can damage roads, pipelines, underground cables and buildings with shallow foundations.

According to the Humboldt County Web GIS system, the project site is relatively flat and is not designated as an area subject to liquefaction. Design and construction of the project would incorporate appropriate engineering practices to ensure seismic stability as required by the CBC and county standards. Therefore, the proposed project would not expose people or structures to substantial adverse effects involving seismic-related ground failure, including liquefaction.

a) iv) Finding: The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. *Less than significant impact.*

Discussion: Slope failures, commonly referred to as landslides, include many phenomena that involve the downslope displacement and movement of material, either triggered by static (i.e., gravity) or dynamic (i.e., earthquake) forces. Earthquake motions can induce significant horizontal and vertical dynamic stresses in slopes that can trigger failure. Earthquake-induced landslides can occur in areas with steep slopes that are susceptible to strong ground motion during an earthquake. The youthful and steep topography of the coast range is known for its potential for landslides.

The project site is relatively flat with elevations that range from approximately 219 to 308 feet above mean sea level. The project site does not contain any areas of known slope instability. According to Humboldt County Web GIS mapping, the site is not in an area subject to historic landslides and has a seismic safety rating of Low Instability. Therefore, the proposed project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides.

b) Finding: The project would not result in substantial soil erosion or the loss of topsoil. *Less than significant impact.*

Discussion: Grading, ground disturbance, and the removal of on-site groundcover and vegetation within the project footprint would occur during construction of the proposed structures, extension of the access road, rainwater catchment pond, RRR sites, nursery, processing facility, and rain catchment pond. As described in the Lake and Streambed Alteration Agreement, the rain catchment pond would result in approximately 10,000 cubic yards of cut earthwork which would be reused on-site (away from any watercourse) and grading for the RRR sites and other structures.

Building Code requirements relating to soil stability would be adhered to during construction as part of the Building Permit. Given the relatively flat topography of the project site and that the project's Conditions of Approval stipulate employment of Best Management Practices (BMP's) and the standard erosion control measures of §3432.9 of the Framework Plan, the project is not expected to result in significant soil erosion or loss of topsoil during the construction phase or for the life of the project.

The project does not involve the removal of any vegetation outside of the project footprint that could result in erosion. Hand watering methods minimize the over-irrigation of plants and subse-

quent runoff. Additionally, to prevent runoff to riparian areas, water conservation and containment measures would be implemented including the use of hand irrigation to prevent excessive water use, and the maintenance of a stable, vegetated buffer between the cultivation areas and riparian zone. Therefore, the proposed project would not result in substantial soil erosion or the loss of topsoil.

c) Finding: The project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. *Less than significant impact.*

Discussion: As noted above, the project site is relatively flat and does not contain any areas of known slope instability. According to Humboldt County Web GIS mapping, the project site and surrounding area are rated as having a stability rating of 1 (Low Instability) and are not designated as an area subject to liquefaction or landslide. Design and construction of the project would incorporate appropriate engineering practices to ensure seismic stability as required by the CBC and county standards. Therefore, the proposed project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

d) Finding: The project would not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property. *Less than significant impact.*

Discussion: Expansive soils possess a "shrink-swell" characteristic. Shrink-swell is the cyclic change in volume (expansion and contraction) that occurs in fine-grained clay sediments from the process of wetting and drying. Structural damage may occur over a long period of time due to expansive soils, usually the result of inadequate soil and foundation engineering or the placement of structures directly on expansive soils.

According to the *Swelling Clays Map of the Conterminous United States* by W. Olive, A. Chleborad, C. Frahme, J. Shlocker, R. Schneider and R. Schuster (1989), less than 50 percent of the project area is underlain by soils with abundant clays of slight to moderate swelling potential. Therefore, the project would not be located on expansive soils creating substantial risks to life or property.

e) Finding: The project would not have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. *Less than significant impact.*

The project site is located within the Honeydew area which does not have a wastewater treatment system. As such, the proposed project would be served by an existing on-site septic system and leachfield. The processing facility would include a restroom with a working flushable toilet as well as a sink with cold and hot running water provided by an on demand electric water heater. As shown on the proposed site plan, the existing septic system located in the north-central portion of the site south of the existing garage and storage structure and north of the existing residence. The project would also utilize portable toilets before the processing facility is built and after the processing facility is built as needed (Staff Report Condition of Approval #19).

Soils on the site are adequate to support the existing septic system. Therefore, the proposed project would not have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewer is not available for the disposal of wastewater.

f) Finding: The project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. *Less than significant impact with mitigation incorporated*.

Discussion: The project site has already been substantially disturbed, and there are no known unique paleontological resources, or unique geological features on or near the site. Regional uplifting and other seismic activity in the area have limited the potential for discovery of paleontological resources. However, there is a potential for fossils to be discovered and inadvertently damaged during project construction even in an area with a low likelihood of occurrence. As such an inadvertent discovery protocol for paleontological resources has been included in the applicant proposed operation restriction GS-2 below. With the proposed applicant proposed operation restriction GS-2, the proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Applicant Proposed Operation Restrictions:

GS-1. Construction activities would incorporate Best Management Practices and the standard erosion control measures of Section 3432.9 of the Humboldt County Framework Plan. These measures would be incorporated in all building and grading permit applications and would be implemented at the time of ground disturbance.

GS-2. In the event that paleontological resources are discovered, work shall be stopped within 20 meters of the discovery and a qualified paleontologist shall be notified. The paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. If fossilized materials are discovered during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist. The paleontologist shall notify the appropriate agency to determine procedures that would be followed before construction is allowed to resume at the location of the find.

Findings:

a) i) The project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to Divisions of Mines and Geology Special Publication 42: **Less than significant impact.**

a) ii) The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking: **Less than significant impact.**

a) iii) The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction: **Less than significant impact.**

a) iv) The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides: **Less than significant impact.**

b) The project would not result in substantial soil erosion or the loss of topsoil: **Less than significant impact.**

c) The project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse: **Less than significant impact.**

d) The project would not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property: **Less than significant impact.**

e) The project would not have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water: **Less than significant impact**.

f) The project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature: **Less than significant impact.**

VIII. GREENHOUSE GAS EMISSIONS. Would the project:	**Potentially Significant**	**Potentially Significant Unless Mitigation**	**Less Than Significant Impact**	**No Impact**

			Incorp.	
a) Generate greenhouse gas emission, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Setting:
As a result of revisions to the CEQA Guidelines that became effective in March 2010, lead agencies are obligated to determine whether a project's GHG emissions significantly affect the environment and to impose feasible mitigation to eliminate or substantially lessen any such significant effects (www.ncuaqmd.org). The County of Humboldt completed a draft Climate Action Plan for the General Plan Update in January 2012. The plan contains GHG reduction strategies designed to achieve the goal of limiting greenhouse gas emissions to 1990 emissions levels by 2020. The NCUAQMD and Humboldt County have not adopted any thresholds of significance for measuring the impact of GHG emissions generated by a proposed project.

Sources of greenhouse gas emissions from the project would occur during short-term construction activities (e.g. equipment) and long-term operation of the project (e.g. HVAC units on structures, vehicle/truck traffic, equipment, and back-up generators). During long-term operation of the project vehicle/truck trips would occur daily from employees, customers, and deliveries, once all phases of the project are complete.

Analysis:
a) Finding: The project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. *Less than significant impact.*

Discussion: There are several unique challenges to analyzing greenhouse gas emissions and climate change largely because of the global nature of climate change. Most environmental analyses examine the "project specific" impacts that a particular project is likely to generate. With regard to global warming, however, it is generally accepted that while the magnitude of global warming effects is substantial, the contribution of an individual project is so small that direct project specific impacts are highly unlikely. Due to the small scale of the proposed project, this section includes a qualitative discussion of potential GHG/climate change impacts with an emphasis on project features which would reduce construction and operational GHG emissions (see discussion under subsection b) below).

Mobile sources of greenhouse gases from this project would include equipment used during short-term construction and vehicle/truck traffic and light-duty equipment from long-term operation. All construction equipment and commercial trucks are maintained to meet current emissions standards as required by the CARB. Since the proposed construction activities would be short-term, they are not anticipated to generate significant greenhouse gas emissions. Up to eight vehicle/truck trips (four in/four out) per day or approximately 2,016 trips per year would be generated by the project during operation once all phases of the project are complete. During the peak processing period (September through December), it is expected that an additional nine trips per day would be made by temporary employees. By comparison, the development of 38 single-family residences would generate 363 vehicle trips per day (9.57 trips per residential unit) or 132,495 vehicle trips per year (ITE, 2008). As described in subsection b) below, the proposed facility would be a receiving site for nine RRR sites which would reduce vehicle miles traveled by employees who would have traveled to more distant rural properties in the area to conduct cultivation and processing activities. Due to the small scale of the project, greenhouse gas emissions from vehicle/truck traffic and equipment would not be significant from project operation.

Stationary sources of emissions from the project include the proposed cultivation areas and processing building which would have HVAC and filter systems for air conditioning, odor reduction, and heating. According to NCUAQMD Rule 102, the Air District does not require permits for HVAC systems (NCUAQMD, 2017a). Four existing back-up generators (the site is proposed to obtain primary electrical power from PG&E) would be used for providing power in the case of a power outage. Therefore, the proposed project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) Finding: The project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. *Less than significant impact.*

Discussion: The project proposes a facility that would involve the cultivation and processing of cannabis products. For the purposes of this analysis, the proposed project was evaluated against the following applicable plans, policies, and regulations:

1) Humboldt County Draft Climate Action Plan

2) Humboldt County Commercial Medical Marijuana Land Use Ordinance (CMMLUO)

3) NCUAQMD Particulate Matter Attainment Plan

Humboldt County Draft Climate Action Plan
Humboldt County prepared a Draft Climate Action Plan in 2012 as part of the General Plan Update which includes a comparison of greenhouse gas emissions from 2006 and 1990. The emissions of carbon dioxide equivalents in unincorporated Humboldt County in 2006 were shown to have declined by approximately a half million metric tons when compared to 1990 levels. This decrease may be attributed to a decline in industrial emissions in Humboldt County since 1990 related to a decline in the lumber industry and closure of several major industrial facilities related to timber processing.

The County's 2012 Draft Climate Action Plan contains strategies for reducing greenhouse gas emissions. This project, as proposed, mitigated, and conditioned, is consistent with the following GHG reduction strategies listed in the County of Humboldt Climate Action Plan:

- *Reduce length and frequency of vehicle trips.*

  Locating nine current RRR sites on the project site would provide a centralized location for cannabis cultivation and processing and would reduce vehicle miles traveled by employees in the county who would have traveled to more distant rural properties in the area to conduct cultivation and processing activities.

- *Promote the revitalization of communities in transition due to the decline of resource-based industries.*

  This project would provide a needed facility for agricultural operations in southern Humboldt County that would help facilitate economic development and revitalization of the Honeydew area.

NCUAQMD Particulate Matter Attainment Plan
The NCUAQMD prepared a Particulate Matter Attainment Plan, Draft Report, in May 1995 with the goal of achieving and maintaining state ambient air quality standards for PM_{10}. This report includes a description of the planning area (North Coast Unified Air District), and emissions inventory, general attainment goals, and a listing of cost-effective control strategies. The NCUAQMD's attainment plan established goals to reduce PM_{10} emissions and eliminate the number of days in

which standards are exceeded. The plan includes three areas of recommended control strategies to meet these goals: transportation, land use and burning. Control measures for these areas are included in the Attainment Plan. Compliance with the control measures in the Particulate Matter Attainment Plan would not only result in a reduction of PM_{10} emissions but would also result in a reduction of GHG emissions. Control strategies focused on reducing transportation emissions, more efficient land-use patterns, and reducing emissions from burning activities would also reduce the amount of GHG emissions. The project is proposing the following measures consistent with the plan:

- *Burning*

  The proposed facility would use forced-air gas heating instead of woodstoves or fireplaces which would significantly reduce GHG emissions generated from heating during long-term operation of the project.

Therefore, the proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Findings:

a) The project would not generate greenhouse gas emission, either directly or indirectly, that may have a significant impact on the environment: *Less than significant impact*.

b) The project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases: *Less than significant impact.*

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? ☐ ☐ ☒ ☐

Setting:
The project proposes the cultivation and processing of cannabis products. This project does not involve the handling or emissions of acutely hazardous materials, substances or waste. The project site is located in Humboldt County, in the Honeydew area, on the southwest side of Old Hindley Ranch Road. The site is accessed from Old Hindley Ranch Road off of Mattole Road in the Honeydew area. Based on review of historical aerial photography the site was used in the past for ranching and an orchard.

The State Water Resources Control Board (SWRCB) Geotracker website did not identify any cleanup sites on the subject parcel. The closest site is a closed Leaking Underground Storage Tank (LUST) case (T0602300513) located at 44670 Mattole Road (the Honeydew Country Store). The project site is not on any other Cortese List site. (California Environmental Protection Agency 2018)

The closest school to the project site is the Salmon Creek Community School which is approximately 10.5 miles east of the project site. The closest airport is the Garberville Airport which is approximately 19 aerial miles southeast of the project site. The second closest public airport is the Rohnerville Airport approximately 22 aerial miles north of the project site. Moderately steep forested hill slopes surround the project site on all sides of the river valley which are subject to substantial risk from wildland fires.

Analysis:
a) Finding: The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. *Less than significant impact.*

Discussion: Construction of the proposed project would involve the use of materials that are generally regarded as hazardous, such as gasoline, diesel fuel, hydraulic fluids, paint, and other similar materials. The risks associated with the routine transport, use, and storage of these materials during construction are anticipated to be relatively small. With appropriate handling and disposal practices, there is relatively little potential for an accidental release of hazardous materials during construction, and the likelihood is small that workers and the public would be exposed to health hazards. Storage and handling of materials during construction would employ BMPs and would be subject to provisions of the project Storm Water Pollution Prevention Plan, which is described in greater detail in Section IX (Hydrology and Water Quality). BMPs would include provisions for safely refueling equipment, and spill response and containment procedures.

The project site would be developed for the cultivation and processing of cannabis which is a use that typically uses hazardous materials including fertilizers, herbicides, pesticides, petroleum products, as well as vehicle and equipment fluids and lubricants. These materials would be transported to the site and used at the facility. No disposal of hazardous materials would occur as part of the proposed project.

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

The project also proposes to apply organic neem oil, diatomaceous earth, magnesium sulfate and green cleaner to address pest and mold issues. Pesticide application is normally required to be administered a minimum of 300 feet from sensitive receptors (e.g. residences) in the case of dry pesticides and 200 feet in the case of wet pesticides. Generally, pesticide application should

occur at low wind velocities (less than 10 mph). As shown on the proposed site plan and based on a review of aerial photography, application of pesticides in the greenhouse structures would be a minimum of 300 feet from the closest off-site sensitive receptors and approximately 175 feet from the existing on-site residence. The requirement to maintain appropriate setbacks from nearby residences and only conduct spraying activity at low wind velocities has been included as Operating Restriction AQ-5 for the proposed project in Section III (Air Quality).

During long-term operation of the project, fuel would be stored on-site for equipment use in a 500-gallon fuel tank with secondary containment located by the generator shed on flat stable ground. There are several small five-gallon gas cans located in the 600 SF storage shed with secondary containment. All fuel locations have spill kits and eye wash stations.

The applicant would be required to file a Hazardous Materials Business Plan with the County Division of Environmental Health for the storage of the various materials described above at the site. The proposed project would also be subject to the requirements of the NCRWQCB Cannabis Cultivation Waste Discharge Regulatory Program and the County of Humboldt Medical Marijuana Land Use Ordinance. The NCRWQCB program and county ordinance have "standard conditions" applicable to cannabis operations that address impacts from the storage and use of hazardous materials which include the following requirements:

- Any pesticide or herbicide product application be consistent with product labeling and be managed to ensure that they would not enter or be released into surface or groundwater.
- Petroleum products and other liquid chemicals be stored in containers and under conditions appropriate for the chemical with impervious secondary containment.
- Implementation of spill prevention, control, and countermeasures (SPCC) and have appropriate cleanup materials available onsite.

With appropriate storage, handling, and application practices that comply with the requirements of the NCRWQCB and Humboldt County, it is not anticipated that the use of these materials at the facility would pose a significant hazard. Therefore, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b) Finding: The project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. *Less than significant impact.*

Discussion: The proposed project involves the cultivation and processing of cannabis products which is a use that typically uses hazardous materials including fertilizers, herbicides, pesticides, petroleum products, as well as vehicle and equipment fluids and lubricants.

As described in subsection a), fertilizers, neem oil, magnesium sulfate, lubricants and oils, and diesel would be stored and used at the site. The fertilizers, and pesticides used by the project would primarily be in five-gallon containers and stored within the 20x14 foot shed with secondary containment. Diesel would be stored on-site in a secondary containment trough.

The applicant would be required to file a Hazardous Materials Business Plan with the County Division of Environmental Health for the storage of the various materials described above at the site. The proposed project would also be subject to the requirements of the NCRWQCB Cannabis Cultivation Waste Discharge Regulatory Program and the County of Humboldt Medical Marijuana Land Use Ordinance. The NCRWQCB program and County ordinance have "standard conditions" applicable to cannabis operations that address impacts from the storage and use of

hazardous materials which are listed above in subsection a). These include implementation of SPCC and the maintenance of appropriate cleanup materials onsite.

With appropriate storage, handling, and application practices, it is not anticipated that the use of these materials would pose a significant hazard. In the event of foreseeable upset and accident conditions, it is unlikely that these hazardous materials would be released in a manner that would create a significant hazard to the public or the environment. Therefore, the proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

c) Finding: The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. *No impact.*

Discussion: There are no existing or proposed schools located within one-quarter mile of the project site. The closest school to the project site is the Salmon Creek Community School which is approximately 10.5 miles east of the project site. Therefore, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

d) Finding: The project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. *Less than significant impact.*

Discussion: The State's Hazardous Waste and Substances Sites List (Cortese List, Government Code Section 65962.5) identifies sites with leaking underground fuel tanks, hazardous waste facilities subject to corrective actions, solid waste disposal facilities from which there is a known migration of hazardous waste, and other sites where environmental releases have occurred. The SWRCB Geotracker website did not identify any cleanup sites on the subject parcel. The closest site is a closed LUST case (T0602300513) located at 44670 Mattole Road (the Honeydew Country Store). The project site is not on any other Cortese List site (California Environmental Protection Agency, 2018). Therefore, the project is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment.

e) Finding: The project would not be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area. *No impact.*

The project site is not located within two miles of a public airport or public use airport or private airstrip. The closest airport is the Garberville Airport which is approximately 19 aerial miles southeast of the project site. The second closest public airport is the Rohnerville Airport approximately 22 aerial miles north of the project site. Therefore, the project would not result in a safety hazard for people residing or working in the project area.

f) Finding: The project would not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan. *Less than significant impact.*

The proposed project would use existing roadways (Mattole Road and Old Hindley Ranch Road) to access the project site which the Public Works Department has determined are adequate to serve the proposed project. The project also proposes to improve and extend the existing access road, including emergency turnarounds, within the project site to serve the proposed cannabis uses. The proposed access improvements would improve emergency access and circulation within the project site.

The project would be required to comply with the Humboldt County Fire Safe Ordinance 1952, which the California Board of Forestry and Fire Protection has accepted as functionally equivalent to PRC 4290. The County Fire Safe Ordinance provides specific standards for roads providing ingress and egress, signing of streets and buildings, minimum water supply requirements, and setback distances for maintaining defensible space (CALFIRE, 2017). The improvement plans for the proposed project would be reviewed to verify compliance with the County's Fire Safe Ordinance which would ensure that adequate access for emergency response and evacuation is provided. As such, this project would not interfere with any emergency response or evacuation plan. Therefore, the proposed project would not impair the implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan.

g) Finding: The project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to an urbanized area or where residences are intermixed with wildlands. *Less than significant impact.*

Fire protection in Humboldt County is provided by local districts, cities, and CALFIRE. The project site is within the Honeydew Volunteer Fire Company. CALFIRE identifies fire hazard severity zones in State Responsibility Areas (SRA) throughout California. According to Humboldt County Web GIS mapping, the project area is located in a high and moderate (along the Mattole River) fire hazard severity zone within the SRA. The County of Humboldt Office of Emergency Services coordinates emergency response in Humboldt County through the Humboldt Operational Area. The Humboldt Operational Area is composed of the County of Humboldt, serving as the lead agency, and all political subdivisions (cities and Special Districts) within the county.

The risk of causing a wildfire would not be significant during construction and operation because project activities would occur on previously disturbed ground. Equipment shall be "fire-safe", i.e. operating under a fire safety plan and equipped with spark arrestors. The access road shall be maintained in a state such that it is free of vegetation during times of activity.

Fueling of vehicles/equipment during construction activities would occur off-site or be transported and dispensed from pick-up trucks equipped for such a purpose. During long-term operation of the project, fuel would be stored on-site for equipment use in containers designed for fuel storage that includes secondary containment (Mitigation Measure BIO-2f, g).

As required by fire code, all of the existing and proposed buildings, except the greenhouse structures, would be developed with fire suppression systems. In addition, SRA improvements include management of trees and vegetation around existing structures to maintain the required 100-foot defensible space and all structures on the property meet the 30-foot SRA setback requirement from property lines. Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

Findings:

a) The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials: **Less than significant impact**.

b) The project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment: **Less than significant impact**.

c) The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school: **No impact**.

d) The project would not be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment: **Less than significant impact**.

e) The project would not, for a project located within an airport land use plan or, where such a plan has not been adopted, be within two miles of a public airport or public use airport or result in a safety hazard or excessive noise for people residing or working in the project area: **No impact**.
f) The project would not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan: **Less than significant impact**.
g) The project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires: **Less than significant impact**.

X. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☒	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:				
(i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☒	☐	☐
(iv) impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☒	☐	☐

Setting:
This project is located within the Mattole River Watershed in the unincorporated Honeydew area. The Mattole River starts in northern Mendocino County, and flows north 62 river miles, through steep, forested lands in Humboldt County and into the ocean ten miles south of Cape Mendocino. The watershed encompasses an area of approximately 194,560 acres (304 square miles) and supports a population of over 2,000 people. The area is subject to intense rainfall from 79 inches per year near the mouth of the river to 115 inches per year near Honeydew. The main tributaries to the Mattole River include East Branch North Fork Mattole, Upper North Fork Mattole, Mill Creek, Squaw Creek, Bear Creek, Thompson Creek, Honeydew Creek, and Bridge Creek. (Regional Water Quality Control Board, 2005; Pg. 60)

The project site is located on APN 107-272-005 directly north of the Mattole River. The project site is relatively flat with elevations ranging from approximately 219 to 308 feet above mean sea level. The site is not connected to a municipal storm drainage system. Stormwater infrastructure at the project site consists of palustrine wetlands surrounding one seasonally flowing water drainage located in the northwest

region of the property which crosses underneath the primary access road to the property via a 30-inch diameter culvert.

According to FEMA Flood Insurance Rate Map (FIRM) Number 06023C1800F (Effective Date: November 4, 2016) the southern portion of the project site (approximately nine acres) along the Mattole River is within the 100-year flood zone. The remaining portion of the project site is outside the 100-year and 500-year flood zones. The project is not in an area that is at risk from dam failure, seiche, tsunami, or mudflow.

Analysis:

a) Finding: The project would not violate any water quality standards or waste discharge requirements. *Less than significant impact with mitigation incorporated.*

Discussion: The surface water features on the project site include the Mattole River, wetlands and drainages. Water quality in the Mattole River watershed is influenced by stormwater runoff from a variety of land uses. It is reasonable to assume that the water quality in the vicinity of the project site is typical of the water quality in other rural communities containing rural residential and agricultural uses.

Construction of the proposed project at the site would require placement of fill, grading, storage and use of construction materials, and the operation of heavy equipment. Until construction at the site is complete, soil particulates may become entrained in stormwater resulting in sediment being discharged from the site. In addition, stormwater discharge may include debris, particulate, and petroleum hydrocarbons as a result of improper storage of construction materials, improper disposal of construction wastes, discharges resulting from construction dewatering activities, and spilled petroleum products.

Since the proposed project would disturb more than one acre of the site, the project would be subject to the requirements of the SWRCB Construction General Permit (CGP). The SWRCB CGP would require the preparation of a SWPPP which documents the stormwater dynamics at the site, the BMPs and water quality protection measures that are used, and the frequency of inspections. BMPs are activities or measures determined to be practicable, acceptable to the public, and cost effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. Implementation of the SWPPP would ensure that water quality is protected during construction activities and long-term operation of the project.

The project site is not located within an area served by a wastewater treatment system. As such, the proposed project would be served by an existing on-site septic system and leachfield. The processing facility would include a restroom with a working flushable toilet as well as a sink with cold and hot running water provided by an on-demand electric water heater. As shown on the proposed site plan, the existing septic system is located in the north-central portion of the site south of the existing garage and storage structure and north of the existing residence. The applicant shall secure the approval of the Division of Environmental Health and the Regional Water Quality Control Board that the on-site waste water disposal system is capable of handling the peak number of employees (24) prior to the issuance of a building permit.

The proposed project would increase the amount of impermeable surface within the project site by approximately 3.5 acres, through the construction of the nursery and processing facility and lined pond for rainwater catchment. This increase in impermeable surface would directly increase the rate of runoff and the volume generated during storm events. However, the WRPP showed no evidence of surface runoff associated with the cultivation, nor was there evidence that it had occurred in the past. The area has vegetation ground cover consisting of native and non-native grasses with no evidence of leaching from cultivation related activities. To further prevent runoff to riparian areas, water conservation and containment measures would be implemented including the use of hand irrigation to prevent excessive water use, and the maintenance of a stable, vegetated buffer between the cultivation area and riparian zone.

The WRPP includes erosion and sediment control BMP's designed to prevent, contain, and reduce sources of sediment. The WRPP also includes corrective actions to reduce sediment delivery, including stream crossing culvert maintenance and replacement and access road maintenance. Additionally, the WRPP requires mulch piles and spoils from any grading to be stored in a designated location away from watercourses. This has been included as Mitigation Measure HYD-1 for the proposed project. Therefore, the proposed project would not violate any water quality standards or waste discharge requirements.

b) Finding: The project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. *Less than significant impact.*

Discussion: The proposed project is not anticipated to substantially deplete groundwater supplies or affect the production rate of nearby wells because water sources used for the project would include rainwater capture and use of the existing well. CDFW has given written permission per the site's 1602 permit to use the existing groundwater well for agricultural irrigation for up to two acres of cannabis for the 2018 season – a period that is to proceed the construction of a 3-million-gallon rain-catchment pond; all surface water diversions after October 31, 2018, are confined to the period of December 15 through May 1 of any year (Water Diversion measure 2.11 in #1600-2017-0436-01) in order to avoid impacts to special-status aquatic species resulting from increased water temperatures or reduced in-stream flows resulting from such surface water diversions (see Mitigation Measure BIO-3). At full buildout of the project, the site would use well water for domestic needs in the existing and proposed structures, and captured rainwater would be used for irrigation of cannabis. Therefore, the proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

c i) Finding: The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site. *Less than significant impact.*

Discussion: The surface water features on the project site include the Mattole River, wetlands and drainages. The project would occur on the elevated portion of the site outside of the Mattole River riparian corridor and does not propose any activities that would alter the course of the Mattole River or the seasonal drainage feeding wetlands in the northwestern portion of the site.

The rainwater catchment pond would include a pond spillway which would be armored to prevent erosion when the pond overflows during a heavy rainfall event. The pond would be designed and built to withstand a 100-year flood event and control concentrated overflow. The spillway would prevent surface overflow from reaching waters of the State. Therefore, the proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.

c ii) Finding: The project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. *Less than significant impact with mitigation incorporated.*

Discussion: The surface water features on the project site include the Mattole River, wetlands, and drainages. The project would occur on the elevated portion of the site outside of the Mattole River riparian corridor and does not propose any activities that would alter the course of the Mattole River, the wetlands in the northwestern portion of the site, or any drainage (see Mitigation Measure BIO-1h, BIO-2e–j).

An increase in stormwater runoff would occur due to the increase in impervious surfaces from the proposed project. As described in subsection (a), the project would increase the amount of impermeable surface within the project site by approximately 3.5 acres, through the construction of the nursery, greenhouses, processing facility, and lined pond for rainwater catchment. Although the stormwater volume would increase with the development of additional impervious surface, the rainwater catchment pond would be capable of collecting up to three million gallons of runoff. The WRPP showed no evidence of surface runoff associated with the cultivation, nor was there evidence that it had occurred in the past. The area has vegetation ground cover consisting of native grasses with no evidence of leaching from cultivation related activities. To further prevent runoff to riparian areas, water conservation and containment measures would be implemented including the use of hand irrigation to prevent excessive water use, and the maintenance of a stable, vegetated buffer between the cultivation area and riparian zone.

As described above under subsection c i), the rainwater catchment pond spillway would be armored to prevent erosion when the pond overflows during a heavy rainfall event and the pond would be built to withstand a 100-year flood event and control concentrated overflow. Therefore, the proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

c iii) Finding: The project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. *Less than significant impact with mitigation incorporated.*

Discussion: The project site does not drain to a municipal storm drainage system. The project site currently contains drainage ditches and native grasses. As discussed in subsection c), an increase in stormwater runoff would occur due to the increase in impervious surface from the proposed project. Although the stormwater volume would increase with the development of additional impervious surface, the rainwater catchment pond would be capable of collecting up to three million gallons of runoff. The WRPP showed no evidence of surface runoff associated with the existing cultivation, nor was there evidence that it had occurred in the past. The area has vegetation ground cover consisting of native grasses with no evidence of leaching from cultivation related activities. To further prevent runoff to riparian areas, water conservation and containment measures would be implemented including the use of hand irrigation to prevent excessive water use, and the maintenance of a stable, vegetated buffer between the cultivation area and riparian zone. This has been included as Mitigation Measure HYD-1 and BIO-1 for the proposed project. Therefore, the project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

c iv) Finding: The project would not impede or redirect flood flows. *No impact.*

Discussion: According to FEMA FIRM Map Number 06023C1800F (Effective Date: November 4, 2016) the southern portion of the project site (approximately nine acres) along the Mattole River is within the 100-year flood zone. The remaining portion of the project site is outside the 100-year and 500-year flood zones. However, the proposed project footprint is located on an elevated portion of the site that is located outside of the 100-year flood hazard area. Therefore, the proposed project would not place structures within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

d) Finding: The project would not in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation. *No impact.*

The project is not in an area that is at risk from flood hazard, seiche, or tsunami. The project is not located near a large body of water capable of producing a seiche and is not located near the coast in a tsunami inundation area. Therefore, the proposed project would not result in inundation by flood hazard, seiche or tsunami.

No levee or dam construction is associated with the proposed project. As noted previously, the project would not be located within a 100-year flood zone and would not expose people or structures to any other kind of flooding event. The project site is not located within a dam failure inundation area according to the Humboldt County Web GIS system. Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

e) Finding: The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. *Less than significant impact with mitigation.*

Discussion: There are no conditions associated with the proposed project that would result in a conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan beyond what is described in the responses to subsections a) – d) above. The project includes the applicant proposed operating restrictions and Mitigation Measure HYD-1 to ensure BMPs are used to prevent erosion, to prevent overflow of the rainwater catchment pond, and adherence to the WRPP. Therefore, the proposed project would not otherwise substantially degrade water quality or conflict with or obstruct a water quality control plan or sustainable groundwater management plan.

Applicant Proposed Operation Restrictions:

HWQ-1. Construction activities would incorporate Best Management Practices and the standard erosion control measures of Section 3432.9 of the Humboldt County Framework Plan. These measures would be incorporated in all building and grading permit applications and would be implemented at the time of ground disturbance.

HWQ-2. To prevent overflow of the rainwater catchment pond from occurring when it is full during a heavy rainfall event, the pond would be designed to overflow to the pond spillway.

Mitigation:

HYD-1. To address the increase in stormwater runoff that would occur due to the increase in impervious surface from the proposed project (3.5 acres), Humboldt County shall ensure that the applicant adheres to the WRPP (June 2018) corrective actions including, but not limited to, stream crossing culvert maintenance and replacement and access road maintenance.

Findings:

a) The project would not violate any water quality standards or waste discharge requirements or otherwise degrade surface or ground water quality: **Less than significant impact with mitigation incorporated.**
b) The project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin): **Less than significant impact**.
c i) The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site: **Less than significant impact.**
c ii) The project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site: **Less than significant impact with mitigation incorporated.**
c iii) The project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff: **Less than significant impact with mitigation incorporated.**

c iv) The project would not impede or redirect flood flows: **No impact.**
d) The project would not in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation: **No impact**.
e) The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan: **No impact**.

XI. LAND USE AND PLANNING. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Setting:
The project parcel is currently developed with a 16,175 SF mixed light cultivation area, a 2,800 SF processing facility, two 600 SF storage sheds, and a 2,100 SF barn. The majority of the site shows evidence of previous disturbances related to past agricultural activities. According to Humboldt County Web GIS mapping, the property contains prime agricultural soils classified as Et2 (Ettersberg loam, 0 to 3 percent slopes, Storie Index Rating of 61 and a Soil Capability Classification of I) in the central and northeastern areas of the site. The subject parcel is surrounded by agricultural land, grassland, rural residential uses, the Mattole River, and hills.

The project site is zoned AG, with a Special Building Site combining zone specifying that the minimum parcel size is per the subdivision map of record (B-6). The General Plan Land Use designation is AE with a density of 160 to 20 acres per dwelling unit.

Analysis:
a) Finding: The project would not physically divide an established community. *No impact.*

Discussion: In addition to the existing cultivation area, processing facility, storage sheds and barn, the project proposes the use of nine RRR sites, a nursery, a processing facility, extension of the access road, and a rain catchment pond. The subject parcel is located in an unincorporated rural area of the County. No aspect of the project would physically divide an established community.

b) Finding: The project would not Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. *Less than significant impact.*

Discussion: The project site is zoned AG-B-6 and designated AE. Per the Humboldt County Medical Marijuana Land Use Ordinance, the proposed project would require approval of a CUP and SP for the cultivation and processing of cannabis products.

In addition, the proposed project would otherwise not conflict with any applicable goals, objectives, and policies of the Humboldt County General Plan and Zoning Ordinance. As discussed throughout this document, in all instances where potentially significant impacts have been identified, mitigation is provided to reduce each impact to less than significant levels.

The analysis contained in this document addressed the potential conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect including, but not limited to, Humboldt County General Plan and Land Use Ordinance, Humboldt County Draft Climate Action

Plan (2012), HCAOG 20-Year Regional Transportation Plan (2017 Update), HCAOG Regional Bicycle Plan Update (2018), and NCUQMD Particulate Matter (PM10) Draft Attainment Plan (1995).

Therefore, based on the analysis conducted in this document, it was determined that the project was not in conflict with any adopted land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.

Findings:
a) The project would not physically divide an established community: **No impact**.
b) The project would not Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environ-mental effect: **Less than significant impact**.

XII. MINERAL RESOURCES. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Setting:
The Mattole River contains sand and gravel resources that are mined annually and one mineral extraction-site approximately 0.4 miles north off of Mattole Road.

Analysis:
a) Finding: The project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. *No impact.*

Discussion: No known mineral resources have been identified on the project site and the mineral resources available in the Mattole River and Honeydew area would not be impacted by the location of the project at the project site. Therefore, the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

b) Finding: The project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. *No impact.*

Discussion:
The project site is located in a rural area of the County above the Mattole River. Figure 10.1 (Rock and Mineral Extraction-sites) of the Humboldt County General Plan, does not identify the project site as a rock and mineral extraction-site. No known mineral resources have been identified on the project site. Therefore, the proposed project would not result in the loss of availability of a locally-important mineral resource site delineated on a local general plan, specific plan or other land use plan.

Findings:

a) The project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state: **No impact.**
b) The project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan: **No impact.**

XIII. NOISE. Would the project result in:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Setting:
The project site is surrounded by agricultural land, grassland, rural residential uses, the Mattole River, and hills. The site is currently developed with a 2,800 SF processing facility, two 600 SF storage sheds, a 2,100 SF barn, and five greenhouses. The Mattole River is located on the southern portion of the project site. Ambient noise levels in the vicinity of the project site are low due to the rural nature of the project area and no major roadways or industrial or commercial uses.

The noise standards in the Humboldt County General Plan are based on the Community Noise Equivalent Level (CNEL), which is a measure that describes average noise exposure over a period of time. "Because communities are more sensitive to impacts from nighttime noise, noise descriptors must specifically take this time period into account. Common measures include the CNEL and the Day-Night Average Level (Ldn). Both reflect noise exposure over an average day, with greater weight given to noise occurring during the evening and night. The two descriptors are roughly equivalent but CNEL is used in this Plan for regulating cumulative noise exposure over a 24-hour period."

A standard construction wood frame house reduces noise transmission by 15 dB. Since interior noise levels for residences are not to exceed 45 dB, the maximum exterior noise level for residences is 60 dB without requiring additional insulation. In areas where CNEL noise levels exceed 60 dB, the need for additional noise insulation would vary depending on the land use designation; adjacent uses; distance-to-noise source; and, intervening topography, vegetation, and other buffers. The building code provides standards for meeting noise insulation requirements. (Humboldt County, 2017)

According to Table 13-C (Land Use/Noise Compatibility Standards) in the Humboldt County General Plan, normally acceptable noise levels go up to 91+ dB in an Agriculture land use category. Per Policy N-S1, the Land Use/Noise Compatibility Standards (Table 13-C) shall be used as a guide to ensure compatibility of land uses. Development may occur in areas identified as "normally unacceptable" if mitigation measures can reduce indoor noise levels to "Maximum Interior Noise Levels" and outdoor noise levels to the maximum "Normally Acceptable" value for the given Land Use Category.

Analysis:

a) Finding: The project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. *Less than significant impact with mitigation incorporated.*

Discussion: The project proposes the cultivation and processing of cannabis products on an existing cannabis cultivation-site in the Honeydew area. As noted above, the existing County noise standard utilizes an averaging mechanism (dB Ldn) applicable to activities that generate sound sources averaged over a 24-hour period of time. This type of measurement is commonly used for measuring highway noise or industrial operations. A 10-dB addition is added to noise levels occurring at nighttime – between 10:00 p.m. and 7:00 a.m. Utilizing a typical standard of 45 dB Ldn interior noise level allows for a maximum of 60 dB Ldn for 'normally acceptable' exterior levels.

Activities associated with cultivation in the greenhouses (watering, transplanting, and harvesting) generally occur during daylight hours. All other activities such as processing typically occur no earlier than 6 AM and extend no later than 8 PM. The project is proposed to occur between the months of February and October with increased activity in the fall. Noise sources that would be generated by this project would include temporary construction, employee vehicle traffic, delivery truck traffic, equipment use, and the back-up generators during power outages.

The proposed project is not expected to result in a significant temporary or periodic increase in ambient noise levels given the type of use (i.e., cannabis facility) and size of the project, and the fact that existing cultivation activities have taken place on the project site. Construction activities would result in short-term increases in ambient noise levels due to the use of heavy equipment. To ensure that impacts from construction noise levels are reduced to less than significant Mitigation Measure NOI-1 is incorporated.

To ensure that the project has back-up power in the case of a power outage during long-term operation, existing generators would be used. To buffer noise levels generated by use of the back-up generators, generators would be housed in one of the sheds. Therefore, with the proposed mitigation measure, the proposed project would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

During the construction phase of the project, noise from construction activities would add to the noise environment in the immediate project vicinity. This noise increase would be of short duration and would occur during daytime hours. It is anticipated that construction would take approximately 3-4 months. Activities involved in construction would generate maximum noise levels, as indicated in Table 1, ranging from approximately 85 to 87 dB at a distance of 50 feet.

Table 1: Construction Equipment Noise

Type of Equipment	Maximum Level, dB at 50 feet
Bulldozers	87
Heavy Trucks	88
Backhoe	85
Pneumatic Tools	85

Source: Cunniff, 1977

The proposed project is not expected to result in a significant increase in permanent ambient noise levels given the type of use (i.e. cannabis facility) and size of the project, and the fact that existing cultivation activities have taken place on the project site. Construction activities would

result in short-term increases in ambient noise levels due to the use of heavy equipment. Therefore, the proposed project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

Due to the size of the parcel (approximately 49 acres), surrounding topography, and distance to neighboring residences, temporary construction noise would be reduced beyond the boundaries of the site to acceptable levels. However, to ensure impacts from construction noise levels are reduced to a less than significant level, Mitigation Measure NOI-1 is incorporated.

Long-term operation of the cannabis facility is not expected to generate significant noise levels that would exceed the Humboldt County General Plan Noise Element standards. Many of the proposed activities would take place within the existing and new buildings which would significantly reduce noise levels. The project would involve the use of light-duty equipment for cultivation activities that would not result in excessive noise levels. The outdoor cultivation activities would be similar to noise levels currently occurring from existing and surrounding agricultural operations and traffic on local roadways.

Use of the on-site generators is limited to power outage events, and follows all guidelines set up by Humboldt County and the State of California. The generators are located away from the property line to ensure that noise level does not exceed 50 dB, the current decibel reading is 38.7 Db at the property line according to the Cultivation and Operations Plan (Six Rivers Construction & Consulting, 2018b). To buffer noise levels generated by use of the back-up generators, generators would be housed in one of the sheds or otherwise audibly shielded (Mitigation Measure BIO-4a). HVAC units and some filter equipment would be installed to minimize odors and dust that may result in some minor noise on the exterior of the buildings.

The project would be conditioned to comply with the County's noise regulations which would ensure that impacts from the proposed project would be less than significant. Since the proposed project would be located near existing agricultural uses and in a rural environment, noise levels are anticipated to be less than significant. Therefore, with implementation of Mitigation Measure NOI-1, the proposed project would not expose persons to or result in the generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standard of other agencies.

b) Finding: The project would not generate excessive groundborne vibration or groundborne noise levels. *Less than significant impact.*

Discussion: Neither the short-term construction activities nor the proposed cannabis cultivation and processing activities would be expected to generate significant groundborne noise or vibration. Some short-term minor vibrations from excavation and grading may occur during construction but would be minimized by the same mitigation that limits hours of construction for noise. Therefore, the proposed project would not expose persons to or generate excessive groundborne vibration or groundborne noise levels.

c) Finding: The project would not, for a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels. *No impact.*

Discussion: There are no private airstrips in the project area. Therefore, the proposed project would not be within the vicinity of a private airstrip, nor result in a safety hazard for people residing or working in the project area. Therefore, the proposed project would not expose people residing or working in the project area to excessive noise levels. The project site is not located within two miles of a public airport or public use airport. The closest airport is the Garberville Airport which is approximately 19 aerial miles southeast of the project site. The second closest public airport is the

Rohnerville Airport approximately 22 aerial miles north of the project site. Therefore, the proposed project would not expose people residing or working in the project are to excessive noise levels.

Applicant Proposed Operating Restrictions:
NO-1. Applicant shall ensure that noise generated by operation of the project shall not exceed 60 dB Ldn at the exterior of adjacent residential uses.

NO-2. To ensure compliance with the County's 60 dB Ldn noise standard when the back-up generators are used during power outages, generators would be used that are designed within enclosures that provide noise attenuation.

Mitigation:
NOI-1. The County of Humboldt shall ensure that the following shall apply to construction noise from tools and equipment:

a) The operation of tools or equipment used in construction, drilling, repair, alteration or demolition shall be limited to between the hours of 8 AM and 5 PM Monday through Friday, and between 9 AM and 5 PM on Saturdays.

b) No heavy equipment related construction activities shall be allowed on Sundays or holidays.

c) All stationary and construction equipment shall be maintained in good working order and fitted with factory approved muffler systems.

Findings:
a) The project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies: **Less than significant impact with mitigation incorporated.**
b) The project would not generate excessive groundborne vibration or groundborne noise levels: **Less than significant impact**.
c) The project would not, for a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels: **No impact**.

XIV. POPULATION AND HOUSING. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Setting:
Humboldt County is a rural county with a large land area and low population density. The 2010 Census reported the county's population to be 134,623, which represents an increase of 8,105 over the population reported in the 2000 Census. The California Department of Finance (DOF) prepares estimates of statewide, county, and city populations for years between the decennial census that are used by state and local government to allocate funding and for planning purposes. The DOF estimates the 2018 population of Humboldt County to be 136,002, which is an increase of 1,379 people since the 2010 Census (California Department of Finance, 2018a).

The DOF also develops projections of State and county population 50 years beyond the decennial census. Between 2010 and 2020, the Humboldt County population is projected to increase by approximately 1.9%, from 134,998 to 137,711 (an increase of 2,713 people). Between 2020 and 2030, the population is projected to increase by approximately two percent, from 137,711 to 140,779 (an increase of 3,068 people) (California Department of Finance, 2018b).

According to the county's website, Honeydew has a population of approximately 400 people.

Analysis:

a) Finding: The project would not induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). *Less than significant impact.*

Discussion: The proposed project would provide employment for approximately 12 full-time persons during the growing season March to November and up to 18 temporary employees from September to December. Relocating nine current RRR sites on the project site would provide a centralized location for cannabis cultivation and processing and would reduce vehicle miles traveled by employees in the county who would have traveled to more distant rural properties in the area to conduct cultivation and processing activities. Growth inducing impacts are generally caused by projects that have a direct or indirect effect on economic growth, population growth, or when the project taxes community service facilities which require upgrades beyond the existing remaining capacity. Therefore, the proposed project would not induce substantial population growth in the area either directly or indirectly.

b) Finding: The project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. *No impact.*

Discussion: The proposed project would not displace people or existing housing. The existing residence on the project site is proposed to remain and would provide housing for the property owner/Agent in Charge. Therefore, the proposed project would not displace a substantial number of existing housing, necessitating the construction of replacement housing elsewhere.

Findings:

a) The project would not induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure): **Less than significant impact**.
b) The project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere: **No impact**.

XV. PUBLIC SERVICES. Would the project:

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	☐	☐	☒	☐
ii. Police protection?	☐	☒	☐	☐
iii. Schools?	☐	☐	☐	☒
iv. Parks?	☐	☐	☒	☐

v. Other public facilities? ☐ ☐ ☐ ☒

Setting:
Fire protection in Humboldt County is provided by local districts, cities, and CALFIRE. The project site is within the boundaries of the Honeydew Volunteer Fire Company. The Honeydew Volunteer Fire Company provides fire protection services to the unincorporated area of Honeydew. The Honeydew Volunteer Fire Company is responsible for covering approximately 75 square miles and they have four stations, 20 volunteer firefighters and seven volunteer non-firefighters.

The project site is also located within the State Responsibility Area (SRA), which means that fire protection services for wildland fires are provided by CAL FIRE. CAL FIRE has responsibility for enforcement of Fire Safe Standards as required by Public Resources Code 4290 and 4291. Also, CAL FIRE is the primary command and control dispatch for most local agency fire districts and departments.

The Humboldt County Sheriff's Office is responsible for law enforcement in the unincorporated areas of the County including the Honeydew area. The Humboldt County Sheriff's Office provides a variety of public safety services countywide (court and corrections services) and law enforcement services for the unincorporated areas of the County. The California Highway Patrol is responsible for enforcing traffic laws on roadways within the unincorporated areas and on state highways throughout the County. The Sheriff's Office Operations Bureau is made up of seven units under the command of the Undersheriff. The most visible of these units is the Patrol Unit. Sheriff's Deputies assigned to the Patrol Unit are responsible for responding to emergency calls for service, criminal investigations, and crime prevention through neighborhood and beat patrols. Patrol has one main station in Eureka, and substations in Garberville and McKinleyville. The Garberville substation patrols the Honeydew area. According to the Humboldt County General Plan Update Draft EIR, in the more rural areas of the county, like the project area, maximum response times may reach 50 minutes because of longer travel distances, varied topography, available resources, and the location of the Sheriff Deputy on patrol in relation to the incident (Humboldt County 2012).

The closest school to the project site is the Salmon Creek Community School which is approximately 10.5 miles east of the project site. Salmon Creek Community School is a private nonprofit school, established in 1970 to meet the educational needs of the children in the rural county area.

There are no public parks in the project vicinity. The closest park to the project site is the Arthur W. Way County Park located along the Mattole River approximately six aerial miles west of the project site. The King Range National Conservation Area is several miles south of the project site and the Humboldt Redwoods State Park is several miles to the east-northeast of the site.

Analysis:
a i.) Finding: The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services for fire protection. *Less than significant impact.*

Discussion: During peak operations, the project would provide employment for approximately 12 full-time persons and up to 18 temporary employees (September to December) which would not significantly increase the population in the Honeydew area as the nine RRR sites currently exist on other properties in the area. As required by fire code, all of the proposed buildings, except the greenhouse structures, would be developed with fire suppression systems.

The project would be required to comply with the Humboldt County Fire Safe Ordinance 1952, which the California Board of Forestry and Fire Protection has accepted as functionally equivalent to PRC 4290. The County Fire Safe Ordinance provides specific standards for roads providing

ingress and egress, signing of streets and buildings, minimum water supply requirements, and setback distances for maintaining defensible space. The improvement plans for the proposed project would be reviewed to verify compliance with the County's Fire Safe Ordinance.

Due to the nature of the proposed cannabis uses and required compliance with fire code requirements, it is not anticipated that the project would result in a significant increase in the number of calls-for-service to which the Honeydew Volunteer Fire Company responds. As such, the project would not result in the need for new or physically altered fire protection facilities. Therefore, impacts to fire protection services from the proposed project are considered less than significant.

a ii.) Finding: The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services for police protection. *Less than significant impact with mitigation incorporated.*

Discussion: The Humboldt County Sheriff's Office is responsible for law enforcement in the unincorporated areas of the County including the Honeydew area. The Sheriff's Department Garberville substation patrols the Honeydew area. According to the Humboldt County General Plan Update Draft EIR, in the more rural areas of the county, like the project area, maximum response times may reach 50 minutes because of longer travel distances, varied topography, available resources, and the location of the Sheriff Deputy on patrol in relation to the incident (Humboldt County 2012).

Due to the nature of the proposed project, there is the potential for security to be an issue and place a greater demand on law enforcement services provided by the County Sheriff's Department. To address potential security issues, the applicant would implement the detailed security plan contained in the Cultivation and Operations plan prepared for the project (Six Rivers Construction and Consulting, 2018a). Implementation of the security plan measures would minimize impacts on local law enforcement. This has been included as Mitigation Measure PUB-1 for the proposed project. As such, the project would not result in the need for new or physically altered law enforcement facilities. Therefore, with the proposed mitigation, impacts to law enforcement services from the proposed project are considered less than significant.

a iii.) Finding: The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services schools. *No impact.*

Discussion: Since the project does not propose residential development and would not increase the population in the Honeydew area, the project would not create a need for new schools or increase any school population. Therefore, there would be no impact to local schools.

a iv.) Finding: The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services for parks. *Less than significant impact.*

Discussion: There are no public parks in the project vicinity. The closest park to the project site is the Arthur W. Way County Park located along the Mattole River approximately six aerial miles

west of the project site. The King Range National Conservation Area and Humboldt Redwoods State Park are several miles to the south and east-northeast, respectively, of the site.

During peak operations, the project would provide employment for approximately 12 full-time persons and up to 18 temporary employees (September to December) and would not significantly increase the population in the Honeydew area. Since the project does not propose residential development and would not significantly increase the population in the Honeydew area, the project would not significantly increase the demand on public parks. Therefore, impacts to local public parks from the proposed project are considered less than significant.

a v.) Finding: The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services for other public facilities. *No impact.*

Discussion: During peak operations, the project would provide employment for approximately 12 full-time persons and up to 18 temporary employees (September to December) and would not significantly increase the population in the Honeydew area. Since the project does not propose residential development and would not significantly increase the population in the area, the project would not significantly increase the demand for other public facilities including public health services and library services. Therefore, there would be no impact to other public services or facilities.

Mitigation:
PUB-1. The County of Humboldt shall ensure that the applicant implements the detailed security plan contained in the Cultivation and Operations Plan prepared for the project (Six Rivers Construction and Consulting, 2018a). Implementation of the security plan measures would minimize impacts on local law enforcement service provided by the County Sheriff's Department.

Findings:
a) The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services for fire protection: **Less than significant impact**.
b) The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services for police protection: **Less than significant impact with mitigation incorporated.**
c) The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services schools: **No impact**.
d) The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services for parks: **Less than significant impact**.
e) The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facil-

ities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services for other public facilities: **No impact.**

XVI. RECREATION.	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Setting:
See Section 14 Public Services (Setting) for a discussion of parks and recreational resources in the region.

Analysis:
a) Finding: The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. *Less than significant impact.*

Discussion: During peak operations, the project would provide employment for approximately 12 full-time persons and up to 18 temporary employees (September to December) and would not significantly increase the population in the Honeydew area. Since the project does not propose residential development and would not significantly increase the population in the area, the project would not significantly increase the demand for public parks.

b) Finding: The project would not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. *Less than significant impact.*

Discussion: The project does not include recreational facilities and would not require the construction or expansion of recreational facilities. The project would provide employment for approximately 12 full-time persons and up to 18 temporary employees (September to December) and would not significantly increase the population in the Honeydew area. Since the project does not propose residential development and would not significantly increase the population in the area, the project would not significantly increase the demand for recreational facilities.

Findings:
a) The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated: **Less than significant impact.**

b) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment: **Less than significant impact**.

XVII. TRANSPORTATION. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Setting:
The project site is approximately 49 acres in size and located directly adjacent to the Mattole River in the Honeydew area of Humboldt County. The project site is accessed from Old Hindley Ranch Road off of Mattole Road in the Honeydew area. Old Hindley Ranch Road is an unpaved rural county roadway that is approximately 20 feet wide. The existing access road to the project site is off Old Hindley Ranch Road and is in good condition. As stated in Section VIII (Greenhouse Gas Emissions), up to eight vehicle/truck trips (four in/four out) per day or approximately 2,016 trips per year would be generated by the project during operation once all phases of the project are complete. During the peak processing period (September through December), it is expected that an additional nine trips per day would be made by temporary employees. By comparison, the development of 38 single-family residences would generate 363 vehicle trips per day (9.57 trips per residential unit) or 132,495 vehicle trips per year (ITE, 2008).

There are no highways in the project vicinity. Hwy 101 is approximately 12 aerial miles west of the project site.

There are no Class I, II, or III bicycle facilities in the project vicinity; however, the Humboldt Regional Bicycle Plan Update 2018 identifies Mattole Road as a proposed Class III bicycle facility. According to the Humboldt Transit Authority website there is no public transit available in the project area. The nearest available transit system is the Redwood Transit System which connects Eureka in the north to Benbow in the south (Humboldt Transit Authority, 2018).

The closest airport to the project site is the Garberville Airport which is approximately 19 aerial miles southeast of the project site. The second closest public airport is the Rohnerville Airport approximately 22 aerial miles north of the project site.

Analysis:
a) Finding: The project would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. *Less than significant impact.*

Discussion: The project site would be accessed by Old Hindley Ranch Road via Mattole Road. Old Hindley Ranch Road is an unpaved rural county roadway that is approximately 20 feet wide. Mattole Road is a paved rural county roadway that is 20+ feet wide. Humboldt County Public Works Department requires that roads used for truck traffic must meet Category 4 road standards in being at least 18 feet in width when 2-way traffic is expected. Mattole Road is on the county's list of county-maintained roads that meet (or are equivalent to) Road Category 4 standards for cannabis projects.

The existing access road to the project site is off Old Hindley Ranch Road and is in good condition. A Road Evaluation Report was prepared for Old Hindley Ranch Road and it was determined

that the entire road segment is developed to Category 4 road standards (20 feet wide) or better. The Road Evaluation Report concluded that the roadway can accommodate the cumulative increased traffic from the proposed project and all known cannabis projects identified above.

Construction traffic for the project would result in a short-term increase in construction-related vehicle trips on Mattole Road, Wilder Ridge Road and other rural roadways in the region. Construction would result in vehicle trips by construction workers and haul-truck trips for delivery and disposal of construction materials and spoils to and from construction areas. Due to their short-term nature, construction activities would not result in substantial adverse effects or conflicts with the local roadway system.

Vehicle/truck traffic generated by long-term operation of the project is estimated to generate up to eight trips per day by full time staff (some housing is available onsite) and during the peak processing period it is expected that an additional nine trips per day would be made by temporary employees. These numbers take into consideration cannabis material and supplies being imported to the site and cannabis material being exported from the site.

Humboldt County Public Works Department did not raise any concerns about traffic impacts or the capacity of Old Hindley Ranch Road as part of the Road Evaluation Report. As stated in the 5/8/18 Road Evaluation Report, "*The entire road segment is developed to Category 4 road standards (20 feet wide) or better*." Public Works estimated that Average Daily Traffic (ADT) on Old Hindley Ranch Road is 62 and that the roadway can accommodate the cumulative increased traffic from this project and all known cannabis projects identified above. The ADT is less than 400 so the road is considered very low volume and shall comply with the design standards outlined in the American Association of State Highway and Transportation Officials (AASHTO) *Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT ≤4OO)*.

There are no pedestrian, bicycle or transit facilities in the project vicinity and the project does not include any pedestrian or bicycle facilities. the Humboldt Regional Bicycle Plan Update 2018 identifies Mattole Road as a proposed Class III bicycle facility. Therefore, the proposed project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

Therefore, the proposed project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

b) Finding: The project would not conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b. *Less than significant impact.*

Discussion: The project site is not within ½ mile of a transit stop or along a transit corridor. The nearest available transit system is the Redwood Transit System which connects Eureka in the north to Benbow in the south (Humboldt Transit Authority, 2018). Automobiles would be the primary method of getting to and from the project site during construction and operations. Honeydew Ranch Farm does promote carpooling to help decrease their carbon footprint. Vehicle miles travelled (VMT) is unknown for the proposed project for construction and operations; however, since the site is an RRR receiving site for nine cannabis cultivation applications, it is assumed that total VMT would be less with the proposed project than under existing conditions because the nine sites would be consolidated on the project site rather than spread throughout the County. Therefore, since the project is anticipated to decrease VMT in the project area compared to existing conditions the impact is less than significant.

c) Finding: The project would not substantially increase hazards due to a geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). *Less than significant impact.*

Discussion: The proposed project would use existing roadways (Old Hindley Ranch Road via Mattole Road) to access the project site which the Public Works Department has determined are adequate to serve the proposed project. The project also proposes to improve the existing access road within the project site and add emergency turnarounds to serve the proposed cannabis uses.

As stated in the 5/8/18 Road Evaluation Report, "*The entire road segment is developed to Category 4 road standards (20 feet wide) or better*." Public Works estimated that Average Daily Traffic (ADT) on Old Hindley Ranch Road is 62 and that the roadway can accommodate the cumulative increased traffic from this project and all known cannabis projects identified above. The Publics Works Department did not identify any specific safety problems with the road. All proposed transportation improvements to accommodate the project would be reviewed by and constructed to the standards of the County Engineer and Public Works Department to ensure that no hazardous design features would be developed as part of the project.

The proposed cannabis cultivation activities would occur entirely within the project site which has one entrance that would be used for access. As such, the proposed project would not result in traffic from farm equipment (which would use the site internally) on nearby public roadways. Agricultural uses also occur to the north of the project site which may generate traffic from trucks and farm equipment on Old Hindley Ranch Road. The adjacent agricultural uses to the north also have the option of using Applewood Road to get to Mattole Road, which would further disseminate traffic on local roadways. Therefore, the proposed project would not substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersection) or incompatible uses (e.g. farm equipment).

d) Finding: The project would not result in inadequate emergency access. *Less than significant impact.*

Discussion: The proposed project would use existing roadways (Old Hindley Ranch Road via Mattole Road) to access the project site which the Public Works Department has determined are adequate to serve the proposed project. The project also proposes to improve the existing access road within the project site and add emergency turnarounds to serve the proposed cannabis uses.

The project would be required to comply with the Humboldt County Fire Safe Ordinance 1952, which the California Board of Forestry and Fire Protection has accepted as functionally equivalent to PRC 4290. The County Fire Safe Ordinance provides specific standards for roads providing ingress and egress, signing of streets and buildings, minimum water supply requirements, and setback distances for maintaining defensible space (CALFIRE, 2017). The improvement plans for the proposed project would be reviewed to verify compliance with the County's Fire Safe Ordinance which would ensure that adequate access for emergency vehicles is provided.
Therefore, the proposed project would not result in inadequate emergency access.

Findings:
a) The project would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities: **Less than significant impact**.
b) The project would not conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b: **Less than significant impact**.
c) The project would not substantially increase hazards due to a geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment): **Less than significant impact.**

d) The project would not result in inadequate emergency access: **Less than significant impact.**

XVIII. TRIBAL CULTURAL RESOURCES. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code §5020.1(k)?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of a tribal cultural resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☒	☐	☐

Setting:
The project site is an approximately 49-acre parcel directly north of the Mattole River within the unincorporated Honeydew area on a site that was used in the past for ranching and an orchard. Vegetation surrounding the subject parcel consists of grassland with a few conifer and hardwood stands throughout. Natural ground slopes range from five to 30%.

Analysis:
a) Finding: The project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5. *Less than significant impact with mitigation incorporated*.

Discussion: Ethnographic and historical research identified the project area within the traditional territory of the Mattole, one of the southern bands of Athabaskan speaking peoples. Based on information collected by Mattole Indian Joe Duncan and by a Sinkyone man named Indian Charlie, ethnographer P.E. Goddard described a series of 10 or 12 villages in this area which were ascribed to a separate group than the Mattole Tribe downriver. This group was referred to as the "Upper Mattole" (Baumhoff 1958:199) (William Rich and Associates, 2018). However, due to the parcel's location at a significant bend in the Mattole River, it was requested that a Cultural Resources Investigation be conducted for the proposed project. A Cultural Resources Investigation (January 2018) was completed by William Rich & Associates which concluded on Page 25:

"*It is the opinion of WRA that the background research and field survey methods employed during this investigation were adequately matched to identify cultural resources at this project location. This report concludes that no significant archaeological or historic-period cultural resources that, for the purposes of CEQA (15064.5 (a)), would be considered an historical resource exist in the limits of the project area. Additionally, tribal cultural resources do not appear to be present within the direct project area. At this time, no further archaeological studies are recommended for the project, as it is currently proposed.*"

Although discovery of cultural resources during project construction is not anticipated, Mitigation Measure CUL-1 for the project (see Section 5 – Cultural Resources) would be included to ensure that potential project impacts on inadvertently discovered cultural resources are eliminated or reduced to less than significant levels.

The Bear River Band of the Rohnerville Rancheria did not indicate that tribal cultural resources were present. With the proposed mitigation, the project would not cause a substantial adverse change in the significance of a tribal cultural resource.

b) Finding: The project would not cause a substantial adverse change in the significance of a tribal cultural resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. *Less than significant impact with mitigation incorporated*.

Discussion: As required by AB 52, the County of Humboldt sent requests for formal consultation to four local tribes, including the following: Bear River Band of the Rohnerville Rancheria, Big Lagoon Rancheria, Cher-Ae Heights Indian Community of the Trinidad Rancheria, Hoopa Valley Tribe and Round Valley Reservation/Covelo Indian Community. The County did not receive requests for consultation from any Tribe. The project was referred to Bear River Band of Rohnerville Rancheria and the Intertribal Sinkyone Wilderness Council. Due to the parcel's location at a significant bend in the Mattole River, the County requested that a Cultural Resources Investigation be conducted for the proposed project. Based on this request, a Cultural Resources Investigation (January 2018) was completed by William Rich & Associates for the proposed project. The THPO of the Bear River Band of the Rohnerville Rancheria was contacted during the course of this investigation. This was initiated with the NAHC who were asked to provide a list of Native American individuals to contact for this portion of Humboldt County. William Rich corresponded with THPO Erika Cooper via written letter and email. No concerns were noted.

Upon review of the Cultural Resources Investigation and comments from the THPO of the Bear River Band of the Rohnerville Rancheria, the County of Humboldt determined that the proposed project would not cause a substantial adverse change in the significance of a known tribal cultural resource. However, due to the potential to uncover tribal cultural resources during project construction activities and long-term operation, an inadvertent discovery protocol has been included as Mitigation Measure CUL-1 for the proposed project in Section 5 (Cultural Resources) of this document. With the proposed mitigation, the proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource.

Mitigation:
Same as Mitigation Measure **CUL-1.**

Findings:
a) Cause a substantial adverse change in the significance of a tribal cultural resource listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code §5020.1(k): **Less than significant impact with mitigation incorporated.**
b) Cause a substantial adverse change in the significance of a tribal cultural resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe: **Less than significant impact with mitigation incorporated.**

XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drain-	☐	☐	☒	☐

	age, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c)	Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d)	Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Setting:
The project site is an approximately 49-acre parcel that is located south of Old Hindley Ranch Road within the unincorporated area of Honeydew on a site that was used historically for ranching and an orchard. The subject parcel is currently developed with a 2,800 SF processing facility, two 600 SF storage sheds, a 2,100 SF barn, and five greenhouses.

Sources of water that would be used by the proposed project include the following: 1) rainwater which would be captured in the new 3-million-gallon rainwater catchment pond; and 2) a 60-foot deep well. Wastewater treatment at the site consists of an on-site wastewater treatment system (i.e. septic tank and leachfield). Stormwater infrastructure at the project site consists of palustrine wetlands and one seasonally flowing water drainage located in the northwest region of the property which crosses underneath the primary access road to the property via a 30-inch diameter culvert. Trash and recycling containers are located near the processing building in safe enclosed location. Per the Cultivation and Operations Plan, solid waste and recycling is hauled off-site to the nearest transfer station at least once per week (Six Rivers Construction and Consulting, 2018a).

Analysis:
a) Finding: The project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. *Less than significant impact.*

Discussion: The project site is located within the Honeydew area which does not have a wastewater treatment system. As such, the proposed project would be served by an on-site wastewater treatment system. The project site has a permitted septic system for all existing and propose project uses. The proposed processing building would include one ADA-compliant restroom, including a working flushable toilet as well as a sink with hot and cold running water.

As shown on the proposed site plan, the existing septic system located in the north-central portion of the site south of the existing garage and storage structure and north of the existing residence. A condition of approval would include that the system is designed to adequately treat the estimated wastewater discharge volume and strength from the proposed project (including nine RRR sites) and would be reviewed for compliance with the requirements of the NCRWQCB and Humboldt County Division of Environmental Health (DEH). As such it is not anticipated that the proposed facility would exceed the wastewater treatment requirements of the NCRWQCB.

Therefore, the proposed project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

At full buildout of the project, the site would use well water for domestic needs in the existing and proposed structures, and the captured rainwater would be used for irrigation of the cannabis. The well is located approximately 200 feet west-northwest of the existing residence located in the grassy field by the lone fruit tree. CDFW has given permission via the 1602 Agreement to use the well for up to two acres of cannabis cultivation for the 2018 grow season while pond development is underway. The 3-million-gallon pond would begin to be developed as soon as the Humboldt County Planning Department grants final approval.

The project site is located within the Honeydew area which does not have a wastewater treatment system. As such, the proposed project would be served by the existing on-site wastewater treatment system.

The installation of the rainwater catchment system and existing on-site wastewater treatment system, as proposed by the project, would result in physical impacts to the surface and subsurface of the project site. These impacts are considered to be part of the project's construction phase and are evaluated throughout this document. In instances where significant impacts have been identified for the project's construction phase and long-term operation, mitigation measures have been included to reduce the impacts to less than significant levels. As such, additional mitigation measures beyond those identified throughout this document would not be required. Therefore, the proposed project would not result in significant environmental effects due to the construction of new water or wastewater treatment facilities or the expansion of existing facilities.

The proposed project would increase the amount of impermeable surface within the project site by approximately 3.5 acres, through the construction of the nursery and processing facility and lined pond for rainwater catchment. This increase in impermeable surface would directly increase the rate of runoff and the volume generated during storm events. However, the WRPP showed no evidence of surface runoff associated with the cultivation, nor was there evidence that it had occurred in the past. The area has good vegetation ground cover consisting of native grasses with no evidence of leaching from cultivation related activities. To further prevent runoff to riparian areas, water conservation and containment measures would be implemented including the use of hand irrigation to prevent excessive water use, and the maintenance of a stable, vegetated buffer between the cultivation area and riparian zone.

The installation of on-site project facilities would result in physical impacts to the surface and subsurface of the project site. These impacts are considered to be part of the project's construction phase and are evaluated throughout this document. In instances where significant impacts have been identified for the project's construction phase and long-term operation, mitigation measures have been included to reduce the impacts to less than significant levels. As such, additional mitigation measures beyond those identified throughout this document would not be required. Therefore, the proposed project would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Any surface or stormwater runoff from the site is addressed in Section X (Hydrology & Water Quality) under subsections a) through c).

b) Finding: The project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. *Less than significant impact.*

Discussion: At full buildout of the project, the site would use well water for domestic needs in the existing and proposed structures, and the captured rainwater would be used for irrigation of the cannabis. The location of the well is located over 200 feet away from an unnamed class III stream on the site. Water is then pumped and stored in hard storage tanks during the winter months to assure water levels throughout the year. CDFW (David Manthorn), has given written permission per the 1602 permit to use the existing groundwater well for agricultural irrigation for up to two acres of cannabis for the 2018 season until the 3-million-gallon rain catchment pond has been constructed. Total estimated water usage for a typical year is 270,000 gallons. These sources of water would provide more than enough water for the proposed project. Additionally, the Applicant utilizes water management strategies to conserve and reuse on-site water and fertilizers to achieve net zero discharge. Therefore, the proposed project would have sufficient water supplies available to serve the project from existing entitlements and resources.

c) Finding: The project would not result in a determination by the waste water treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. *No impact.*

Discussion: The project site is located within the Honeydew area which does not have a wastewater treatment system. Due to this, the proposed project would be served by the existing on-site wastewater treatment system which has been designed to adequately treat the estimated wastewater discharge volume and strength from the proposed project and would be reviewed for compliance with the requirements of the NCRWQCB and Humboldt County DEH. Therefore, the proposed project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

d) Finding: The project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. *Less than significant impact.*

Discussion: Solid waste generated by the proposed project would include the following: 1) plant material, nutrient supplement and soil containers, etc. generated from the cultivation, nursery, and breeding activities; 2) plant material generated from the processing activities; and 3) typical office and domestic solid waste generated by the employees.

Trash and recycling containers are located near the processing building in a safe enclosed location to prevent animal intrusion. Garbage is off-hauled once per week and recycling two times per month to the Redway Transfer Station. Items that can be recycled are separated and recycled. Stalks are burned and composted or chipped for ground cover and compost. Root balls are hauled away as green waste or composted. Spent potting soil is stored in a contained area with environmental measures in place. Spent soil is covered during winter months and then amended in pots before further use.

According to the Humboldt County General Plan Update Revised Draft EIR, Eel River Disposal manages the transport of self-hauled and non-HWMA member waste, as well as waste received at the Redway Transfer Station. Solid waste is transported for disposal to the Anderson Landfill for disposal by Eel River Disposal, and Alves Inc. also hauls residual waste from its operation to Anderson. This landfill is not expected to close until 2036. Therefore, the proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. (Humboldt County, 2017; p. 3.3-35)

e) Finding: The project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. *Less than significant impact.*

Discussion: The California Integrated Waste Management Act of 1989 (Public Resources Code Division 30), enacted through Assembly Bill (AB) 939 and modified by subsequent legislation, required all California cities and counties to implement programs to divert waste from landfills (Public Resources Code Section 41780). Compliance with AB 939 is determined by the Department of Resources, Recycling, and Recovery (Cal Recycle), formerly known as the California Integrated Waste Management Board (CIWMB). Each county is required to prepare and submit an Integrated Waste Management Plan for expected solid waste generation within the county to the CIWMB. In 2010, the State legislature passed AB 341 (Chesbro) which set a statewide recycling goal of 75% by 2020 which is anticipated to be achieved through source reduction, recycling, and continued diversion of materials such as organic wastes. According to the Humboldt County General Plan Update Revised Draft EIR, the 2014 waste diversion rate for the unincorporated area of the county was 79 percent (Humboldt County, 2017; p. 3.3-36).

The proposed project would comply with all federal, state, and local statutes related to solid waste, including AB 939. This would include compliance with the Humboldt Waste Management Authority's recycling, hazardous waste, and composting programs in the county to comply with AB 939. Other waste diversion methods specific to the proposed project include the following: stalks are burned and composted or chipped for ground cover and compost; root balls are hauled away as green waste or composted; spent potting soil is stored in a contained area with environmental measures in place; spent soil is covered during winter months and then amended in pots before further use; and the applicant utilizes water management strategies to conserve and reuse on site water and fertilizers to achieve net zero discharge. Therefore, the proposed project would not violate any federal, state, and local statutes and regulations related to solid waste.

Findings:

a) The project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects: **Less than significant impact**.

b) The project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years: **Less than significant impact**.

c) The project would not result in a determination by the waste water treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments: **No impact**.

d) The project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals: **Less than significant impact**.

e) The project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste: **Less than significant impact**.

XX. WILDFIRE. If location in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes?	☐	☐	☒	☐

Setting:
Fire protection in Humboldt County is provided by local districts, cities, and CALFIRE. The project site is within the Honeydew Volunteer Fire Company response area. Honeydew became a nationally recognized Firewise Community in 2011 and has maintained its Firewise status since then. The Honeydew Firewise Board works in conjunction with the Lower Mattole Fire Safe Council (LMFSC), the Mattole Restoration Council and the Honeydew Volunteer Fire Company to improve fire-safety in this area (Humboldt County, 2019).

CALFIRE identifies fire hazard severity zones in SRAs throughout California. The nearest CALFIRE station is the Mattole Fire Station less than one mile to the west. Therefore, response time is just a few minutes. According to Humboldt County Web GIS mapping, the project area is located in a high and moderate (along the Mattole River) fire hazard severity zone within the SRA and has no mapped fire history. The County of Humboldt Office of Emergency Services coordinates emergency response in Humboldt County through the Humboldt Operational Area. The Humboldt Operational Area is composed of the County of Humboldt, serving as the lead agency, and all political subdivisions (cities and Special Districts) within the county.

Analysis:
a-d) Finding: The project would not substantially impair an adopted emergency response plan or emergency evacuation plan; would not, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; and would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. *Less than significant impact.*

Discussion: According to Humboldt County Web GIS mapping, the project site is located in a high and moderate (along the Mattole River) fire hazard severity zone within the SRA, not within a very high fire hazard severity zone. For additional information reference section IX, subsection g).

Findings:
a-d) The project would not substantially impair an adopted emergency response plan or emergency evacuation plan; would not, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the un-controlled spread of a wildfire; would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; and would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes: **Less than significant impact**.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:	**Potentially Significant**	**Potentially Significant Unless Mitigation Incorp.**	**Less Than Significant Impact**	**No Impact**

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.	☐	☒	☐	☐
b) The project would not have impacts that are individually limited, but cumulatively considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?	☐	☒	☐	☐
c) The project is not of a type or located in an area that would cause substantial adverse effects on human beings?	☐	☒	☐	☐

Setting:
The project information provided for each of the topics above has been reviewed for all actions associated with it; during both temporary construction and long-term operation. Based on the project description and its location, the proposed project would not result in any significant impacts with the incorporated operating restrictions, mitigation measures, as well as those standards and requirements of other regulating resource agencies.

Analysis:

a) Finding: The project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. *Less than significant impact with mitigation incorporated.*

Discussion: All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animal species, and historical and prehistorical resources were evaluated as part of the analysis in this document. Where impacts were determined to be potentially significant, mitigation measures have been imposed to reduce those impacts to less than significant levels. Accordingly, with incorporation of the mitigation measures imposed throughout this document, the proposed project would not substantially degrade the quality of the environment and impacts would be less than significant.

Mitigation:
All mitigation measures discussed is this document shall apply (See Section 20 – Discussion of Mitigation Measures, Monitoring, and Reporting Program).

b) Finding: The project would not have impacts that are individually limited, but cumulatively considerable. ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects). *Less than significant impact with mitigation incorporated.*

Discussion: As discussed throughout this document, implementation of the proposed project has the potential to result in impacts to the environment that are individually limited, however, mitigation has been incorporated to reduce any potentially significant impacts that are individually limited to a less than significant level. Within an 8-square-mile area of the project site, approved and pending projects total 948,000 square feet of cannabis cultivation (21.75 acres) on 11 parcels. Projects range in size for 10,000 square feet to 8 acres. The proposed project would occur on the annual/perennial

grassland and developed/ landscaped cover types well outside of the Mattole River channel and adjacent riparian habitat. Bird species, as previously mentioned, Yellow-breasted chat (*Icteria virens*), Bryant's savannah sparrow (*Passerculus sandwichensis alaudinus*), and Grasshopper sparrow (*Ammodramus savannarum*) have habitat present in the meadow areas of the Survey Area and project area. Approximately 24 acres of potential habitat is located on the subject parcel, of which, approximately 7.55 acres will be developed, therefore, approximately 69% of the meadow area, will remain undeveloped. Within an 8-square-mile radius around the project site, approximately 532 acres of meadow area exists, of which 21.75 acres are proposed for development for cannabis cultivation. Because approximately 4% of meadow areas are proposed for development, impacts to bird and bat species are not considered cumulatively significant.

The proposed project does not have any impacts that are considered cumulatively considerable. VMT is unknown for the proposed project for construction and operations and for other projects in the vicinity; however, since the site is an RRR receiving site for nine cannabis cultivation applications, it is assumed that total VMT would be less with the proposed project than under existing conditions because the nine sites would be consolidated on the project site rather than spread throughout the County. Therefore, there would be no cumulatively considerable impact for VMT in the County. Impacts to special-status plants and wildlife are less than significant with mitigation and because the project site is an RRR receiving site for nine cannabis cultivation applications, cumulative impacts to special-status species are assumed to be less with the proposed project with consolidation rather than spread throughout the County. So, there would be no cumulatively considerable impact to special-status species. Other resource categories such as air quality, greenhouse gas emissions, water consumption, etc. would also be less with the proposed project as an RRR receiving site for nine cannabis cultivation applications for the same reason above.

In all instances where the project has the potential to contribute to cumulatively considerable impacts to the environment (including the resource categories biological resources, cultural resources, hydrology and water quality, noise and public services) mitigation measures have been imposed to reduce the potential effects to less than significant levels. As such, with incorporation of the mitigation measures imposed throughout this document, the proposed project would not contribute to environmental effects that are individually limited, but cumulatively considerable, and impacts would be less than significant with mitigation.

Mitigation:
Mitigation Measures BIO-1 through BIO-3, CUL-1, HYD-1, and PUB-1 shall apply.

c) Finding: The project would not have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly. *Less than significant impact with mitigation incorporated.*

Discussion: The proposed project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this document. In instances where the proposed project has the potential to result in direct or indirect adverse effects to human beings, including impacts to Geology and Soils, Hydrology and Water Quality, Noise, and Public Services, mitigation measures have been applied to reduce the impact to below a level of significance. With required implementation of mitigation measures identified in this document, construction and operation of the proposed project would not involve any activities that would result in environmental effects which would cause substantial adverse effects on human beings.

Mitigation:
Mitigation Measures HYD-1, NOI-1, PUB-1 and AES-1 shall apply.

XXI. DISCUSSION OF MITIGATION MEASURES, MONITORING, AND REPORTING PROGRAM

The Department found that the project could result in potentially significant adverse impacts unless mitigation measures are required. A list of mitigation that addresses and mitigates potentially significant adverse impacts to a level of non-significance follows.

Mitigation:

AES-1. Existing vegetation surrounding the project site would be retained to maintain a visual buffer from off-site areas. Specifically, the riparian corridors within Streamside Management Areas, including the 200 foot buffer from top of bank along the Mattole River and the 100 foot buffer from the wetlands along an unnamed stream would be retained and not disturbed. The minimum width of this buffer is 100 feet from the stream transition line pursuant to HCC Section 314-61.1 et seq

BIO-1. Avoid construction impacts to special-status species. To minimize potential impacts to special status species that may exist at the project site, the applicant shall adhere to the recommendations from the Stillwater Sciences Biological Resources Technical Report (2018b), the Protocol for Surveying and Evaluating Impacts to Special Status native Plant Populations and Natural Communities (CDFW 2018) to protect special-status plants and natural communities, wetlands and waters of the U.S., and special-status wildlife. These include:

BIO-1a. A seasonally appropriate special-status plant survey will be conducted for Pacific gilia and any other potential special-status plant in the project area prior to any grading or site development. These surveys shall follow the protocol described in CDFW (2018) and abide by the biological report content and standards described in the Humboldt County Code Sections 314-61.1.17 and 314-61.1.18. Any special status plant species or Environmentally Sensitive Habitat Associations encountered will be flagged in the field and protected under consultation with CDFW and contain a minimum of 100 feet setbacks from all cultivation areas or appurtenant buildings. No grading, restoration, removal of structures, or development of new structures is allowed until this condition has been met and approved by CDFW and the Humboldt County Planning Division.

BIO-1b. Ground disturbance and vegetation clearing and/or trimming will be confined to the minimum amount necessary to facilitate project implementation and will not be conducted within the forested or shrubland alliances delineated within the Survey Area.

BIO-1c. Heavy equipment and vehicles will use existing access roads to the extent possible.

BIO-1d. Silt fencing, fiber rolls, and seed and straw would be applied at any culvert upgrades or proposed grading sites. The fencing, fiber rolls and seed and straw will be installed prior to the beginning of construction activities and would be removed after the final inspection is com-pleted by the Building Department. The applicant shall not use any erosion control measures that contain synthetic (e.g. plastic or nylon) monofilament 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 weaves.

BIO-1e. If a rain event occurs during the construction period, all construction-related activities shall cease for a period of 48-hours after the rain stops. Prior to resuming construction activities, trained construction crew member(s) shall examine the site for the presence of frogs. If no special-status frogs are found, construction activities may resume.

BIO-1f. Project-related materials will be stored in designated existing and proposed project features provided in Figure 2 and Appendix A of the Biological Resources Technical Report.

BIO-1g. Measures to prevent the spread of invasive weeds will be taken, including, where appropriate, inspecting equipment for soil, seeds, and vegetative matter, cleaning equipment, utilizing weed-free materials and native seed mixes for revegetation, and proper disposal of soil and vegetation. Prior to entering and leaving the work site, workers will remove all seeds, plant parts, leaves, and woody debris (e.g., branches, chips, bark) from clothing, vehicles, and equipment.

BIO-1h. No native riparian or wetland vegetation shall be removed from the bank of any stream, except where authorized by CDFW. Disturbance or removal of native vegetation shall be limited to

the minimum necessary to achieved design guidelines and precautions to avoid damage to vegetation outside the work areas shall be implemented. The applicant shall replace any riparian vegetation impacted in the riparian zone of the Mattole River at a 3:1 ratio and avoid any proposed activities in the streamside management area (SMA) during the bat and bird reproductive season (March 1st – September 14th). The replacement of riparian vegetation would occur at appropriate locations on the project site and could include the enhancement of existing wetland and riparian areas at the site. If applicable, a mitigation plan would be prepared and submitted to regulatory agencies for review.

BIO-1l. Clearing and vegetation grubbing operations will occur outside the nesting season (1 March to 15 August). If clearing and grubbing operations occur during the nesting season, then the landowner will have a qualified biologist conduct a nesting survey of the proposed clearing site and a surrounding 30-m (100-ft) buffer. The nest survey results will be valid for two weeks. If clearing operations do not occur within the two-week window, the biologist will conduct another survey. If a nest is found, then the biologist will mark a 15-m (50-ft) diameter buffer around it that will remain in place until the young have fledged. The nest and buffer can be removed at

that point.

BIO-2. **Avoid impacts of water storage pond.** Once the project commences, the rainwater catchment pond would create a new aquatic environment which may attract, entrap, or affect wildlife including some of the protected species listed in the setting description above.

BIO-2a. Bullfrog Management Plan. The project applicant shall monitor the pond each year for invasive bullfrogs. If bullfrogs are present, they shall be appropriately managed. Management of bullfrogs, including annual draining and drying of ponds, shall follow the guidelines in Exhibit A in the CDFW Streambed Alteration Agreement (#1600-2017-0436-01). Annual monitoring reports shall be completed in accordance with CDFW reporting measures.

BIO-2b. Wildlife Entrapment Prevention. The project shall install several exit ramps to prevent wildlife entrapment. Exit ramps shall be installed at no greater than 2:1 slope, securely fixed at the upslope end, made of solid material (e.g. wood), and be a minimum length of 1.5 times the radius of the pond. A completion memo, with pictures, shall be prepared and submitted to CDFW within 60 days of pond construction.

BIO-2c. Pond Spillway. The project shall install an overflow spillway that will withstand a 100-year flood event and control concentrated overflow. The spillway shall prevent surface overflow from reaching waters of the State.

BIO-2d. No Stocking. Stocking of fish, wildlife, or plants of any kind, in any Waters of the State, including reservoirs, shall be prohibited without written permission from the department pursuant to Section 6400 of the Fish and Game Code.

BIO-2e. Stream Protection. No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other deleterious material from project activities shall be allowed to enter into or be placed where it may be washed by rainfall or runoff into the stream. All project materials and debris shall be removed from the project site and properly disposed of offsite upon project completion.

BIO-2f. Equipment Maintenance. Refueling of machinery or heavy equipment, or adding or draining oil, lubricants, coolants or hydraulic fluids shall not take place within stream bed, channel, and bank. All such fluids and containers shall be properly disposed of off-site.

BIO-2g. Hazardous Spills. Any material, which could be hazardous or toxic to aquatic life and enters a stream, the project shall immediately notify the California Emergency Management Agency State Warning Center at 1-800-852-7550, and immediately initiate clean-up activities. CDFW shall be notified by the project within 24 hours at 707-445-6493 and consulted regarding clean-up procedures.

BIO-2h. Excavated Fill. Excavated fill material shall be placed in upland locations where it cannot be deliver to a watercourse. To minimize the potential for material to enter the watercourse during the winter period, all excavated and relocated fill material shall be tractor contoured (to drain water) and tractor compacted to effectively incorporate and stabilize loose material into existing road and/or landing features.

BIO-2i. Runoff from Steep Areas. The project shall make preparations so that runoff from steep, erodible surfaces will be diverted into stable areas with little erosion potential or contained behind erosion control structures. Erosion control structures such as straw bales and/or siltation control fencing shall be placed and maintained until the threat of erosion ceases. Frequent water checks shall be placed on dirt roads, cat tracks, or other work trails to control erosion.
BIO-2j. Intake Screening. To prevent impacts to wildlife species including amphibians and reptiles during the term of the project, water pumps will be used for the operation that contain screens meeting the CDFW fish screening criteria (http://www.fgc.ca.gov/regulations/2008/749_3EXHIBIT%20A.pdf).

BIO-3. Per the signed Streambed Alteration Agreement with CDFW, all surface water diversions after October 31, 2018 are confined to the period of December 15 through May 1 of any year (Water Diversion measure 2.11 in #1600-2017-0436-01) in order to avoid impacts to special-status aquatic species resulting from increased water temperatures or reduced instream flows resulting from such surface water diversions.

BIO-4. Avoid operational impacts to neighboring wildlife.
BIO-4a. Noise. The noise produced by any generator used on an emergency-only basis for cannabis drying, curing, and processing shall not be audible by humans from neighboring residences. The decibel level for generators measured at the property line shall be no more than 60 decibels (dB). Sound levels must also show that they will not result in the harassment of Marbled Murrelet or Spotted Owl species. Conformance will be evaluated using current auditory disturbance guidance prepared by the USFW, and further consultation where necessary. Under these guidelines, generator noise may not exceed 50 dB as measured at 100 feet from the generator or at the edge of the nearest Marbled Murrelet or Spotted Owl habitat, whichever is closer.
BIO-4b. Light. Any on-site lighting existing or proposed to be used in a nursery or mixed light greenhouse shall be fully shielded, and designed and installed to minimize off-site lighting and direct light within the property boundaries. Light shall not escape at a level that is visible from neighboring properties between sunset and sunrise. The light source should comply with the International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1, and be designed to regulate light spillage onto neighboring properties resulting from backlight, uplight, or glare (BUG). Should the Humboldt County Planning Division receive complaints that the lighting is out of alignment or not complying with these standards, within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment has been repaired, inspected, and corrected as necessary.

CUL-1. The following provides means of responding to the circumstances of a significant discovery during the cultural monitoring of the final implementation of the proposed agricultural development within the project parcel. If cultural materials for example: chipped or ground stone, historic debris, building foundations, or bone are discovered during ground-disturbance activities, work shall be stopped with-in 20 meters (66 feet) of the discovery, per the requirements of CEQA Guidelines Section 15064.5 (f)). Work near the archaeological find(s) shall not resume until a professional archaeologist, who meets the Secretary of the Interior's Standards and Guidelines, has evaluated the materials and offered recommendation for further action.

If human remains are discovered during project construction, work would be stopped at the discovery location, within 20 meters (66 feet), and any nearby area reasonably suspected to overlie adjacent to human remains (Public Resources Code, Section 7050.5). The Humboldt County coroner would be contacted to determine if the cause of death must be investigated. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the NAHC (Public Resources Code, Section 5097). The coroner would contact the NAHC. The descendants or most likely descend-ants of the deceased would be contacted, and work would not resume until they have made a recommendation to the landowner or the person responsible for the excavation

work for means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in Public Resources Code, Section 5097.98.

HYD-1. To address the increase in stormwater runoff that would occur due to the increase in impervious surface from the proposed project (3.5 acres), Humboldt County shall ensure that the applicant adheres to the WRPP (June 2018) corrective actions including, but not limited to, stream crossing culvert maintenance and replacement and access road maintenance.

NOI-1. The following shall apply to construction noise from tools and equipment:

a) The operation of tools or equipment used in construction, drilling, repair, alteration or demolition shall be limited to between the hours of 8 A.M. and 5 P.M. Monday through Friday, and between 9 a.m. and 5 p.m. on Saturdays.

b) No heavy equipment related construction activities shall be allowed on Sundays or holidays.

c) All stationary and construction equipment shall be maintained in good working order and fitted with factory approved muffler systems.

PUB-1. The County of Humboldt shall ensure that the applicant implements the detailed security plan contained in the Cultivation and Operations Plan prepared for the project (Six Rivers Construction and Consulting, 2018a). Implementation of the security plan measures would minimize impacts on local law enforcement service provided by the County Sheriff's Department.

A Mitigation and Monitoring Report is attached.

21. EARLIER ANALYSES.

Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 16063(c)(3)(D). In this case a discussion should identify the following on attached sheets:

a) Earlier analyses used. Identify earlier analyses and state where they are available for review.

1. Humboldt County General Plan & EIR
2. Humboldt County Zoning Ordinance

Items 1-2 are available for review at Humboldt County Planning Division.

The following reference documents in Section 22, available at the Planning and Building Department, have been used to adequately analyze one or more effects of the project. Earlier analysis has been used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (CEQA Guidelines Section 15063 (c)(3)(D)).

b) Impacts Adequately Addressed. Some of the effects from the above checklist were within the scope of and adequately analyzed in the document(s) listed in Section 22, pursuant to applicable legal standards.

c) Mitigation Measures. It was not necessary to include mitigation measures, which were incorporated or refined from the document(s) described above (21. a) to reduce effects that are "Less than Significant with Mitigation Incorporated."

22. SOURCE/REFERENCE LIST

The following documents were used in the preparation of this Initial Study. The documents are available for review at the Humboldt County Planning Department during regular business hours.

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HUMBOLDT COUNTY PLANNING & BUILDING DEPARTMENT
MITIGATION MONITORING REPORT
For The Honeydew Ranch, LLC, Conditional Use and Special Permits and Zoning Clearance Certificates
APN 107-272-005; Record Number: PLN-12256-CUP; Apps No. 12256.

Record Number: PLN-12256-CUP

Assessor Parcel Number: 107-272-005

Mitigation measures were incorporated into conditions of project approval for the above referenced project. The following is a list of these measures and a verification form that the conditions have been met. For conditions that require on-going monitoring, attach the Monitoring Form for Continuing Requirements for subsequent verifications.

Mitigation Measures and Applicant Proposed Operating Restrictions:

Aesthetics
AES-1. Existing vegetation surrounding the project site would be retained to maintain a visual buffer from off-site areas. Specifically, the riparian corridors within Streamside Management Areas, including the 200 foot buffer from top of bank along the Mattole River and the 100 foot buffer from the wetlands along an unnamed stream would be retained and not disturbed. The minimum width of this buffer is 100 feet from the stream transition line pursuant to HCC Section 314-61.1 et seq.

Applicant Proposed Operating Restrictions:
AE-1. The hours of operation associated with cultivation in the greenhouses (watering, transplanting, and harvesting) would be limited to daylight hours. All other activities such as processing would occur no earlier than 6AM and extend no later than 8 PM.
AE-2. New outdoor lighting proposed as part of the project would be the minimum lumens required, directed downward, and shielded to prevent lighting spillover onto adjacent properties.
AE-3. When artificial lighting is used in the mixed light cultivation greenhouses, an automated system would be used to cover the illuminated area with woven poly tarping to ensure the lighting does not affect nighttime views.
AE-4. Signage shall be in conformance with Humboldt County Code Section 314-87.2, unless otherwise permitted.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes | No	Comments / Action Taken
During construction activity and project operations.	Continuous		HCP&BD**		

Air Quality

Applicant Proposed Operating Restrictions:
AQ-1. During short-term construction activities the following dust control measures would be implemented to reduce nuisance dust generation:

1. All exposed surfaces (e.g. parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. Adjacent public roads shall be kept clean of loose dirt tracked onto the roadways from the construction-site.

AQ-2. Vehicle/trucks on-site would be required to maintain a 15-m.p.h. speed limit. The speed limit would be posted on-site.

AQ-3. The processing building would be designed with a ventilation/filter system which would ensure that dust generated would not escape from the structure and impact surrounding land uses.

AQ-4. Odors that would be generated in the proposed processing building would be abated with an air filtration system containing carbon filters to ensure odors generated by the proposed facility are minimized.

AQ-5. The spray application of pesticides (e.g. neem oil) or other materials (e.g. sulfur) shall occur no closer than 300 feet to adjacent residences. Spraying shall not occur at wind speeds greater than 10 miles per hour. The operator shall measure the wind speed prior to and during spraying activities to ensure wind speeds are below 10 mph. Spraying activities shall cease if wind speeds are measured at greater than 10 mph.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes | No	Comments / Action Taken
During construction activity and project operations.	Continuous		HCP&BD**		

Biological Resources

BIO-1. Avoid construction impacts to special-status species. To minimize potential impacts to special status species that may exist at the project site, the applicant shall adhere to the recommendations from the Stillwater Sciences Biological Resources Technical Report (2018b), the Protocol for Surveying and Evaluating Impacts to Special Status native Plant Populations and Natural Communities (CDFW 2018) to protect special-status plants and natural communities, wetlands and waters of the U.S., and special-status wildlife. These include:

BIO-1a. A seasonally appropriate special-status plant survey will be conducted for Pacific gilia and any other potential special-status plant in the project area prior to any grading or site development. These surveys shall follow the protocol described in CDFW (2018) and abide by the biological report content and standards described in the Humboldt County Code Sections 314-61.1.17 and 314-61.1.18. Any special status plant species or Environmentally Sensitive Habitat Associations encountered will be flagged in the field and protected under consultation with CDFW and contain a minimum of 100 feet setbacks from all cultivation areas or appurtenant buildings. No grading, restoration, removal of structures, or development of new structures is allowed until this condition has been met and approved by CDFW and the Humboldt County Planning Division.

BIO-1b. Ground disturbance and vegetation clearing and/or trimming will be confined to the minimum amount necessary to facilitate project implementation and will not be conducted within the forested or shrubland alliances delineated within the Survey Area.

BIO-1c. Heavy equipment and vehicles will use existing access roads to the extent possible.

BIO-1d. Silt fencing, fiber rolls, and seed and straw would be applied at any culvert upgrades or proposed grading sites. The fencing, fiber rolls and seed and straw will be installed prior to the beginning of construction activities and would be removed after the final inspection is com-pleted by the Building Department. The applicant shall not use any erosion control measures that contain synthetic (e.g. plastic or nylon) monofilament 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 weaves.

BIO-1e. If a rain event occurs during the construction period, all construction-related activities shall cease for a period of 48-hours after the rain stops. Prior to resuming construction activities, trained construction crew member(s) shall examine the site for the presence of frogs. If no special-status frogs are found, construction activities may resume.

BIO-1f. Project-related materials will be stored in designated existing and proposed project features provided in Figure 2 and Appendix A of the Biological Resources Technical Report.

BIO-1g. Measures to prevent the spread of invasive weeds will be taken, including, where appropriate, inspecting equipment for soil, seeds, and vegetative matter, cleaning equipment, utilizing weed-free materials and native seed mixes for revegetation, and proper disposal of soil and vegetation. Prior to entering and leaving the work site, workers will remove all seeds, plant parts, leaves, and woody debris (e.g., branches, chips, bark) from clothing, vehicles, and equipment.

BIO-1h. No native riparian or wetland vegetation shall be removed from the bank of any stream, except where authorized by CDFW. Disturbance or removal of native vegetation shall be limited to the minimum necessary to achieved design guidelines and precautions to avoid damage to vegetation outside the work areas shall be implemented. The applicant shall replace any riparian vegetation impacted in the riparian zone of the Mattole River at a 3:1 ratio and avoid any proposed activities in the streamside management area (SMA) during the bat and bird reproductive season (March 1st – September 14th). The replacement of riparian vegetation would occur at appropriate locations on the project site and could include the enhancement of existing wetland and riparian areas at the site. If applicable, a mitigation plan would be prepared and submitted to regulatory agencies for review.

BIO-1I. Clearing and vegetation grubbing operations will occur outside the nesting season (1 March to 15 August). If clearing and grubbing operations occur during the nesting season, then the landowner will have a qualified biologist conduct a nesting survey of the proposed clearing site and a surrounding 30-m (100-ft) buffer. The nest survey results will be valid for two weeks. If clearing operations do not occur within the two-week window, the biologist will conduct another survey. If a nest is found, then the biologist will mark a 15-m (50-ft) diameter buffer around it that will remain in place until the young have fledged. The nest and buffer can be removed at
that point.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes | No	Comments / Action Taken
Prior to issuance of the building permit, during construction activity, and during project operations.	Annually		HCP&BD** and CDFW*		

BIO-2. **Avoid impacts of water storage pond.** Once the project commences, the rainwater catchment pond would create a new aquatic environment which may attract, entrap, or affect wildlife including some of the protected species listed in the setting description above.

BIO-2a. Bullfrog Management Plan. The project applicant shall monitor the pond each year for invasive bullfrogs. If bullfrogs are present, they shall be appropriately managed. Management of bullfrogs, including annual draining and drying of ponds, shall follow the guidelines in Exhibit A in the CDFW Streambed Alteration Agreement (#1600-2017-0436-01). Annual monitoring reports shall be completed in accordance with CDFW reporting measures.

BIO-2b. Wildlife Entrapment Prevention. The project shall install several exit ramps to prevent wildlife entrapment. Exit ramps shall be installed at no greater than 2:1 slope, securely fixed at the upslope end, made of solid material (e.g. wood), and be a minimum length of 1.5 times the radius of the pond. A completion memo, with pictures, shall be prepared and submitted to CDFW within 60 days of pond construction.

BIO-2c. Pond Spillway. The project shall install an overflow spillway that will withstand a 100-year flood event and control concentrated overflow. The spillway shall prevent surface overflow from reaching waters of the State.

BIO-2d. No Stocking. Stocking of fish, wildlife, or plants of any kind, in any Waters of the State, including reservoirs, shall be prohibited without written permission from the department pursuant to Section 6400 of the Fish and Game Code.
BIO-2e. Stream Protection. No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other deleterious material from project activities shall be allowed to enter into or be placed where it may be washed by rainfall or runoff into the stream. All project materials and debris shall be removed from the project site and properly disposed of off-site upon project completion.
BIO-2f. Equipment Maintenance. Refueling of machinery or heavy equipment, or adding or draining oil, lubricants, coolants or hydraulic fluids shall not take place within stream bed, channel, and bank. All such fluids and containers shall be properly disposed of off-site.
BIO-2g. Hazardous Spills. Any material, which could be hazardous or toxic to aquatic life and enters a stream, the project shall immediately notify the California Emergency Management Agency State Warning Center at 1-800-852-7550, and immediately initiate clean-up activities. CDFW shall be notified by the project within 24 hours at 707-445-6493 and consulted regarding clean-up procedures.
BIO-2h. Excavated Fill. Excavated fill material shall be placed in upland locations where it cannot be deliver to a watercourse. To minimize the potential for material to enter the watercourse during the winter period, all excavated and relocated fill material shall be tractor contoured (to drain water) and tractor compacted to effectively incorporate and stabilize loose material into existing road and/or landing features.
BIO-2i. Runoff from Steep Areas. The project shall make preparations so that runoff from steep, erodible surfaces will be diverted into stable areas with little erosion potential or contained behind erosion control structures. Erosion control structures such as straw bales and/or siltation control fencing shall be placed and maintained until the threat of erosion ceases. Frequent water checks shall be placed on dirt roads, cat tracks, or other work trails to control erosion.
BIO-2j. Intake Screening. To prevent impacts to wildlife species including amphibians and reptiles during the term of the project, water pumps will be used for the operation that contain screens meeting the CDFW fish screening criteria (http://www.fgc.ca.gov/regulations/2008/749_3EXHIBIT%20A.pdf).

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes | No	Comments / Action Taken
Prior to issuance of the building permit, during construction activity, and during project operations.	Annually		HCP&BD** and CDFW*		

BIO-3. Per the signed Streambed Alteration Agreement with CDFW, all surface water diversions after October 31, 2018 are confined to the period of December 15 through May 1 of any year (Water Diversion measure 2.11 in #1600-2017-0436-01) in order to avoid impacts to special-status aquatic species resulting from increased water temperatures or reduced instream flows resulting from such surface water diversions.).

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes | No	Comments / Action Taken
Prior to issuance of the building permit, during construction activity, and during project operations.	Annually		HCP&BD** and CDFW*		

BIO-4. Avoid operational impacts to neighboring wildlife.

BIO-4a. Noise. The noise produced by any generator used on an emergency-only basis for cannabis drying, curing, and processing shall not be audible by humans from neighboring residences. The decibel level for generators measured at the property line shall be no more than 60 decibels (dB). Sound levels must also show that they will not result in the harassment of Marbled Murrelet or Spotted Owl species. Conformance will be evaluated using current auditory disturbance guidance prepared by the USFW, and further consultation where necessary. Under these guidelines, generator noise may not exceed 50 dB as measured at 100 feet from the generator or at the edge of the nearest Marbled Murrelet or Spotted Owl habitat, whichever is closer.

BIO-4b. Light. Any on-site lighting existing or proposed to be used in a nursery or mixed light greenhouse shall be fully shielded and designed and installed to minimize off-site lighting and direct light within the property boundaries. Light shall not escape at a level that is visible from neighboring properties between sunset and sunrise. The light source should comply with the International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1 and be designed to regulate light spillage onto neighboring properties resulting from backlight, uplight, or glare (BUG). Should the Humboldt County Planning Division receive complaints that the lighting is out of alignment or not complying with these standards, within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment has been repaired, inspected, and corrected as necessary.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes | No	Comments / Action Taken
Prior to issuance of the building permit, during construction activity, and during project operations.	Annually		HCP&BD** and CDFW*		

Cultural Resources

CUL-1. The following provides means of responding to the circumstances of a significant discovery during the cultural monitoring of the final implementation of the proposed agricultural development within the project parcel. If cultural materials for example: chipped or ground stone, historic debris, building foundations, or bone are discovered during ground-disturbance activities, work shall be stopped within 20 meters (66 feet) of the discovery, per the requirements of CEQA Guidelines Section 15064.5 (f)). Work near the archaeological find(s) shall not resume until a professional archaeologist, who meets the Secretary of the Interior's Standards and Guidelines, has evaluated the materials and offered recommendation for further action.

If human remains are discovered during project construction, work would be stopped at the discovery location, within 20 meters (66 feet), and any nearby area reasonably suspected to overlie adjacent to human remains (Public Resources Code, Section 7050.5). The Humboldt County coroner would be contacted to determine if the cause of death must be investigated. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the NAHC (Public Resources Code, Section 5097). The coroner would contact the NAHC. The descendants or most likely descend-ants of the deceased would be contacted, and work would not resume until they have made a recommendation to the landowner or the person responsible for the excavation work for means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in Public Resources Code, Section 5097.98.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes | No	Comments / Action Taken

During construction activity and project operations.	Continuous		HCP&BD**		

Geology and Soils

Applicant Proposed Operation Restrictions:

GS-1. Construction activities would incorporate Best Management Practices and the standard erosion control measures of Section 3432.9 of the Humboldt County Framework Plan. These measures would be incorporated in all building and grading permit applications and would be implemented at the time of ground disturbance.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes | No	Comments / Action Taken
During construction.	Once		HCP&BD**		

Hydrology and Water Quality

HYD-1. To address the increase in stormwater runoff that would occur due to the increase in impervious sur-face from the proposed project (3.5 acres), Humboldt County shall ensure that the applicant adheres to the WRPP (June 2018) corrective actions including, but not limited to, stream crossing culvert maintenance and replacement and access road maintenance.

Applicant Proposed Operation Restrictions:

HWQ-1. Construction activities would incorporate Best Management Practices and the standard erosion control measures of Section 3432.9 of the Humboldt County Framework Plan. These measures would be incorporated in all building and grading permit applications and would be implemented at the time of ground disturbance.

HWQ-2. To prevent overflow of the rainwater catchment pond from occurring when it is full during a heavy rainfall event, the pond would be designed to overflow to the pond spillway.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes | No	Comments / Action Taken
During construction and prior to the building permit final inspection.	Continuous		HCP&BD**		

Noise

NOI-1. The following shall apply to construction noise from tools and equipment:

a) The operation of tools or equipment used in construction, drilling, repair, alteration or demolition shall be limited to between the hours of 8 A.M. and 5 P.M. Monday through Friday, and between 9 a.m. and 5 p.m. on Saturdays.

b) No heavy equipment related construction activities shall be allowed on Sundays or holidays.

c) All stationary and construction equipment shall be maintained in good working order and fitted with factory approved muffler systems.

Applicant Proposed Operating Restrictions:

NO-1. Applicant shall ensure that noise generated by operation of the project shall not exceed 60 dBA Ldn at the exterior of adjacent residential uses.

NO-2. To ensure compliance with the County's 60 dBA ldn noise standard when the back-up generators are used during power outages, generators would be used that are designed within enclosures that provide noise attenuation.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes | No	Comments / Action Taken
During construction activities and operations.	Ongoing		HCP&BD**		

Public Services

PUB-1. The County of Humboldt shall ensure that the applicant implements the detailed security plan contained in the Cultivation and Operations Plan prepared for the project (Six Rivers Construction and Consulting, 2018a). Implementation of the security plan measures would minimize impacts on local law enforcement service provided by the County Sheriff's Department.

* CDFW = California Department of Fish & Wildlife
** HCP&BD = Humboldt County Planning and Building Department