# CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE 1385 8th STREET • SUITE 130 ARCATA, CA 95521 VOICE (707) 826-8950 FAX (707) 826-8960



# Th7b

# LCP AMENDMENT APPLICATION NO. LCP-1-HUM-16-0075-2 (PART C)

# COUNTY OF HUMBOLDT COMMERCIAL CANNABIS LAND USE ORDINANCE

MAY 9, 2019

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# 313-55.4 COMMERCIAL CULTIVATION, PROCESSING, MANUFACTURING, DISTRIBUTION, TESTING, AND SALE OF CANNABIS LAND USE REGULATION FOR THE COASTAL ZONE IN THE COUNTY OF HUMBOLDT.

#### 55.4.1 **AUTHORITY AND TITLE**

This Section shall be known as the Commercial Cannabis Land Use Ordinance ("CCLUO"), regulating the commercial cultivation, processing, manufacturing, distribution, testing, and sale of cannabis for medicinal or adult use within the Coastal Zone Area of the County of Humboldt.

#### 55.4.2 PURPOSE AND INTENT

The purpose of this Section is to establish land use regulations concerning the commercial cultivation processing, manufacturing, distribution, testing, and sale of cannabis for medicinal or adult use within the County of Humboldt in order to encourage safe, reasonable and responsible growth that reduces negative impacts on our community and environment, increases public awareness, and community health and safety while creating a clear and attainable path for operators to follow and authorities to enforce, and while protecting Coastal Resources consistent with the California Coastal Act, Public Resources Code section 30000, *et seq*, as part of the County of Humboldt's Local Coastal Program.

These regulations are intended to ensure the public health, safety and welfare of residents of the County of Humboldt, visitors to the County, persons engaged in regulated commercial cannabis activities including their employees, neighboring property owners, and end users of medicinal or adult use cannabis; to protect the environment from harm resulting from cannabis activities, including but not limited to streams, fish, and wildlife, residential neighborhoods, schools, community institutions and Tribal Cultural Resources; to ensure the security of state-regulated medicinal or adult use cannabis; and to safeguard against the diversion of state-regulated medicinal or adult use cannabis for purposes not authorized by law. To this end, these regulations identify where in the County the various types of commercial cannabis activities can occur, and specify what type of permit is required, the application process and the approval criteria that will apply.

This Section is not intended to supersede the provisions of Sections 313-55.1, 314-55.1, 313.55.2, or 314.55.2 of this Code concerning cultivation of medical marijuana for personal use by patients or caregivers, or contravene the provisions of Health and Safety Code section 11357, 11358, 11362.1, 11362.2, or 11362.5 with respect to the possession or cultivation of limited amounts of cannabis for personal use by qualified patients or persons 21 years of age or older.

# 55.4.3 APPLICABILITY AND INTERPRETATION

55.4.3.1 All facilities and activities involved in the commercial cultivation, processing, manufacturing, and distribution, testing, and sale of cannabis within the jurisdiction of the County of Humboldt within the Coastal Zone shall be controlled by the provisions of this

Section, regardless of whether those activities existed or occurred prior to the adoption of this Section.

- Nothing in this Section is intended, nor shall it be construed, to exempt the commercial cultivation, processing, manufacture, or distribution of cannabis from compliance with all other applicable Humboldt County zoning, land use, grading, and streamside management area Coastal Development Permit regulations as well as other applicable provisions of the County Code.
- Nothing in this Section is intended, nor shall it be construed, to exempt the commercial cultivation, processing, manufacture, or distribution of cannabis, from any and all applicable local and state construction, electrical, plumbing, water rights, waste water discharge, water quality, streambed alteration, endangered species, or any other environmental, building or land use standards or permitting requirements.
- 55.4.3.4 The definitions in this Section are intended to apply solely to the regulations in this Section. Applicable definitions in Humboldt County Code Section 313-135 et seq. and Section 111-1 et seq. may also apply to this Section.
- 55.4.3.5 A Zoning Clearance Certificate or Permit issued by the County of Humboldt pursuant to the CCLUO for any Commercial Cannabis Activity regulated by this Section, or Section 313-55.3, shall be valid for either adult use or medicinal use state licensed commercial cannabis activities, or both, if so allowed pursuant to state statute or regulation.
- 55.4.3.6 Wherever the word "marijuana" appears in any provision of the Humboldt County Code, it shall also be deemed to apply or refer to "cannabis."
- 55.4.3.7 Wherever the terms "medical marijuana," "medical cannabis," "marijuana for medical use," or "cannabis for medical use," may appear in regulations in the Humboldt County Code, the regulations shall also apply equally to the adult use of cannabis by persons 21 years of age or older.
- 55.4.3.8 Notwithstanding the provisions of the Right to Farm Ordinance, Section 314-43.2.6 of the Humboldt County Code, the commercial cultivation of cannabis is a highly regulated specialty crop and the cultivation and processing of that specialty crop shall not be allowed as a principal permitted use under the General Agriculture use type classification applicable within the County of Humboldt. Commercial Cannabis Cultivation requires County issuance of a Zoning Clearance Certificate, Special Permit, or Use Permit, and the person engaged in such activity must obtain all required state licenses and permits.
- 55.4.3.9 Other than as enumerated in this Section, Commercial Cannabis Activities in the County of Humboldt are prohibited in any other zoning district other than those zoning districts where it is expressly permitted.

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- 55.4.3.10 The fact that an applicant possesses other types of state or county or city permits, licenses or other entitlements does not exempt the applicant from the requirement of obtaining a Zoning Clearance Certificate, Special Permit, or Use Permit from the County of Humboldt to engage in Commercial Cannabis Activities within the jurisdiction of the County.
- 55.4.3.11 No ministerial permit shall be granted for site development activities, including but not limited to grading or building permits, related to any Commercial Cannabis Activity in advance of issuance of the Zoning Clearance Certificate, Special Permit, or Use Permit required under this section.
- 55.4.3.12 Severability. If any provision of this Section, or the application thereof, is held invalid, that invalidity shall not affect any other provision or application of this Section that can be given effect without the invalid provisions or application; and to this end, the provisions or application of this Section are severable.

# 55.4.4 **DEFINITIONS**

- "Area of Traditional Tribal Cultural Affiliation" means geographic areas of historic occupancy and traditional cultural use by local indigenous peoples (California Native American Tribes), as shown on the latest mapping prepared by the Planning & Building Department, created from geographic information supplied by the Tribes of Humboldt County.
- "Cannabis" or "marijuana" means all parts of the plant Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, or any other strain or varietal of the genus Cannabis that may exist or hereafter be discovered or developed that has psychoactive or medicinal properties, whether growing or not, including the seeds thereof. "Cannabis" also means marijuana as defined by Section 11018 of the Health and Safety Code as enacted by Chapter 1407 of the Statutes of 1972. For the purpose of this section, "cannabis" does not mean "industrial hemp" as defined by Section 81000 of the Food and Agricultural Code or Section 11018.5 of the Health and Safety Code.
- "Cannabis Cooperative Association" means an association formed or reorganized in accordance with Chapter 22, Division 10 of the Business and Professions Code commencing with Section 26220.
- "Cannabis Research Garden" means a cannabis cultivation facility engaged in the research or development of cannabis, cannabis strains, or cultivars for the medicinal or adult use of cannabis but which does not produce product for commercial distribution, manufacture, dispensing, or sale.
- "Cannabis Testing and Research Laboratories" means a facility, entity, or site that offers or performs tests of cannabis or cannabis products licensed by the State of California pursuant to Business and Professions Code section 26000, et. seq., and businesses and research institutions engaged in the research of cannabis, cannabis products, or devices used for the medicinal or

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"Captured Rainfall" means rainwater catchment of rainfall runoff primarily collected during the wet season from roof tops, impervious surfaces, driveways, and similar features to the extent consistent with state law for rainwater capture, and concentrated and stored in tanks, or offstream reservoirs, retention ponds, or basins located on the parcel(s) or premises. Also includes rainfall captured and collected directly within a reservoir, open tank, or similar vessel.

"Category 4 Roads" means roads meeting the standards specified in Section 4-1 (Design Standards for Roadway Categories) and Figure 4 of the Appendix to the Subdivision Regulations, found in Appendix to Title III, Division 2, of Humboldt County Code.

"Commercial Cannabis Activity" means any activity involving the cultivation, processing, distribution, manufacturing, testing, sale, or related activities, of cannabis for commercial purposes.

"Commercial Cannabis Cultivation" means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of marijuana or cannabis, including nurseries, that is intended to be processed, manufactured, distributed, dispensed, delivered, and sold.

"Community Propagation Center" means a facility providing for propagation activities as well as caretaking of mature non-flowering plants by one or more licensees, using grid power, at a premises which is separate from the cultivation site.

"Cultivation Area" means the sum of the area(s) used for cannabis cultivation, calculated in square feet and measured using clearly identifiable boundaries around the perimeter of all area (s) that will contain plants at any point in time, including all the space within the boundary as shown on the approved plot plan. Cultivation area shall include the maximum anticipated extent of all vegetative growth of cannabis plants to be grown to maturity on the premises. Between January 1 and January 31 of any given year, applicants with approved permits for cannabis cultivation may submit a written declaration on forms provided by the County that they will reduce the size of their approved cultivation area for that year. The County shall assess taxes for cannabis cultivation on the site based on the reduced area of cultivation in the declaration. See also "Propagation".

"Cultivation site" means the location or a facility where cannabis is planted, grown, harvested, dried, cured, graded, or trimmed, or that does all or any combination of those activities, except where drying, curing, grading or trimming is otherwise prohibited.

"Distribution Facility" as used in this section related to cannabis means a facility where a person conducts the business of procuring cannabis from licensed cultivators or manufacturers for sale to licensed retailers, and performs or coordinates the inspection, quality assurance, batch testing,

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"Driveway" means a route providing private vehicular access, serving one (1) or two (2) parcels or premises.

"Dry farming" means cultivation where Irrigation activities are confined to ancillary propagation areas and transplant, and plants spend the majority of the cultivation season being grown within native soil where they primarily receive water via subsurface hydrological connectivity, and not from above ground Irrigation.

"Enclosed" means Commercial Cannabis Cultivation Activities conducted within an enclosed structure employing mechanical ventilation controls in concert with carbon filtration or other equivalent or superior method(s) minimizing the odor of cannabis outside of the structure. The use and intensity of artificial light, not the fact of enclosure will determine whether the Cultivation Site is characterized as Outdoor, Mixed-light, or Indoor.

"Extraction" means a process by which cannabinoids are separated from cannabis plant material through chemical or physical means.

"Extraction, non-flammable" means the manufacture of cannabis products using cold water, heat press, lipid (butter, milk, oil) or other non-chemical extraction method make bubble hash, kief, rosin, cannabis-infused lipid, etc. Ethanol, alcohol, and CO2-based solvent extraction to make cannabis concentrates/oils are also included in this definition.

"Extraction, flammable" means using compressed and uncompressed liquid solvents such as pentane, hexane, butane, propane, and the like to make cannabis concentrates/oil (closed loop only). Also included in this definition is post-extraction refinement, which is taking previously extracted cannabis concentrates and further refining through processes such as chromatography, to make distillates.

"Flowering" means that a cannabis plant has formed a mass of pistils measuring greater than one half inch wide at its widest point.

"Forbearance Period" means the calendar days during which water may not be diverted from a Waterbody. The default forbearance period shall occur each year between May 15<sup>th</sup> and October 31<sup>st</sup>, unless a greater or lesser period is established or negotiated by local and/or state agencies.

"Grid Power" means electricity generated, transmitted and distributed via the electrical grid by a public utility or similar entity.

"Indoor" means cultivation within a structure primarily or exclusively using artificial lighting.

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- "Infusion" means a process by which cannabis, cannabinoids, cannabis concentrates, or manufactured cannabis are directly incorporated into a product formulation (e.g. oil, milk, butter, other lipids) to produce a cannabis product including: edibles such as baked goods, tinctures, lotions and salves, soaps, vape pens, and the like.
- "Irrigation" means use of water by any Commercial Cannabis Cultivation activity.
- "Licensee" means a person issued a state license to engage in Commercial Cannabis Activity.
- "Local Water Source" means water withdrawal from a Waterbody occurring on the same parcel(s) or premises, or in their vicinity.
- "Manufacturing" means a process whereby the raw agricultural product is transformed into a concentrate, an edible product, or a topical product, and the production, preparation, propagation, or compounding of cannabis or cannabis products, directly or indirectly, by extraction methods, independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis.
- "Metering device" means a device capable of measuring the rate of: direct diversion, collection to storage, and withdrawal or release of water from storage.
- "Microbusiness" means a facility host to several Commercial Cannabis Activities under a single license including cultivation on an area less than 10,000 square feet, distribution, manufacturing without use of volatile solvents, and retail sales.
- "Mixed-Light" means cultivation using a combination of natural and supplemental artificial lighting.
- "Non-Diversionary Water Source" means not involving the withdrawal of water from a Waterbody.
- "Non-forested areas" means areas not growing any trees, whether due to natural conditions or through a conversion of Timberland, conducted prior to January 1, 2016.
- "Nursery" means a facility that produces only clones, immature plants, and seeds for wholesale to licensed cultivators to be used specifically for the planting, propagation, and cultivation of cannabis, or to licensed distributors.
- "Off-site Processing Facility" means the location or facility where cannabis is dried, cured, graded, trimmed, and/or packaged when conducted at premises separate from the cultivation site where the processed cannabis is grown and harvested.
- "On-site Processing Facility" means the location or facility where cannabis is dried, cured, graded, trimmed, and/or packaged by or under the control of one or more licensed cultivators,

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"Open Air" means Outdoor or Mixed-Light Cultivation activities, Nurseries, or Processing facilities, where not conducted entirely within an Enclosed structure.

"Outdoor" means outdoor cultivation using no artificial lighting.

"Parcel" means the same as the definition of "Lot" found under 314-147 of the code.

"Person" means an individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit and includes the plural as well as the singular number. Person also includes the chief executive officer or a member of the board of directors of a business entity, or any individual participating in the direction, control, or management of the permit holder. Person does not include business entities with an aggregate ownership interest of less than twenty (20) percent in the individual or entity holding the permit or less than 5 percent of the total shares of a publicly traded company holding a permit. Individuals, Banks, or financial institutions whose only interest constitutes a loan, lien, or encumbrance, or whose interest occurs through a mutual fund, blind trust, or similar instrument shall not be considered a "Person" for purposes of this section.

"Pre-Existing Cultivation Site" means a physical location where Outdoor, Mixed-Light, or Nursery Cannabis Cultivation activities occurred at any time between January 1, 2006 and December 31, 2015, which has been recognized by the Planning and Building Department, following receipt and review of adequate evidence. The maximum Cultivation Area that may be recognized is the largest extent of the area under concurrent cultivation at a single point in time during the ten-year period specified above.

"Premises" means a Parcel, or a portion thereof, such as a leasehold interest in agricultural land for agricultural purposes of outdoor, mixed-light, or indoor cultivation or processing of cannabis, or a leased or owned space in an industrial or commercial building or parcel for purposes of indoor, mixed-light, or outdoor cultivation, processing, manufacture, distribution, testing or retail sale of cannabis.

"Prime Agricultural Soils" means all lands which have been classified or determined to be "prime" as shown on the most current mapping managed and prepared in concert with local soil survey efforts performed by the Natural Resources Conservation Service.

"Private Roads" means all roads which are not maintained by the County of Humboldt, or State or Federal Agencies.

"Propagation" means cultivation of immature, non-flowering cannabis plants. Areas used for Propagation which are incidental, accessory, and subordinate to Cultivation areas on the same

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- "Public or Private Water Supplier" means a retail water supplier, as defined in Section 13575 of the Water Code, including community services districts or similar public or private utilities, serving 11 or more customers, whose primary beneficial use of water is municipal or domestic.
- "Public Park" means land that is publicly owned or controlled for the purpose of providing recreation and/or open space for public use and/or wildlife habitat.
- "Publicly Maintained Roads" means all roads that are available for year-round travel by the general public and maintained by the County of Humboldt, or State or Federal Agencies.
- "Renewable Energy Source" means electrical power provided by a renewable energy system and/or Grid Power, supplied from 100% renewable source.
- "Renewable Energy System" means equipment for generating and supplying power without use of petroleum or other fossil fuels, and instead using appropriate technology including but not limited to: wind turbines, photovoltaic panels, and hydroelectric systems, in concert with private devices and systems for energy storage and distribution including batteries, grid inter-tie, or other means.
- "Retailer" means a facility for the retail sale and delivery of cannabis to the public, whether for medicinal or adult use. Retailer shall include medical cannabis dispensaries, as defined in and regulated by Humboldt County Code section 313-55.3.
- "Same Practical Effect" means an exception or alternative with the capability of providing equivalent access characteristics, including but not limited to: accommodating safe two-way travel and traffic by regular users in passenger vehicles, and access by emergency wildland fire equipment and simultaneous safe civilian evacuation in the event of a wildland fire.
- "Shared Use Roads" means public and private road systems providing access to the cultivation site, including driveways, serving 3 or more parcels or premises.
- "Shared Use Road Systems (roadsheds)" means networks of public and/or private Shared Use Roads providing access to two or more parcels, where year-round access through neighboring road systems is typically limited to one or two discrete intersections. The County shall define the location and general extent of all roadsheds, based upon current conditions and use.
- "Slope" means Natural Grade as defined in Title III, Section 314-142 of the Humboldt County Code, which has not been filled or graded after January 1, 2016.
- "State license," or "license," means a state license issued pursuant to Business and Professions Code section 26000, *et seq.*

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- "Stored water" means water from Captured Rainfall or a Local Water Source, when diverted and stored for non-contemporaneous Irrigation.
- "Timberland" means land, which is growing or available for and capable of growing a crop of trees of any commercial species used to produce lumber and other forest products, as defined under section 4526 of the Public Resources Code.
- "Tribal Cultural Resources" means sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe, including unique archaeological resources and historical resources as described under sections 21074, 21083.2(g), and 21084.1 of the Public Resources Code, respectively. Tribal Cultural Resource shall also include sites or resources identified by the tribe through an action of the Tribal Council or equivalent body.
- "Tribal Ceremonial Sites" means locations where ceremonial activities are conducted by a California Native American Tribe within their Area of Traditional Tribal Cultural Affiliation.
- "Tribal Lands" for the purposes of this section means land within the boundaries of a Reservation or Rancheria, land held in trust by the United States of America for a Tribe outside the boundaries of a Reservation or Rancheria, land owned by the Tribe associated with a Reservation or Rancheria or other land held in trust for that Tribe, fee parcels owned by members of the Tribe within a Reservation or Rancheria of that Tribe, and fee parcels located within the boundaries of a Reservation or Rancheria, owned by non-tribal members.
- "Waterbody" means any significant accumulation of water, such as lakes, ponds, rivers, streams, creeks, springs, seeps, artesian wells, wetlands, canals, groundwater from a subterranean stream flowing through a known and definite channel, or similar features. Waterbody shall not include off-stream constructed reservoirs filled exclusively using Non-Diversionary sources such as Captured Rainfall.

# 55.4.5 GENERAL PROVISIONS APPLICABLE TO COMMERCIAL CANNABIS ACTIVITY LAND USE PERMITS

#### 55.4.5.1 **Special Area Provisions**

- 55.4.5.1.1 No Commercial Cannabis Activity shall be permitted within six hundred feet (600') of a school.
- 55.4.5.1.2 No Commercial Cannabis Activity shall be permitted within Tribal Lands without the express written consent of the Tribe.
- 55.4.5.1.3 No Commercial Cannabis Activity shall be permitted within one hundred feet (100') of Environmentally Sensitive Habitat Area (ESHA), as defined in Section 313-143 of the Humboldt County Code ("Habitat Areas,

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# 55.4.5.1.4 City Spheres of Influence, Community Planning Areas, Tribal Lands

a) A Conditional Use Permit shall be required for any Commercial Cannabis Activity where located within the Sphere of Influence (SOI) of any incorporated city or within any of the following mapped Community Planning Areas (CPAs): McKinleyville, Shelter Cove, and Trinidad-Westhaven. A Conditional Use Permit shall also be required for any Commercial Cannabis Activity where located within one thousand feet (1000') of any incorporated city, Tribal Lands, or any of the identified Community Planning Areas (CPAs). For purposes of determining the Trinidad Planning Area, the Trinidad General Plan shall be utilized.

### Early Notification to Surrounding Areas, nearby Cities, and Tribes

- b) Whenever a permit application for a Commercial Cannabis Activity is located within any of the areas specified in Sections 55.4.5.1.4(a) and has been determined complete for processing in accordance with Section 312-6.1, notice of the proposed project shall be provided to all property owners and occupants by first class mail to the address(es) shown on the latest Assessment Roll within one thousand feet (1,000') of the perimeter of the parcel on which a permit is being requested. The notice shall include the location of the project and a description of the size and type of activity proposed.
  - The appropriate City or Tribe shall also be notified in cases where a project is located within 1,000 feet of the City limit or boundary of Tribal Lands, or within the City's Sphere of Influence or Tribe's Ancestral Area. This notice shall be in addition to the notice that may be required by Section 312-8.1 or 312-8.3. Pursuant to 312-9.2.3, a written request that a public hearing be held may be submitted at any time prior to the Hearing Officer's administrative decision on a project.
- c) The Hearing Officer shall consider the potential impacts and cumulative impacts of proposed cannabis activities upon the community as a whole, including impacts to neighboring uses within Cities or their SOI's and buffers, and to residents within CPA's, or Tribal land. The Hearing Officer shall have the discretion to deny any discretionary permit application within these areas if it is found, based on substantial evidence in the record, that the impacts of a proposed activity on the existing uses will have a significant adverse effect on the public health, safety, or welfare.

# 55.4.5.1.5 Areas of Traditional Tribal Cultural Affiliation

The County shall engage with local Tribes before consenting to the issuance of any clearance or permit, if Commercial Cannabis Activities occur or are proposed within an Area of Traditional Tribal Cultural Affiliation. This process will include referral of the project to and engagement with the Tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government"

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#### 55.4.5.2 Release of Liability, Indemnification, and Hold Harmless

As part of the application for any Zoning Clearance Certificate, Special Permit, or Use Permit for Commercial Cannabis Activity, as defined herein, the property owner and permittee shall indemnify and hold harmless the County of Humboldt and its agents, officers, elected officials, and employees for any claims, damages, or injuries brought by affected property owners or other third parties due to the Commercial Cannabis Activity and for any claims brought by any person for problems, injuries, damages, or liabilities of any kind that may arise out of these uses.

# 55.4.5.3 **Penalties and Enforcement**

All of the remedies provided for in this Section shall be cumulative and not exclusive of remedies available for violations under any other Section of the County Code, or other law.

Any violation of this Section, including, but not limited to failure to obtain and maintain compliance with any required clearance certificate or permit specified in this Section, shall be, and the same hereby is declared to be, a public nuisance and unlawful and shall be subject to injunction, abatement or any other administrative, civil, or criminal remedy available to the County under the applicable state and county laws, specifically including those set forth in Title III, Division 5, Chapter 1 of the Humboldt County Code.

Whenever permit applicants seeking permits for new commercial activities initiate operations ahead of permit issuance or Pre-Existing Cultivation Site operators seeking permits expand cultivation operations ahead of permit issuance the Director shall have discretion to:

- 55.4.5.3.1 Issue stop work orders and financial penalties to applicants found to have engaged in the above activities, and require restoration of the site to prior condition; or,
- 55.4.5.3.2 Disqualify the pending applications, with no refund of fees submitted, and initiate enforcement proceedings.
- 55.4.5.3.3 Resolve the violations and proceed with processing of the application.

# 55.4.5.4 **Permit Limits and Permit Counting**

55.4.5.4.1 No more than eight acres of Commercial Cannabis cultivation permits may be issued to a single Person within the County of Humboldt. For purposes of this limitation,

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# 55.4.5.5 Combination of Open Air Cultivation Activities

A combination of Outdoor and Mixed Light cultivation activities may be authorized for a total area equal to or less than the cultivated area size limit for the applicable permit being sought (e.g. a combination of outdoor and mixed light cultivation area of up to 10,000 sq. ft. may be permitted on a parcel).

#### 55.4.5.6 Term of Commercial Cannabis Activity Clearance or Permit

Any Commercial Cannabis Activity Zoning Clearance Certificate, Special Permit, or Use Permit issued pursuant to this section shall expire after one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permitted site has been found to comply with all conditions of approval, applicable eligibility and siting criteria, and performance standards.

#### 55.4.5.7 **Annual Inspections**

If the inspector or other County official determines that the site does not comply with the conditions of approval, the inspector shall serve the clearance certificate or permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the non-compliance and the time period within which the noncompliance must be corrected. The statement shall also advise the clearance certificate or permit holder of their right to file an appeal of the non-compliance statement within ten (10) calendar days of the date that the written statement is delivered to the permit holder, or after the date of any re-inspection if there is a dispute about whether or not the corrections have been completed. Email, personal delivery, or mail are appropriate means of delivering the written statement. Where mailed or emailed, the written statement shall be sent to the most current mailing address or email shared with the Department by the operator. The statement shall be considered to be delivered 3 days following the postmarked date of mailing or verification of email transmittal. The permit holder may request a re-inspection to determine whether or not the permit holder has cured all issues of non-compliance. Failure to request re-inspection and cure any items of non-compliance within the prescribed timeframes, or to timely file an appeal, shall terminate the Zoning Clearance Certificate, Special Permit, or Use Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed.

#### **Appeal of Inspection Determination**

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Humboldt County IP Application No. LCP-1-HUM-16-0075-2 (Part C) (Commercial Cannabis Land Use Code) County-adopted IP Text Changes Page 12 of 43 Within ten (10) calendar days after delivery of the statement of non-compliance, or the date of any re-inspection, the determination by the inspector that the site is not in compliance may be appealed by certificate or permit holder to the Zoning Administrator. The appeal shall be made, in writing, on a form provided by the County, and with payment of the fee specified for appeals in the fee schedule adopted by the County of Humboldt.

- 55.4.5.8.1 The appeal shall be heard by the Zoning Administrator or his or her designee within thirty (30) calendar days following the filing of the appeal. The Zoning Administrator shall render a written ruling on the appeal within three (3) business days following the hearing.
- 55.4.5.8.2 The decision of the Zoning Administrator may be appealed in accordance with Section 312-13 of the Humboldt County Code. If no appeal is filed, the Zoning Administrator's ruling is final.

# 55.4.5.9 **Notification to State Licensing Authorities**

The County shall notify the appropriate state licensing authority whenever the County Zoning Clearance Certificate, Special Permit or Use Permit has been revoked or terminated following the expiration of any appeal period, or if an appeal has been filed, following the final determination of the appeal.

#### 55.4.5.10 Restriction of water use under special circumstance

The County reserves the right to reduce the extent of any Commercial Cannabis Activity, including but not limited to the area of cultivation, allowed under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed where the Commercial Cannabis Activity is located, will not support water withdrawals without substantially adversely affecting existing fish and wildlife resources.

# 55.4.6 COMMERCIAL CANNABIS CULTIVATION, PROPAGATION, AND PROCESSING – OPEN AIR ACTIVITIES

Outdoor and Mixed-light Cultivation Activities, On-Site Processing, and Nurseries may be permitted with a Coastal Development Permit and Special Permit, Use Permit, or Zoning Clearance Certificate when meeting the following Eligibility and Siting Criteria and all applicable Performance Standards, except when otherwise specified, provided that processing, drying, product grading, curing or trimming may only be conducted within non-residential structures that were in existence on January 1, 2016.

55.4.6.1 Eligibility Criteria - Resource Production and Residential-Agricultural Areas
55.4.6.1.1 Zoning

AE and RA.

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# 55.4.6.1.2 Minimum Parcel Size and allowed Cultivation Area

- a) On parcels 20 acres or larger in size:
  - 1) up to 10,000 sq. ft. of Cultivation Area with a Special Permit and Coastal Development Permit;
  - 2) a maximum of 43,560 sq. ft. of Cultivation Area with a Use Permit and Coastal Development Permit on any parcel less than 320 acres in size, including a combination of separately permitted activities including those permitted pursuant to Section 55.4.6.5.7 (b).
- b) On parcels 320 acres or larger in size, up to 43,560 sq. ft. of Cultivation Area per 100-acre increment can be permitted subject to approval of a Use Permit, up to a maximum of eight (8) acres can be permitted. All cultivation area must have access from paved roads with centerline stripe, meeting the Category 4 standard. Exceptions may be considered subject to a separate Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation (prepared by a licensed engineer) of the local road network providing access to the site. The Hearing Officer shall not grant an exception unless there is substantial evidence to support a finding that the cultivation sites will not adversely affect the public health, safety, and welfare because the roads as they exist or are improved provide fire safe road access, capacity to support anticipated traffic volumes, maintain water quality objectives, and protect sensitive habitats.
- c) On parcels with an Agricultural Exclusive/Grazing Plan designation, outdoor or mixedlight cultivation may only be permitted within non-residential structures existing prior to January 1, 2016.
- d) With a Zoning Clearance Certificate and Coastal Development Permit, up to one (1) acre of Cultivation Area may be authorized within existing commercial greenhouse structures. Additionally, Cultivation Area in excess of one (1) acre may be authorized within existing commercial greenhouse structures with a Use Permit and Coastal Development Permit. The greenhouse(s) must have been lawfully constructed prior to January 1, 2016. RA zoned property must be 20 acres or larger in size.

# 55.4.6.2 Eligibility Criteria - Commercial and Industrial Areas

#### 55.4.6.2.1 **Zoning**

CG, ML, MG, and MC as an Interim Use per Section 313-104.1 of the Zoning Ordinance.

#### 55.4.6.2.2 Minimum Parcel Size and allowed Cultivation Area

Two (2) acre minimum parcel size

- a) Open Air Cultivation Activities of up to one (1) acre of Cultivation Area may be permitted with a Special Permit and Coastal Development Permit.
- b) Additional Open Air Cultivation Activities in excess of 1 acre may be allowed with a Use Permit and Coastal Development Permit.

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# 55.4.6.3 Eligibility Criteria – All Areas

# **55.4.6.3.1 Energy Source**

Electricity must be exclusively provided by a Renewable Energy Source, meeting the Performance Standard for Energy Use.

# **55.4.6.3.2 Water Source**

Irrigation shall exclusively utilize Stored Water from Non-Diversionary Sources or water from a Public or Private Water Supplier, if adequate capacity exists for irrigation use, as determined by the Public or Private Water Supplier. Water from on-site greywater systems is also authorized for year-round use. Dry Farmed Outdoor or Mixed Light cultivation sites may utilize Irrigation from Diversionary Sources for propagation areas and transplantation.

# 55.4.6.3.3 **Access Road(s)**

Road systems providing access to the parcel(s) or premises hosting the Cultivation Site(s) must meet or exceed the Road Systems Performance Standard in Section 55.4.12.1.8.

#### 55.4.6.4 Siting Criteria – All Areas

# 55.4.6.4.1 **Slope**

<u>Cultivation Site(s)</u> must be confined to areas of the Parcel where the Slope is 15 percent or less.

# 55.4.6.4.2 Conversion of Timberland Prohibited

<u>Cultivation Site(s) may only be located within a Non-Forested area that was in existence prior to January 1, 2016.</u>

# 55.4.6.4.3 Limitation on Use of Prime Soils

The cumulative area of any Cannabis Cultivation Site(s) located in areas identified as having Prime Agricultural Soil shall not exceed 20 percent of the area of Prime Agricultural Soil on the Parcel. Where occurring in areas with Prime Agricultural Soil, Cultivation shall only occur within the native soil. Removal of native soil and replacement with manufactured soil is prohibited. Exceptions to the in native soil planting requirement may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include evidence demonstrating that in the circumstances of the particular cultivation site, it is better to not plant within the native soils. An exception shall only be approved if it can be demonstrated that the native soil will not be impaired or damaged.

# **55.4.6.4.4 Setbacks**

Standard Setbacks

<u>Cultivation Site(s) must observe all of the following setbacks:</u>

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- a) Property Lines Thirty (30') feet from any property line;
- b) Residences and undeveloped parcels Three hundred feet (300') from any residence on an adjacent separately owned parcel, and two hundred seventy feet (270') from any adjacent undeveloped separately owned parcel.
- C) Sensitive Receptors Six hundred feet (600') from a Church or other Place of Religious Worship, Public Park, Coastal Public Access, Commercial Recreational Facility (as defined by Section 313-153 of the Humboldt County Code), Tribal Cultural Resource, or School Bus Stop currently in use at the time of project application submittal. For purposes of this section, the setback requirement applicable to Public Parks, other than lands managed for open space and/or wildlife habitat, shall only be applied to designated and developed recreational facilities such as picnic areas and campgrounds, trails, river and fishing access points, and like facilities under public ownership.
- d) Tribal Ceremonial Sites One thousand feet (1,000') from all Tribal Ceremonial Sites;
- e) The setback required from associated property lines or residence(s) on an adjacent privately-owned property may be waived or reduced with the express written consent of the owner(s) of the subject property.
- f) Notwithstanding the above described setbacks from Sensitive Receptors and Tribal Ceremonial Sites, the setback required from these areas may also be waived or reduced with the express written consent of qualified officials or representatives representing these protected uses. For publicly owned lands managed for open space and/or wildlife habitat purposes, a setback of less than 600 feet may be allowed with a Special Permit, provided that advanced notice is given to the person or agency responsible for managing or supervising the management of those lands. For School Bus Stops, a setback of less than 600 feet may be allowed with a Special Permit, where it can be demonstrated that the cultivation site would not be detrimental to students at the bus stop, due to specific conditions;
- g) In all cases, structures must comply with the setback requirements and similar provisions of the principal zoning district(s) as well as those required by the Building Code, including lot coverage.
- Additionally, in cases where one or more discrete premises span multiple parcels, the 30-foot setback from shared boundary lines may be waived for cultivation activities which do not occur within a structure.
- i) Cultivation Site(s) and Appurtenant Facilities including surface water diversions, agricultural wells, and similar infrastructure must observe all prescribed setbacks and limitations pertaining to the use of land located within or affecting Environmentally Sensitive Habitat Areas (ESHA) or Wetlands, as defined under Coastal Act regulations in Humboldt County Code and Local Coastal Area Plans.

#### Special Area Setbacks for Odor Mitigation

In addition to the Standard Setbacks, Open Air Cultivation Sites located within any of the Special Areas described under 55.4.5.1.5 are subject to the following enhanced setbacks, unless confined to Enclosed structures:

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- j) Six hundred feet (600') from the boundary of any residentially zoned area;
- k) Six hundred feet (600') from any residence located on a separately owned parcel.
- 1) An applicant may seek an exception from the prescribed open air cultivation setbacks of 55.4.6.4(j) and (k) with a Use Permit. In considering the Use Permit, the Planning Commission shall evaluate whether a reduced setback would result in adverse impacts to surrounding land uses, as well as whether project alternatives or opportunities for additional feasible mitigation exist.
- m) Notwithstanding the above provisions, the enhanced setbacks of this section are not applicable to any commercial cannabis activities conducted on a parcel zoned MG or MC.

# 55.4.6.5 Accommodations for Pre-Existing Cultivation Sites

As set forth in the following subsections, Pre-Existing Cultivation Sites that meet all other Eligibility and Siting Criteria and Performance Standards, may be permitted with a Special Permit and Coastal Development Permit within AE and RA zoning districts, provided that all Coastal Resource protection policies and standards for issuance of a Coastal Development Permit can be met. Permitting of Pre-Existing Cultivation Sites is prohibited where located within the TC or TPZ zones. For other areas, where the size of a Pre-Existing Cultivation Site is smaller than the allowed cultivation area which can be permitted, the site may be expanded to the maximum allowed for the applicable parcel size and permit type within existing Non-Forested areas with Slopes of 15 percent or less.

Permit applications for Pre-Existing Cultivation Sites shall provide dated satellite imagery or other evidence satisfactory to the Planning and Building Department establishing the existence and area of cultivation between January 1, 2006 and December 31, 2015.

Applications for Pre-Existing Cultivation Sites submitted before December 31, 2018 may be permitted at one hundred percent of the documented pre-existing cultivation area and applications for pre-existing cultivation submitted between January 1, 2019 and December 31, 2019 shall not be approved for more than fifty percent of the documented existing cultivation area. No new applications for Pre-Existing Cultivation Sites shall be accepted after December 31, 2019.

#### 55.4.6.5.1 Small Cultivation Sites

On Parcels 20 acres or larger in size, up to 3,000 square feet of Outdoor or Mixed-Light Cultivation, or any combination thereof, may be permitted with a Special Permit and Coastal Development Permit, provided that all Coastal Resource protection policies and standards for issuance of a Coastal Development Permit can be met, if applicable, subject to the following additional requirements and allowances:

- a) The operator's principal residence is located on the same parcel and the residence was in existence on or before January 1, 2016
- b) No more than one cultivation permit may be issued for the same Parcel.

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- c) The Road Systems Performance Standards in Sections 55.4.12.1.8(a) shall not apply
- <u>d)</u> The Road Systems Performance Standards in Sections 55.4.12.1.8(c) and (d) shall apply as follows:
  - i. Within one year of provisional permit approval, permittees of small cultivation sites are responsible to join or form a Road Maintenance Association pursuant to 55.4.12.1.8(d)1, and submit a report prepared pursuant 55.4.12.1.8(c)2, unless one has already been submitted for other commercial cannabis activity sites within the roadshed.
  - <u>ii.</u> Improvements must be implemented within 2 years of approval of the provisional permit. The timeframe for completing improvements may be extended for cause by the Director of Planning and Building.
- e) The existing area of cultivation may be located on Slopes greater than 15 percent, but less than 30 percent with a Zoning Clearance Certificate.
- 55.4.6.5.2 A Cultivation Site located on Slopes greater than 15 percent but not exceeding 30 percent may be permitted with a Use Permit and Coastal Development Permit.
- 55.4.6.5.3 In order to comply or best achieve compliance with applicable eligibility or siting criteria, or performance standard(s), reconfiguration of a Pre-Existing Cultivation Site may be authorized with a Special Permit and Coastal Development Permit, subject to all applicable Performance Standards.

# 55.4.6.5.4 Energy Source for Ancillary Propagation Facility or Mixed-Light Cultivation

Where grid power is not available, Pre-Existing cultivation sites located within other eligible zoning districts may utilize on-site generators to supply energy for mixed light and propagation activities. The permit application shall include an energy budget detailing all monthly cultivation-related energy use as well as on-site renewable energy generation and storage capacity. All generator use must comply with the Performance Standards for Generator Noise.

- a) Use of on-site generators to supply up to 20 percent of cannabis cultivation related energy demand may occur as a principally permitted use.
- b) Use of on-site generators to supply greater than 20 percent of cannabis cultivation related energy demand shall be subject to a Special Permit. The application must demonstrate why it is not technically or financially feasible to secure grid power or comply with the renewable energy standard. Approval may be subject to any and all of the following additional measures:
  - 1. Keeping of ancillary mother plants off-site at an approved location such as a Community Propagation Center, Nursery, or similar facility with access to grid power.

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- 2. Restricting use of artificial lighting to between March thru August (deprivation season and end of season restocking post-harvest)
- 3. Developing a plan to secure grid power or develop on-site renewable energy infrastructure capable of supplying 80 percent or more of cannabis-related electrical demand. Permit approval may be provisional subject to achieving grid power or 80 percent renewable target.

#### 55.4.6.5.5 **Provisional Permitting**

An application for a Pre-Existing Cultivation Site may be provisionally approved, subject to a written approved compliance agreement, signed by the applicant and the relevant enforcement agency or agencies. Applications eligible for Provisional Approval shall be processed identically to all other applications, in the order they are received and determined complete for processing. The Compliance Agreement shall document all violations and non-compliance with applicable building or other health, safety, or other state or county statute, ordinance, or regulation, including the performance standards and siting criteria of these regulations. Violations and areas of non-compliance subject to a compliance agreement shall be related to land conversion, on-site grading, electricity usage, water usage, agricultural discharges, and similar matters and limited to those improvements, facilities, buildings, and sites that are used for the Commercial Cannabis Activity and shall not extend to personal residences or other structures that are not used for Commercial Cannabis Activities. Applicants shall provide plans for curing such violations to the Planning & Building Department within one (1) year of issuance of the provisional clearance or permit. All violations and areas of non-compliance shall be cured or abated at the earliest feasible date, but in no event no more than two (2) years of date of issuance of a provisional clearance or permit, unless otherwise stipulated under the terms of the individual agreement. The terms of the compliance agreement may be appealed to the Planning Commission, who shall act as Hearing Officer.

As part of application submittal, Pre-Existing Cultivation Sites seeking provisional approval shall identify, document, and itemize all current violations related to commercial cannabis activities, as well as areas of non-compliance with applicable performance standards and siting criteria, and include a plan and schedule to abate or cure all violations and achieve compliance targets.

55.4.6.5.6 (Section reserved for future use)

#### 55.4.6.5.7 Retirement, Remediation, and Relocation of Pre-Existing Cultivation Sites

In order to incentivize, promote, and encourage the retirement, remediation and relocation of pre-existing cannabis cultivation operations occurring in inappropriate, marginal, or environmentally sensitive sites to relocate to environmentally superior sites, the following provisions shall apply:

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- a) Cultivation Sites eligible for Retirement, Remediation, and Relocation incentives (RRR Sites) shall be those that were in operation at any time between January 1, 2006 and January 1, 2016 and are located in AE, RA, TC and TPZ zones with a source of irrigation water from surface water diversion without DWR water right or permit or DFW streambed alteration permit, or served by roads which do not conform with one or more access performance standards specified under Section 55.4.12, or with slopes in excess of 15%, or where the cultivation area location does not comply with the required setbacks. All applications for RRR sites on Tribal Land shall be referred to the appropriate Tribe for comment prior to approval.
- b) Sites eligible for relocation of RRR Sites (Relocation Sites) shall be those meeting the eligibility criteria specified in Section 55.4.6.1 or 55.4.6.2 and the siting criteria specified in Section 55.4.6.4 through 55.4.6.8, as well as all applicable performance standards specified in Section 55.4.12. In addition, RRR Sites shall not be located within any Special Areas listed within section 55.4.5.1.4. No new applications for RRR Sites shall be accepted after December 31, 2018.
- c) Operators of RRR Sites shall be eligible to receive a Special Permit and Coastal Development Permit for commercial cultivation of cannabis on an eligible Relocation Site, for an area up to four times the area of the pre-existing RRR Site, but in no event larger 20,000 sq. ft. Operators of RRR Sites with a Cultivation Area exceeding 20,000 sq. ft. may transfer all recognized prior cultivation area to an eligible Relocation Site, on a 1-for-1 basis (no multiplier) subject to approval of a Use Permit and Coastal Development Permit.
- d) Relocation Sites may be on leased premises for agricultural purposes allowable pursuant to the exclusion from the Subdivision Map Act, Government Code section 66412 (k). More than one RRR Site may be permitted on Relocation Site parcels of twenty (20) acres or larger, provided that the cumulative total cultivation area for all commercial cannabis cultivation permits issued for that parcel does not exceed one acre. If the Relocation Site has Prime Agricultural Soils on that parcel, the area utilized for cannabis cultivation on Prime Agricultural Soils shall not exceed twenty percent (20%) of the area of Prime Agricultural Soils on that parcel.
- e) In order to receive the benefits specified in Section 55.4.6.5.7 (c), the operator of a RRR Site shall prepare a plan for the full environmental remediation of the RRR Site, including removal of all cultivation related materials, equipment and improvements, regrading to preexisting contours, reseeding with native vegetation, reforestation, habitat restoration, and monitoring, as determined to be appropriate by the Planning Department. The plan shall be prepared and executed in accordance with the Performance Standard for Remediation Activities. The operator shall execute an agreement to complete the work specified in the remediation plan within twelve (12) months and shall post a bond in a sufficient amount that will allow the County to contract to complete the work specified in the plan in the event that the operator of the RRR Site fails to do so. The operator or the property owner of record for the RRR Site shall record a covenant executed by the property owner not to commercially cultivate cannabis or disturb the remediation area on

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# 55.4.6.6 Site Restoration upon Termination or Abandonment of Commercial Cannabis Cultivation Sites

Upon termination or abandonment of a permitted Commercial Cannabis Cultivation Site, the operator and/or property owner shall remove all materials, equipment and improvements on the site that were devoted to cannabis cultivation, including but not limited to bags, pots, or other containers, tools, fertilizers, pesticides, fuels, hoop house frames and coverings, irrigation pipes, water bladders or tanks, pond liners, electrical lighting fixtures, wiring and related equipment, fencing, cannabis, or cannabis waste products, imported soil or soil amendments not incorporated into native soil, generators, pumps, or structures not adaptable to non-cannabis permitted use of the site. If any of the above described or related material or equipment is to remain, the operator and/or property owner shall prepare a plan and description of the non-cannabis continued use of such material or equipment on the site.

For cultivation sites located in forested resource lands where trees were removed in order to facilitate cannabis cultivation, and no 3-acre conversion exemption or timberland conversion permit was obtained, the property owner shall cause a restoration plan to be prepared by a Registered Professional Forester, or other qualified professional approved by the County, for the reforestation of the site. All restoration planning and implementation shall be conducted in conformance with the Performance Standard for Remediation Activities. The property owner shall be responsible for execution of the restoration plan, subject to monitoring and periodic inspection by the County. Failure to adequately execute the plan shall be subject to the enforcement provisions set forth in Section 314-55.4.5.3 and Title III, Division 5, Chapter 1 of the Humboldt County Code.

#### 55.4.6.7 (Section reserved for future use)

#### **55.4.6.8 Cap on Permits**

The total number of permits issued for commercial cultivation activities (including Outdoor, Indoor, and Mixed-Light cultivation and Nurseries) in each of the six Local Coastal Plan areas shall be as follows:

Coastal Planning Area	Permits	Acres
North Coast Area Plan	4	2
Trinidad Area Plan	0	0
McKinleyville Area Plan	4	2

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Total	171	59
South Coast Area Plan	13	5
Eel River Area Plan	112	39
Humboldt Bay Area Plan*	38	13

<sup>\*</sup> Cannabis cultivation sites with public water from the Humboldt Bay Municipal Water District may be exempt from the cap with a will-serve letter from the district providing public water service to the site.

Once the permit cap for a given Local Coastal Plan has been reached, no additional permit applications for open air cultivation activities will be processed until the Planning Commission and Board of Supervisors consider an analysis of the state of the watershed and approve an increase in the cap by amendment of this section of the Humboldt County Code certified by the California Coastal Commission. The analysis shall include review of water flow data and applicable studies or information prepared by state and local agencies and recommendations from the following state agencies: California Department of Fish & Wildlife, North Coast Regional Water Quality Control Board, State Water Resources Control Board, and the Department of Forestry and Fire Protection.

#### 55.4.7 CANNABIS SUPPORT FACILITIES

Cannabis Support Facilities include facilities for Distribution, Off-Site Processing, Enclosed Nurseries, Community Propagation Centers and Cannabis Testing and Research Laboratories. All Cannabis Support Facilities must meet or exceed the setbacks from Sensitive Receptors and Tribal Ceremonial Sites specified under 55.4.6.4.4(c) and (d), unless waived or reduced pursuant to 55.4.6.4.4(f). Where conducted within an Enclosed setting, Cannabis Support Facilities shall not be subject to the setbacks from School Bus Stops prescribed within 55.4.6.4.4(c).

# 55.4.7.1 Distribution, Off-Site Processing, Enclosed Nurseries, and Community Propagation Centers

Within all zones specified in Section 55.4.6.2.1 (CG, ML, MG, and MC as an Interim Use) Distribution, Off-Site Processing, Enclosed Nurseries, Community Propagation Centers within a lawfully constructed structure in existence prior to January 1, 2016 shall be principally permitted with a Zoning Clearance Certificate and Coastal Development Permit when meeting all applicable Performance Standards, as well as the Eligibility Criteria in Sections 55.4.6.3.1 and 55.4.6.3.2 as well as the Siting Criteria specified in Sections 55.4.6.4.1, 55.4.6.4.2, and 55.4.6.4.3.

#### 55.4.7.2 Cannabis Testing and Research Laboratories

Cannabis Testing and Research Laboratories shall be principally permitted with a Zoning Clearance Certificate and Coastal Development Permit in CG, ML, MG, and MC as an Interim Use or where previously developed for a lawful industrial or commercial use subject to meeting all applicable Performance Standards, the Eligibility Criteria in Sections 55.4.6.3.1 and 55.4.6.3.2 and the Siting Criteria specified in Sections 55.4.6.4.1, 55.4.6.4.2, and 55.4.6.4.3.

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#### 55.4.7.3 Locational Criteria

Cannabis Support Facilities shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that standards for the protection of public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and protection of habitat can be met.

#### 55.4.8

#### 55.4.8.1 INDOOR CULTIVATION

Indoor Cultivation Sites must comply with all applicable performance standards, meet the Eligibility Criteria specified in Section 55.4.6.3.1 and 55.4.6.3.2 and comply with the Siting Criteria specified in Sections 55.4.6.4.1, 55.4.6.4.2, 55.4.6.4.3, and 55.4.6.4.4 (c), (d), and (g). All Indoor Cultivation activities shall be conducted within an Enclosed setting and shall not be subject to the setbacks from School Bus Stops prescribed within 55.4.6.4.4(c). Indoor Cultivation may be permitted as follows:

- 55.4.8.1.1 Within those zones specified under 55.4.6.1.1 (AE and RA), up to 5,000 square feet of Indoor Cultivation may be permitted with a Zoning Clearance Certificate and Coastal Development Permit, but may only be conducted within a non-residential structure which was in existence prior to January 1, 2016.
- 55.4.8.1.2 Within those zones specified under 55.4.6.2.1 (CG, ML, MG, and MC as an Interim Use):
- a) up to 5,000 square feet of cultivation area may be permitted with a Zoning Clearance Certificate.
- b) up to 10,000 square feet of cultivation area may be permitted with a Special Permit.
- c) A Use Permit shall be required where more than one clearance or permit is being sought on a Parcel.

#### 55.4.8.1.3 Locational Criteria

Indoor Cultivation shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that measures have been taken to protect the public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and environmentally sensitive habitat areas.

#### 55.4.8.2 MANUFACTURING

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#### 55.4.8.2.1 Flammable Extraction

- a) Manufacturing activities involving Flammable Extraction may be permitted with a Special Permit in the MG zone, as well as MC zone as an Interim Use.
- b) Manufacturing activities involving Flammable Extraction may also be permitted with a Conditional Use Permit in the CG and ML zones.
- c) All manufacturing activities involving Flammable Extraction must be conducted within a commercial structure. Where located within those zones specified under 55.4.8.2.1(b), the structure must meet or exceed the following special setbacks:
  - i) One thousand feet (1,000') from the boundary of any residentially zoned area or Community Planning Area boundary specified within section 55.4.5.1
  - ii) One thousand feet (1,000') from any residence located on a separately owned parcel.
  - iii) Six hundred feet (600') from any school bus stop currently in use at the time of project review.
  - iv) An applicant may seek an exception from the special setbacks of this section with a Use Permit. Consideration of the Use Permit request shall include an evaluation of the density and location of neighboring residential uses, as well as the composition and location of other nearby development and terrain. Authorization of a reduced setback shall include a determination that the proposed area and method of operation include sufficient measures to ensure the public health, safety and welfare of and that the use will not have a detrimental effect on the surrounding community.

#### 55.4.8.2.2 Non-Flammable Extraction

- a) Manufacturing activities involving Non-Flammable Extraction may be principally permitted subject to issuance of a Zoning Clearance Certificate and Coastal Development Permit within the MG zone, as well as MC zone as an Interim Use.
- b) Manufacturing activities involving Non-Flammable Extraction may also be permitted with a Special Permit and Coastal Development Permit within CG and ML zones.
- c) Manufacturing activities involving Non-Flammable Extraction may be permitted with a Special Permit and Coastal Development Permit within those zones specified under 55.4.6.1.1 (AE and RA), but may only be conducted within a non-residential structure which was in existence prior to January 1, 2016.

#### 55.4.8.2.3 **Infusion**

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- a) Manufacturing activities involving Infusion may be principally permitted subject to issuance of a Zoning Clearance Certificate and Coastal Development Permit within the CG, ML, MG zones, and the MC zone as an Interim Use.
- b) Manufacturing activities which exclusively involve Infusion may be principally permitted in all zones which permit Cottage Industry activities, when in compliance with all performance standards found within 45.1.3, or with a Special Permit pursuant to 45.1.4.

#### c) Locational Criteria

Manufacturing activities shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that standards for the protection of public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and protection of habitat can be met.

# 55.4.9 (Reserved for future use)

#### 55.4.10 **OTHER PROVISIONS**

- 55.4.10.1 Adult Use Retail Sales. Adult Use Retail Sales facilities are a permitted use, subject to the same permit requirements that apply pursuant to Humboldt County Code Sections 314-55.3, et seq. applicable to Medical Cannabis Dispensaries. All regulations applicable to permitting of Medical Cannabis Dispensaries shall be applicable to Adult Use Retail Sales facilities, except those limiting sales exclusively to medical cannabis.
- 55.4.10.2 **Microbusiness**. Microbusiness activities are a permitted use, subject to a Special Permit and Coastal Development Permit, in any of the zones in which authorized cannabis activities is a permitted use (except on parcels zoned RA, AE, TPZ or TC).

#### Locational Criteria:

Adult Use Retail Sales and Microbusinesses with on-site customer traffic shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that standards for the protection of public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and protection of habitat can be met. Sites for microbusinesses that involve visitor-serving uses must also comply with the Public Accommodation Standard. Microbusinesses shall also comply with all performance standards applicable to any of the uses combined under a single Microbusiness license.

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- 55.4.10. 3 Temporary Special Events Temporary Special Events authorizing onsite cannabis sales to, and consumption by, persons 21 years of age or older may be permitted at any facility or location over which the County has jurisdiction. Events are a Temporary Use subject to a Coastal Development Permit and Use Permit as required by Humboldt County Code Section 313-62.1, which governs Special Events and Attractions. This includes events at a county fair, subject to consent of the Humboldt County Fair Association Board of Directors and City of Ferndale. Any event must be managed to ensure that (1) all cannabis vendor participants are licensed; (2) cannabis consumption is not visible from any public place or area open to persons under 21 years of age; and, (3) sale or consumption of alcohol or tobacco is not allowed within areas where cannabis consumption is authorized.
- 55.4.10.4 Onsite Cannabis Consumption (Retail, Microbusiness) Onsite consumption facilities as an accessory use at a Medical Cannabis Dispensary, Adult Use Retail, or Microbusiness permitted facility may be permitted subject to approval of a Use Permit, provided that: (1) access to the area where cannabis consumption is allowed is restricted to persons 21 years of age and older; (2) cannabis consumption is not visible from any public place or area open to persons under 21 years of age; and, (3) sale or consumption of alcohol or tobacco is not allowed on the premises. The applicant shall submit a site plan and operations plan that will demonstrate the onsite consumption facilities comply with these standards and all other limitations and restrictions, including but not limited to Health and Safety Code section 11362.3.
- 55.4.10.5 Commercial Cannabis Tours and Tour Sites Public visitation and tours of sites host to Commercial Cannabis Activities may be authorized at locations meeting the Performance Standards for Public Accommodation and Tours. Businesses conducting tours to Commercial Cannabis Activity sites may be authorized with a Zoning Clearance Certificate and Coastal Development Permit, subject to meeting the following criteria:
  - 55.4.10.5.1 Tour businesses must collect guests from a secure location with adequate offstreet parking to store the vehicles of all tour patrons.
  - 55.4.10.5.2 The tour vehicle must be stored at a location authorized for storage of commercial vehicles.

Tour Businesses not meeting the above criteria may be permitted with a Special Permit and Coastal Development Permit. The application shall include a Plan of Operation detailing how the operation of the tour will not adversely affect public parking or conflict with neighboring uses, while complying with all applicable performance standards.

55.4.10.6 Cannabis Farm Stays Cannabis farm stays may be permitted in conjunction with a cannabis cultivation permit on properties in conformance with the Public Accommodation Performance Standards with a Coastal Development Permit and a Special Permit as specified in Section 313-44.1 of the Humboldt County Code applicable to Bed and Breakfast establishments.

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55.4.10.8 **Cannabis Research Gardens** shall be permitted wherever commercial cannabis cultivation activities are allowed, and subject to the same permitting requirements applicable to commercial cultivation activities, including participation in the Humboldt County and State of California track and trace program and annual inspection. Applications for a cannabis research garden permit shall provide an operations plan to include a verifiable method to assure that cannabis grown for research purposes is prevented from entering the stream of commerce.

#### 55.4.11 APPLICATION REQUIREMENTS FOR CLEARANCES OR PERMITS

Applications may be required to include any or all of the following information, depending on permit activities and location: Site Plan; Security Plan; Cultivation Plan, Processing Plan; Operations Plan; Irrigation Plan; Materials Management Plans; Hazardous Materials Site Assessments and Contingency Plans; Surveys for Biological Resources and Sensitive Habitat; Surveys for Archaeological, Tribal Cultural Resources, and Historical Resources; Assessments of project-related noise sources; Road System Assessments and Improvement Plans; Timberland Conversion Assessments; documentation of water use, source, and storage; will-serve letters from applicable providers of water and wastewater services; information concerning previously secured state and local permits for cannabis related infrastructure or activities; evidence of prior cultivation where seeking a permit as a pre-existing cultivation site; restoration and remediation plans where appropriate; plans for energy use; details of current known violations related to commercial cannabis activities, and documentation of conformance with the requirements of programs applicable to Cannabis Cultivation Activities administered by the State Water Resources Control Board and Regional Water Quality Control Board. Applications shall also include an analysis of how the activity will conform to all applicable Local Coastal Area Plan policies and regulations including those protecting ESHA's, wetlands, coastal public access, and visitor-serving uses.

The County may request additional information prior to application intake, or during application processing, where deemed necessary to perform environmental review pursuant to the California Environmental Quality Act (CEQA). All required plans and reports shall be designed to demonstrate compliance with relevant eligibility and siting requirements, and applicable performance standards, while conforming to relevant checklists and guidance documents maintained and supplied by the County. All Technical Reports and Plans are subject to final review and approval by the County.

#### 55.4.12 PERFORMANCE STANDARDS

# 55.4.12.1 Performance Standards for All Commercial Cannabis Activities

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Humboldt County IP Application No. LCP-1-HUM-16-0075-2 (Part C) (Commercial Cannabis Land Use Code) County-adopted IP Text Changes Page 27 of 43 <u>Permittees and operators shall conduct all commercial cannabis activities in compliance with</u> the following performance standards. Failure to comply shall be grounds for permit revocation and administrative penalties.

- 55.4.12.1.1 Maintain compliance with all applicable state laws and County ordinances.
- 55.4.12.1.2 Maintain valid license(s) issued by the appropriate state licensing authority or authorities for the type of activity being conducted, as soon as such licenses become available.
- 55.4.12.1.3 Where subject to state licensure, participate in local and state programs for "Track and Trace" once available.
- 55.4.12.1.4 Maintain a current, valid business license at all times.
- 55.4.12.1.5 Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday Friday, 9:00 am 5:00 pm, excluding holidays).
- 55.4.12.1.6 Pay all applicable application and annual inspection fees.
- 55.4.12.1.7 Comply with any special conditions applicable to the permit or Premises which may be imposed.

### 55.4.12.1.8 **Performance Standard–Road Systems**

Roads providing access to any parcel(s) or premises on which commercial cannabis activities occur must comply with the following standards, as applicable:

#### a) Standard 1 – Dead End Road Length

<u>Project is not located more than 2-miles (measured in driving distance) from the nearest intersection with a Category 4 road or has secondary access for emergency vehicles and personnel, including wildland fire equipment.</u>

Where access to a site exceeds the Dead-End Road Length standard, the application may request an exception to the standard with a Special Permit. The exception request shall include a report prepared by a licensed engineer evaluating the design, condition, and performance of all related road segments for simultaneous emergency access and evacuation. The report shall include recommendations for road system enhancements (widening, turnouts, secondary access routes) to help facilitate mitigate the dead-end road condition. To approve the exception, it must be found current conditions or proposed improvements provide sufficient access for emergency vehicles and personnel while allowing for simultaneous evacuation.

# b) Standard 2 - Functional Capacity

<u>Unless otherwise specified, roads providing access to the parcel(s) or premises must meet or exceed the Category 4 road standard (or same practical effect). The application</u>

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- 1) parcel(s) served exclusively by roads which are paved publicly maintained or private roads where all portions of the paved road system feature a center-line stripe and two ten-foot-wide travel lanes require no further analysis only a notation on the plans that the access to the site meets this requirement, or
- 2) parcel(s) served by roads without a centerline stripe must submit a written assessment of the functional capacity of these road segments. If the assessment reveals that all road systems meet or exceed the Category 4 standard (or same practical effect), then no additional review is necessary. Documentation of self-certification shall be produced to the satisfaction of the County; including use of appropriate forms where provided. The County reserves the right to independently verify general compliance with this standard.
- 3) Where access to a site is provided by roads not meeting the Category 4 standard, the application shall require a Special Permit and include a report prepared by a licensed engineer evaluating whether the design, condition, and performance of all necessary road segments are currently capable of supporting increases in traffic volume created by the project, in addition to the existing traffic using the road(s). In the event that the roads cannot accommodate the traffic volume anticipated the engineer shall recommend improvements to bring the road up to an adequate functional capacity.
- 4) Where accessed via a driveway or private road intersecting a state highway, applications shall provide an evaluation of the performance and design of the road or driveway encroachment. The evaluation will identify the required improvements necessary to ensure proper function of the access based on anticipated traffic volumes. Improvements may include paving or widening of the throat of the driveway or private road, provision of adequate sight distances, and other improvements determined necessary to comply with Caltrans standards. A copy of an approved state encroachment permit (if required) will be provided to the County. All required improvements shall be completed prior to the initiation of any new commercial cannabis use(s).
- c) Standard 3 Private Road Systems Protections for Water Quality and Biological Resources
  - 1) Private road systems and driveways providing access to parcel(s) or premises shall be designed, maintained, or retrofitted in accordance with the latest edition of the document titled, "A Water Quality and Stream Habitat Protection Manual for County Road Maintenance in Northwestern California Watersheds", which was adopted by the Humboldt County Board of Supervisors on July 6, 2010, and is also known as the Five Counties Salmonid Conservation Roads Maintenance Manual. This includes measures to protect water quality using best management practices so that:

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- i. Impacts from point source and non-point source pollution are prevented or minimized, including discharges of sediment or other pollutants that constitute a threat to water quality. Road segments shall be designed and maintained in ways which minimize the potential for discharge of sediment through measures to reduce velocity of runoff, capture and detain stormwater from road systems to enable settling of transported sediments, and minimize direct delivery to nearby watercourses, to the greatest extent feasible.
- ii. Design and construction of culverts, stream crossings, and related drainage features shall remove barriers to passage and use by adult and juvenile fish, amphibians, reptiles, and aquatic invertebrates.
- 2) Where access to a site is provided in part by private roads systems, any application to permit a Commercial Cannabis Activity shall include a report evaluating the design, condition, and performance of all private road segments within the defined Roadshed.
  - i. The report shall be prepared by a licensed engineer or similarly licensed professional.
  - ii. The report shall be prepared to the satisfaction of the County and shall include or be accompanied by exhibits and stationing information of sufficient detail to enable the location, attributes, and condition of all road drainage features to be itemized and documented. The narrative portion of the report must evaluate the current design, functionality and performance of discrete drainage systems and segments and develop conclusions concerning compliance and conformance with best management practices within the defined Roadshed. The County reserves the right to ask for additional information or choose to independently investigate and verify any and all conclusions within the report.
  - <u>iii. Where an evaluation has determined, to the satisfaction of the County, that all private road segments comply with relevant best management practices, as defined herein, no further work is needed.</u>
  - iv. Where an evaluation has determined that improvements within the projects'
    Roadshed are required, the report shall identify the location and nature of each discrete improvement. Improvements shall be tied to all provisional permit approval(s) within the defined Roadshed and identified within the Conditions of Approval of all discretionary permit applications.

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# d) Road Maintenance Associations and Cost Sharing

- 1) Where three or more permit applications have been filed for Commercial Cannabis

  Activities on parcels served by the same shared private road system, the owner of
  each property must consent to join or establish the appropriate Road Maintenance
  Association (RMA) prior to operation or provisional permit approval. This
  requirement shall also apply to existing permittees seeking to renew their permit.
  Evidence shall be provided to the satisfaction of the County, and may include minutes
  from a meeting, written correspondence and confirmation from the RMA Secretary,
  or similar information.
- 2) When one or more applicants in a defined roadshed have prepared and submitted a Professional Private Road Evaluation called for by this section, all contemporaneous applicants served by the same roadshed shall be required to contribute to the cost of preparation of the report. The cost allocation shall be determined by any Road Maintenance Association(s) within the roadshed that includes the road segments providing access to the cultivation site of each applicant. In determining the cost allocation, the Road Maintenance Association shall consider the recommendation or formula for cost sharing included in the report.
- 3) With each annual inspection, all applicants for Commercial Cannabis Activities within any RMA shall provide evidence they are current on all applicable dues or other payments required by the RMA.

# e) Special Noticing Requirements

Wherever an exception to the Functional Capacity road standard is being sought, in addition to noticing property owners and occupants within 300 feet of the boundaries of the Parcel(s) or Premises, notice of the project will also be sent to all owners and occupants of property accessed through common Shared Use Private Road Systems.

55.4.12.1.9 The burning of plant material associated with the cultivation and processing of commercial cannabis is prohibited.

# 55.4.12.1.10 Performance Standard – Biological Resource Protections

<u>Projects proposing new development activities shall implement the following mitigation measures from the Final Environmental Impact Report.</u>

Mitigation Measure #	<b>Description of Mitigation</b>
3.4-1a	Biological reconnaissance surveys
<u>3.4-1b</u>	Special-status amphibian surveys and relocation/buffers
<u>3.4-1c</u>	Western Pond Turtle surveys and relocation/buffers
3.4-1d	Nesting raptor surveys and relocation/buffers
3.4-1e	Northern Spotted owl surveys
3.4-1f	Special-status nesting bird surveys/buffers

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<u>3.4-1g</u>	Marbled Murrelet habitat suitability surveys/buffers
<u>3.4-1i</u>	American Badger surveys and buffers
<u>3.4-1j</u>	Fisher and Humboldt Marten surveys and den site preservation/buffers
3.4-1k	Bat Survey and Buffers
3.4-11	Vole Survey and relocation/buffers
3.4-3a	Special-status plants surveys
3.4-4	Protection of sensitive natural communities, riparian habitat, wetland
	vegetation, including ESHA.
3.4-6b	Retention of fisher and Humboldt marten habitat features
3.4-5	Waters of the United States

Exception: This section shall not apply to new development activities within the footprint of existing structures or proposed on lands planned or zoned for commercial or industrial activities.

During permitting of pre-existing cultivation sites, the Department shall determine the necessity and focus of any biological evaluations required in concert with consultation with the California Department of Fish and Wildlife. For pre-existing cultivation sites within 0.7 miles of a known northern spotted owl activity center, a qualified biologist, familiar with the life history of the northern spotted owl, shall conduct a disturbance and habitat modification assessment to determine the presence of the species and whether the cultivation site can operate or have its operation modified to avoid take of the species. If it is determined that take of the species could occur, the cultivation site will be required to participate in the Retirement, Remediation, and Relocation provisions of the proposed ordinance to relocate the cannabis cultivation to outside of the northern spotted owl activity area.

# 55.4.12.1.11 Hazardous Material Site Assessments and Contingency Plans

Where commercial cannabis activities are located or proposed on a property previously developed with an industrial or heavy commercial use, applications must be accompanied by a Phase I Environmental Site Assessment (ESA) for the presence of potential hazardous materials. If the initial assessment indicates the presence or likely presence of contamination, a Phase II ESA shall be prepared. Assessments shall be prepared in accordance with standards of the American Society for Testing and Materials (ASTM), and shall include an updated review of environmental risk databases. Phase II assessments shall include recommendations which consider project objectives/activities, applicable regulatory criteria, potential exposure pathways, and risk thresholds. Where demolition activities are proposed, ESA(s) shall include a survey for the presence of hazardous building materials, and specify appropriate treatment of solid waste during demolition and disposal.

a) Where contamination at the project site has been verified, a hazardous materials contingency plan shall be submitted for County review and approval during permit review. The permittee, their employees, and any contractors shall abide by and implement the plan during any construction activities involving ground disturbance.

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- b) Permit applications proposing work requiring demolition shall include a survey for the presence of hazardous building materials. ESA(s) shall provide recommendations for treatment of these materials during demolition as well as their disposal.
- c) If at any time during construction, evidence of soil and/or groundwater contamination with hazardous material is encountered, the project applicant shall immediately halt construction and contact Humboldt County Division of Environmental Health. Work shall not recommence until the discovery has been assessed/treated appropriately to the satisfaction of Humboldt County Division of Environmental Health, North Coast Regional Water Quality Control Board, and California Department of Toxic Substances Control (as applicable). This may include soil or groundwater sampling and remediation if potentially hazardous materials are detected above threshold levels.

#### 55.4.12.1.12 **Stormwater Management**

Projects shall include a plan detailing stormwater management for the property, including the location, capacity, and operation of all existing and proposed drainage facilities and features. The plan shall describe current drainage conditions and include analysis of any proposed alteration of on-site and off-site drainage flows. The plan shall prescribe measures to ensure that the project will retain pre-project drainage conditions, and in particular that there will be no net increase in the volume of stormwater runoff from the property. These measures shall be incorporated into the project design, subject to County review and approval during permit review. The plan shall specify maintenance intervals for all drainage improvements, which shall be observed for the lifetime of the permit.

#### 55.4.12.1.13 Management of Waste and Hazardous Materials

- a) All projects shall include a plan for disposal of project-related waste. Examples include solid waste such as: plant material, greenhouse framing, plastics and tarpaulin used in greenhouse sheathing and coverings, household trash, product packaging and containers, irrigation tubing, pots and similar containers used for propagation and cultivation, lighting, water bladders or tanks, pond liners, electrical lighting fixtures, wiring and related equipment, and fencing. Other forms of waste include effluent and byproducts from commercial activities (eg. water or wastewater rich in plant chlorophyll or salts, spent fuels or solvents, etc.)
- b) Where project-related activities involve storage and use of hazardous materials at a reportable quantity, applicants shall prepare a materials management plan which details: operating procedures and processes, associated equipment and cleaning procedures, chemical requirements and reactions, waste volumes, storage areas, chemical handling procedures, and emergency equipment.

#### 55.4.12.1.14 Protection of Historical Resources

Projects proposing the removal or exterior alteration of structures over 45-years in age shall provide a report prepared by a historical consultant meeting the Secretary of the Interior's

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# 55.4.12.1.15 Inadvertent Discovery of Archaeological and Paleontological Resources

- a) If cultural resources are encountered during ground disturbing activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist, as well as the appropriate Tribal Historic Preservation Officer(s), are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided. The Planning and Building Department shall provide information regarding the appropriate Tribal point(s) of contact for a specific area. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately.
- b) If a paleontological discovery is made during construction, the contractor shall immediately cease all work activities in the vicinity (within approximately 100 feet) of the discovery and shall immediately contact the County. A qualified paleontologist shall be retained to observe all subsequent grading and excavation activities in the area of the find and shall salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered that require temporarily halting or redirecting of grading, the paleontologist shall report such findings to the County. The paleontologist shall determine appropriate actions, in cooperation with the applicant and the County, that ensure proper exploration and/or salvage.

#### 55.4.12.2 Performance Standards for Commercial Cannabis Cultivation Activities

Permittees and operators shall conduct all commercial cannabis activities in compliance with the following performance standards. Failure to comply shall be grounds for permit revocation and administrative penalties.

General Standards applicable to all Commercial Cannabis Activities

55.4.12.2.1 All applicable statutes, regulations and requirements of the North Coast

Regional Water Quality Control Board and State Water Resources Control

Board. To be eligible for submittal and processing, permit applications must

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- include information detailing all measures to achieve compliance with relevant requirements of these agencies. These measures shall be subject to verification during subsequent permit inspection(s).
- 55.4.12.2.2 Any substantially equivalent rule addressing water quality protections and waste discharge that may be subsequently adopted by the County of Humboldt or other responsible agencies.
- 55.4.12.2.3 All terms of any applicable Streambed Alteration Permit obtained from the Department of Fish & Wildlife.

Where no prior agreement has been secured for prior work within areas of DFW jurisdiction, entering an agreement pursuant to 1602 of the Fish and Game Code shall not be completed until the County permit has finished.

55.4.12.2.4 All terms of any permit or exemption approved by the California Department of Forestry and Fire Protection (CAL-FIRE), including a less-than-3-acre conversion exemption or timberland conversion permit.

Where existing or proposed operations occupy sites created through prior unauthorized conversion of timberland, if the landowner has not completed a civil or criminal process and/or entered into a negotiated settlement with CAL-FIRE, the applicant shall secure the services of a registered professional forester (RPF) to evaluate site conditions and conversion history for the property and provide a written report to the Planning Division containing the RPF's recommendation as to remedial actions necessary to bring the conversion area into compliance with provisions of the Forest Practices Act. The Planning Division shall circulate the report to CAL-FIRE for review and comment.

- 55.4.12.2.5 Trucked water shall not be allowed, except for emergencies. For purposes of this provision, "emergency" is defined as: "a sudden, unexpected occurrence demanding immediate action.
- 55.4.12.2.6 Provide and maintain an approved means of sewage disposal.
- 55.4.12.2.7 All federal, state, and local laws and regulations applicable to California

  Agricultural Employers, including those governing cultivation and processing activities.
- 55.4.12.2.8 All construction activity and use of heavy equipment shall take place between 7:00 A.M. and 6:00 P.M., Monday through Friday, and between 9:00 A.M. and 6:00 P.M. on Saturday and Sunday.
- 55.4.12.3 [Reserved for Future Use]
- 55.4.12.4 Performance Standard for Light Pollution Control

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- a) Structures used for Mixed Light Cultivation and Nurseries shall be shielded so that no light escapes between sunset and sunrise.
- b) Where located on a Parcel abutting a residential Zoning District or proposed within

  Resource Production or Rural Residential areas, any Security Lighting for Commercial
  Cannabis Activities shall be shielded and angled in such a way as to prevent light from
  spilling outside of the boundaries of the Parcel(s) or Premises or directly focusing on any
  surrounding uses.
- c) The County shall provide notice to the operator upon receiving any light pollution complaint concerning the cultivation site. Upon receiving notice, the applicant shall correct the violation as soon as possible and submit written documentation within ten (10) calendar days, demonstrating that all shielding has been repaired, inspected and corrected as necessary. Failure to correct the violation and provide documentation within this period shall be grounds for permit cancellation or administrative penalties, pursuant to the provisions of 55.4.5.3.

## 55.4.12.5 **Performance Standards for Energy Use**

All electricity sources utilized by Commercial Cannabis Cultivation, Manufacturing, or Processing activities shall conform to one or more of the following standards:

- 55.4.12.5.1 grid power supplied from 100% renewable source
- 55.4.12.5.2 on-site renewable energy system with twenty percent net non-renewable energy use
- 55.4.12.5.3 grid power supplied by partial or wholly non-renewable source with purchase of carbon offset credits

Purchase of carbon offset credits (for grid power procured from non-renewable producers) may only be made from reputable sources, including those found on Offset Project Registries managed the California Air Resources Board, or similar sources and programs determined to provide bona fide offsets recognized by relevant state regulatory agencies.

## 55.4.12.6 Performance Standard for Noise at Cultivation Sites

Noise from cultivation and related activities shall not result in an increase of more than three decibels of continuous noise above existing ambient noise levels at any property line of the site. Existing ambient noise levels shall be determined by taking twenty-four-hour measurements on three or more property lines when all cannabis related activities are not in operation.

- a) In TPZ and TC zones, the use of generators is prohibited.
- b) Where located within one (1) mile of mapped habitat for Marbled Murrelet or Spotted
  Owls where timberland is present, maximum noise exposure from the combination of
  background cultivation related noise may not exceed 50 decibels measured at a distance of
  100 feet from the noise source or the edge of habitat, whichever is closer. Where ambient
  noise levels, without including cultivation related noise, exceed 50 decibels within 100 feet

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- c) The permit application must include information demonstrating compliance with the noise standards, including but not limited to:
  - i) site plan detailing the location of all noise sources, property lines, and nearby forested areas and sensitive receptors
  - <u>ii)</u> existing ambient noise levels at the property line using current noise measurements (excluding cultivation related noise)
  - iii) Details on the design of any structure(s) or equipment used to attenuate noise
  - iv) Details on the location and characteristics of any landscaping, natural features, or other measures which serve to attenuate noise levels at nearby property lines or habitat.

## 55.4.12.7 Performance Standards for Cannabis Irrigation

A Special Permit and Coastal Development Permit shall be required where Irrigation of Commercial Cannabis Cultivation Activities occurs wholly or in part using one or more Diversionary sources of water. All Cannabis Irrigation, regardless of cultivation area, shall be subject to the following standards:

## Documentation of Current and Projected Water Use

55.4.12.7.1 All requests to permit Commercial Cannabis Cultivation Activities shall provide information detailing past and proposed use(s) of water on the Parcel(s) or Premises. Information in the plan shall be developed to the satisfaction of County staff and will be used to assist in identifying and establishing an appropriate Forbearance Period. At a minimum, the following items shall be included:

- a) Information identifying the cultivation season(s)
- b) A water budget showing monthly past or projected Irrigation demands, including periods of peak usage, broken out by each discrete Cultivation Site. Irrigation reporting or projections shall be differentiated where cultivation methods and conditions result in differences in water usage at specific cultivation sites.
- c) A listing of current or proposed areas of on-site water storage, showing volume in gallons.
- d) A description of on-site water conservation measures including but not limited to:
  rainwater catchment systems, drip irrigation, timers, mulching, irrigation water recycling,
  and methods for insuring Irrigation occurs at agronomic rates

## Forbearance Period & Storage Requirements

55.4.12.7.2 Operators of Cannabis Cultivation Site(s) shall forbear from diversions of Surface Water for Irrigation during periods of low or reduced stream flows, in accordance with requirements of the State Water Resources Control Board.

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- 55.4.12.7.3 The County may require the submittal of a water management plan prepared by a qualified person such as a licensed engineer, hydrologist, or similar licensed professional, establishing a smaller or larger water storage and forbearance period, if required, based upon local site conditions.
- 55.4.12.7.4 Where subject to forbearance, the applicant shall provide a plan for developing adequate on-site water storage to provide for Irrigation, based on the size of the area to be cultivated.

## Metering and Recordkeeping

- 55.4.12.7.5 A metering device shall be installed and maintained on all discrete points of diversion or other locations of water withdrawal (including wells). The meter shall be located at or near the point of diversion or withdrawal.
- 55.4.12.7.6 A metering device shall be installed and maintained at or near the outlet of all water storage facilities utilized for Irrigation.
- 55.4.12.7.7 Operators shall maintain a weekly record of water collected from Diversionary sources, as well as a record of all water used in Irrigation of permitted Cultivation Areas. A copy of these records shall be stored and maintained at the cultivation site and kept separately or differentiated from any record of water use for domestic, fire protection, or other irrigation purposes. Irrigation records shall be reported to the County on an annual basis, at least thirty (30) days prior to the date of each annual permit inspection. Records shall also be made available for review during site inspections by local and state officials.

## 55.4.12.8 **Performance Standards for Water Storage**

All facilities and equipment storing water for Irrigation shall be designed and managed in conformance with the following performance standards, as applicable:

#### Ponds and Reservoirs

- a) Except in limited circumstances where already permitted or existing, ponds shall be located "off-channel" from watercourses and adequately setback from streams, springs, and other hydrologic features.
- b) To prevent occupancy by and survival of non-native bullfrog species, ponds shall be designed to be drained. Draining may be required on an annual basis or other interval where determined necessary.
- c) <u>Introduction or maintenance of non-native species is prohibited where an existing or proposed pond is filled from, or outlets to a nearby stream or wetland.</u>
- d) Ponds shall be designed with pathways enabling escape by local wildlife. These may include rock-lined portions or similar features providing equivalent means of egress.
- e) All ponds and reservoirs shall be designed by a licensed civil engineer where utilizing a dike, earthen dam, berm or similar feature to facilitate water storage. The engineer shall evaluate the risk of pond failure under natural conditions and specify provisions for periodic inspection, routine maintenance, and long-term management. An engineered reclamation and remediation plan shall be submitted for County approval within one year

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## Bladders & Above-Ground Pools, and similar vessels

f) <u>Use of bladders, above-ground pools, and similar vessels is prohibited.</u> Where a Pre-Existing Cultivation site utilizes any of these means for water storage, removal and replacement with a substitute approved method of water storage (e.g. tank(s), reservoir, etc.) shall be completed within 2 years of provisional permit approval.

## Tanks located in designated Flood Zones

g) <u>Tanks shall be sited at least one foot above the base flood elevation or wet flood proofed</u> and anchored.

## 55.4.12.9 Performance Standard for Wells on Small Parcels

Cultivation Site(s) located within areas planned or zoned for lot sizes of forty acres or smaller where proposing or conducting Irrigation with water from a proposed or existing well located within 400 feet of a property line, shall be subject to groundwater testing to determine connectivity of the source supply well. These tests shall be preceded by a minimum of eight (8) hours of non-operation to maintain a static depth to water measurement. Results of testing are required to be provided with the permit application submittal. If the testing demonstrates use of the well results in the drawdown of any adjacent well(s), a Special Permit will be required. Use of the well for cannabis-related Irrigation may be prohibited, limited, or subject to provisional approval and monitoring.

## 55.4.12.10 Soils Management Performance Standard

A soils management plan shall be provided detailing the use of imported and native soil on the Parcel(s) or Premises. The plan shall provide accounting for the annual and seasonal volume of soil that is imported and exported and documentation of the approved location of any Parcel(s) used for off-site disposal of spent soil if this occurs or is proposed.

## 55.4.12.11 Existing Site Reconfiguration

- a) Where an existing site does not conform to one or more performance standards or eligibility criteria, or cannot comply with local, state, or federal regulatory requirements, reconfiguration of the cultivation site and associated infrastructure may be permitted, provided that the reconfiguration results in an improvement in the environmental resources of the site, and the site is brought into compliance with the requirements of this section.
- b) A Biological Resource Protection Plan must also be included. The plan shall be prepared by a qualified professional and evaluate whether prior unpermitted development or disturbance has occurred within Environmentally Sensitive Habitat Area.
- c) Any new timberland conversion proposed in association with cultivation site reconfiguration must not exceed the areas of existing conversion to be relocated.

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- <u>Pre-Existing cultivation areas to be relocated must be restored to pre-disturbance conditions and restocked and/or managed to promote recovery by native vegetation and tree species.</u>
- f) Existing interior driveways and road networks may be reconfigured to achieve better design and compliance with road standards and watercourse protections.
  - All relocated road segments must be fully decommissioned and restored to pre-disturbance conditions or mothballed and stabilized to ensure that they are no longer a threat to water quality. Relocated road systems occupying the site of converted timberland shall be restocked and/or managed to promote recovery by native vegetation and tree species.
- g) All remediation activities shall be performed in accordance with the Remediation Performance Standard.

## 55.4.12.12 Performance Standard for Adaptive Reuse of Developed Industrial Site(s)

All Commercial Cannabis Activities shall be conducted in a way which avoids displacing or destroying existing buildings or other infrastructure on the Parcel developed for prior commercial or industrial uses. Adaptations shall be carefully designed to preserve future opportunity for future resumption or restoration of other commercial or industrial uses after Commercial Cannabis Activities have ceased or been terminated.

- a) Development of additional buildings or infrastructure only allowed once existing infrastructure has been fully occupied.
- b) Interior changes or additions to facilities must not prevent future re-occupancy by new uses which are compatible with the base zoning district or consistent with historic prior operations.
- c) Newly constructed facilities must comply with all development standards of the principal zoning district(s)

## 55.4.12.13 Performance Standard for Remediation Activities

All remediation activities shall be conducted in accordance with the requirements for Mitigation and Monitoring Plans described within 313-61.1 of the Humboldt County Code, including the standards for documentation, reporting, and adaptive management.

## 55.4.12.14 Performance Standard for Public Accommodations

Sites of permitted Commercial Cannabis Activities may be authorized to host visits by the general public, as follows:

- a) Public visitation may be principally permitted with a Zoning Clearance Certificate at all sites within Commercial and Industrial Zoning Districts when meeting the requirements of this section.
- b) Public visitation may be permitted with a Special Permit and Coastal Development Permit at sites located within those zones listed under 55.4.6.1.1 (AE and RA), when meeting the requirements of this section. Where access to the site is provided through Shared Use

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- Private Road Systems, notice of the project will also be sent to all owners and occupants of property accessed through these common road systems, pursuant to 55.4.12.1.8(e). The permit may limit or specify the size and weight of vehicles authorized to visit the site, periods during which visitation may occur, and other measures to ensure compatibility with neighboring land uses and limit impacts to Shared Use Private Road Systems.
- c) Visitation by the general public may include Tours and Tour Groups, Farmstays, and similar activities. Visitation does not include weddings, parties, or similar occasions. Special Events and other Temporary Uses are permissible with a Coastal Development Permit and Conditional Use Permit pursuant to 314-62.1.
  - 55.4.12.14.1 The following standards apply to any Commercial Cannabis Activity site open to the public:
  - a) Sites located in those zones specified in Section 55.4.6.1, shall limit hours of operation for public access other than employees to between 9:00 am to 6:00 pm.
  - b) Restroom facilities shall be provided for visitors to the site.
  - c) All facilities open to the public (parking, structures, restrooms, etc.) shall be designed and managed in compliance with relevant provisions for accessibility, as established in compliance with the Americans with Disabilities Act (ADA).
  - d) Agricultural-exempt structures may not be opened to visitation by the general public.
  - e) Road System & Driveways
    - 1) Locational Criteria The Parcel(s) or Premises shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that standards for the protection of public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and protection of habitat can be met.
    - 2) Sites shall have a driveway and turnaround area meeting the following requirements:
      - i. All driveways shall be constructed to a minimum Road Category 1 standard.

        Driveways shall have a minimum 10-foot traffic lane and an unobstructed vertical clearance of 15 feet along their entire length. Driveways in excess of 1,320 feet in length shall be constructed to the standard for Road Category 2.
      - ii. <u>Driveways exceeding 150 feet in length, but less than 800 feet in length, shall</u> provide a turnout near the midpoint of the driveway. Where a driveway exceeds 800 feet, turnouts shall be spaced at intervisible points at approximately 400-foot intervals. The location and spacing of turnouts shall be in conformance with the County Roadway Design Manual.
      - iii. A turnaround shall be within 50 feet of the parking area.

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- iv. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.
- v. <u>Sites within the jurisdiction and service area of a local fire protection district shall</u> meet the driveway and turnaround requirements of that agency.

## f) Parking

- 1) Sites shall provide adequately sized on-site parking for tour vehicles.
- 2) Sites shall include a minimum of six (6) parking spaces plus one (1) additional parking space for every two employees

## 55.4.12.15 Performance Standards for Tour Operators and Tour Sites

#### Tour Operators

Tour Operators shall comply with all of the following measures:

- a) The use of sound amplification equipment outside the tour vehicle is prohibited.
- b) Tour guests shall be restricted to adults 21 years of age or older. Age shall be verified prior to the start of any tour.
- c) Travel shall only be made to sites eligible for hosting visits by the general public. Prior to initially visiting any site, the tour operator shall contact the Planning and Building Department to confirm the eligibility of the site, and any applicable special conditions.
- d) Tour operators shall observe any vehicle weight restrictions when visiting tour sites.

## Tour Site Eligibility Criteria

Where authorized, the site(s) of any permitted Commercial Cannabis Activity may host tours when meeting the following criteria:

- e) The site(s) conform with the Public Accommodation Performance Standard
- f) Visitation is restricted to vehicles in compliance with the applicable weight restriction

## 55.4.12.16 Invasive Species Control

It is the responsibility of a certificate or permit holder to work to eradicate invasive species. As part of any application, the existence of invasive species on the project parcel need to be identified, including the type(s) of invasive plant species, where they are located, and a plan to control their spread. All invasive plant species shall be removed from the cultivation site and associated infrastructure using measures appropriate to the species. Removal shall be confirmed during subsequent annual inspection. Corrective action may be required if invasive species are found to have returned.

## 55.4.13 HUMBOLDT ARTISANAL BRANDING

The county shall develop a program for recognition and certification of commercial cannabis cultivators meeting standards to be established by the Agricultural Commissioner, including, but not limited to, the following criteria:

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- a) Cultivation area of 3,000 square feet or less
- b) Operated by a County permit and state license holder who resides on the same parcel as the cultivation site
- c) Grown exclusively with natural light
- d) Meets organic certification standards or the substantial equivalent

## 55.4.14 RIGHT TO FARM DISCLOSURE

When required to execute or make available a disclosure statement pursuant to 313-43.2 of the code "Right to Farm Ordinance", said statement shall include information describing the possibility of commercial cultivation of cannabis.

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## <u>APPENDIX B</u> COUNTY-PROPOSED "FRIENDLY MODIFICATIONS"

**Commission Note**: County staff proposed "friendly modifications" on 12/09/2018 after submittal of the adopted ordinance to the Commission. Proposed friendly modifications are shown in <u>red underline text</u> for additions and <u>red cross-out text</u> for deletions. Note that all of the below language is newly adopted language proposed by the County to be added to the IP. However, for clarity, the language is shown in plain text format, and only the newly proposed friendly modifications are shown in underline and cross-out format.

# 313-55.4 COMMERCIAL CULTIVATION, PROCESSING, MANUFACTURING, DISTRIBUTION, TESTING, AND SALE OF CANNABIS LAND USE REGULATION FOR THE COASTAL ZONE IN THE COUNTY OF HUMBOLDT.

#### 55.4.1 AUTHORITY AND TITLE

This Section shall be known as the Commercial Cannabis Land Use Ordinance ("CCLUO"), regulating the commercial cultivation, processing, manufacturing, distribution, testing, and sale of cannabis for medicinal or adult use within the Coastal Zone Area of the County of Humboldt.

#### 55.4.2 PURPOSE AND INTENT

The purpose of this Section is to establish land use regulations concerning the commercial cultivation processing, manufacturing, distribution, testing, and sale of cannabis for medicinal or adult use within the County of Humboldt in order to encourage safe, reasonable and responsible growth that reduces negative impacts on our community and environment, increases public awareness, and community health and safety while creating a clear and attainable path for operators to follow and authorities to enforce, and while protecting Coastal Resources consistent with the California Coastal Act, Public Resources Code section 30000, *et seq*, as part of the County of Humboldt's Local Coastal Program.

These regulations are intended to ensure the public health, safety and welfare of residents of the County of Humboldt, visitors to the County, persons engaged in regulated commercial cannabis activities including their employees, neighboring property owners, and end users of medicinal or adult use cannabis; to protect the environment from harm resulting from cannabis activities, including but not limited to streams, fish, and wildlife, residential neighborhoods, schools, community institutions and Tribal Cultural Resources; to ensure the security of state-regulated medicinal or adult use cannabis; and to safeguard against the diversion of state-regulated medicinal or adult use cannabis for purposes not authorized by law. To this end, these regulations identify where in the County the various types of commercial cannabis activities can occur, and specify what type of permit is required, the application process and the approval criteria that will apply.

This Section is not intended to supersede the provisions of Sections 313-55.1, 314-55.1, 313.55.2, or 314.55.2 of this Code concerning cultivation of medical marijuana for personal use by patients or caregivers, or contravene the provisions of Health and Safety Code section 11357, 11358, 11362.1, 11362.2, or 11362.5 with respect to the possession or cultivation of limited amounts of cannabis for personal use by qualified patients or persons 21 years of age or older.

## 55.4.3 APPLICABILITY AND INTERPRETATION

- 55.4.3.1 All facilities and activities involved in the commercial cultivation, processing, manufacturing, and distribution, testing, and sale of cannabis within the jurisdiction of the County of Humboldt within the Coastal Zone shall be controlled by the provisions of this Section, regardless of whether those activities existed or occurred prior to the adoption of this Section.
- 55.4.3.2 Nothing in this Section is intended, nor shall it be construed, to exempt the commercial cultivation, processing, manufacture, or distribution of cannabis from compliance with all other applicable Humboldt County zoning, land use, grading, and streamside management area Coastal Development Permit regulations as well as other applicable provisions of the County Code.
- 55.4.3.3 Nothing in this Section is intended, nor shall it be construed, to exempt the commercial cultivation, processing, manufacture, or distribution of cannabis, from any and all applicable local and state construction, electrical, plumbing, water rights, waste water discharge, water quality, streambed alteration, endangered species, or any other environmental, building or land use standards or permitting requirements.
- 55.4.3.4 The definitions in this Section are intended to apply solely to the regulations in this Section. Applicable definitions in Humboldt County Code Section 313-135 et seq. and Section 111-1 et seq. may also apply to this Section.
- 55.4.3.5 A Zoning Clearance Certificate or Permit issued by the County of Humboldt pursuant to the CCLUO for any Commercial Cannabis Activity regulated by this Section, or Section 313-55.3, shall be valid for either adult use or medicinal use state licensed commercial cannabis activities, or both, if so allowed pursuant to state statute or regulation.
- 55.4.3.6 Wherever the word "marijuana" appears in any provision of the Humboldt County Code, it shall also be deemed to apply or refer to "cannabis."
- 55.4.3.7 Wherever the terms "medical marijuana," "medical cannabis," "marijuana for medical use," or "cannabis for medical use," may appear in regulations in the Humboldt

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County Code, the regulations shall also apply equally to the adult use of cannabis by persons 21 years of age or older.

- 55.4.3.8 Notwithstanding the provisions of the Right to Farm Ordinance, Section 314-43.2.6 of the Humboldt County Code, tThe commercial cultivation of cannabis is a highly regulated specialty crop and the cultivation and processing of that specialty crop shall not be allowed as a principal permitted use under the General Agriculture use type classification applicable within the County of Humboldt. Commercial Cannabis Cultivation requires County issuance of a Zoning Clearance Certificate, Special Permit, Coastal Development Permit or Use Permit, and the person engaged in such activity must obtain all required state licenses and permits.
- 55.4.3.9 Other than as enumerated in this Section, Commercial Cannabis Activities in the County of Humboldt are prohibited in any other zoning district other than those zoning districts where it is expressly permitted.
- 55.4.3.10 The fact that an applicant possesses other types of state or county or city permits, licenses or other entitlements does not exempt the applicant from the requirement of obtaining a Zoning Clearance Certificate, Special Permit, Coastal Development Permit or Use Permit from the County of Humboldt to engage in Commercial Cannabis Activities within the jurisdiction of the County.
- 55.4.3.11 No ministerial permit shall be granted for site development activities, including but not limited to grading or building permits, related to any Commercial Cannabis Activity in advance of issuance of the Zoning Clearance Certificate, Special Permit, Coastal Development Permit or Use Permit required under this section.
- 55.4.3.12 Severability. If any provision of this Section, or the application thereof, is held invalid, that invalidity shall not affect any other provision or application of this Section that can be given effect without the invalid provisions or application; and to this end, the provisions or application of this Section are severable.

#### 55.4.4 **DEFINITIONS**

"Area of Traditional Tribal Cultural Affiliation" means geographic areas of historic occupancy and traditional cultural use by local indigenous peoples (California Native American Tribes), as shown on the latest mapping prepared by the Planning & Building Department, created from geographic information supplied by the Tribes of Humboldt County.

"Cannabis" or "marijuana" means all parts of the plant Cannabis *sativa Linnaeus*, Cannabis *indica*, or Cannabis *ruderalis*, or any other strain or varietal of the genus Cannabis that may exist

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or hereafter be discovered or developed that has psychoactive or medicinal properties, whether growing or not, including the seeds thereof. "Cannabis" also means marijuana as defined by Section 11018 of the Health and Safety Code as enacted by Chapter 1407 of the Statutes of 1972. For the purpose of this section, "cannabis" does not mean "industrial hemp" as defined by Section 81000 of the Food and Agricultural Code or Section 11018.5 of the Health and Safety Code.

"Cannabis Cooperative Association" means an association formed or reorganized in accordance with Chapter 22, Division 10 of the Business and Professions Code commencing with Section 26220.

"Cannabis Research Garden" means a cannabis cultivation facility engaged in the research or development of cannabis, cannabis strains, or cultivars for the medicinal or adult use of cannabis but which does not produce product for commercial distribution, manufacture, dispensing, or sale.

"Cannabis Testing and Research Laboratories" means a facility, entity, or site that offers or performs tests of cannabis or cannabis products licensed by the State of California pursuant to Business and Professions Code section 26000, et. seq., and businesses and research institutions engaged in the research of cannabis, cannabis products, or devices used for the medicinal or adult use of cannabis products at which no commercial cannabis cultivation or distribution, manufacture, dispensing, or sale of medical cannabis occurs.

"Captured Rainfall" means rainwater catchment of rainfall runoff primarily collected during the wet season from roof tops, impervious surfaces, driveways, and similar features to the extent consistent with state law for rainwater capture, and concentrated and stored in tanks, or off-stream reservoirs, retention ponds, or basins located on the parcel(s) or premises. Also includes rainfall captured and collected directly within a reservoir, open tank, or similar vessel.

"Category 4 Roads" means roads meeting the standards specified in Section 4-1 (Design Standards for Roadway Categories) and Figure 4 of the Appendix to the Subdivision Regulations, found in Appendix to Title III, Division 2, of Humboldt County Code.

"Commercial Cannabis Activity" means any activity involving the cultivation, processing, distribution, manufacturing, testing, sale, or related activities, of cannabis for commercial purposes.

"Commercial Cannabis Cultivation" means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of marijuana or cannabis, including nurseries, that is intended to be processed, manufactured, distributed, dispensed, delivered, and sold.

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"Community Propagation Center" means a facility providing for propagation activities as well as caretaking of mature non-flowering plants by one or more licensees, using grid power, at a premises which is separate from the cultivation site.

"Cultivation Area" means the sum of the area(s) used for cannabis cultivation, calculated in square feet and measured using clearly identifiable boundaries around the perimeter of all area (s) that will contain plants at any point in time, including all the space within the boundary as shown on the approved plot plan. Cultivation area shall include the maximum anticipated extent of all vegetative growth of cannabis plants to be grown to maturity on the premises. Between January 1 and January 31 of any given year, applicants with approved permits for cannabis cultivation may submit a written declaration on forms provided by the County that they will reduce the size of their approved cultivation area for that year. The County shall assess taxes for cannabis cultivation on the site based on the reduced area of cultivation in the declaration. See also "Propagation".

"Cultivation site" means the location or a facility where cannabis is planted, grown, harvested, dried, cured, graded, or trimmed, or that does all or any combination of those activities, except where drying, curing, grading or trimming is otherwise prohibited.

"Dispensary" is a facility where commercial cannabis, commercial cannabis products, or devices for the use of commercial cannabis or commercial cannabis products are offered, either individually or in any combination, for retail sale, including an establishment that delivers, commercial cannabis and commercial cannabis products as part of retail sale.

"Distribution Facility" as used in this section related to cannabis means a facility where a person conducts the business of procuring cannabis from licensed cultivators or manufacturers for sale to licensed retailers, and performs or coordinates the inspection, quality assurance, batch testing, storage, labeling, packaging and other related processes, as well as transportation to or from other licensees.

"Driveway" means a route providing private vehicular access, serving one (1) or two (2) parcels or premises.

"Dry farming" means cultivation where Irrigation activities are confined to ancillary propagation areas and transplant, and plants spend the majority of the cultivation season being grown within native soil where they primarily receive water via subsurface hydrological connectivity, and not from above ground Irrigation.

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"Enclosed" means Commercial Cannabis Cultivation Activities conducted within an enclosed structure employing mechanical ventilation controls in concert with carbon filtration or other equivalent or superior method(s) minimizing the odor of cannabis outside of the structure. The use and intensity of artificial light, not the fact of enclosure will determine whether the Cultivation Site is characterized as Outdoor, Mixed-light, or Indoor.

"Extraction" means a process by which cannabinoids are separated from cannabis plant material through chemical or physical means.

"Extraction, non-flammable" means the manufacture of cannabis products using cold water, heat press, lipid (butter, milk, oil) or other non-chemical extraction method make bubble hash, kief, rosin, cannabis-infused lipid, etc. Ethanol, alcohol, and CO2-based solvent extraction to make cannabis concentrates/oils are also included in this definition.

"Extraction, flammable" means using compressed and uncompressed liquid solvents such as pentane, hexane, butane, propane, and the like to make cannabis concentrates/oil (closed loop only). Also included in this definition is post-extraction refinement, which is taking previously extracted cannabis concentrates and further refining through processes such as chromatography, to make distillates.

"Flowering" means that a cannabis plant has formed a mass of pistils measuring greater than one half inch wide at its widest point.

"Forbearance Period" means the calendar days during which water may not be diverted from a Waterbody. The default forbearance period shall occur each year between May 15<sup>th</sup> and October 31<sup>st</sup>, unless a greater or lesser period is established or negotiated by local and/or state agencies.

"Grid Power" means electricity generated, transmitted and distributed via the electrical grid by a public utility or similar entity.

"Indoor" means cultivation within a structure primarily or exclusively using artificial lighting.

"Infusion" means a process by which cannabis, cannabinoids, cannabis concentrates, or manufactured cannabis are directly incorporated into a product formulation (e.g. oil, milk, butter, other lipids) to produce a cannabis product including: edibles such as baked goods, tinctures, lotions and salves, soaps, vape pens, and the like.

"Irrigation" means use of water by any Commercial Cannabis Cultivation activity.

"Licensee" means a person issued a state license to engage in Commercial Cannabis Activity.

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- "Local Water Source" means water withdrawal from a Waterbody occurring on the same parcel(s) or premises, or in their vicinity.
- "Manufacturing" means a process whereby the raw agricultural product is transformed into a concentrate, an edible product, or a topical product, and the production, preparation, propagation, or compounding of cannabis or cannabis products, directly or indirectly, by extraction methods, independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis.
- "Metering device" means a device capable of measuring the rate of: direct diversion, collection to storage, and withdrawal or release of water from storage.
- "Microbusiness" means a facility host to several Commercial Cannabis Activities under a single license including cultivation on an area less than 10,000 square feet, distribution, manufacturing without use of volatile solvents, and retail sales.
- "Mixed-Light" means cultivation using a combination of natural and supplemental artificial lighting.
- "Non-Diversionary Water Source" means not involving the withdrawal of water from a Waterbody.
- "Non-forested areas" means areas not growing any trees, whether due to natural conditions or through a conversion of Timberland, conducted prior to January 1, 2016.
- "Nursery" means a facility that produces only clones, immature plants, and seeds for wholesale to licensed cultivators to be used specifically for the planting, propagation, and cultivation of cannabis, or to licensed distributors.
- "Off-site Processing Facility" means the location or facility where cannabis is dried, cured, graded, trimmed, and/or packaged when conducted at premises separate from the cultivation site where the processed cannabis is grown and harvested.
- "On-site Processing Facility" means the location or facility where cannabis is dried, cured, graded, trimmed, and/or packaged by or under the control of one or more licensed cultivators, when conducted at the same premises or Parcel which is host to the cultivation site(s) where the cannabis is grown and harvested.

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"Open Air" means Outdoor or Mixed-Light Cultivation activities, Nurseries, or Processing facilities, where not conducted entirely within an Enclosed structure.

"Outdoor" means outdoor cultivation using no artificial lighting.

"Parcel" means the same as the definition of "Lot" found under 314313-147 of the code.

"Person" means an individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit and includes the plural as well as the singular number. Person also includes the chief executive officer or a member of the board of directors of a business entity, or any individual participating in the direction, control, or management of the permit holder. Person does not include business entities with an aggregate ownership interest of less than twenty (20) percent in the individual or entity holding the permit or less than 5 percent of the total shares of a publicly traded company holding a permit. Individuals, Banks, or financial institutions whose only interest constitutes a loan, lien, or encumbrance, or whose interest occurs through a mutual fund, blind trust, or similar instrument shall not be considered a "Person" for purposes of this section.

"Pre-Existing Cultivation Site" means a physical location where Outdoor, Mixed-Light, or Nursery Cannabis Cultivation activities occurred at any time between January 1, 2006 and December 31, 2015, which has been recognized by the Planning and Building Department, following receipt and review of adequate evidence. The maximum Cultivation Area that may be recognized is the largest extent of the area under concurrent cultivation at a single point in time during the ten-year period specified above.

"Premises" means a Parcel, or a portion thereof, such as a leasehold interest in agricultural land for agricultural purposes of outdoor, mixed-light, or indoor cultivation or processing of cannabis, or a leased or owned space in an industrial or commercial building or parcel for purposes of indoor, mixed-light, or outdoor cultivation, processing, manufacture, distribution, testing or retail sale of cannabis.

"Prime Agricultural Soils" means all lands which have been classified or determined to be "prime" as shown on the most current mapping managed and prepared in concert with local soil survey efforts performed by the Natural Resources Conservation Service.

"Private Roads" means all roads which are not maintained by the County of Humboldt, or State or Federal Agencies.

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"Propagation" means cultivation of immature, non-flowering cannabis plants. Areas used for Propagation which are incidental, accessory, and subordinate to Cultivation areas on the same Parcel or Premises may be excluded from the calculation of Cultivation area at the discretion of the Planning Director or Hearing Officer. See also "Cultivation Area".

"Public or Private Water Supplier" means a retail water supplier, as defined in Section 13575 of the Water Code, including community services districts or similar public or private utilities, serving 11 or more customers, whose primary beneficial use of water is municipal or domestic.

"Public Park" means land that is publicly owned or controlled for the purpose of providing recreation and/or open space for public use and/or wildlife habitat.

"Publicly Maintained Roads" means all roads that are available for year-round travel by the general public and maintained by the County of Humboldt, or State or Federal Agencies.

"Renewable Energy Source" means electrical power provided by a renewable energy system and/or Grid Power, supplied from 100% renewable source.

"Renewable Energy System" means equipment for generating and supplying power without use of petroleum or other fossil fuels, and instead using appropriate technology including but not limited to: wind turbines, photovoltaic panels, and hydroelectric systems, in concert with private devices and systems for energy storage and distribution including batteries, grid inter-tie, or other means.

"Retailer" means a facility for the retail sale and delivery of cannabis to the public, whether for medicinal or adult use. Retailer shall include medical cannabis dispensaries, as defined in and regulated by Humboldt County Code section 313-55.3.

"Same Practical Effect" means an exception or alternative with the capability of providing equivalent access characteristics, including but not limited to: accommodating safe two-way travel and traffic by regular users in passenger vehicles, and access by emergency wildland fire equipment and simultaneous safe civilian evacuation in the event of a wildland fire.

"Shared Use Roads" means public and private road systems providing access to the cultivation site, including driveways, serving 3 or more parcels or premises.

"Shared Use Road Systems (roadsheds)" means networks of public and/or private Shared Use Roads providing access to two or more parcels, where year-round access through neighboring road systems is typically limited to one or two discrete intersections. The County shall define the location and general extent of all roadsheds, based upon current conditions and use.

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"Slope" means Natural Grade as defined in Title III, Section 314313-142 of the Humboldt County Code, which has not been filled or graded after January 1, 2016.

"State license," or "license," means a state license issued pursuant to Business and Professions Code section 26000, *et seq.*.

"Stored water" means water from Captured Rainfall or a Local Water Source, when diverted and stored for non-contemporaneous Irrigation.

"Timberland" means land, which is growing or available for and capable of growing a crop of trees of any commercial species used to produce lumber and other forest products, as defined under section 4526 of the Public Resources Code.

"Tribal Cultural Resources" means sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe, including unique archaeological resources and historical resources as described under sections 21074, 21083.2(g), and 21084.1 of the Public Resources Code, respectively. Tribal Cultural Resource shall also include sites or resources identified by the tribe through an action of the Tribal Council or equivalent body.

"Tribal Ceremonial Sites" means locations where ceremonial activities are conducted by a California Native American Tribe within their Area of Traditional Tribal Cultural Affiliation.

"Tribal Lands" for the purposes of this section means land within the boundaries of a Reservation or Rancheria, land held in trust by the United States of America for a Tribe outside the boundaries of a Reservation or Rancheria, land owned by the Tribe associated with a Reservation or Rancheria or other land held in trust for that Tribe, fee parcels owned by members of the Tribe within a Reservation or Rancheria of that Tribe, and fee parcels located within the boundaries of a Reservation or Rancheria, owned by non-tribal members.

"Waterbody" means any significant accumulation of water, such as lakes, ponds, rivers, streams, creeks, springs, seeps, artesian wells, wetlands, canals, groundwater from a subterranean stream flowing through a known and definite channel, or similar features. Waterbody shall not include off-stream constructed reservoirs filled exclusively using Non-Diversionary sources such as Captured Rainfall.

## 55.4.5 GENERAL PROVISIONS APPLICABLE TO COMMERCIAL CANNABIS ACTIVITY LAND USE PERMITS

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## 55.4.5.1 **Special Area Provisions**

- No Commercial Cannabis Activity shall be permitted within six hundred feet (600') of a school.
- 55.4.5.1.2 No Commercial Cannabis Activity shall be permitted within Tribal Lands without the express written consent of the Tribe.
- 55.4.5.1.3 No Commercial Cannabis Activity shall be permitted within one hundred feet (100') of Environmentally Sensitive Habitat Area (ESHA), as defined in Section 313-143 of the Humboldt County Code ("Habitat Areas, Environmentally Sensitive"), or Wetland, as defined in Section 313-158. Wetland Buffer Regulations set forth in Section 313-125 of the Humboldt County Code shall apply to all Commercial Cannabis Activity.
- 55.4.5.1.4 City Spheres of Influence, Community Planning Areas, Tribal Lands
- a) A Conditional Use Permit shall be required for any Commercial Cannabis Activity where located within the Sphere of Influence (SOI) of any incorporated city or within any of the following mapped Community Planning Areas (CPAs): McKinleyville, Shelter Cove, and Trinidad-Westhaven. A Conditional Use Permit shall also be required for any Commercial Cannabis Activity where located within one thousand feet (1000') of any incorporated city, Tribal Lands, or any of the identified Community Planning Areas (CPAs). For purposes of determining the Trinidad Planning Area, the Trinidad General Plan shall be utilized.

Early Notification to Surrounding Areas, nearby Cities, and Tribes

- b) Whenever a permit application for a Commercial Cannabis Activity is located within any of the areas specified in Sections 55.4.5.1.4(a) and has been determined complete for processing in accordance with Section 312-6.1, notice of the proposed project shall be provided to all property owners and occupants by first class mail to the address(es) shown on the latest Assessment Roll within one thousand feet (1,000') of the perimeter of the parcel on which a permit is being requested. The notice shall include the location of the project and a description of the size and type of activity proposed.
  - The appropriate City or Tribe shall also be notified in cases where a project is located within 1,000 feet of the City limit or boundary of Tribal Lands, or within the City's Sphere of Influence or Tribe's Ancestral Area. This notice shall be in addition to the notice that may be required by Section 312-8.1 or 312-8.3. Pursuant to 312-9.2.3, a written request that a public hearing be held may be submitted at any time prior to the Hearing Officer's administrative decision on a project.
- c) The Hearing Officer shall consider the potential impacts and cumulative impacts of proposed cannabis activities upon the community as a whole, including impacts to neighboring uses within Cities or their SOI's and buffers, and to residents within CPA's,

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or Tribal land. The Hearing Officer shall have the discretion to deny any discretionary permit application within these areas if it is found, based on substantial evidence in the record, that the impacts of a proposed activity on the existing uses will have a significant adverse effect on the public health, safety, or welfare.

## 55.4.5.1.5 Areas of Traditional Tribal Cultural Affiliation

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

## 55.4.5.2 Release of Liability, Indemnification, and Hold Harmless

As part of the application for any Zoning Clearance Certificate, Special Permit, Coastal Development Permit or Use Permit for Commercial Cannabis Activity, as defined herein, the property owner and permittee shall indemnify and hold harmless the County of Humboldt and its agents, officers, elected officials, and employees for any claims, damages, or injuries brought by affected property owners or other third parties due to the Commercial Cannabis Activity and for any claims brought by any person for problems, injuries, damages, or liabilities of any kind that may arise out of these uses.

## 55.4.5.3 **Penalties and Enforcement**

All of the remedies provided for in this Section shall be cumulative and not exclusive of remedies available for violations under any other Section of the County Code, or other law.

Any violation of this Section, including, but not limited to failure to obtain and maintain compliance with any required clearance certificate or permit specified in this Section, shall be, and the same hereby is declared to be, a public nuisance and unlawful and shall be subject to injunction, abatement or any other administrative, civil, or criminal remedy available to the

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County under the applicable state and county laws, specifically including those set forth in Title III, Division 5, Chapter 1 of the Humboldt County Code.

Whenever permit applicants seeking permits for new commercial activities initiate operations ahead of permit issuance or Pre-Existing Cultivation Site operators seeking permits expand cultivation operations ahead of permit issuance the Director shall have discretion to:

- 55.4.5.3.1 Issue stop work orders and financial penalties to applicants found to have engaged in the above activities, and require restoration of the site to prior condition; or,
- 55.4.5.3.2 Disqualify the pending applications, with no refund of fees submitted, and initiate enforcement proceedings.
- 55.4.5.3.3 Resolve the violations and proceed with processing of the application.

## 55.4.5.4 **Permit Limits and Permit Counting**

55.4.5.4.1 No more than eight acres of Commercial Cannabis cultivation permits may be issued to a single Person within the County of Humboldt. For purposes of this limitation, any natural person who owns or controls any interest, directly or indirectly, in a firm, partnership, joint venture, association, cooperative, collective, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit, shall be collectively considered a single person with those entities. No more than ten (10) Persons shall be granted permits authorizing three (3) or more acres of cultivation pursuant to the provisions of 55.4.6.1.2(eb).

## 55.4.5.5 Combination of Open Air Cultivation Activities

A combination of Outdoor and Mixed Light cultivation activities may be authorized for a total area equal to or less than the cultivated area size limit for the applicable permit being sought (e.g. a combination of outdoor and mixed light cultivation area of up to 10,000 sq. ft. may be permitted on a parcel).

## 55.4.5.6 Term of Commercial Cannabis Activity Clearance or Permit

Any Commercial Cannabis Activity Zoning Clearance Certificate, Special Permit, <u>Coastal Development Permit</u> or Use Permit issued pursuant to this section shall expire after one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permitted site has been found to comply with all conditions of approval, applicable eligibility and siting criteria, and performance standards.

## 55.4.5.7 **Annual Inspections**

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If the inspector or other County official determines that the site does not comply with the conditions of approval, the inspector shall serve the clearance certificate or permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the non-compliance and the time period within which the noncompliance must be corrected. The statement shall also advise the clearance certificate or permit holder of their right to file an appeal of the non-compliance statement within ten (10) calendar days of the date that the written statement is delivered to the permit holder, or after the date of any re-inspection if there is a dispute about whether or not the corrections have been completed. Email, personal delivery, or mail are appropriate means of delivering the written statement. Where mailed or emailed, the written statement shall be sent to the most current mailing address or email shared with the Department by the operator. The statement shall be considered to be delivered 3 days following the postmarked date of mailing or verification of email transmittal. The permit holder may request a re-inspection to determine whether or not the permit holder has cured all issues of non-compliance. Failure to request re-inspection and cure any items of non-compliance within the prescribed timeframes, or to timely file an appeal, shall terminate the Zoning Clearance Certificate, Special Permit, Coastal Development Permit or Use Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed.

## **Appeal of Inspection Determination**

Within ten (10) calendar days after delivery of the statement of non-compliance, or the date of any re-inspection, the determination by the inspector that the site is not in compliance may be appealed by certificate or permit holder to the Zoning Administrator. The appeal shall be made, in writing, on a form provided by the County, and with payment of the fee specified for appeals in the fee schedule adopted by the County of Humboldt.

55.4.5.8.1 The appeal shall be heard by the Zoning Administrator or his or her designee within thirty (30) calendar days following the filing of the appeal. The Zoning Administrator shall render a written ruling on the appeal within three (3) business days following the hearing.

55.4.5.8.2 The decision of the Zoning Administrator may be appealed in accordance with Section 312-13 of the Humboldt County Code. If no appeal is filed, the Zoning Administrator's ruling is final.

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## 55.4.5.9 Notification to State Licensing Authorities

The County shall notify the appropriate state licensing authority whenever the County Zoning Clearance Certificate, Special Permit or Use Permit has been revoked or terminated following the expiration of any appeal period, or if an appeal has been filed, following the final determination of the appeal.

## 55.4.5.10 Restriction of water use under special circumstance

The County reserves the right to reduce the extent of any Commercial Cannabis Activity, including but not limited to the area of cultivation, allowed under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed where the Commercial Cannabis Activity is located, will not support water withdrawals without substantially adversely affecting existing fish and wildlife resources.

## 55.4.6 COMMERCIAL CANNABIS CULTIVATION, PROPAGATION, AND PROCESSING – OPEN AIR ACTIVITIES

Outdoor and Mixed-light Cultivation Activities, On-Site Processing, and Nurseries may be permitted with a Coastal Development Permit and Special Permit, Use Permit, or Zoning Clearance Certificate when meeting the following Eligibility and Siting Criteria and all applicable Performance Standards, except when otherwise specified, provided that processing, drying, product grading, curing or trimming may only be conducted within <a href="lawfully constructed">lawfully constructed</a> non-residential structures that were in existence on January 1, 2016.

## 55.4.6.1 Eligibility Criteria - Resource Production and Residential-Agricultural Areas

## 55.4.6.1.1 **Zoning**

AE and RA.

## 55.4.6.1.2 Minimum Parcel Size and allowed Cultivation Area

- a) On parcels 20 acres or larger in size:
  - 1) up to 10,000 sq. ft. of Cultivation Area with a Special Permit and Coastal Development Permit;
  - 2) a maximum of between 10,000 and 43,560 sq. ft. of Cultivation Area with a Use Permit and Coastal Development Permit on any parcel less than 320 acres in size, including a combination of separately permitted activities including those permitted pursuant to Section 55.4.6.5.7 (b).
- b) Exception: On parcels 320 acres or larger in size, up to 43,560 sq. ft. of Cultivation Area per 100-acre increment can be permitted subject to approval of a Use Permit, up to a maximum of eight (8) acres can be permitted. All cultivation area must have access

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from paved roads with centerline stripe, meeting the Category 4 standard. Exceptions may be considered subject to a separate Use Permit and Coastal Development Permit. Where an exception is sought, the Use Permit and Coastal Development Permit application shall include an evaluation (prepared by a licensed engineer) of the local road network providing access to the site. The Hearing Officer shall not grant an exception unless there is substantial evidence to support a finding that the cultivation sites will not adversely affect the public health, safety, and welfare because the roads as they exist or are improved provide fire safe road access, capacity to support anticipated traffic volumes, maintain water quality objectives, and protect sensitive habitats.

- eb) On parcels 5 acres or larger in size with an Agricultural Exclusive/Grazing Plan designation, outdoor or mixed-light cultivation may only be permitted within lawfully constructed non-residential structures existing prior to January 1, 2016.
- dc) With a Zoning Clearance Certificate and Coastal Development Permit, up to one (1) acre of Cultivation Area may be authorized within existing <a href="lawfully constructed">lawfully constructed</a> commercial greenhouse structures. Additionally, Cultivation Area in excess of one (1) acre may be authorized within existing commercial greenhouse structures with a Use Permit and Coastal Development Permit <a href="provided the total Cultivation Area does not exceed 20% of the area af the parcel">the area af the parcel</a>. The greenhouse(s) must have been lawfully constructed prior to January 1, 2016. RA zoned property must be 20 acres or larger in size.

## 55.4.6.2 Eligibility Criteria - Commercial and Industrial Areas

#### 55.4.6.2.1 **Zoning**

CG, ML, MG, and MC as an Interim Use per Section 313-104.1 of the Zoning Ordinance.

## 55.4.6.2.2 Minimum Parcel Size and allowed Cultivation Area

Two (2) acre minimum parcel size

- a) Open Air Cultivation Activities of up to one (1) acre of Cultivation Area may be permitted with a Special Permit and Coastal Development Permit.
- b) Additional Open Air Cultivation Activities in excess of 1 acre may be allowed with a Use Permit and Coastal Development Permit.

Cultivation sites proposed on developed commercial or industrial properties must comply with the Performance Standards for Adaptive Reuse.

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## 55.4.6.3 Eligibility Criteria – All Areas

## **55.4.6.3.1 Energy Source**

Electricity must be exclusively provided by a Renewable Energy Source, meeting the Performance Standard for Energy Use.

## **55.4.6.3.2 Water Source**

Irrigation shall exclusively utilize Stored Water from Non-Diversionary Sources or water from a Public or Private Water Supplier, if adequate capacity exists for irrigation use, as determined by the Public or Private Water Supplier. Water from on-site greywater systems is also authorized for year-round use. Dry Farmed Outdoor or Mixed Light cultivation sites may utilize Irrigation from Diversionary Sources for propagation areas and transplantation.

## 55.4.6.3.3 **Access Road(s)**

Road systems providing access to the parcel(s) or premises hosting the Cultivation Site(s) must meet or exceed the Road Systems Performance Standard in Section 55.4.12.1.8.

## 55.4.6.4 Siting Criteria – All Areas

## 55.4.6.4.1 **Slope**

Cultivation Site(s) must be confined to areas of the Parcel where the Slope is 15 percent or less. (Exceptions to the slope criteria are described in Section 55.4.6.5.1 and 55.4.6.5.2.)

#### 55.4.6.4.2 Conversion of Timberland Prohibited

Cultivation Site(s) may only be located within a Non-Forested area that was <u>legally</u> in existence prior to January 1, 2016.

## 55.4.6.4.3 Limitation on Use of Prime Soils

The cumulative area of any Cannabis Cultivation Site(s) located in areas identified as having Prime Agricultural Soil shall not exceed 20 percent of the area of Prime Agricultural Soil on the Parcel. Where occurring in areas with Prime Agricultural Soil, Cultivation shall only occur within the native soil. Removal of native soil and replacement with manufactured soil is prohibited. Exceptions to the in native soil planting requirement may be considered with a Coastal Development Permit and Use Permit. Where an exception is sought, the Coastal Development Permit and Use Permit application shall include evidence demonstrating that in the circumstances of the particular cultivation site, it is better to not plant within the native soils. An exception shall only be approved if it can be demonstrated that the native soil will not be impaired or damaged.

#### 55.4.6.4.4 **Setbacks**

Standard Setbacks

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Cultivation Site(s) must observe all of the following setbacks:

- a) Property Lines Thirty (30') feet from any property line;
- b) Residences and undeveloped parcels Three hundred feet (300') from any residence on an adjacent separately owned parcel, and two hundred seventy feet (270') from any adjacent undeveloped separately owned parcel.
- c) Sensitive Receptors Six hundred feet (600') from a Church or other Place of Religious Worship, Public Park, Coastal Public Access, Commercial Recreational Facility (as defined by Section 313-153 of the Humboldt County Code), Tribal Cultural Resource, or School Bus Stop currently in use at the time of project application submittal. For purposes of this section, the setback requirement applicable to Public Parks, other than lands managed for open space and/or wildlife habitat, shall only be applied to designated and developed recreational facilities such as picnic areas and campgrounds, trails, river and fishing access points, and like facilities under public ownership.
- d) Tribal Ceremonial Sites One thousand feet (1,000') from all Tribal Ceremonial Sites;
- e) The setback required from associated property lines or residence(s) on an adjacent privately-owned property may be waived or reduced with the express written consent of the owner(s) of the subject property.
- f) Notwithstanding the above described setbacks from Sensitive Receptors and Tribal Ceremonial Sites, the setback required from these areas may also be waived or reduced with the express written consent of qualified officials or representatives representing these protected uses. For publicly owned lands managed for open space and/or wildlife habitat purposes, a setback of less than 600 feet may be allowed with a Special Permit, provided that advanced notice is given to the person or agency responsible for managing or supervising the management of those lands. For School Bus Stops, a setback of less than 600 feet may be allowed with a Special Permit, where it can be demonstrated that the cultivation site would not be detrimental to students at the bus stop, due to specific conditions;
- g) In all cases, structures must comply with the setback requirements and similar provisions of the principal zoning district(s) as well as those required by the Building Code, including lot coverage.
- h) Additionally, in cases where one or more discrete premises span multiple parcels, the 30-foot setback from shared boundary lines may be waived for cultivation activities which do not occur within a structure.
- i) Cultivation Site(s) and Appurtenant Facilities including surface water diversions, agricultural wells, and similar infrastructure must observe all prescribed setbacks and limitations pertaining to the use of land located within or affecting Environmentally

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Sensitive Habitat Areas (ESHA) or Wetlands, as defined under Coastal Act regulations in Humboldt County Code and Local Coastal Area Plans.

Special Area Setbacks for Odor Mitigation

In addition to the Standard Setbacks, Open Air Cultivation Sites located within any of the Special Areas described under 55.4.5.1.5 are subject to the following enhanced setbacks, unless confined to Enclosed structures:

- j) Six hundred feet (600') from the boundary of any residentially zoned area;
- k) Six hundred feet (600') from any residence located on a separately owned parcel.
- 1) An applicant may seek an exception from the prescribed open air cultivation setbacks of 55.4.6.4(j) and (k) with a Use Permit. In considering the Use Permit, the Planning Commission shall evaluate whether a reduced setback would result in adverse impacts to surrounding land uses, as well as whether project alternatives or opportunities for additional feasible mitigation exist.
- m) Notwithstanding the above provisions, the enhanced setbacks of this section are not applicable to any commercial cannabis activities conducted on a parcel zoned MG or MC.

## 55.4.6.5 Accommodations for Pre-Existing Cultivation Sites

As set forth in the following subsections, Pre-Existing Cultivation Sites that meet all other Eligibility and Siting Criteria and Performance Standards including but not limited to those described in Section 55.4.6.1, may be permitted with a Special Permit and Coastal Development Permit within AE and RA zoning districts, provided that all Coastal Resource protection policies and standards for issuance of a Coastal Development Permit can be met. Permitting of Pre-Existing Cultivation Sites is prohibited where located within the TC or TPZ zones. For other areas, where the size of a Pre-Existing Cultivation Site is smaller than the allowed cultivation area which can be permitted, the site may be expanded to the maximum allowed for the applicable parcel size and permit type within existing Non-Forested areas with Slopes of 15 percent or less.

Permit applications for Pre-Existing Cultivation Sites shall provide dated satellite imagery or other evidence satisfactory to the Planning and Building Department establishing the existence and area of cultivation between January 1, 2006 and December 31, 2015.

Applications for Pre-Existing Cultivation Sites submitted before December 31, 2018 may be permitted at one hundred percent of the documented pre-existing cultivation area and applications for pre-existing cultivation submitted between January 1, 2019 and December 31, 2019 shall not be approved for more than fifty percent of the documented existing cultivation area. No new applications for Pre-Existing Cultivation Sites shall be accepted after December 31, 2019.

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## 55.4.6.5.1 Small Cultivation Sites

On Parcels 20 acres or larger in size, up to 3,000 square feet of Outdoor or Mixed-Light Cultivation, or any combination thereof, may be permitted with a Special Permit and Coastal Development Permit, provided that all Coastal Resource protection policies and standards for issuance of a Coastal Development Permit can be met, if applicable, subject to the following additional requirements and allowances:

- a) The operator's principal residence is located on the same parcel and the residence was in existence on or before January 1, 2016
- b) No more than one cultivation permit may be issued for the same Parcel.
- c) The Road Systems Performance Standards in Sections 55.4.12.1.8(a) shall not apply
- d) The Road Systems Performance Standards in Sections 55.4.12.1.8(c) and (d) shall apply as follows:
  - i. Within one year of provisional permit approval, permittees of small cultivation sites are responsible to join or form a Road Maintenance Association pursuant to 55.4.12.1.8(d)1, and submit a report prepared pursuant 55.4.12.1.8(c)2, unless one has already been submitted for other commercial cannabis activity sites within the roadshed.
  - ii. Improvements must be implemented within 2 years of approval of the provisional permit. The timeframe for completing improvements may be extended for cause by the Director of Planning and Building.
- e) The existing area of cultivation may be located on Slopes greater than 15 percent, but less than 30 percent with a Zoning Clearance Certificate.
- 55.4.6.5.2 A Cultivation Site located on Slopes greater than 15 percent but not exceeding 30 percent may be permitted with a Use Permit and Coastal Development Permit.
- 55.4.6.5.3 In order to comply or best achieve compliance with applicable eligibility or siting criteria, or performance standard(s), reconfiguration of a Pre-Existing Cultivation Site may be authorized with a Special Permit and Coastal Development Permit, subject to all applicable Performance Standards.

## 55.4.6.5.4 Energy Source for Ancillary Propagation Facility or Mixed-Light Cultivation

Where grid power is not available, Pre-Existing cultivation sites located within other eligible zoning districts may utilize on-site generators to supply energy for mixed light and propagation activities. The permit application shall include an energy budget detailing all

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monthly cultivation-related energy use as well as on-site renewable energy generation and storage capacity. All generator use must comply with the Performance Standards for Generator Noise.

- a) Use of on-site generators to supply up to 20 percent of cannabis cultivation related energy demand may occur as a principally permitted use.
- b) Use of on-site generators to supply greater than 20 percent of cannabis cultivation related energy demand shall be subject to a Special Permit. The application must demonstrate why it is not technically or financially feasible to secure grid power or comply with the renewable energy standard. Approval may be subject to any and all of the following additional measures:
  - 1. Keeping of ancillary mother plants off-site at an approved location such as a Community Propagation Center, Nursery, or similar facility with access to grid power.
  - 2. Restricting use of artificial lighting to between March thru August (deprivation season and end of season restocking post-harvest)
  - 3. Developing a plan to secure grid power or develop on-site renewable energy infrastructure capable of supplying 80 percent or more of cannabis-related electrical demand. Permit approval may be provisional subject to achieving grid power or 80 percent renewable target.

## 55.4.6.5.5 Provisional Permitting

An application for a Pre-Existing Cultivation Site may be provisionally approved, subject to a written approved compliance agreement, signed by the applicant and the relevant enforcement agency or agencies. Applications eligible for Provisional Approval shall be processed identically to all other applications, in the order they are received and determined complete for processing. The Compliance Agreement shall document all violations and non-compliance with applicable building or other health, safety, or other state or county statute, ordinance, or regulation, including the performance standards and siting criteria of these regulations. Violations and areas of non-compliance subject to a compliance agreement shall be related to land conversion, on-site grading, electricity usage, water usage, agricultural discharges, and similar matters and limited to those improvements, facilities, buildings, and sites that are used for the Commercial Cannabis Activity and shall not extend to personal residences or other structures that are not used for Commercial Cannabis Activities. Applicants shall provide plans for curing such violations to the Planning & Building Department within one (1) year of issuance of the provisional clearance or permit. All violations and areas of non-compliance shall be cured or abated at the earliest feasible date, but in no event no more than two (2) years of date of issuance of a provisional clearance or permit, unless otherwise stipulated under the terms of the individual

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agreement. The terms of the compliance agreement may be appealed to the Planning Commission, who shall act as Hearing Officer.

As part of application submittal, Pre-Existing Cultivation Sites seeking provisional approval shall identify, document, and itemize all current violations related to commercial cannabis activities, as well as areas of non-compliance with applicable performance standards and siting criteria, and include a plan and schedule to abate or cure all violations and achieve compliance targets.

55.4.6.5.6 (Section reserved for future use)

## 55.4.6.5.7 Retirement, Remediation, and Relocation of Pre-Existing Cultivation Sites

In order to incentivize, promote, and encourage the retirement, remediation and relocation of pre-existing cannabis cultivation operations occurring in inappropriate, marginal, or environmentally sensitive sites to relocate to environmentally superior sites, the following provisions shall apply:

- a) Cultivation Sites eligible for Retirement, Remediation, and Relocation incentives (RRR Sites) shall be those that are in the Coastal Zone and were in operation at any time between January 1, 2006 and January 1, 2016 and are located in AE, RA, TC and TPZ zones with a source of irrigation water from surface water diversion without DWR water right or permit or DFW streambed alteration permit, or served by roads which do not conform with one or more access performance standards specified under Section 55.4.12, or with slopes in excess of 15%, or where the cultivation area location does not comply with the required setbacks. All applications for RRR sites on Tribal Land shall be referred to the appropriate Tribe for comment prior to approval.
- b) Sites eligible for relocation of RRR Sites (Relocation Sites) shall be those meeting the eligibility criteria specified in Section 55.4.6.1 or 55.4.6.2 and the siting criteria specified in Section 55.4.6.4 through 55.4.6.8, as well as all applicable performance standards specified in Section 55.4.12. In addition, RRR Sites shall not be located within any Special Areas listed within section 55.4.5.1.4. No new applications for RRR Sites shall be accepted after December 31, 20182019.
- c) Operators of RRR Sites shall be eligible to receive a Special Permit and Coastal Development Permit for commercial cultivation of cannabis on an eligible Relocation Site, for an area up to four times the area of the pre-existing RRR Site, but in no event larger 20,000 sq. ft. Operators of RRR Sites with a Cultivation Area exceeding 20,000 sq. ft. may transfer all recognized prior cultivation area to an eligible Relocation Site, on a 1for-1 basis (no multiplier) subject to approval of a Use Permit and Coastal Development Permit.

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- d) Relocation Sites may be on leased premises for agricultural purposes allowable pursuant to the exclusion from the Subdivision Map Act, Government Code section 66412 (k). More than one RRR Site may be permitted on Relocation Site parcels of twenty (20) acres or larger, provided that the cumulative total cultivation area for all commercial cannabis cultivation permits issued for that parcel does not exceed one acre. If the Relocation Site has Prime Agricultural Soils on that parcel, the area utilized for cannabis cultivation on Prime Agricultural Soils shall not exceed twenty percent (20%) of the area of Prime Agricultural Soils on that parcel.
- e) In order to receive the benefits specified in Section 55.4.6.5.7 (c), the operator of a RRR Site shall prepare a plan for the full environmental remediation of the RRR Site, including removal of all cultivation related materials, equipment and improvements, regrading to preexisting contours, reseeding with native vegetation, reforestation, habitat restoration, and monitoring, as determined to be appropriate by the Planning Department. The plan shall be prepared and executed in accordance with the Performance Standard for Remediation Activities. The operator shall execute an agreement to complete the work specified in the remediation plan within twelve (12) months and shall post a bond in a sufficient amount that will allow the County to contract to complete the work specified in the plan in the event that the operator of the RRR Site fails to do so. The operator or the property owner of record for the RRR Site shall record a covenant executed by the property owner not to commercially cultivate cannabis or disturb the remediation area on the subject property in perpetuity, with an enforcement clause that in the event that the covenant is violated, the County of Humboldt, shall on motion in Superior Court, be entitled to an immediate lien on the property in the amount necessary to remediate the property, but in no event less than the sum of \$50,000.00. In the event that that the covenant is violated and the operator of the RRR Site retains any interest in the former RRR Site property, all permits for operation of the Relocation Site shall be terminated.

## 55.4.6.6 Site Restoration upon Termination or Abandonment of Commercial Cannabis Cultivation Sites

Upon termination or abandonment of a permitted Commercial Cannabis Cultivation Site, the operator and/or property owner shall remove all materials, equipment and improvements on the site that were devoted to cannabis cultivation, including but not limited to bags, pots, or other containers, tools, fertilizers, pesticides, fuels, hoop house frames and coverings, irrigation pipes, water bladders or tanks, pond liners, electrical lighting fixtures, wiring and related equipment, fencing, cannabis, or cannabis waste products, imported soil or soil amendments not incorporated into native soil, generators, pumps, or structures not adaptable to non-cannabis permitted use of the site. If any of the above described or related material or equipment is to remain, the operator and/or property owner shall prepare a plan and description of the non-cannabis continued use of such material or equipment on the site.

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For cultivation sites located in forested resource lands where trees were removed in order to facilitate cannabis cultivation, and no 3-acre conversion exemption or timberland conversion permit was obtained, the property owner shall cause a restoration plan to be prepared by a Registered Professional Forester, or other qualified professional approved by the County, for the reforestation of the site. All restoration planning and implementation shall be conducted in conformance with the Performance Standard for Remediation Activities. The property owner shall be responsible for execution of the restoration plan, subject to monitoring and periodic inspection by the County. Failure to adequately execute the plan shall be subject to the enforcement provisions set forth in Section 314313-55.4.5.3 and Title III, Division 5, Chapter 1 of the Humboldt County Code.

55.4.6.7 (Section reserved for future use)

## 55.4.6.8 Cap on Permits

The total number of permits issued for commercial cultivation activities (including Outdoor, Indoor, and Mixed-Light cultivation and Nurseries) in each of the six Local Coastal Plan areas shall be as follows:

Total	171	59
South Coast Area Plan	13	5
Eel River Area Plan	112	39
Humboldt Bay Area Plan*	38	13
McKinleyville Area Plan	4	<u>2</u>
Trinidad Area Plan	0	0
North Coast Area Plan	4	<u>2</u>
Coastal Planning Area	<u>Permits</u>	<u>Acres</u>

<sup>\*</sup> Cannabis cultivation sites on properties zoned MG – Industrial General or CG – Commercial General with public water from the Humboldt Bay Municipal Water District may be exempt from the cap with a will-serve letter from the district providing public water service to the site.

Once the permit cap for a given Local Coastal Plan has been reached, no additional permit applications for open Open air Air and Indoor cultivation Cultivation activities will be processed until the Planning Commission and Board of Supervisors consider an analysis of the state of the watershed and approve an increase in the cap by amendment of this section of the Humboldt County Code certified by the California Coastal Commission. The analysis shall include review of water flow data and applicable studies or information prepared by state and local agencies and recommendations from the following state agencies: California Department

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of Fish & Wildlife, North Coast Regional Water Quality Control Board, State Water Resources Control Board, and the Department of Forestry and Fire Protection.

## 55.4.7 CANNABIS SUPPORT FACILITIES

Cannabis Support Facilities include facilities for Distribution, Off-Site Processing, Enclosed Nurseries, Community Propagation Centers and Cannabis Testing and Research Laboratories. All Cannabis Support Facilities must meet or exceed the setbacks from Sensitive Receptors and Tribal Ceremonial Sites specified under 55.4.6.4.4(c) and (d), unless waived or reduced pursuant to 55.4.6.4.4(f). Where conducted within an Enclosed setting, Cannabis Support Facilities shall not be subject to the setbacks from School Bus Stops prescribed within 55.4.6.4.4(c).

## 55.4.7.1 Distribution, Off-Site Processing, Enclosed Nurseries, and Community Propagation Centers

Within all zones specified in Section 55.4.6.2.1 (CG, ML, MG, and MC as an Interim Use) Distribution, Off-Site Processing, Enclosed Nurseries, Community Propagation Centers within a lawfully constructed structure in existence prior to January 1, 2016 shall be principally permitted with a Zoning Clearance Certificate and Coastal Development Permit when meeting all applicable Performance Standards, as well as the Eligibility Criteria in Sections 55.4.6.3.1 and 55.4.6.3.2 as well as the Siting Criteria specified in Sections 55.4.6.4.1, 55.4.6.4.2, and 55.4.6.4.3.

## 55.4.7.2 Cannabis Testing and Research Laboratories

Cannabis Testing and Research Laboratories shall be principally permitted with a Zoning Clearance Certificate and Coastal Development Permit in CG, ML, MG, and MC as an Interim Use or where previously developed for a lawful industrial or commercial use subject to meeting all applicable Performance Standards, the Eligibility Criteria in Sections 55.4.6.3.1 and 55.4.6.3.2 and the Siting Criteria specified in Sections 55.4.6.4.1, 55.4.6.4.2, and 55.4.6.4.3.

## 55.4.7.3 Locational Criteria

Cannabis Support Facilities shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that standards for the protection of public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and protection of habitat can be met.

55.4.8

## 55.4.8.1 INDOOR CULTIVATION

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Indoor Cultivation Sites must comply with all applicable performance standards, meet the Eligibility Criteria specified in Section <u>55.6.1.2</u>, <u>55.4.6.3.1</u> and <u>55.4.6.3.2</u> and comply with the Siting Criteria specified in Sections <u>55.4.6.4.1</u>, <u>55.4.6.4.2</u>, <u>55.4.6.4.3</u>, and <u>55.4.6.4.4</u> (c), (d), and (g). All Indoor Cultivation activities shall be conducted within an Enclosed setting and shall not be subject to the setbacks from School Bus Stops prescribed within <u>55.4.6.4.4</u>(c). Indoor Cultivation may be permitted as follows:

- 55.4.8.1.1 Within those zones specified under 55.4.6.1.1 (AE and RA), up to 5,000 square feet of Indoor Cultivation may be permitted with a Zoning Clearance Certificate and Coastal Development Permit, but may only be conducted within a <u>lawfully constructed</u> non-residential structure which was in existence prior to January 1, 2016.
- 55.4.8.1.2 Within those zones specified under 55.4.6.2.1 (CG, ML, MG, and MC as an Interim Use):
- a) up to 5,000 square feet of cultivation area may be permitted with a Zoning Clearance Certificate within an existing lawfully constructed structure and may be permitted within a new structure where it is not considered development under the Coastal Act.
- b) up to 10,000 square feet of cultivation area may be permitted with a Special Permit and Coastal Development Permit.
- c) A Use Permit <u>and Coastal Development Permit</u> shall be required where more than one clearance or permit is being sought on a Parcel. <u>No more than 20,000 square feet of total indoor cultivation may be permitted on a parcel.</u>

## 55.4.8.1.3 Locational Criteria

Indoor Cultivation shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that measures have been taken to protect the public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and environmentally sensitive habitat areas.

## 55.4.8.2 MANUFACTURING

Manufacturing Sites must comply with all applicable performance standards, as well as meet the Eligibility Criteria specified in Section 55.4.6.3.1 and 55.4.6.3.2 as well as comply with the Siting Criteria specified in Sections 55.4.6.4.1, 55.4.6.4.2, 55.4.6.4.3, and 55.4.6.4.4 (c), (d) and (g). All Manufacturing activities shall be conducted within an Enclosed setting and shall not be subject to the setbacks from School Bus Stops prescribed for Open Air Cultivation Activities within 55.4.6.4.4(c), except where otherwise specified. Manufacturing activities may then be permitted as follows:

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#### 55.4.8.2.1 Flammable Extraction

- a) Manufacturing activities involving Flammable Extraction may be permitted <u>on parcels</u> <u>one acre or larger in size</u> with a Special Permit <u>and Coastal Development Permit</u> in the MG zone, as well as MC zone as an Interim Use.
- b) Manufacturing activities involving Flammable Extraction may also be permitted on parcels one acre or larger in size with a Conditional Use Permit and Coastal Development Permit in the CG and ML zones.
- c) All manufacturing activities involving Flammable Extraction must be conducted within a <u>lawfully constructed</u> commercial structure. Where located within those zones specified under 55.4.8.2.1(b), the structure must meet or exceed the following special setbacks:
  - i) One thousand feet (1,000') from the boundary of any residentially zoned area or Community Planning Area boundary specified within section 55.4.5.1
  - ii) One thousand feet (1,000') from any residence located on a separately owned parcel.
  - iii) Six hundred feet (600') from any school bus stop currently in use at the time of project review.
  - iv) An applicant may seek an exception from the special setbacks of this section with a Use Permit. Consideration of the Use Permit request shall include an evaluation of the density and location of neighboring residential uses, as well as the composition and location of other nearby development and terrain. Authorization of a reduced setback shall include a determination that the proposed area and method of operation include sufficient measures to ensure the public health, safety and welfare of and that the use will not have a detrimental effect on the surrounding community.

#### 55.4.8.2.2 Non-Flammable Extraction

- a) Manufacturing activities involving Non-Flammable Extraction may be principally permitted on parcels one acre or larger in size subject to issuance of a Zoning Clearance Certificate and Coastal Development Permit within the MG zone, as well as MC zone as an Interim Use.
- b) Manufacturing activities involving Non-Flammable Extraction may also be permitted on parcels one acre or larger in size with a Special Permit and Coastal Development Permit within CG and ML zones.
- c) Manufacturing activities involving Non-Flammable Extraction may be permitted with a Special Permit and Coastal Development Permit within those zones specified under 55.4.6.1.1 (AE and RA) on parcels that meet the minimum parcel size requirements of Section 55.4.6.1.2, but may only be conducted within a <a href="mailto:lawfully constructed">lawfully constructed</a> non-residential structure which was in existence prior to January 1, 2016.

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## 55.4.8.2.3 **Infusion**

- a) Manufacturing activities involving Infusion may be principally permitted subject to issuance of a Zoning Clearance Certificate and Coastal Development Permit within the CG, ML, MG zones, and the MC zone as an Interim Use.
- b) Manufacturing activities which exclusively involve Infusion may be principally permitted as a Cottage Industry in all zones which permit allow Cottage Industry activities, when in compliance with all performance standards found within 45.1.3, or with a Special Permit pursuant to 45.1.4in Section 313-45.2.

## c) Locational Criteria

Manufacturing activities shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that standards for the protection of public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and protection of habitat can be met.

## 55.4.9 (Reserved for future use)

## 55.4.10 **OTHER PROVISIONS**

55.4.10.1 **Adult Use Retail Sales**. Adult Use Retail Sales facilities are a permitted use, subject to the same permit requirements that apply pursuant to Humboldt County Code Sections 314313-55.3, et seq. applicable to Medical Cannabis Dispensaries. All regulations applicable to permitting of Medical Cannabis Dispensaries shall be applicable to Adult Use Retail Sales facilities, except those limiting sales exclusively to medical cannabis.

55.4.10.2 **Microbusiness**. Microbusiness activities are a permitted use, subject to a Special Permit and Coastal Development Permit, in any of the zones in which authorized cannabis activities is a permitted use (except on parcels zoned RA, AE, TPZ or TC).

#### Locational Criteria:

Adult Use Retail Sales and Microbusinesses with on-site customer traffic shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that standards for the protection of public health and safety, including fire

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safe road access, capacity to support anticipated traffic volumes, water quality objectives, and protection of habitat can be met. Sites for microbusinesses that involve visitor-serving uses must also comply with the Public Accommodation Standard. Microbusinesses shall also comply with all performance standards applicable to any of the uses combined under a single Microbusiness license.

- 55.4.10. 3 **Temporary Special Events** Temporary Special Events authorizing onsite cannabis sales to, and consumption by, persons 21 years of age or older may be permitted at any facility or location over which the County has jurisdiction. Events are a Temporary Use subject to a Coastal Development Permit and Use Permit as required by Humboldt County Code Section 313-62.1, which governs Special Events and Attractions. This includes events at a county fair, subject to consent of the Humboldt County Fair Association Board of Directors and City of Ferndale. Any event must be managed to ensure that (1) all cannabis vendor participants are licensed; (2) cannabis consumption is not visible from any public place or area open to persons under 21 years of age; and, (3) sale or consumption of alcohol or tobacco is not allowed within areas where cannabis consumption is authorized.
- 55.4.10.4 **Onsite Cannabis Consumption** (Retail, Microbusiness) Onsite consumption facilities as an accessory use at a Medical Cannabis Dispensary, Adult Use Retail, or Microbusiness permitted facility may be permitted subject to approval of a Use Permit, provided that: (1) access to the area where cannabis consumption is allowed is restricted to persons 21 years of age and older; (2) cannabis consumption is not visible from any public place or area open to persons under 21 years of age; and, (3) sale or consumption of alcohol or tobacco is not allowed on the premises. The applicant shall submit a site plan and operations plan that will demonstrate the onsite consumption facilities comply with these standards and all other limitations and restrictions, including but not limited to Health and Safety Code section 11362.3.
- 55.4.10.5 **Commercial Cannabis Tours and Tour Sites** Public visitation and tours of sites host to Commercial Cannabis Activities may be authorized at locations meeting the Performance Standards for Public Accommodation and Tours. Businesses conducting tours to Commercial Cannabis Activity sites may be authorized with a Zoning Clearance Certificate and Coastal Development Permit, subject to meeting the following criteria:
  - 55.4.10.5.1 Tour businesses must collect guests from a secure location with adequate offstreet parking to store the vehicles of all tour patrons.
  - 55.4.10.5.2 The tour vehicle must be stored at a location authorized for storage of commercial vehicles.

Tour Businesses not meeting the above criteria may be permitted with a Special Permit and Coastal Development Permit. The application shall include a Plan of Operation detailing

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how the operation of the tour will not adversely affect public parking or conflict with neighboring uses, while complying with all applicable performance standards.

- 55.4.10.6 **Cannabis Farm Stays** Cannabis farm stays may be permitted in conjunction with a cannabis cultivation permit on <a href="RA-Zoned">RA-Zoned</a> properties in conformance with the Public Accommodation Performance Standards with a Coastal Development Permit and a <a href="Special Conditional Use">Special Conditional Use</a> Permit <a href="mas-when meeting all the requirements">as-when meeting all the requirements</a> specified in Section 313-44.1 of the Humboldt County Code applicable to Bed and Breakfast establishments.
- 55.4.10.7 **Transportation of Commercial Cannabis** With a business license, persons may engage in the transportation of commercial cannabis. Such persons shall identify the location where the vehicle used in transportation will be stored, and may only transport commercial cannabis between sites that are permitted or licensed for commercial cannabis activities. Transportation does not include warehousing or storage of cannabis.
- 55.4.10.8 **Cannabis Research Gardens** shall be permitted wherever commercial cannabis cultivation activities are allowed, and subject to the same permitting requirements applicable to commercial cultivation activities, including participation in the Humboldt County and State of California track and trace program and annual inspection. Applications for a cannabis research garden permit shall provide an operations plan to include a verifiable method to assure that cannabis grown for research purposes is prevented from entering the stream of commerce.

# 55.4.11 APPLICATION REQUIREMENTS FOR CLEARANCES OR PERMITS

Applications may be required to include any or all of the following information, depending on permit activities and location: Site Plan; Security Plan; Cultivation Plan, Processing Plan; Operations Plan; Irrigation Plan; Materials Management Plans; Hazardous Materials Site Assessments and Contingency Plans; Surveys for Biological Resources and Sensitive Habitat; Surveys for Archaeological, Tribal Cultural Resources, and Historical Resources; Assessments of project-related noise sources; Road System Assessments and Improvement Plans; Timberland Conversion Assessments; documentation of water use, source, and storage; will-serve letters from applicable providers of water and wastewater services; information concerning previously secured state and local permits for cannabis related infrastructure or activities; evidence of prior cultivation where seeking a permit as a pre-existing cultivation site; restoration and remediation plans where appropriate; plans for energy use; details of current known violations related to commercial cannabis activities, and documentation of conformance with the requirements of programs applicable to Cannabis Cultivation Activities administered by the State Water Resources Control Board and Regional Water Quality Control Board. Applications shall also include an analysis of how the activity will conform to all applicable Local Coastal Area Plan policies and regulations including those protecting ESHA's, wetlands, coastal public access, and visitor-serving uses.

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The County may request additional information prior to application intake, or during application processing, where deemed necessary to perform environmental review pursuant to the California Environmental Quality Act (CEQA). All required plans and reports shall be designed to demonstrate compliance with relevant eligibility and siting requirements, and applicable performance standards, while conforming to relevant checklists and guidance documents maintained and supplied by the County. All Technical Reports and Plans are subject to final review and approval by the County.

### 55.4.12 **PERFORMANCE STANDARDS**

# 55.4.12.1 Performance Standards for All Commercial Cannabis Activities

Permittees and operators shall conduct all commercial cannabis activities in compliance with the following performance standards. Failure to comply shall be grounds for permit revocation and administrative penalties.

- 55.4.12.1.1 Maintain compliance with all applicable state laws and County ordinances.
- 55.4.12.1.2 Maintain valid license(s) issued by the appropriate state licensing authority or authorities for the type of activity being conducted, as soon as such licenses become available.
- 55.4.12.1.3 Where subject to state licensure, participate in local and state programs for "Track and Trace" once available.
- 55.4.12.1.4 Maintain a current, valid business license at all times.
- 55.4.12.1.5 Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday Friday, 9:00 am 5:00 pm, excluding holidays).
- 55.4.12.1.6 Pay all applicable application and annual inspection fees.
- 55.4.12.1.7 Comply with any special conditions applicable to the permit or Premises which may be imposed.

# 55.4.12.1.8 Performance Standard–Road Systems

Roads providing access to any parcel(s) or premises on which commercial cannabis activities occur must comply with the following standards, as applicable:

### a) Standard 1 – Dead End Road Length

Project is not located more than 2-miles (measured in driving distance) from the nearest intersection with a Category 4 road or has secondary access for emergency vehicles and personnel, including wildland fire equipment.

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Where access to a site exceeds the Dead-End Road Length standard, the application may request an exception to the standard with a Special Permit. The exception request shall include a report prepared by a licensed engineer evaluating the design, condition, and performance of all related road segments for simultaneous emergency access and evacuation. The report shall include recommendations for road system enhancements (widening, turnouts, secondary access routes) to help facilitate mitigate the dead-end road condition. To approve the exception, it must be found current conditions or proposed improvements provide sufficient access for emergency vehicles and personnel while allowing for simultaneous evacuation.

# b) Standard 2 - Functional Capacity

Unless otherwise specified, roads providing access to the parcel(s) or premises must meet or exceed the Category 4 road standard (or same practical effect). The application package must demonstrate compliance with this requirement in one of the following ways:

- 1) parcel(s) served exclusively by roads which are paved publicly maintained or private roads where all portions of the paved road system feature a center-line stripe and two ten-foot-wide travel lanes require no further analysis only a notation on the plans that the access to the site meets this requirement, or
- 2) parcel(s) served by roads without a centerline stripe must submit a written assessment of the functional capacity of these road segments. If the assessment reveals that all road systems meet or exceed the Category 4 standard (or same practical effect), then no additional review is necessary. Documentation of self-certification shall be produced to the satisfaction of the County; including use of appropriate forms where provided. The County reserves the right to independently verify general compliance with this standard.
- 3) Where access to a site is provided by roads not meeting the Category 4 standard, the application shall require a Special Permit and include a report prepared by a licensed engineer evaluating whether the design, condition, and performance of all necessary road segments are currently capable of supporting increases in traffic volume created by the project, in addition to the existing traffic using the road(s). In the event that the roads cannot accommodate the traffic volume anticipated the engineer shall recommend improvements to bring the road up to an adequate functional capacity.
- 4) Where accessed via a driveway or private road intersecting a state highway, applications shall provide an evaluation of the performance and design of the road or driveway encroachment. The evaluation will identify the required improvements necessary to ensure proper function of the access based on anticipated traffic volumes. Improvements may include paving or widening of the throat of the

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driveway or private road, provision of adequate sight distances, and other improvements determined necessary to comply with Caltrans standards. A copy of an approved state encroachment permit (if required) will be provided to the County. All required improvements shall be completed prior to the initiation of any new commercial cannabis use(s).

- c) Standard 3 Private Road Systems Protections for Water Quality and Biological Resources
  - 1) Private road systems and driveways providing access to parcel(s) or premises shall be designed, maintained, or retrofitted in accordance with the latest edition of the document titled, "A Water Quality and Stream Habitat Protection Manual for County Road Maintenance in Northwestern California Watersheds", which was adopted by the Humboldt County Board of Supervisors on July 6, 2010, and is also known as the Five Counties Salmonid Conservation Roads Maintenance Manual. This includes measures to protect water quality using best management practices so that:
    - i. Impacts from point source and non-point source pollution are prevented or minimized, including discharges of sediment or other pollutants that constitute a threat to water quality. Road segments shall be designed and maintained in ways which minimize the potential for discharge of sediment through measures to reduce velocity of runoff, capture and detain stormwater from road systems to enable settling of transported sediments, and minimize direct delivery to nearby watercourses, to the greatest extent feasible.
    - ii. Design and construction of culverts, stream crossings, and related drainage features shall remove barriers to passage and use by adult and juvenile fish, amphibians, reptiles, and aquatic invertebrates.
  - 2) Where access to a site is provided in part by private roads systems, any application to permit a Commercial Cannabis Activity shall include a report evaluating the design, condition, and performance of all private road segments within the defined Roadshed.
    - i. The report shall be prepared by a licensed engineer or similarly licensed professional.
    - ii. The report shall be prepared to the satisfaction of the County and shall include or be accompanied by exhibits and stationing information of sufficient detail to enable the location, attributes, and condition of all road drainage features to be itemized and documented. The narrative portion of the report must evaluate the current design, functionality and performance of discrete drainage systems and segments and develop conclusions concerning compliance and conformance with best management practices within the defined Roadshed. The County reserves the

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- right to ask for additional information or choose to independently investigate and verify any and all conclusions within the report.
- iii. Where an evaluation has determined, to the satisfaction of the County, that all private road segments comply with relevant best management practices, as defined herein, no further work is needed.
- iv. Where an evaluation has determined that improvements within the projects' Roadshed are required, the report shall identify the location and nature of each discrete improvement. Improvements shall be tied to all provisional permit approval(s) within the defined Roadshed and identified within the Conditions of Approval of all discretionary permit applications.

# d) Road Maintenance Associations and Cost Sharing

- 1) Where three or more permit applications have been filed for Commercial Cannabis Activities on parcels served by the same shared private road system, the owner of each property must consent to join or establish the appropriate Road Maintenance Association (RMA) prior to operation or provisional permit approval. This requirement shall also apply to existing permittees seeking to renew their permit. Evidence shall be provided to the satisfaction of the County, and may include minutes from a meeting, written correspondence and confirmation from the RMA Secretary, or similar information.
- 2) When one or more applicants in a defined roadshed have prepared and submitted a Professional Private Road Evaluation called for by this section, all contemporaneous applicants served by the same roadshed shall be required to contribute to the cost of preparation of the report. The cost allocation shall be determined by any Road Maintenance Association(s) within the roadshed that includes the road segments providing access to the cultivation site of each applicant. In determining the cost allocation, the Road Maintenance Association shall consider the recommendation or formula for cost sharing included in the report.
- 3) With each annual inspection, all applicants for Commercial Cannabis Activities within any RMA shall provide evidence they are current on all applicable dues or other payments required by the RMA.

# e) Special Noticing Requirements

Wherever an exception to the Functional Capacity road standard is being sought, in addition to noticing property owners and occupants within 300 feet of the boundaries of the Parcel(s) or Premises, notice of the project will also be sent to all owners and occupants of property accessed through common Shared Use Private Road Systems.

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55.4.12.1.9 The burning of plant material associated with the cultivation and processing of commercial cannabis is prohibited.

# 55.4.12.1.10 Performance Standard – Biological Resource Protections

Projects proposing new development activities shall implement the following mitigation measures from the Final Environmental Impact Report.

Mitigation Measure #	Description of Mitigation
3.4-1a	Biological reconnaissance surveys
3.4-1b	Special-status amphibian surveys and relocation/buffers
3.4-1c	Western Pond Turtle surveys and relocation/buffers
3.4-1d	Nesting raptor surveys and relocation/buffers
3.4-1e	Northern Spotted owl surveys
3.4-1f	Special-status nesting bird surveys/buffers
3.4-1g	Marbled Murrelet habitat suitability surveys/buffers
3.4-1i	American Badger surveys and buffers
3.4-1j	Fisher and Humboldt Marten surveys and den site preservation/buffers
3.4-1k	Bat Survey and Buffers
3.4-11	Vole Survey and relocation/buffers
3.4-3a	Special-status plants surveys
3.4-4	Protection of sensitive natural communities, riparian habitat, wetland
	vegetation, including ESHA.
3.4-6b	Retention of fisher and Humboldt marten habitat features
3.4-5	Waters of the United States

Exception: This section shall not apply to new development activities within the footprint of existing <u>lawfully constructed</u> structures or proposed on lands planned or zoned for commercial or industrial activities.

During permitting of pre-existing cultivation sites, the Department shall determine the necessity and focus of any biological evaluations required in concert with consultation with the California Department of Fish and Wildlife. For pre-existing cultivation sites within 0.7 miles of a known northern spotted owl activity center, a qualified biologist, familiar with the life history of the northern spotted owl, shall conduct a disturbance and habitat modification assessment to determine the presence of the species and whether the cultivation site can operate or have its operation modified to avoid take of the species. If it is determined that take of the species could occur, the cultivation site will be required to participate in the Retirement, Remediation, and Relocation provisions of the proposed ordinance to relocate the cannabis cultivation to outside of the northern spotted owl activity area.

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# 55.4.12.1.11 Hazardous Material Site Assessments and Contingency Plans

Where commercial cannabis activities are located or proposed on a property previously developed with an industrial or heavy commercial use, applications must be accompanied by a Phase I Environmental Site Assessment (ESA) for the presence of potential hazardous materials. If the initial assessment indicates the presence or likely presence of contamination, a Phase II ESA shall be prepared. Assessments shall be prepared in accordance with standards of the American Society for Testing and Materials (ASTM), and shall include an updated review of environmental risk databases. Phase II assessments shall include recommendations which consider project objectives/activities, applicable regulatory criteria, potential exposure pathways, and risk thresholds. Where demolition activities are proposed, ESA(s) shall include a survey for the presence of hazardous building materials, and specify appropriate treatment of solid waste during demolition and disposal.

- a) Where contamination at the project site has been verified, a hazardous materials contingency plan shall be submitted for County review and approval during permit review. The permittee, their employees, and any contractors shall abide by and implement the plan during any construction activities involving ground disturbance.
- b) Permit applications proposing work requiring demolition shall include a survey for the presence of hazardous building materials. ESA(s) shall provide recommendations for treatment of these materials during demolition as well as their disposal.
- c) If at any time during construction, evidence of soil and/or groundwater contamination with hazardous material is encountered, the project applicant shall immediately halt construction and contact Humboldt County Division of Environmental Health. Work shall not recommence until the discovery has been assessed/treated appropriately to the satisfaction of Humboldt County Division of Environmental Health, North Coast Regional Water Quality Control Board, and California Department of Toxic Substances Control (as applicable). This may include soil or groundwater sampling and remediation if potentially hazardous materials are detected above threshold levels.

### 55.4.12.1.12 Stormwater Management

Projects shall include a plan detailing stormwater management for the property, including the location, capacity, and operation of all existing and proposed drainage facilities and features. The plan shall describe current drainage conditions and include analysis of any proposed alteration of on-site and off-site drainage flows. The plan shall prescribe measures to ensure that the project will retain pre-project drainage conditions, and in particular that there will be no net increase in the volume of stormwater runoff from the property. These measures shall be incorporated into the project design, subject to County review and

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approval during permit review. The plan shall specify maintenance intervals for all drainage improvements, which shall be observed for the lifetime of the permit.

## 55.4.12.1.13 Management of Waste and Hazardous Materials

- a) All projects shall include a plan for disposal of project-related waste. Examples include solid waste such as: plant material, greenhouse framing, plastics and tarpaulin used in greenhouse sheathing and coverings, household trash, product packaging and containers, irrigation tubing, pots and similar containers used for propagation and cultivation, lighting, water bladders or tanks, pond liners, electrical lighting fixtures, wiring and related equipment, and fencing. Other forms of waste include effluent and byproducts from commercial activities (eg. water or wastewater rich in plant chlorophyll or salts, spent fuels or solvents, etc.)
- b) Where project-related activities involve storage and use of hazardous materials at a reportable quantity, applicants shall prepare a materials management plan which details: operating procedures and processes, associated equipment and cleaning procedures, chemical requirements and reactions, waste volumes, storage areas, chemical handling procedures, and emergency equipment.

### 55.4.12.1.14 Protection of Historical Resources

Projects proposing the removal or exterior alteration of structures over 45-years in age shall provide a report prepared by a historical consultant meeting the Secretary of the Interior's Professional Qualification Standards. The report shall include an evaluation and determination concerning whether the property contains historical resources which are listed or eligible for listing on any State, Federal, or Local register of Historical Resources, using applicable criteria and standards for listing, including section 15064.5 of the CEQA Guidelines. If resources included or eligible for inclusion in the National Register of Historic Places, California Register of Historic Resources, or Local Register are identified, an assessment of impacts on these resources shall be included in the report, as well as detailed measures to avoid impacts.

# 55.4.12.1.15 Inadvertent Discovery of Archaeological and Paleontological Resources

a) If cultural resources are encountered during ground disturbing activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist, as well as the appropriate Tribal Historic Preservation Officer(s), are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided. The Planning and Building Department shall provide information regarding the appropriate Tribal point(s) of contact for a specific

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area. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately.

b) If a paleontological discovery is made during construction, the contractor shall immediately cease all work activities in the vicinity (within approximately 100 feet) of the discovery and shall immediately contact the County. A qualified paleontologist shall be retained to observe all subsequent grading and excavation activities in the area of the find and shall salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered that require temporarily halting or redirecting of grading, the paleontologist shall report such findings to the County. The paleontologist shall determine appropriate actions, in cooperation with the applicant and the County, that ensure proper exploration and/or salvage.

### 55.4.12.2 Performance Standards for Commercial Cannabis Cultivation Activities

Permittees and operators shall conduct all commercial cannabis activities in compliance with the following performance standards. Failure to comply shall be grounds for permit revocation and administrative penalties.

General Standards applicable to all Commercial Cannabis Activities

- All applicable statutes, regulations and requirements of the North Coast Regional Water Quality Control Board and State Water Resources Control Board. To be eligible for submittal and processing, permit applications must include information detailing all measures to achieve compliance with relevant requirements of these agencies. These measures shall be subject to verification during subsequent permit inspection(s).
- 55.4.12.2.2 Any substantially equivalent rule addressing water quality protections and waste discharge that may be subsequently adopted by the County of Humboldt or other responsible agencies.
- 55.4.12.2.3 All terms of any applicable Streambed Alteration Permit obtained from the Department of Fish & Wildlife.

Where no prior agreement has been secured for prior work within areas of DFW jurisdiction, entering an agreement pursuant to 1602 of the Fish and Game Code shall not be completed until the County permit has finished.

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55.4.12.2.4 All terms of any permit or exemption approved by the California Department of Forestry and Fire Protection (CAL-FIRE), including a less-than-3-acre conversion exemption or timberland conversion permit.

Where existing or proposed operations occupy sites created through prior unauthorized conversion of timberland, if the landowner has not completed a civil or criminal process and/or entered into a negotiated settlement with CAL-FIRE, the applicant shall secure the services of a registered professional forester (RPF) to evaluate site conditions and conversion history for the property and provide a written report to the Planning Division containing the RPF's recommendation as to remedial actions necessary to bring the conversion area into compliance with provisions of the Forest Practices Act. The Planning Division shall circulate the report to CAL-FIRE for review and comment.

- 55.4.12.2.5 Trucked water shall not be allowed, except for emergencies. For purposes of this provision, "emergency" is defined as: "a sudden, unexpected occurrence demanding immediate action.
- 55.4.12.2.6 Provide and maintain an approved means of sewage disposal.
- 55.4.12.2.7 All federal, state, and local laws and regulations applicable to California Agricultural Employers, including those governing cultivation and processing activities.
- 55.4.12.2.8 All construction activity and use of heavy equipment shall take place between 7:00 A.M. and 6:00 P.M., Monday through Friday, and between 9:00 A.M. and 6:00 P.M. on Saturday and Sunday.
- 55.4.12.3 [Reserved for Future Use]

### 55.4.12.4 Performance Standard for Light Pollution Control

- a) Structures used for Mixed Light Cultivation and Nurseries shall be shielded so that no light escapes between sunset and sunrise.
- b) Where located on a Parcel abutting a residential Zoning District or proposed within Resource Production or Rural Residential areas, any Security Lighting for Commercial Cannabis Activities shall be shielded and angled in such a way as to prevent light from spilling outside of the boundaries of the Parcel(s) or Premises or directly focusing on any surrounding uses.
- c) The County shall provide notice to the operator upon receiving any light pollution complaint concerning the cultivation site. Upon receiving notice, the applicant shall correct the violation as soon as possible and submit written documentation within ten (10)

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calendar days, demonstrating that all shielding has been repaired, inspected and corrected as necessary. Failure to correct the violation and provide documentation within this period shall be grounds for permit cancellation or administrative penalties, pursuant to the provisions of 55.4.5.3.

# 55.4.12.5 **Performance Standards for Energy Use**

All electricity sources utilized by Commercial Cannabis Cultivation, Manufacturing, or Processing activities shall conform to one or more of the following standards:

- 55.4.12.5.1 grid power supplied from 100% renewable source
- 55.4.12.5.2 on-site renewable energy system with twenty percent net non-renewable energy use
- 55.4.12.5.3 grid power supplied by partial or wholly non-renewable source with purchase of carbon offset credits

Purchase of carbon offset credits (for grid power procured from non-renewable producers) may only be made from reputable sources, including those found on Offset Project Registries managed the California Air Resources Board, or similar sources and programs determined to provide bona fide offsets recognized by relevant state regulatory agencies.

### 55.4.12.6 Performance Standard for Noise at Cultivation Sites

Noise from cultivation and related activities shall not result in an increase of more than three decibels of continuous noise above existing ambient noise levels at any property line of the site. Existing ambient noise levels shall be determined by taking twenty-four-hour measurements on three or more property lines when all cannabis related activities are not in operation.

- a) In TPZ and TC zones, the use of generators is prohibited.
- b) Where located within one (1) mile of mapped habitat for Marbled Murrelet or Spotted Owls where timberland is present, maximum noise exposure from the combination of background cultivation related noise may not exceed 50 decibels measured at a distance of 100 feet from the noise source or the edge of habitat, whichever is closer. Where ambient noise levels, without including cultivation related noise, exceed 50 decibels within 100 feet from the cultivation related noise source or the edge of habitat, cultivation-related noise sources may exceed 50 decibels provided no increase over ambient noise levels would result.
- c) The permit application must include information demonstrating compliance with the noise standards, including but not limited to:

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- i) site plan detailing the location of all noise sources, property lines, and nearby forested areas and sensitive receptors
- ii) existing ambient noise levels at the property line using current noise measurements (excluding cultivation related noise)
- iii) Details on the design of any structure(s) or equipment used to attenuate noise
- iv) Details on the location and characteristics of any landscaping, natural features, or other measures which serve to attenuate noise levels at nearby property lines or habitat.

# 55.4.12.7 **Performance Standards for Cannabis Irrigation**

A Special Permit and Coastal Development Permit shall be required where Irrigation of Commercial Cannabis Cultivation Activities occurs wholly or in part using one or more Diversionary sources of water. All Cannabis Irrigation, regardless of cultivation area, shall be subject to the following standards:

# Documentation of Current and Projected Water Use

55.4.12.7.1 All requests to permit Commercial Cannabis Cultivation Activities shall provide information detailing past and proposed use(s) of water on the Parcel(s) or Premises. Information in the plan shall be developed to the satisfaction of County staff and will be used to assist in identifying and establishing an appropriate Forbearance Period. At a minimum, the following items shall be included:

- a) Information identifying the cultivation season(s)
- b) A water budget showing monthly past or projected Irrigation demands, including periods of peak usage, broken out by each discrete Cultivation Site. Irrigation reporting or projections shall be differentiated where cultivation methods and conditions result in differences in water usage at specific cultivation sites.
- c) A listing of current or proposed areas of on-site water storage, showing volume in gallons.
- d) A description of on site water conservation measures including but not limited to: rainwater catchment systems, drip irrigation, timers, mulching, irrigation water recycling, and methods for insuring Irrigation occurs at agronomic rates

# Forbearance Period & Storage Requirements

55.4.12.7.2 Operators of Cannabis Cultivation Site(s) shall forbear from diversions of Surface Water for Irrigation during periods of low or reduced stream flows, in accordance with requirements of the State Water Resources Control Board.

55.4.12.7.3 The County may require the submittal of a water management plan prepared by a qualified person such as a licensed engineer, hydrologist, or similar licensed professional, establishing a smaller or larger water storage and forbearance period, if required, based upon local site conditions.

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55.4.12.7.4 Where subject to forbearance, the applicant shall provide a plan for developing adequate on site water storage to provide for Irrigation, based on the size of the area to be cultivated.

# Metering and Recordkeeping

55.4.12.7.5 A metering device shall be installed and maintained on all discrete points of diversion or other locations of water withdrawal (including wells). The meter shall be located at or near the point of diversion or withdrawal.

55.4.12.7.6 A metering device shall be installed and maintained at or near the outlet of all water storage facilities utilized for Irrigation.

55.4.12.7.7 Operators shall maintain a weekly record of water collected from Diversionary sources, as well as a record of all water used in Irrigation of permitted Cultivation Areas. A copy of these records shall be stored and maintained at the cultivation site and kept separately or differentiated from any record of water use for domestic, fire protection, or other irrigation purposes. Irrigation records shall be reported to the County on an annual basis, at least thirty (30) days prior to the date of each annual permit inspection. Records shall also be made available for review during site inspections by local and state officials.

# 55.4.12.87 Performance Standards for Water Storage

All facilities and equipment storing water for Irrigation shall be designed and managed in conformance with the following performance standards, as applicable:

### Ponds and Reservoirs

- a) Except in limited circumstances where already permitted or existing, ponds shall be located "off-channel" from watercourses and adequately setback from streams, springs, and other hydrologic features.
- b) To prevent occupancy by and survival of non-native bullfrog species, ponds shall be designed to be drained. Draining may be required on an annual basis or other interval where determined necessary.
- c) Introduction or maintenance of non-native species is prohibited where an existing or proposed pond is filled from, or outlets to a nearby stream or wetland.
- d) Ponds shall be designed with pathways enabling escape by local wildlife. These may include rock-lined portions or similar features providing equivalent means of egress.
- e) All ponds and reservoirs shall be designed by a licensed civil engineer where utilizing a dike, earthen dam, berm or similar feature to facilitate water storage. The engineer shall evaluate the risk of pond failure under natural conditions and specify provisions for periodic inspection, routine maintenance, and long-term management. An engineered reclamation and remediation plan shall be submitted for County approval within one year

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of sunset or cancellation of the permit, and completed within standard permitting timeframes.

# Bladders & Above-Ground Pools, and similar vessels

f) Use of bladders, above-ground pools, and similar vessels is prohibited. Where a Pre-Existing Cultivation site utilizes any of these means for water storage, removal and replacement with a substitute approved method of water storage (e.g. tank(s), reservoir, etc.) shall be completed within 2 years of provisional permit approval.

# Tanks located in designated Flood Zones

g) Tanks shall be sited at least one foot above the base flood elevation or wet flood proofed and anchored.

# 55.4.12.98 Performance Standard for Wells on Small Parcels

Cultivation Site(s) located within areas planned or zoned for lot sizes of forty acres or smaller where proposing or conducting Irrigation with water from a proposed or existing well located within 400 feet of a property line, shall be subject to groundwater testing to determine connectivity of the source supply well. These tests shall be preceded by a minimum of eight (8) hours of non-operation to maintain a static depth to water measurement. Results of testing are required to be provided with the permit application submittal. If the testing demonstrates use of the well results in the drawdown of any adjacent well(s), a Special Permit will be required. Use of the well for cannabis-related Irrigation may be prohibited, limited, or subject to provisional approval and monitoring.

# 55.4.12.109 Soils Management Performance Standard

A soils management plan shall be provided detailing the use of imported and native soil on the Parcel(s) or Premises. The plan shall provide accounting for the annual and seasonal volume of soil that is imported and exported and documentation of the approved location of any Parcel(s) used for off-site disposal of spent soil if this occurs or is proposed.

# 55.4.12.<del>11</del>10 Existing Site Reconfiguration

- a) Where an existing site does not conform to one or more performance standards or eligibility criteria, or cannot comply with local, state, or federal regulatory requirements, reconfiguration of the cultivation site and associated infrastructure may be permitted, provided that the reconfiguration results in an improvement in the environmental resources of the site, and the site is brought into compliance with the requirements of this section.
- b) A Biological Resource Protection Plan must also be included. The plan shall be prepared by a qualified professional and evaluate whether prior unpermitted development or disturbance has occurred within Environmentally Sensitive Habitat Area.

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- c) Any new timberland conversion proposed in association with cultivation site reconfiguration must not exceed the areas of existing conversion to be relocated.
  - Pre-Existing cultivation areas to be relocated must be restored to pre-disturbance conditions and restocked and/or managed to promote recovery by native vegetation and tree species.
- f) Existing interior driveways and road networks may be reconfigured to achieve better design and compliance with road standards and watercourse protections.
  - All relocated road segments must be fully decommissioned and restored to pre-disturbance conditions or mothballed and stabilized to ensure that they are no longer a threat to water quality. Relocated road systems occupying the site of converted timberland shall be restocked and/or managed to promote recovery by native vegetation and tree species.
- g) All remediation activities shall be performed in accordance with the Remediation Performance Standard.

# 55.4.12.1211 Performance Standard for Adaptive Reuse of Developed Industrial Site(s)

All Commercial Cannabis Activities shall be conducted in a way which avoids displacing or destroying existing buildings or other infrastructure on the Parcel developed for prior commercial or industrial uses. Adaptations shall be carefully designed to preserve future opportunity for future resumption or restoration of other commercial or industrial uses after Commercial Cannabis Activities have ceased or been terminated.

- a) Development of additional buildings or infrastructure only allowed once existing infrastructure has been fully occupied.
- b) Interior changes or additions to facilities must not prevent future re-occupancy by new uses which are compatible with the base zoning district or consistent with historic prior operations.
- c) Newly constructed facilities must comply with all development standards of the principal zoning district(s)

### 55.4.12.<del>13</del>12 Performance Standard for Remediation Activities

All remediation activities shall be conducted in accordance with the requirements for Mitigation and Monitoring Plans described within 313-61.1 of the Humboldt County Code, including the standards for documentation, reporting, and adaptive management.

# 55.4.12.1413 Performance Standard for Public Accommodations

Sites of permitted Commercial Cannabis Activities may be authorized to host visits by the general public, as follows:

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- a) Public visitation may be principally permitted with a Zoning Clearance Certificate at all sites within Commercial and Industrial Zoning Districts when meeting the requirements of this section.
- b) Public visitation may be permitted with a Special Permit and Coastal Development Permit at sites located within those zones listed under 55.4.6.1.1 (AE and RA), when meeting the requirements of this section. Where access to the site is provided through Shared Use Private Road Systems, notice of the project will also be sent to all owners and occupants of property accessed through these common road systems, pursuant to 55.4.12.1.8(e). The permit may limit or specify the size and weight of vehicles authorized to visit the site, periods during which visitation may occur, and other measures to ensure compatibility with neighboring land uses and limit impacts to Shared Use Private Road Systems.
- c) Visitation by the general public may include Tours and Tour Groups, Farmstays, and similar activities. Visitation does not include weddings, parties, or similar occasions. Special Events and other Temporary Uses are permissible with a Coastal Development Permit and Conditional Use Permit pursuant to 314313-62.1.
  - 55.4.12.1413.1 The following standards apply to any Commercial Cannabis Activity site open to the public:
  - a) Sites located in those zones specified in Section 55.4.6.1, shall limit hours of operation for public access other than employees to between 9:00 am to 6:00 pm.
  - b) Restroom facilities shall be provided for visitors to the site.
  - c) All facilities open to the public (parking, structures, restrooms, etc.) shall be designed and managed in compliance with relevant provisions for accessibility, as established in compliance with the Americans with Disabilities Act (ADA).
  - d) Agricultural-exempt structures may not be opened to visitation by the general public.
  - e) Road System & Driveways
    - 1) Locational Criteria The Parcel(s) or Premises shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that standards for the protection of public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and protection of habitat can be met.
    - 2) Sites shall have a driveway and turnaround area meeting the following requirements:

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- i. All driveways shall be constructed to a minimum Road Category 1 standard. Driveways shall have a minimum 10-foot traffic lane and an unobstructed vertical clearance of 15 feet along their entire length. Driveways in excess of 1,320 feet in length shall be constructed to the standard for Road Category 2.
- ii. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where a driveway exceeds 800 feet, turnouts shall be spaced at intervisible points at approximately 400-foot intervals. The location and spacing of turnouts shall be in conformance with the County Roadway Design Manual.
- iii. A turnaround shall be within 50 feet of the parking area.
- iv. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.
- v. Sites within the jurisdiction and service area of a local fire protection district shall meet the driveway and turnaround requirements of that agency.

# f) Parking

- 1) Sites shall provide adequately sized on-site parking for tour vehicles.
- 2) Sites shall include a minimum of six (6) parking spaces plus one (1) additional parking space for every two employees

# 55.4.12.<del>15</del>14 Performance Standards for Tour Operators and Tour Sites

# Tour Operators

Tour Operators shall comply with all of the following measures:

- a) The use of sound amplification equipment outside the tour vehicle is prohibited.
- b) Tour guests shall be restricted to adults 21 years of age or older. Age shall be verified prior to the start of any tour.
- c) Travel shall only be made to sites eligible for hosting visits by the general public. Prior to initially visiting any site, the tour operator shall contact the Planning and Building Department to confirm the eligibility of the site, and any applicable special conditions.
- d) Tour operators shall observe any vehicle weight restrictions when visiting tour sites.

### Tour Site Eligibility Criteria

Where authorized, the site(s) of any permitted Commercial Cannabis Activity may host tours when meeting the following criteria:

- e) The site(s) conform with the Public Accommodation Performance Standard
- f) Visitation is restricted to vehicles in compliance with the applicable weight restriction

### 55.4.12.<del>16</del>15 Invasive Species Control

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It is the responsibility of a certificate or permit holder to work to eradicate invasive species. As part of any application, the existence of invasive species on the project parcel need to be identified, including the type(s) of invasive plant species, where they are located, and a plan to control their spread. All invasive plant species shall be removed from the cultivation site and associated infrastructure using measures appropriate to the species. Removal shall be confirmed during subsequent annual inspection. Corrective action may be required if invasive species are found to have returned.

## 55.4.13 HUMBOLDT ARTISANAL BRANDING

The county shall develop a program for recognition and certification of commercial cannabis cultivators meeting standards to be established by the Agricultural Commissioner, including, but not limited to, the following criteria:

- a) Cultivation area of 3,000 square feet or less
- b) Operated by a County permit and state license holder who resides on the same parcel as the cultivation site
- c) Grown exclusively with natural light
- d) Meets organic certification standards or the substantial equivalent

### 55.4.14 RIGHT TO FARM DISCLOSURE

When required to execute or make available a disclosure statement pursuant to 313-43.2 of the code "Right to Farm Ordinance", said statement shall include information describing the possibility of commercial cultivation of cannabis.

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# APPENDIX C COMMISSION SUGGESTED MODIFICATIONS

**Commission Note**: County proposed text is shown in <u>underline</u> text. Commission suggested modifications are shown in <u>double-underline</u> and <del>double cross-out</del> text.

# 313-55.4 COMMERCIAL CULTIVATION, PROCESSING, MANUFACTURING, DISTRIBUTION, TESTING, AND SALE OF CANNABIS LAND USE REGULATION FOR THE COASTAL ZONE IN THE COUNTY OF HUMBOLDT.

# **55.4.1 AUTHORITY AND TITLE**

This Section (hereafter all references to "this Section" mean Section 313-55.4 et seq. of the Humboldt County certified coastal zoning regulations) shall be known as the Coastal Commercial Cannabis Land Use Ordinance ("CCCLUO"), regulating the commercial cultivation, processing, manufacturing, distribution, testing, and sale of cannabis for medicinal or adult use within the Coastal Zone Area of the County of Humboldt.

# 55.4.2 PURPOSE AND INTENT

The purpose of this Section is to establish land use regulations concerning the commercial cultivation processing, manufacturing, distribution, testing, and sale of cannabis for medicinal or adult use within the County of Humboldt in order to encourage safe, reasonable and responsible growth that reduces negative impacts on our community and environment, increases public awareness, and community health and safety while creating a clear and attainable path for operators to follow and authorities to enforce, and while protecting Coastal Resources consistent with the California Coastal Act, Public Resources Code section 30000, *et seq*, as part of the County of Humboldt's Local Coastal Program.

These regulations are intended to ensure the public health, safety and welfare of residents of the County of Humboldt, visitors to the County, persons engaged in regulated commercial cannabis activities including their employees, neighboring property owners, and end users of medicinal or adult use cannabis; to protect the environment from harm resulting from cannabis activities, including but not limited to streams, fish, and wildlife, residential neighborhoods, schools, community institutions and Tribal Cultural Resources; to ensure the security of state-regulated medicinal or adult use cannabis; and to safeguard against the diversion of state-regulated medicinal or adult use cannabis for purposes not authorized by law. To this end, these regulations identify where in the County the various types of commercial cannabis activities can occur, and specify what type of permit is required, the application process and the approval criteria that will apply.

This Section is not intended to supersede the provisions of Sections 313-55.1, 314-55.1, 313.55.2, or 314.55.2 of this Code concerning cultivation of medical marijuana for personal use by patients or caregivers, or contravene the provisions of Health and Safety Code section 11357,

11358, 11362.1, 11362.2, or 11362.5 with respect to the possession or cultivation of limited amounts of cannabis for personal use by qualified patients or persons 21 years of age or older.

# 55.4.3 APPLICABILITY AND INTERPRETATION

- 55.4.3.1 All facilities and activities involved in the commercial cultivation, processing, manufacturing, and distribution, testing, and sale of cannabis within the jurisdiction of the County of Humboldt within the Coastal Zone shall be controlled by the provisions of this Section, regardless of whether those activities existed or occurred prior to the adoption of this Section. This Section is not intended to supersede the provisions of Sections 313-55.1 or 313-55.2, excepting Sections 313-55.4.3.6; 313-55.4.3.7; and 313-55.4.10.1.
- 55.4.3.2 Nothing in this Section is intended, nor shall it be construed, to exempt the commercial cultivation, processing, manufacture, or distribution of cannabis from compliance with all other applicable Humboldt County zoning, land use, grading, and streamside management area Coastal Development Permit regulations as well as other applicable provisions of the County Code.
- 55.4.3.3 Nothing in this Section is intended, nor shall it be construed, to exempt the commercial cultivation, processing, manufacture, or distribution of cannabis, from any and all applicable local and state construction, electrical, plumbing, water rights, waste water discharge, water quality, streambed alteration, endangered species, or any other environmental, building or land use standards or permitting requirements.
- 55.4.3.4 The definitions in this Section are intended to apply solely to the regulations in this Section. Applicable definitions in Humboldt County Code Section 313-135 et seq. and Section 111-1 et seq. may also apply to this Section.
- 55.4.3.5 A Zoning Clearance Certificate or Permit issued by the County of Humboldt pursuant to the CCLUO for any Commercial Cannabis Activity regulated by this Section, or Section 313-55.3, shall be valid for either adult use or medicinal use state licensed commercial cannabis activities, or both, if so allowed pursuant to state statute or regulation.
- 55.4.3.6 Wherever the word "marijuana" appears in any provision of the Humboldt County Code, it shall also be deemed to apply or refer to "cannabis."
- 55.4.3.7 Wherever the terms "medical marijuana," "medical cannabis," "marijuana for medical use," or "cannabis for medical use," may appear in regulations in the Humboldt County Code, the regulations shall also apply equally to the adult use of cannabis by persons 21 years of age or older.
- 55.4.3.8 Notwithstanding the provisions of the Right to Farm Ordinance, Section 314-43.2.6 of the Humboldt County Code, tThe commercial cultivation of cannabis is a highly

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regulated specialty crop and the cultivation and processing of that specialty crop shall not be allowed as a principal permitted use under the General Agriculture use type classification applicable within the County of Humboldt. Commercial Cannabis Cultivation requires County issuance of a Zoning Clearance Certificate, Special Permit, Coastal Development Permit or Use Permit, and the person engaged in such activity must obtain all required state licenses and permits.

- 55.4.3.9 Other than as enumerated in this Section, Commercial Cannabis Activities in the County of Humboldt are prohibited in any other zoning district other than those zoning districts where it is expressly permitted.
- 55.4.3.10 The fact that an applicant possesses other types of state or county or city permits, licenses or other entitlements does not exempt the applicant from the requirement of obtaining a Zoning Clearance Certificate, Special Permit, Coastal Development Permit or Use Permit from the County of Humboldt to engage in Commercial Cannabis Activities within the jurisdiction of the County.
- 55.4.3.11 No ministerial permit shall be granted for site development activities, including but not limited to grading or building permits, related to any Commercial Cannabis Activity in advance of issuance of the Zoning Clearance Certificate, Special Permit, Coastal Development Permit or Use Permit required under this section.
- 55.4.3.12 Severability. If any provision of this Section, or the application thereof, is held invalid, that invalidity shall not affect any other provision or application of this Section that can be given effect without the invalid provisions or application; and to this end, the provisions or application of this Section are severable.

### 55.4.4 **DEFINITIONS**

"Area of Traditional Tribal Cultural Affiliation" means geographic areas of historic occupancy and traditional cultural use by local indigenous peoples (California Native American Tribes), as shown on the latest mapping prepared by the Planning & Building Department, created from geographic information supplied by the Tribes of Humboldt County.

"Cannabis" or "marijuana" means all parts of the plant Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, or any other strain or varietal of the genus Cannabis that may exist or hereafter be discovered or developed that has psychoactive or medicinal properties, whether growing or not, including the seeds thereof. "Cannabis" also means marijuana as defined by Section 11018 of the Health and Safety Code as enacted by Chapter 1407 of the Statutes of 1972. For the purpose of this section, "cannabis" does not mean "industrial hemp" as defined by Section 81000 of the Food and Agricultural Code or Section 11018.5 of the Health and Safety Code.

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- "Cannabis Cooperative Association" means an association formed or reorganized in accordance with Chapter 22, Division 10 of the Business and Professions Code commencing with Section 26220.
- "Cannabis Research Garden" means a cannabis cultivation facility engaged in the research or development of cannabis, cannabis strains, or cultivars for the medicinal or adult use of cannabis but which does not produce product for commercial distribution, manufacture, dispensing, or sale.
- "Cannabis Testing and Research Laboratories" means a facility, entity, or site that offers or performs tests of cannabis or cannabis products licensed by the State of California pursuant to Business and Professions Code section 26000, et. seq., and businesses and research institutions engaged in the research of cannabis, cannabis products, or devices used for the medicinal or adult use of cannabis products at which no commercial cannabis cultivation or distribution, manufacture, dispensing, or sale of medical cannabis occurs.
- "Captured Rainfall" means rainwater catchment of rainfall runoff primarily collected during the wet season from roof tops, impervious surfaces, driveways, and similar features to the extent consistent with state law for rainwater capture, and concentrated and stored in tanks, or offstream reservoirs, retention ponds, or basins located on the parcel(s) or premises. Also includes rainfall captured and collected directly within a reservoir, open tank, or similar vessel.
- "Category 4 Roads" means roads meeting the standards specified in Section 4-1 (Design Standards for Roadway Categories) and Figure 4 of the Appendix to the Subdivision Regulations, found in Appendix to Title III, Division 2, of Humboldt County Code.
- "Commercial Cannabis Activity" means any activity involving the cultivation, processing, distribution, manufacturing, testing, sale, or related activities, of cannabis for commercial purposes.
- "Commercial Cannabis Cultivation" means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of marijuana or cannabis, including nurseries, that is intended to be processed, manufactured, distributed, dispensed, delivered, and sold.
- "Community Propagation Center" means a facility providing for propagation activities as well as caretaking of mature non-flowering plants by one or more licensees, using grid power, at a premises which is separate from the cultivation site.
- "Cultivation Area" means the sum of the area(s) used for cannabis cultivation, calculated in square feet and measured using clearly identifiable boundaries around the perimeter of all area (s) that will contain plants at any point in time, including all the space within the boundary as shown on the approved plot plan. Cultivation area shall include the maximum anticipated extent of all vegetative growth of cannabis plants to be grown to maturity on the premises. Between

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January 1 and January 31 of any given year, applicants with approved permits for cannabis cultivation may submit a written declaration on forms provided by the County that they will reduce the size of their approved cultivation area for that year. The County shall assess taxes for cannabis cultivation on the site based on the reduced area of cultivation in the declaration. See also "Propagation".

"Cultivation site" means the location or a facility where cannabis is planted, grown, harvested, dried, cured, graded, or trimmed, or that does all or any combination of those activities, except where drying, curing, grading or trimming is otherwise prohibited.

"Dispensary" is a facility where commercial cannabis, commercial cannabis products, or devices for the use of commercial cannabis or commercial cannabis products are offered, either individually or in any combination, for retail sale, including an establishment that delivers, commercial cannabis and commercial cannabis products as part of retail sale.

"Distribution Facility" as used in this Section related to cannabis means a facility where a person conducts the business of procuring cannabis from licensed cultivators or manufacturers for sale to licensed retailers, and performs or coordinates the inspection, quality assurance, batch testing, storage, labeling, packaging and other related processes, as well as transportation to or from other licensees.

"Driveway" means a route providing private vehicular access, serving one (1) or two (2) parcels or premises.

"Dry farming" means cultivation where Irrigation activities are confined to ancillary propagation areas and transplant, and plants spend the majority of the cultivation season being grown within native soil where they primarily receive water via subsurface hydrological connectivity, and not from above ground Irrigation.

"Enclosed" means Commercial Cannabis Cultivation Activities conducted within an enclosed structure employing mechanical ventilation controls in concert with carbon filtration or other equivalent or superior method(s) minimizing the odor of cannabis outside of the structure. The use and intensity of artificial light, not the fact of enclosure will determine whether the Cultivation Site is characterized as Outdoor, Mixed-light, or Indoor.

"Extraction" means a process by which cannabinoids are separated from cannabis plant material through chemical or physical means.

"Extraction, non-flammable" means the manufacture of cannabis products using cold water, heat press, lipid (butter, milk, oil) or other non-chemical extraction method make bubble hash, kief, rosin, cannabis-infused lipid, etc. Ethanol, alcohol, and CO2-based solvent extraction to make cannabis concentrates/oils are also included in this definition.

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"Extraction, flammable" means using compressed and uncompressed liquid solvents such as pentane, hexane, butane, propane, and the like to make cannabis concentrates/oil (closed loop only). Also included in this definition is post-extraction refinement, which is taking previously extracted cannabis concentrates and further refining through processes such as chromatography, to make distillates.

"FEIR" means the Final Environmental Impact Report for the CCCLUO certified by the County on May 8, 2018 under Resolution No. 18-40 for the amendments to the zoning regulations, known as the CCCLUO, prepared in compliance with the California Environmental Quality Act (CEQA), which includes mitigation and implementation measures and a Mitigation Monitoring and Reporting Plan to mitigate or avoid significant effects on the environment.

"Flowering" means that a cannabis plant has formed a mass of pistils measuring greater than one half inch wide at its widest point.

"Forbearance Period" means the calendar days during which water may not be diverted from a Waterbody or extracted from a well. The default forbearance period shall occur each year between May 15<sup>th</sup> and October 31<sup>st</sup>, unless a greater or lesser period is established or negotiated by local and/or state agencies.

"Greenhouse" means an agricultural accessory structure typically constructed with transparent or translucent panels used for Indoor, Outdoor, or Mixed-Light Commercial Cannabis Cultivation.

"Grid Power" means electricity generated, transmitted and distributed via the electrical grid by a public utility or similar entity.

"Indoor" means cultivation within a structure primarily or exclusively using artificial lighting.

"Infusion" means a process by which cannabis, cannabinoids, cannabis concentrates, or manufactured cannabis are directly incorporated into a product formulation (e.g. oil, milk, butter, other lipids) to produce a cannabis product including: edibles such as baked goods, tinctures, lotions and salves, soaps, vape pens, and the like.

"Irrigation" means use of water by any Commercial Cannabis Cultivation activity.

"Licensee" means a person issued a state license to engage in Commercial Cannabis Activity.

"Local Water Source" means water withdrawal from a Waterbody occurring on the same parcel(s) or premises, or in their vicinity.

"Manufacturing" means a process whereby the raw agricultural product is transformed into a concentrate, an edible product, or a topical product, and the production, preparation, propagation, or compounding of cannabis or cannabis products, directly or indirectly, by extraction methods,

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independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis.

- "Metering device" means a device capable of measuring the rate of: direct diversion, collection to storage, and withdrawal or release of water from storage.
- "Microbusiness" means a facility host to several Commercial Cannabis Activities under a single license including cultivation on an area less than 10,000 square feet, distribution, manufacturing without use of volatile solvents, and retail sales.
- "Mixed-Light" means cultivation using a combination of natural and supplemental artificial lighting.
- "Non-Diversionary Water Source" means not involving the withdrawal of water from a Waterbody.
- "Non-forested areas" means areas not growing any trees, whether due to natural conditions or through a <u>lawfully permitted</u> conversion of Timberland, conducted prior to January 1, 2016. For <u>purposes of this Section, non-forested areas refer to those lands with a land use designation other than Coastal Commercial Timberland (TC).</u>
- "Nursery" means a facility that produces only clones, immature plants, and seeds for wholesale to licensed cultivators to be used specifically for the planting, propagation, and cultivation of cannabis, or to licensed distributors.
- "Off-site Processing Facility" means the location or facility where cannabis is dried, cured, graded, trimmed, and/or packaged when conducted at premises separate from the cultivation site where the processed cannabis is grown and harvested.
- "On-site Processing Facility" means the location or facility where cannabis is dried, cured, graded, trimmed, and/or packaged by or under the control of one or more licensed cultivators, when conducted at the same premises or Parcel which is host to the cultivation site(s) where the cannabis is grown and harvested.
- "Open Air" means Outdoor or Mixed-Light Cultivation activities, Nurseries, or Processing facilities, where not conducted entirely within an Enclosed structure.
- "Outdoor" means outdoor cultivation using no artificial lighting.
- "Parcel" means the same as the definition of "Lot" found under 314313-147 of the code.
- "Person" means an individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or

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combination acting as a unit and includes the plural as well as the singular number. Person also includes the chief executive officer or a member of the board of directors of a business entity, or any individual participating in the direction, control, or management of the permit holder. Person does not include business entities with an aggregate ownership interest of less than twenty (20) percent in the individual or entity holding the permit or less than 5 percent of the total shares of a publicly traded company holding a permit. Individuals, Banks, or financial institutions whose only interest constitutes a loan, lien, or encumbrance, or whose interest occurs through a mutual fund, blind trust, or similar instrument shall not be considered a "Person" for purposes of this Section.

"Pre-Existing Cultivation Site" means a physical location where Outdoor, Mixed-Light, or Nursery Cannabis Cultivation activities occurred at any time between January 1, 2006 and December 31, 2015, and which has been recognized by the Planning and Building Department, following receipt and review of adequate evidence, as potentially eligible for provisional permitting pursuant to this Section. The maximum Cultivation Area that may be recognized for the purpose of provisional permitting of an unauthorized pre-existing cultivation site is the largest extent of the area under concurrent cultivation at a single point in time during the ten-year period specified above up to the maximum allowed pursuant to this Section, whichever is smaller. Cultivation sites developed without permit authorization either prior to 2006 or after 2015 shall not qualify as "pre-existing" and instead may be determined to be in violation of this Section and subject penalties and enforcement as provided herein.

"Premises" means a Parcel, or a portion thereof, such as a leasehold interest in agricultural land for agricultural purposes of outdoor, mixed-light, or indoor cultivation or processing of cannabis, or a leased or owned space in an industrial or commercial building or parcel for purposes of indoor, mixed-light, or outdoor cultivation, processing, manufacture, distribution, testing or retail sale of cannabis.

"Prime Agricultural Soils" means all lands which have been classified or determined to be "prime" as shown on the most current mapping managed and prepared in concert with local soil survey efforts performed by the Natural Resources Conservation Service.

"Private Roads" means all roads which are not maintained by the County of Humboldt, or State or Federal Agencies.

"Propagation" means cultivation of immature, non-flowering cannabis plants. Areas used for Propagation which are incidental, accessory, and subordinate to Cultivation areas on the same Parcel or Premises may be excluded from the calculation of Cultivation area at the discretion of the Planning Director or Hearing Officer. See also "Cultivation Area".

"Public or Private Water Supplier" means a retail water supplier, as defined in Section 13575 of the Water Code, including community services districts or similar public or private utilities, serving 11 or more customers, whose primary beneficial use of water is municipal or domestic.

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- "Public Park" means land that is publicly owned or controlled for the purpose of providing recreation and/or open space for public use and/or wildlife habitat.
- "Publicly Maintained Roads" means all roads that are available for year-round travel by the general public and maintained by the County of Humboldt, or State or Federal Agencies.
- "Renewable Energy Source" means electrical power provided by a renewable energy system and/or Grid Power, supplied from 100% renewable source.
- "Renewable Energy System" means equipment for generating and supplying power without use of petroleum or other fossil fuels, and instead using appropriate technology including but not limited to: wind turbines, photovoltaic panels, and hydroelectric systems, in concert with private devices and systems for energy storage and distribution including batteries, grid inter-tie, or other means.
- "Retailer" means a facility for the retail sale and delivery of cannabis to the public, whether for medicinal or adult use. Retailer shall include medical cannabis dispensaries, as defined in and regulated by Humboldt County Code section 313-55.3.
- "Same Practical Effect" means an exception or alternative with the capability of providing equivalent access characteristics, including but not limited to: accommodating safe two-way travel and traffic by regular users in passenger vehicles, and access by emergency wildland fire equipment and simultaneous safe civilian evacuation in the event of a wildland fire.
- "Shared Use Roads" means public and private road systems providing access to the cultivation site, including driveways, serving 3 or more parcels or premises.
- "Shared Use Road Systems (roadsheds)" means networks of public and/or private Shared Use Roads providing access to two or more parcels, where year-round access through neighboring road systems is typically limited to one or two discrete intersections. The County shall define the location and general extent of all roadsheds, based upon current conditions and use.
- "Slope" means Natural Grade as defined in Title III, Section 314313-142 of the Humboldt County Code, which has not been filled or graded after January 1, 2016.
- "State license," or "license," means a state license issued pursuant to Business and Professions Code section 26000, *et seq.*
- "Stored water" means water from Captured Rainfall or a Local Water Source, when diverted and stored for non-contemporaneous Irrigation.

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"Timberland" means land, which is growing or available for and capable of growing a crop of trees of any commercial species used to produce lumber and other forest products, as defined under section 4526 of the Public Resources Code.

"Tribal Cultural Resources" means sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe, including unique archaeological resources and historical resources as described under sections 21074, 21083.2(g), and 21084.1 of the Public Resources Code, respectively. Tribal Cultural Resource shall also include sites or resources identified by the tribe through an action of the Tribal Council or equivalent body.

"Tribal Ceremonial Sites" means locations where ceremonial activities are conducted by a California Native American Tribe within their Area of Traditional Tribal Cultural Affiliation.

"Tribal Lands" for the purposes of this section means land within the boundaries of a Reservation or Rancheria, land held in trust by the United States of America for a Tribe outside the boundaries of a Reservation or Rancheria, land owned by the Tribe associated with a Reservation or Rancheria or other land held in trust for that Tribe, fee parcels owned by members of the Tribe within a Reservation or Rancheria of that Tribe, and fee parcels located within the boundaries of a Reservation or Rancheria, owned by non-tribal members.

"Waterbody" means any significant accumulation of water, such as lakes, ponds, rivers, streams, creeks, springs, seeps, artesian wells, wetlands, canals, groundwater from a subterranean stream flowing through a known and definite channel, or similar features. Waterbody shall not include off-stream constructed reservoirs filled exclusively using Non-Diversionary sources such as Captured Rainfall.

# 55.4.5 GENERAL PROVISIONS APPLICABLE TO COMMERCIAL CANNABIS ACTIVITY LAND USE PERMITS

- 55.4.5.1 **Special Area Provisions.** In addition to the permit application requirements of Section 55.4.11, permit applications for commercial cannabis activities shall demonstrate compliance with special area provisions 55.4.5.1.1 through 55.4.5.1.3 and all applicable performance standards of Section 55.4.12 et seq.
  - 55.4.5.1.1 No Commercial Cannabis Activity shall be permitted within six hundred feet (600') of a school.
  - 55.4.5.1.2 No Commercial Cannabis Activity shall be permitted within Tribal Lands without the express written consent of the Tribe.
  - 55.4.5.1.3 Notwithstanding any other provision of the certified LCP, no Commercial Cannabis Activity shall be permitted within one hundred feet (100'), at a minimum, of Environmentally Sensitive Habitat Area (ESHA), as defined in

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Section 313-143 of the Humboldt County Code ("Habitat Areas, Environmentally Sensitive"), or Wetland, as defined in Section 313-158. <u>In some cases, Local Coastal Land Use Plans may require setbacks from wetlands and riparian areas to be greater than 100 feet.</u> <u>In addition, the buffer requirements of the Biological Resources Protections Performance Standard (Section 55.4.12.1.10)</u> <u>Wetland Buffer Regulations set forth in Section 313-125 of the Humboldt County Code</u> shall apply to all Commercial Cannabis Activity.

# 55.4.5.1.4 City Spheres of Influence, Community Planning Areas, Tribal Lands

a) A Conditional Use Permit shall be required for any Commercial Cannabis Activity where located within the Sphere of Influence (SOI) of any incorporated city or within any of the following mapped Community Planning Areas (CPAs): McKinleyville, Shelter Cove, and Trinidad-Westhaven. A Conditional Use Permit shall also be required for any Commercial Cannabis Activity where located within one thousand feet (1000') of any incorporated city, Tribal Lands, or any of the identified Community Planning Areas (CPAs). For purposes of determining the Trinidad Planning Area, the Trinidad General Plan shall be utilized.

# Early Notification to Surrounding Areas, nearby Cities, and Tribes

- b) Whenever a permit application for a Commercial Cannabis Activity is located within any of the areas specified in Sections 55.4.5.1.4(a) and has been determined complete for processing in accordance with Section 312-6.1, notice of the proposed project shall be provided to all property owners and occupants by first class mail to the address(es) shown on the latest Assessment Roll within one thousand feet (1,000') of the perimeter of the parcel on which a permit is being requested. The notice shall include the location of the project and a description of the size and type of activity proposed.
  - The appropriate City or Tribe shall also be notified in cases where a project is located within 1,000 feet of the City limit or boundary of Tribal Lands, or within the City's Sphere of Influence or Tribe's Ancestral Area. This notice shall be in addition to the notice that may be required by Section 312-8.1 or 312-8.3. Pursuant to 312-9.2.3, a written request that a public hearing be held may be submitted at any time prior to the Hearing Officer's administrative decision on a project.
- c) The Hearing Officer shall consider the potential impacts and cumulative impacts of proposed cannabis activities upon the community as a whole, including impacts to neighboring uses within Cities or their SOI's and buffers, and to residents within CPA's, or Tribal land. The Hearing Officer shall have the discretion to deny any discretionary permit application within these areas if it is found, based on substantial evidence in the record, that the impacts of a proposed activity on the existing uses will have a significant adverse effect on the public health, safety, or welfare.

# 55.4.5.1.5 Areas of Traditional Tribal Cultural Affiliation

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

# 55.4.5.2 Release of Liability, Indemnification, and Hold Harmless

As part of the application for any Zoning Clearance Certificate, Special Permit, Coastal Development Permit or Use Permit for Commercial Cannabis Activity, as defined herein, the property owner and permittee shall indemnify and hold harmless the County of Humboldt and its agents, officers, elected officials, and employees for any claims, damages, or injuries brought by affected property owners or other third parties due to the Commercial Cannabis Activity and for any claims brought by any person for problems, injuries, damages, or liabilities of any kind that may arise out of these uses.

### 55.4.5.3 **Penalties and Enforcement**

All of the remedies provided for in this Section shall be cumulative and not exclusive of remedies available for violations under any other Section of the County Code, or other law.

Any violation of this Section, including, but not limited to failure to obtain and maintain compliance with any required clearance certificate or permit specified in this Section, shall be, and the same hereby is declared to be, a public nuisance and unlawful and shall be subject to injunction, abatement or any other administrative, civil, or criminal remedy available to the County under the applicable state and county laws, specifically including those set forth in Title III, Division 5, Chapter 1 of the Humboldt County Code. Development that exceeds the minimum necessary to abate the public nuisance requires a Coastal Development Permit.

Whenever permit applicants seeking permits for new-commercial activities initiate operations ahead of permit issuance, or unauthorized Pre-Existing Cultivation Site operators seeking provisional permits expand cultivation operations ahead of permit issuance, the Director shall have discretion to:

55.4.5.3.1 Issue stop work orders and financial penalties to applicants found to have engaged in the above activities, and require restoration of the site to prior condition; or,

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- 55.4.5.3.2 Disqualify the pending applications, with no refund of fees submitted, and initiate enforcement proceedings.
- 55.4.5.3.3 Resolve the violations and proceed with processing of the application.

# 55.4.5.4 **Permit Limits and Permit Counting**

55.4.5.4.1 No more than eight acres of Commercial Cannabis cultivation permits may be issued to a single Person within the County of Humboldt. For purposes of this limitation, any natural person who owns or controls any interest, directly or indirectly, in a firm, partnership, joint venture, association, cooperative, collective, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit, shall be collectively considered a single person with those entities. No more than ten (10) Persons shall be granted permits authorizing three (3) or more acres of cultivation pursuant to the provisions of 55.4.6.1.2(be).

# 55.4.5.5 Combination of Open Air Cultivation Activities

A combination of Outdoor and Mixed Light cultivation activities may be authorized for a total area equal to or less than the cultivated area size limit for the applicable permit being sought (e.g. a combination of outdoor and mixed light cultivation area of up to 10,000 sq. ft. may be permitted on a parcel).

# 55.4.5.6 Term of Commercial Cannabis Activity Clearance or Permit

Authorization for aAny Commercial Cannabis Activity Zoning Clearance Certificate, Special Permit, Coastal Development Permit or Use Permit issued pursuant to this Section shall expire terminate after one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permitted site has been found to comply with all conditions of approval, applicable eligibility and siting criteria, and performance standards.

# 55.4.5.7 **Annual Inspections**

Annual compliance inspections are required, pursuant to section 55.4.5.6 above. If the inspector or other County official determines that the site does not comply with the conditions of approval, the inspector shall serve the clearance certificate or permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the non-compliance and the time period within which the non-compliance must be corrected. The statement shall also advise the clearance certificate or permit holder of their right to file an appeal of the non-compliance statement within ten (10) calendar days of the date that the written statement is delivered to the permit holder, or after the date of any reinspection if there is a dispute about whether or not the corrections have been completed. Email, personal delivery, or mail are appropriate means of delivering the written statement. Where mailed or emailed, the written statement shall be sent to the most current mailing address or email shared with the Department by the operator. The statement shall be

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considered to be delivered 3 days following the postmarked date of mailing or verification of email transmittal. The permit holder may request a re-inspection to determine whether or not the permit holder has cured all issues of non-compliance. Failure to request re-inspection and cure any items of non-compliance within the prescribed timeframes, or to timely file an appeal, shall terminate the Zoning Clearance Certificate, Special Permit, Coastal Development Permit or Use Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed.

## **55.4.5.8 Appeal of Inspection Determination**

Within ten (10) calendar days after delivery of the statement of non-compliance, or the date of any re-inspection, the determination by the inspector that the site is not in compliance may be appealed by certificate or permit holder to the Zoning Administrator. The appeal shall be made, in writing, on a form provided by the County, and with payment of the fee specified for appeals in the fee schedule adopted by the County of Humboldt.

- 55.4.5.8.1 The appeal shall be heard by the Zoning Administrator or his or her designee within thirty (30) calendar days following the filing of the appeal. The Zoning Administrator shall render a written ruling on the appeal within three (3) business days following the hearing.
- 55.4.5.8.2 The decision of the Zoning Administrator may be appealed in accordance with Section 312-13 of the Humboldt County Code. If no appeal is filed, the Zoning Administrator's ruling is final.

### 55.4.5.9 Notification to State Licensing Authorities

The County shall notify the appropriate state licensing authority whenever the County Zoning Clearance Certificate, Special Permit or Use Permit has been revoked or terminated following the expiration of any appeal period, or if an appeal has been filed, following the final determination of the appeal.

### 55.4.5.10 Restriction of water use under special circumstance

The County reserves the right to reduce the extent of any Commercial Cannabis Activity, including but not limited to the area of cultivation, allowed under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed where the Commercial Cannabis Activity is located, will not support water withdrawals without substantially adversely affecting existing fish and wildlife resources.

# 55.4.6 COMMERCIAL CANNABIS CULTIVATION, PROPAGATION, AND PROCESSING – OPEN AIR ACTIVITIES

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Outdoor and Mixed-light Cultivation Activities, On-Site Processing, and Nurseries may be permitted with a Coastal Development Permit and Special Permit, Use Permit, or Zoning Clearance Certificate when meeting the following Eligibility and Siting Criteria and all applicable Performance Standards, except when otherwise specified, provided that processing, drying, product grading, curing or trimming may only be conducted within lawfully constructed non-residential structures that were in existence on January 1, 2016.

55.4.6.1 Eligibility Criteria - Resource Production Agricultural and Rural Residential-Agricultural Areas

55.4.6.1.1 **Zoning** 

AE and RA.

# 55.4.6.1.2 Minimum Parcel Size and allowed Cultivation Area

The minimum parcel size for commercial outdoor and mixed-light cultivation of cannabis in the coastal zone in the AE and RA zones is 20 acres, except for the exceptions provided in subsections (b) and (c) below.

- <u>a) Allowed Cultivation Area in the AE and RA zones, except on lands with an Agriculture Exclusive/Grazing Plan designation On parcels 20 acres or larger in size:</u>
  - 1) up to 10,000 sq. ft. of Cultivation Area with a Special Permit and Coastal Development Permit;
  - 2) a maximum of >10,000 sq. ft. to 43,560 sq. ft. of Cultivation Area with a Use Permit and Coastal Development Permit on any parcel less than 320 acres in size, including a combination of separately permitted activities including those permitted pursuant to Section 55.4.6.5.7 (b).
  - b) —Exception to the 1-acre maximum: On parcels 320 acres or larger in size, up to 43,560 sq. ft. of Cultivation Area per 100-acre increment can be permitted subject to approval of a Use Permit and Coastal Development Permit, up to a maximum of eight (8) acres can be permitted. All cultivation area must have access from paved roads with centerline stripe, meeting the Category 4 standard. Exceptions to the road standard may be considered subject to a separate Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation (prepared by a licensed engineer) of the local road network providing access to the site. The Hearing Officer shall not grant an exception unless there is substantial evidence to support a finding that the cultivation sites will not adversely affect the public health, safety, and welfare because the roads as they exist or are improved provide fire safe road access, capacity to support anticipated traffic volumes, maintain water quality objectives, and protect sensitive habitats.
- eb) On parcels with an Agricultural Exclusive/Grazing Plan designation: No outdoor cultivation or greenhouses are allowed in the AE zone on lands with an Agricultural Exclusive/Grazing Plan designation (AEG). Outdoor or mixed-light cultivation may only be permitted within lawfully constructed non-residential structures existing prior to January 1, 2016 with a Zoning Clearance Certificate and Coastal Development Permit.

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dc) Maximum Greenhouse Coverage Allowed in the AE and RA zone for Existing
Greenhouses. With a Zoning Clearance Certificate and Coastal Development Permit, up
to one (1) acre of Cultivation Area may be authorized within existing commercial
greenhouse structures. Additionally, Cultivation Area in excess of one (1) acre may be
authorized within existing commercial greenhouse structures with a Use Permit and
Coastal Development Permit. In no case shall the total Cultivation Area within existing
commercial greenhouse structures in the AE zone on lands with prime agricultural soils
exceed 20% of the area of the parcel. The greenhouse(s) must have been lawfully
constructed prior to January 1, 2016. RA zoned property must be 20 acres or larger in
size.

# 55.4.6.2 Eligibility Criteria - Commercial and Industrial Areas

# 55.4.6.2.1 **Zoning**

CG, ML, MG, and MC as an Interim Use per Section 313-104.1 of the Zoning Ordinance.

# 55.4.6.2.2 Minimum Parcel Size and allowed Cultivation Area

Two (2) acre minimum parcel size

- a) Open Air Cultivation Activities of up to one (1) acre of Cultivation Area may be permitted with a Special Permit and Coastal Development Permit in the ML, MG, and MC zones. In the MC zone, a Conditional Use Permit and Coastal Development Permit are required for interim cannabis uses.
- b) Additional Open Air Cultivation Activities in excess of 1 acre may be allowed with a Use Permit and Coastal Development Permit.
- c) In the CG zone, open-air cultivation only is allowed in conjunction with Microbusiness activities pursuant to Section 55.4.10.2.

<u>Cultivation sites proposed on developed commercial or industrial properties must comply with the Performance Standards for Adaptive Reuse (Section 55.4.12.12).</u>

### 55.4.6.3 Eligibility Criteria – All Areas

### **55.4.6.3.1 Energy Source**

Electricity must be exclusively provided by a Renewable Energy Source, meeting the Performance Standard for Energy Use (Section 55.4.12.5).

# **55.4.6.3.2 Water Source**

Irrigation shall exclusively utilize Stored Water from Non-Diversionary Sources or water from a Public or Private Water Supplier, if adequate capacity exists for irrigation use, as determined by the Public or Private Water Supplier. Water from on-site greywater systems is also authorized for year-round use. Dry Farmed Outdoor or Mixed Light cultivation sites may utilize Irrigation from Diversionary Sources for propagation areas and transplantation.

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# 55.4.6.3.3 **Access Road(s)**

Road systems providing access to the parcel(s) or premises hosting the Cultivation Site(s) must meet or exceed the Road Systems Performance Standard in Section 55.4.12.1.8.

# 55.4.6.4 Siting Criteria – All Areas

### 55.4.6.4.1 **Slope**

Cultivation Site(s) must be confined to areas of the Parcel where the Slope is 15 percent or less. (Exceptions to the slope criteria are described in Section 55.4.6.5.1 and 55.4.6.5.2.)

# 55.4.6.4.2 Conversion of Timberland Prohibited

<u>Cultivation Site(s)</u> may only be located within a Non-Forested area that was in existence prior to January 1, 2016 and which obtained all necessary permits for vegetation clearing as applicable.

# 55.4.6.4.3 Limitation on Use of Prime Soils

The cumulative area of any Cannabis Cultivation Site(s) located in areas identified as having Prime Agricultural Soil shall not exceed 20 percent of the area of Prime Agricultural Soil on the Parcel or legal lot. Where occurring in areas with Prime Agricultural Soil, Cultivation shall only occur within the native soil. Removal of native soil and replacement with manufactured soil is prohibited. Exceptions to the in native soil planting requirement may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include evidence demonstrating that in the circumstances of the particular cultivation site, it is better to not plant within the native soils. An exception shall only be approved if it can be demonstrated that the native soil will not be impaired or damaged.

# 55.4.6.4.4 **Setbacks**

### I. Standard Setbacks

In addition to the Special Area Provision setbacks of Section 55.4.5.1 related to schools, Tribal Lands, ESHA, and Wetlands, Cultivation Site(s) must also observe all of the following setbacks:

- a) Property Lines Thirty (30') feet from any property line;
- b) Residences and undeveloped parcels Three hundred feet (300') from any residence on an adjacent separately owned parcel, and two hundred seventy feet (270') from any adjacent undeveloped separately owned parcel.
- c) Sensitive Receptors Six hundred feet (600') from a Church or other Place of Religious Worship, Public Park, Coastal Public Access, Commercial Recreational Facility (as defined by Section 313-153 of the Humboldt County Code), Tribal Cultural Resource, or School Bus Stop currently in use at the time of project application submittal. For purposes of this Section, the setback requirement applicable to Public Parks, other than lands managed for open space and/or wildlife habitat, shall only be applied to designated

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- and developed recreational facilities such as picnic areas and campgrounds, trails, river and fishing access points, and like facilities under public ownership.
- d) Tribal Ceremonial Sites One thousand feet (1,000') from all Tribal Ceremonial Sites;
- e) The setback required from associated property lines or residence(s) on an adjacent privately-owned property may be waived or reduced with the express written consent of the owner(s) of the subject property.
- f) Notwithstanding the above described setbacks from Sensitive Receptors and Tribal Ceremonial Sites, the setback required from these areas may also be waived or reduced with the express written consent of qualified officials or representatives representing these protected uses and only if findings can be made that the setback reduction conforms with all applicable policies of the Local Coastal Area Plan and the access policies of the Coastal Act. For publicly owned lands managed for open space and/or wildlife habitat purposes, a setback of less than 600 feet, but at a minimum maintenance of a setback of at least 100 feet, may be allowed with a Special Permit, provided that (i) advanced notice is given to the person or agency responsible for managing or supervising the management of those lands, and (ii) the permitted setback of less than 600 feet will be sufficient to prevent impacts that would significantly degrade adjacent open space/habitat areas and will be compatible with the continuance of those open space/habitat areas. For School Bus Stops, a setback of less than 600 feet may be allowed with a Special Permit, where it can be demonstrated that the cultivation site would not be detrimental to students at the bus stop, due to specific conditions;
- g) In all cases, structures must comply with the setback requirements and similar provisions of the principal zoning district(s) as well as those required by the Building Code, including lot coverage.
- h) Additionally, in cases where one or more discrete premises span multiple parcels, the 30-foot setback from shared boundary lines may be waived for cultivation activities which do not occur within a structure.
- i) Cultivation Site(s) and Appurtenant Facilities including surface water diversions, agricultural wells, and similar infrastructure must observe all prescribed setbacks and limitations pertaining to the use of land located within or affecting Environmentally Sensitive Habitat Areas (ESHA) or Wetlands, as defined under Coastal Act regulations in Humboldt County Code and Local Coastal Area Plans.

#### II. Special Area Setbacks for Odor Mitigation

In addition to the Standard Setbacks, Open Air Cultivation Sites located within any of the Special Areas described under 55.4.5.1.5 are subject to the following enhanced setbacks, unless confined to Enclosed structures:

- j) Six hundred feet (600') from the boundary of any residentially zoned area;
- k) Six hundred feet (600') from any residence located on a separately owned parcel.

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- 1) An applicant may seek an exception from the prescribed open air cultivation setbacks of 55.4.6.4.4-II-(j) and (k) with a Use Permit. In considering the Use Permit, the Planning Commission shall evaluate whether a reduced setback would result in adverse impacts to surrounding land uses, as well as whether project alternatives or opportunities for additional feasible mitigation exist.
- m) Notwithstanding the above provisions, the enhanced setbacks of this section 55.4.6.4.4—
  II are not applicable to any commercial cannabis activities conducted on a parcel zoned MG or MC.

# 55.4.6.5 Accommodations for Provisional Permitting of Unauthorized Pre-Existing Cultivation Sites

As set forth in the following subsections, unauthorized Pre-Existing Cultivation Sites that meet all other Eligibility and Siting Criteria and Performance Standards, including but not limited to those described in Section 55.4.6.1, may be permitted with a Special Permit and Coastal Development Permit within AE and RA zoning districts, except on lands with an Agricultural Exclusive/Grazing (AEG) land use designation, provided that all Coastal Resource protection policies and standards for issuance of a Coastal Development Permit can be met. Permitting of unauthorized Pre-Existing Cultivation Sites is prohibited where located within the TC or TPZ zones. For other areas, where the size of a Pre-Existing Cultivation Site is smaller than the allowed cultivation area which can be permitted, the site may be expanded to the maximum allowed for the applicable parcel size and permit type within existing Non-Forested areas with Slopes of 15 percent or less.

<u>Permit applications for unauthorized Pre-Existing Cultivation Sites shall provide dated satellite imagery or other evidence satisfactory to the Planning and Building Department establishing the existence and area of cultivation between January 1, 2006 and December 31, 2015.</u>

Applications for <u>unauthorized</u> Pre-Existing Cultivation Sites submitted before December 31, 2018 may be permitted at one hundred percent of the documented pre-existing cultivation area (not to exceed the maximum allowed under Section 55.4.6.1.2), and applications for <u>unauthorized</u> pre-existing cultivation <u>sites</u> submitted between January 1, 2019 and December 31, 2019 shall not be approved for more than fifty percent of the documented existing cultivation area (not to exceed the maximum allowed under Section 55.4.6.1.2). No new applications for <u>unauthorized</u> Pre-Existing Cultivation Sites shall be accepted after December 31, 2019.

### 55.4.6.5.1 Provisional Permitting of Unauthorized Pre-Existing Small Cultivation Sites

On Parcels 20 acres or larger in size other than those with an Agricultural Exclusive/Grazing Plan designation, up to 3,000 square feet of Outdoor or Mixed-Light Cultivation, or any combination thereof, may be permitted with a Special Permit and Coastal Development Permit, provided that all Coastal Resource protection policies and standards for issuance of a Coastal Development Permit can be met, if applicable, subject to the following additional requirements and allowances:

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- a) The operator's principal residence is located on the same parcel and the residence was in existence on or before January 1, 2016
- b) No more than one cultivation permit may be issued for the same Parcel.
- c) The Road Systems Performance Standards in Sections 55.4.12.1.8(a) shall not apply
- <u>d)</u> The Road Systems Performance Standards in Sections 55.4.12.1.8(c) and (d) shall apply as follows:
  - i. Within one year of provisional permit approval, permittees of small cultivation sites are responsible to join or form a Road Maintenance Association pursuant to 55.4.12.1.8(d)1, and submit a report prepared pursuant 55.4.12.1.8(c)2, unless one has already been submitted for other commercial cannabis activity sites within the roadshed.
  - ii. Permitted iImprovements must be implemented within 2 years of approval of the provisional permit. The timeframe for completing improvements may be extended for cause by the Director of Planning and Building.
- e) The existing area of cultivation may be located on Slopes greater than 15 percent, but less than 30 percent with a Zoning Clearance Certificate.
- 55.4.6.5.2 Provisional permitting of an unauthorized Pre-Existing A Cultivation Site located on Slopes greater than 15 percent but not exceeding 30 percent may be permitted with a Use Permit and Coastal Development Permit.
- 55.4.6.5.3 In order to comply or best achieve compliance with applicable eligibility or siting criteria, or performance standard(s), reconfiguration of an unauthorized Pre-Existing Cultivation Site may be authorized with a Special Permit and Coastal Development Permit, subject to all applicable Performance Standards.

# 55.4.6.5.4 Energy Source for Ancillary Propagation Facility or Mixed-Light Cultivation at Provisional Sites

Where grid power is not available, unauthorized Pre-Existing cultivation sites located within other eligible zoning districts may utilize on-site generators to supply energy for mixed light and propagation activities. The permit application shall include an energy budget detailing all monthly cultivation-related energy use as well as on-site renewable energy generation and storage capacity. All generator use must comply with the Performance Standards for Generator Noise.

- a) Use of on-site generators to supply up to 20 percent of cannabis cultivation related energy demand may occur as a principally permitted use.
- b) Use of on-site generators to supply greater than 20 percent of cannabis cultivation related energy demand shall be subject to a Special Permit. The application must demonstrate why it is not technically or financially feasible to secure grid power or

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comply with the renewable energy standard. Approval may be subject to any and all of the following additional measures:

- 1. Keeping of ancillary mother plants off-site at an approved location such as a Community Propagation Center, Nursery, or similar facility with access to grid power.
- 2. Restricting use of artificial lighting to between March thru August (deprivation season and end of season restocking post-harvest)
- 3. Developing a plan to secure grid power or develop on-site renewable energy infrastructure capable of supplying 80 percent or more of cannabis-related electrical demand. Permit approval may be provisional subject to achieving grid power or 80 percent renewable target.

### 55.4.6.5.5 **Provisional Permitting**

An application for <u>provisional permitting of an unauthorized</u> Pre-Existing Cultivation Site may be provisionally approved, subject to a written approved compliance agreement, signed by the applicant and the relevant enforcement agency or agencies. Applications eligible for Provisional Approval shall be processed identically to all other applications, in the order they are received and determined complete for processing. The Compliance Agreement shall document all violations and non-compliance with applicable building or other health, safety, or other state or county statute, ordinance, or regulation, including the performance standards and siting criteria of these regulations. Violations and areas of non-compliance subject to a compliance agreement shall be related to land conversion, on-site grading, electricity usage, water usage, agricultural discharges, and similar matters and limited to those improvements, facilities, buildings, and sites that are used for the Commercial Cannabis Activity and shall not extend to personal residences or other structures that are not used for Commercial Cannabis Activities. Applicants shall provide plans for curing such violations to the Planning & Building Department within one (1) year of issuance of the provisional clearance or permit. All violations and areas of non-compliance shall be cured or abated at the earliest feasible date, but in no event no more than two (2) years of date of issuance of a provisional clearance or permit, unless otherwise stipulated under the terms of the individual agreement. The terms of the compliance agreement may be appealed to the Planning Commission, who shall act as Hearing Officer.

As part of application submittal, <u>unauthorized</u> Pre-Existing Cultivation Sites seeking provisional approval shall identify, document, and itemize all current violations related to commercial cannabis activities, as well as areas of non-compliance with applicable performance standards and siting criteria, and include a plan and schedule to abate or cure all violations and achieve compliance targets.

If a provisional permit application for an unauthorized Pre-Existing Cultivation Site is denied, the Penalties and Enforcement provisions of Section 55.4.5.3 shall apply, and, if

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required, an application shall be submitted to remove unauthorized Pre-Existing commercial cannabis-related development and restore the site to pre-project conditions in accordance with the Performance Standard for Remediation Activities (Section 55.4.12.13).

55.4.6.5.6 (Section reserved for future use)

# 55.4.6.5.7 Retirement, Remediation, and Relocation of <u>Unauthorized</u> <u>Pre-Existing</u> Cultivation Sites

In order to incentivize, promote, and encourage the retirement, remediation and relocation of unauthorized pre-existing cannabis cultivation operations occurring in inappropriate, marginal, or environmentally sensitive sites to relocate to environmentally superior sites, the following provisions shall apply:

- a) Cultivation Sites eligible for Retirement, Remediation, and Relocation incentives (RRR Sites) shall be those that are in the Coastal Zone and were in operation at any time between January 1, 2006 and January 1, 2016 and are located in AE, RA, TC and TPZ zones with a source of irrigation water from surface water diversion without DWR water right or permit or DFW streambed alteration permit, or served by roads which do not conform with one or more access performance standards specified under Section 55.4.12, or with slopes in excess of 15%, or where the cultivation area location does not comply with the required setbacks. All applications for RRR sites on Tribal Land shall be referred to the appropriate Tribe for comment prior to approval.
- b) Sites eligible for relocation of RRR Sites (Relocation Sites) shall be those meeting (i) the eligibility criteria specified in Section 55.4.6.1 or 55.4.6.2, excluding sites with an Agricultural Exclusive/Grazing Plan designation and sites in the MC zone, (ii) the Special Area Provision setbacks of Section 55.4.5.1, and (iii) all applicable the siting criteria specified in Section 55.4.6.4 through 55.4.6.8, as well as and (iv) all applicable performance standards specified in Section 55.4.12. In addition, RRR Sites shall not be located within any Special Areas listed within section 55.4.5.1.4. No new applications for RRR Sites shall be accepted after December 31, 20198.
- c) Operators of RRR Sites shall be eligible to receive a Special Permit and Coastal Development Permit for commercial cultivation of cannabis on an eligible Relocation Site, for an area up to four times the area of the unauthorized pre-existing RRR Site, but in no event larger 20,000 sq. ft. Operators of RRR Sites with a Cultivation Area exceeding 20,000 sq. ft. may transfer all recognized prior cultivation area to an eligible Relocation Site, on a 1-for-1 basis (no multiplier) subject to approval of a Use Permit and Coastal Development Permit, but in no event larger than the Cultivation Area size limits specified in 55.4.6.1 and 55.4.6.2.
- d) Relocation Sites may be on leased premises for agricultural purposes allowable pursuant to the exclusion from the Subdivision Map Act, Government Code section 66412 (k).

  More than one RRR Site may be permitted on Relocation Site parcels of twenty (20)

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- acres or larger, provided that the cumulative total cultivation area for all commercial cannabis cultivation permits issued for that parcel does not exceed one acre. If the Relocation Site has Prime Agricultural Soils on that parcel, the area utilized for cannabis cultivation on Prime Agricultural Soils shall not exceed twenty percent (20%) of the area of Prime Agricultural Soils on that parcel.
- e) In order to receive the benefits specified in Section 55.4.6.5.7 (c), the operator of a RRR Site shall prepare a plan for the full environmental remediation of the RRR Site, including removal of all cultivation related materials, equipment and improvements, regrading to preexisting contours, reseeding with native vegetation, reforestation, habitat restoration, and monitoring, as determined to be appropriate by the Planning Department. The plan shall be prepared and executed in accordance with the Performance Standard for Remediation Activities (Section 55.4.12.13). The operator shall execute an agreement to complete the work specified in the remediation plan within twelve (12) months and shall post a bond in a sufficient amount that will allow the County to contract to complete the work specified in the plan in the event that the operator of the RRR Site fails to do so. The operator or the property owner of record for the RRR Site shall record a covenant executed by the property owner not to commercially cultivate cannabis or disturb the remediation area on the subject property in perpetuity, with an enforcement clause that in the event that the covenant is violated, the County of Humboldt, shall on motion in Superior Court, be entitled to an immediate lien on the property in the amount necessary to remediate the property, but in no event less than the sum of \$50,000.00. In the event that that the covenant is violated and the operator of the RRR Site retains any interest in the former RRR Site property, all permits for operation of the Relocation Site shall be terminated.

# 55.4.6.6 Site Restoration upon Termination or Abandonment of Commercial Cannabis Cultivation Sites

Upon termination or abandonment of a permitted Commercial Cannabis Cultivation Site, the operator and/or property owner shall remove all materials, equipment and improvements on the site that were devoted to cannabis cultivation, including but not limited to bags, pots, or other containers, tools, fertilizers, pesticides, fuels, hoop house frames and coverings, irrigation pipes, water bladders or tanks, pond liners, electrical lighting fixtures, wiring and related equipment, fencing, cannabis, or cannabis waste products, imported soil or soil amendments not incorporated into native soil, generators, pumps, or structures not adaptable to non-cannabis permitted use of the site. If any of the above described or related material or equipment is to remain, the operator and/or property owner shall prepare a plan and description of the non-cannabis continued use of such material or equipment on the site.

For cultivation sites located in forested resource lands where trees were removed in order to facilitate cannabis cultivation, and no 3-acre conversion exemption or timberland conversion permit was obtained, the property owner shall cause a restoration plan to be prepared by a Registered Professional Forester, or other qualified professional approved by the County, for

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the reforestation of the site. All restoration planning and implementation shall be conducted in conformance with the Performance Standard for Remediation Activities. The property owner shall be responsible for execution of the restoration plan, subject to monitoring and periodic inspection by the County. Failure to adequately execute the plan shall be subject to the enforcement provisions set forth in Section 314313-55.4.5.3 and Title III, Division 5, Chapter 1 of the Humboldt County Code.

## 55.4.6.7 (Section reserved for future use)

#### **55.4.6.8 Cap on Permits**

The total number of permits issued for commercial cultivation activities (including Outdoor, Indoor, and Mixed-Light cultivation and Nurseries) in each of the six Local Coastal Plan areas shall be as follows:

Total	171	<del>59</del> 61
South Coast Area Plan	13	5
Eel River Area Plan	112	39
Humboldt Bay Area Plan*	38	13
McKinleyville Area Plan	4	2
Trinidad Area Plan	0	0
North Coast Area Plan	4	2
Coastal Planning Area	Permits	Acres

<sup>\*</sup> Cannabis cultivation sites on properties zoned MG – Industrial General or CG – Commercial General with public water from the Humboldt Bay Municipal Water District may be exempt from the cap with a will-serve letter from the district providing public water service to the site.

Once the permit cap for a given Local Coastal Plan has been reached, no additional permit applications for open air and indoor cultivation activities will be processed until the Planning Commission and Board of Supervisors consider a review of the limits and prescribed distribution of permitting and acreage allowances found in the above table an analysis of the state of the watershed and approve an increase in the cap by amendment of this section of the Humboldt County Code certified by the California Coastal Commission. The analysis shall include review of water flow data and applicable studies or information prepared by state and local agencies and recommendations from the following state agencies: California Department of Fish & Wildlife, North Coast Regional Water Quality Control Board, State Water Resources Control Board, and the Department of Forestry and Fire Protection. Review shall occur at a noticed public hearing held during a meeting of the Board of Supervisors, during which the Board shall receive and consider a report providing an update on local permitting efforts. The report shall provide information detailing the number and status of all applications received, permits approved, compliance agreements that have been executed, and code enforcement actions undertaken by the Department. Law enforcement and other relevant officials from local

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and state agencies shall be contacted and invited to provide and present input to be considered by the Board during annual review. After holding a public hearing and considering all public testimony received, the Board may choose to establish new caps on acreage and permits as well as change their distribution within watersheds.

#### 55.4.7 CANNABIS SUPPORT FACILITIES

Cannabis Support Facilities include facilities for Distribution, Off-Site Processing, Enclosed Nurseries, Community Propagation Centers and Cannabis Testing and Research Laboratories. All Cannabis Support Facilities must meet or exceed the setbacks from Sensitive Receptors and Tribal Ceremonial Sites specified under 55.4.6.4.4(c) and (d), unless waived or reduced pursuant to 55.4.6.4.4(f). Where conducted within an Enclosed setting, Cannabis Support Facilities shall not be subject to the setbacks from School Bus Stops prescribed within 55.4.6.4.4(c).

## 55.4.7.1 Distribution, Off-Site Processing, Enclosed Nurseries, and Community <u>Propagation Centers</u>

Within all zones specified in Section 55.4.6.2.1 (CG, ML, MG, and MC as an Interim Use) Distribution, Off-Site Processing, Enclosed Nurseries, Community Propagation Centers within a lawfully constructed structure in existence prior to January 1, 2016 shall be principally permitted with a Zoning Clearance Certificate and Coastal Development Permit when meeting all applicable Performance Standards, as well as the Eligibility Criteria in Sections 55.4.6.3.1 and 55.4.6.3.2 as well as the all applicable Siting Criteria specified in Sections 55.4.6.4.1, 55.4.6.4.2, and 55.4.6.4.3. In the MC zone, a Conditional Use Permit and Coastal Development Permit are required for interim cannabis uses.

### 55.4.7.2 Cannabis Testing and Research Laboratories

Cannabis Testing and Research Laboratories shall be principally permitted with a Zoning Clearance Certificate and Coastal Development Permit in CG, ML, MG, and MC as an Interim Use or where previously developed for a lawful industrial or commercial use subject to meeting all applicable Performance Standards, the Eligibility Criteria in Sections 55.4.6.3.1 and 55.4.6.3.2 and the all applicable Siting Criteria specified in Sections 55.4.6.4.1, 55.4.6.4.2, and 55.4.6.4.3. In the MC zone, a Conditional Use Permit and Coastal Development Permit are required for interim cannabis uses.

## 55.4.7.3 <u>Road</u> <u>Locational Criteria</u>

Cannabis Support Facilities shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that standards for the protection of public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and protection of habitat can be met.

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## 55.4.8 INDOOR CULTIVATION AND MANUFACTURING

#### 55.4.8.1 INDOOR CULTIVATION

Indoor Cultivation Sites must comply with all applicable performance standards, meet the Eligibility Criteria specified in Section 55.4.6.1, 55.4.6.2, 55.4.6.3.1 and 55.4.6.3.2 and comply with the Siting Criteria specified in Sections 55.4.6.4.1, 55.4.6.4.2, 55.4.6.4.3, and 55.4.6.4.4 (c), (d), and (g). All Indoor Cultivation activities shall be conducted within an Enclosed setting and shall not be subject to the setbacks from School Bus Stops prescribed within 55.4.6.4.4(c). Indoor Cultivation may be permitted as follows:

- 55.4.8.1.1 Within those zones specified under 55.4.6.1.1 (AE and RA), up to 5,000 square feet of Indoor Cultivation may be permitted with a Zoning Clearance Certificate and Coastal Development Permit, but may only be conducted within a lawfully constructed non-residential structure which was in existence prior to January 1, 2016.
- 55.4.8.1.2 Within those zones specified under 55.4.6.2.1 (CG, ML, MG, and MC as an Interim Use):
- a) up to 5,000 square feet of cultivation area may be permitted (i) with a Zoning Clearance Certificate within an existing lawfully constructed structure where the commercial activities do not meet the definition of development under the Coastal Act and (ii) within a proposed structure subject to approval of a Zoning Clearance Certificate and Coastal Development Permit.
- b) up to 10,000 square feet of cultivation area may be permitted with a Special Permit and Coastal Development Permit.
- c) A Use Permit and Coastal Development Permit shall be required where more than one clearance or permit is being sought on a Parcel.

<u>In the MC zone, a Conditional Use Permit and Coastal Development Permit are required for</u> interim cannabis uses.

#### 55.4.8.1.3 Road Locational Criteria

Indoor Cultivation shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that measures have been taken to protect the public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and environmentally sensitive habitat areas.

## 55.4.8.2 MANUFACTURING

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Manufacturing Sites must comply with all applicable performance standards, as well as meet the Eligibility Criteria specified in Section 55.4.6.3.1 and 55.4.6.3.2 as well as comply with the Siting Criteria specified in Sections 55.4.6.4.1, 55.4.6.4.2, 55.4.6.4.3, and 55.4.6.4.4 (c), (d) and (g). All Manufacturing activities shall be conducted within an Enclosed setting and shall not be subject to the setbacks from School Bus Stops prescribed for Open Air Cultivation Activities within 55.4.6.4.4(c), except where otherwise specified. Manufacturing activities may then be permitted as follows:

### 55.4.8.2.1 Flammable Extraction

- a) Manufacturing activities involving Flammable Extraction may be permitted with a Special Permit and Coastal Development Permit in the MG zone, as well as MC zone as an Interim Use. In the MC zone, a Conditional Use Permit and Coastal Development Permit are required for interim cannabis uses.
- b) Manufacturing activities involving Flammable Extraction may also be permitted with a Conditional Use Permit and Coastal Development Permit in the CG and ML zones.
- c) All manufacturing activities involving Flammable Extraction must be conducted within a <u>lawfully constructed</u> commercial structure. Where located within those zones specified under 55.4.8.2.1(b), the structure must meet or exceed the following special setbacks:
  - i) One thousand feet (1,000') from the boundary of any residentially zoned area or Community Planning Area boundary specified within section 55.4.5.1
  - ii) One thousand feet (1,000') from any residence located on a separately owned parcel.
  - iii) Six hundred feet (600') from any school bus stop currently in use at the time of project review.
  - iv) An applicant may seek an exception from the special setbacks of this section with a Use Permit. Consideration of the Use Permit request shall include an evaluation of the density and location of neighboring residential uses, as well as the composition and location of other nearby development and terrain. Authorization of a reduced setback shall include a determination that the proposed area and method of operation include sufficient measures to ensure the public health, safety and welfare of and that the use will not have a detrimental effect on the surrounding community.

## 55.4.8.2.2 Non-Flammable Extraction

- a) Manufacturing activities involving Non-Flammable Extraction may be principally permitted subject to issuance of a Zoning Clearance Certificate and Coastal Development Permit within the MG zone, as well as or a Conditional Use Permit and Coastal Development Permit in the MC zone as an Interim Use.
- b) Manufacturing activities involving Non-Flammable Extraction may also be permitted with a Special Permit and Coastal Development Permit within CG and ML zones.

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c) Manufacturing activities involving Non-Flammable Extraction may be permitted with a Special Permit and Coastal Development Permit within those zones specified under 55.4.6.1.1 (AE and RA) on parcels that meet the minimum parcel size requirements of Section 55.4.6.1.2, but may only be conducted within a lawfully constructed non-residential structure which was in existence prior to January 1, 2016. In addition, cannabis manufacturing activities in the AE zone shall be limited to the processing of the raw cannabis materials grown onsite within the permitted Cultivation Area.

#### 55.4.8.2.3 **Infusion**

- a) Manufacturing activities involving Infusion may be principally permitted subject to issuance of a Zoning Clearance Certificate and Coastal Development Permit within the CG, ML, MG zones, and the MC zone as an Interim Use. In the MC zone, a Conditional Use Permit and Coastal Development Permit are required for interim cannabis uses.
- b) Manufacturing activities which exclusively involve Infusion may be principally permitted as a Cottage Industry in all zones which permit Cottage Industry activities, when in compliance with all performance standards-found within 45.1.3, or with a Special Permit pursuant to 45.1.4 in Section 313-45.2.

#### c) *Road* Locational Criteria

Manufacturing activities shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that standards for the protection of public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and protection of habitat can be met.

## 55.4.9 (Reserved for future use)

#### 55.4.10 **OTHER PROVISIONS**

55.4.10.1 Adult Use Retail Sales. Adult Use Retail Sales facilities are a permitted use in the CG, CN, MB, and ML zoning districts, subject to approval of a Use Permit and Coastal Development Permit the same permit requirements that apply pursuant to Humboldt County Code Sections 314-55.3, et seq. applicable to Medical Cannabis Dispensaries. Adult Use Retail Sales may only be permitted in the MG zone and in the MC zone as an interim use as Microbusiness activities consistent with Section 55.4.10.2. All certified regulations applicable to permitting of Medical Cannabis Dispensaries shall be applicable to Adult Use Retail Sales facilities, except those limiting sales exclusively to medical cannabis.

55.4.10.2 **Microbusiness**. Microbusiness activities are a permitted use, subject to a Special Permit and Coastal Development Permit, in any of the zones in which authorized cannabis

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activities is a permitted use (except on parcels zoned RA or AE, TPZ or TC). In the MC zone, a Conditional Use Permit and Coastal Development Permit are required for interim cannabis uses.

### **<u>Road</u>** Locational Criteria:

Adult Use Retail Sales and Microbusinesses with on-site customer traffic shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that standards for the protection of public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and protection of habitat can be met. Sites for microbusinesses that involve visitor-serving uses must also comply with the Public Accommodation Standard. Microbusinesses shall also comply with all performance standards applicable to any of the uses combined under a single Microbusiness license.

- 55.4.10. 3 **Temporary Special Events**Temporary Special Events authorizing onsite cannabis sales to, and consumption by, persons 21 years of age or older may be permitted at any facility or location over which the County has jurisdiction. Events are a Temporary Use subject to a Coastal Development Permit and Use Permit (in the MC zone, a Conditional Use Permit and Coastal Development Permit are required for interim cannabis uses) as required by Humboldt County Code Section 313-62.1, which governs Special Events and Attractions. This includes events at a county fair, subject to consent of the Humboldt County Fair Association Board of Directors and City of Ferndale. Any event must be managed to ensure that (1) all cannabis vendor participants are licensed; (2) cannabis consumption is not visible from any public place or area open to persons under 21 years of age; and, (3) sale or consumption of alcohol or tobacco is not allowed within areas where cannabis consumption is authorized.
- 55.4.10.4 Onsite Cannabis Consumption (Retail, Microbusiness) Onsite consumption facilities as an accessory use at a Medical Cannabis Dispensary, Adult Use Retail, or Microbusiness permitted facility may be permitted subject to approval of a Use Permit, provided that: (1) access to the area where cannabis consumption is allowed is restricted to persons 21 years of age and older; (2) cannabis consumption is not visible from any public place or area open to persons under 21 years of age; and, (3) sale or consumption of alcohol or tobacco is not allowed on the premises. The applicant shall submit a site plan and operations plan that will demonstrate the onsite consumption facilities comply with these standards and all other limitations and restrictions, including but not limited to Health and Safety Code section 11362.3.
- 55.4.10.5 Commercial Cannabis Tours and Tour Sites Public visitation and tours of sites host to Commercial Cannabis Activities may be authorized at locations meeting the Performance Standards for Public Accommodation and Tours (Sections 55.4.12.14 and

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- <u>55.4.12.15</u>). <u>In addition, b</u><u>B</u>usinesses conducting tours to Commercial Cannabis Activity sites may be authorized with a Zoning Clearance Certificate and Coastal Development Permit, subject to meeting the following criteria:
  - 55.4.10.5.1 Tour businesses must collect guests from a secure location with adequate offstreet parking to store the vehicles of all tour patrons.
  - 55.4.10.5.2 The tour vehicle must be stored at a location authorized for storage of commercial vehicles.

Tour Businesses not meeting the above criteria may be permitted with a Special Permit and Coastal Development Permit. The application shall include a Plan of Operation detailing how the operation of the tour will not adversely affect public parking or conflict with neighboring uses, while complying with all applicable performance standards.

- 55.4.10.6 Cannabis Bed and Breakfast Use Farm Stays Cannabis farm stays Bed and Breakfasts may be permitted in conjunction with a cannabis cultivation permit on RA-zoned properties in conformance with the Public Accommodation Performance Standards with a Coastal Development Permit and a Special Use Permit as when meeting all the requirements specified in Section 313-44.1 of the Humboldt County Code applicable to Bed and Breakfast establishments.
- 55.4.10.7 **Transportation of Commercial Cannabis** With a business license, persons may engage in the transportation of commercial cannabis. Such persons shall identify the location where the vehicle used in transportation will be stored, and may only transport commercial cannabis between sites that are permitted or licensed for commercial cannabis activities. Transportation does not include warehousing or storage of cannabis.
- 55.4.10.8 Cannabis Research Gardens shall be permitted wherever commercial cannabis cultivation activities are allowed, and subject to the same permitting requirements applicable to commercial cultivation activities, including participation in the Humboldt County and State of California track and trace program and annual inspection. Applications for a cannabis research garden permit shall provide an operations plan to include a verifiable method to assure that cannabis grown for research purposes is prevented from entering the stream of commerce.

## 55.4.11 APPLICATION REQUIREMENTS FOR CLEARANCES OR PERMITS

Applications may shall be required to include any or all of the following information necessary to evaluate conformity of the proposed project with Local Coastal Program policies and standards, depending on permit activities and location: Site Plan; Security Plan; Cultivation Plan, Processing Plan; Operations Plan; Irrigation Plan; Materials Management Plans; Hazardous Materials Site Assessments and Contingency Plans; Surveys for Biological Resources and Sensitive Habitat; Surveys for Archaeological, and Tribal Cultural Resources (if ground disturbance is proposed), and Historical Resources; Assessments of project-related noise sources; Road System Assessments and Improvement Plans; Timberland Conversion Assessments;

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documentation of water use, source, and storage; will-serve letters from applicable providers of water and wastewater services; information concerning previously secured state and local permits for cannabis related infrastructure or activities; evidence of prior cultivation where seeking a permit as a pre-existing provisional cultivation site; restoration and remediation plans where appropriate; plans for energy use; details of current known violations related to commercial cannabis activities, and documentation of conformance with the requirements of programs applicable to Cannabis Cultivation Activities administered by the State Water Resources Control Board and Regional Water Quality Control Board. Applications shall also include an analysis of how the activity will conform to all applicable Local Coastal Area Plan policies and regulations including, but not limited to, those protecting ESHA's, wetlands, coastal public access, public visual resources, and visitor-serving uses.

In addition to the application filing requirements that the County may require to determine project compliance with all applicable Local Coastal Program policies and standards, t\(\frac{1}{2}\)he County may request additional information prior to application intake, or during application processing, where deemed necessary to perform environmental review pursuant to the California Environmental Quality Act (CEQA) and the Coastal Act. All required plans and reports shall be designed to demonstrate compliance with relevant eligibility and siting requirements, and applicable performance standards, while conforming to relevant checklists and guidance documents maintained and supplied by the County. All Technical Reports and Plans are subject to final review and approval by the County.

#### 55.4.12 PERFORMANCE STANDARDS

Permittees and operators shall conduct all commercial cannabis activities in compliance with the following performance standards listed in 55.4.12.1 through 55.4.12.17 and all other Local Coastal Program policies and standards. Failure to comply shall be grounds for permit revocation and administrative penalties.

#### 55.4.12.1 Performance Standards for All Commercial Cannabis Activities

Permittees and operators shall conduct all commercial cannabis activities in compliance with the following performance standards. Failure to comply shall be grounds for permit revocation and administrative penalties.

- 55.4.12.1.1 Maintain compliance with all applicable state laws and County ordinances.
- 55.4.12.1.2 Maintain valid license(s) issued by the appropriate state licensing authority or authorities for the type of activity being conducted, as soon as such licenses become available.
- 55.4.12.1.3 Where subject to state licensure, participate in local and state programs for "Track and Trace" once available.
- 55.4.12.1.4 Maintain a current, valid business license at all times.

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- 55.4.12.1.5 Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday Friday, 9:00 am 5:00 pm, excluding holidays).
- 55.4.12.1.6 Pay all applicable application and annual inspection fees.
- 55.4.12.1.7 Comply with any special conditions applicable to the permit or Premises which may be imposed.

## 55.4.12.1.8 **Performance Standard–Road Systems**

Roads providing access to any parcel(s) or premises on which commercial cannabis activities occur must comply with the following standards, as applicable, provided that road development or improvement to these standards conforms to all applicable Local Coastal Area Plan policies and regulations:

## a) Standard 1 – Dead End Road Length

Project is not located more than 2-miles (measured in driving distance) from the nearest intersection with a Category 4 road or has secondary access for emergency vehicles and personnel, including wildland fire equipment.

Where access to a site exceeds the Dead-End Road Length standard, the application may request an exception to the standard with a Special Permit. The exception request shall include a report prepared by a licensed engineer evaluating the design, condition, and performance of all related road segments for simultaneous emergency access and evacuation. The report shall include recommendations for road system enhancements (widening, turnouts, secondary access routes) to help facilitate mitigate the dead-end road condition. To approve the exception, it must be found current conditions or proposed improvements provide sufficient access for emergency vehicles and personnel while allowing for simultaneous evacuation.

## b) Standard 2 - Functional Capacity

Unless otherwise specified, roads providing access to the parcel(s) or premises must meet or exceed the Category 4 road standard (or same practical effect). The application package must demonstrate compliance with this requirement in one of the following ways:

- 1) parcel(s) served exclusively by roads which are paved publicly maintained or private roads where all portions of the paved road system feature a center-line stripe and two ten-foot-wide travel lanes require no further analysis only a notation on the plans that the access to the site meets this requirement, or
- 2) parcel(s) served by roads without a centerline stripe must submit a written assessment of the functional capacity of these road segments. If the assessment reveals that all road systems meet or exceed the Category 4 standard (or same practical effect), then no additional review is necessary. Documentation of self-certification shall be

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- produced to the satisfaction of the County; including use of appropriate forms where provided. The County reserves the right to independently verify general compliance with this standard.
- 3) Where access to a site is provided by roads not meeting the Category 4 standard, the application shall require a Special Permit and include a report prepared by a licensed engineer evaluating whether the design, condition, and performance of all necessary road segments are currently capable of supporting increases in traffic volume created by the project, in addition to the existing traffic using the road(s). In the event that the roads cannot accommodate the traffic volume anticipated the engineer shall recommend improvements to bring the road up to an adequate functional capacity.
- 4) Where accessed via a driveway or private road intersecting a state highway, applications shall provide an evaluation of the performance and design of the road or driveway encroachment. The evaluation will identify the required improvements necessary to ensure proper function of the access based on anticipated traffic volumes. Improvements may include paving or widening of the throat of the driveway or private road, provision of adequate sight distances, and other improvements determined necessary to comply with Caltrans standards. A copy of an approved state encroachment permit (if required) will be provided to the County. All required improvements shall be completed prior to the initiation of any new commercial cannabis use(s). (FEIR mitigation measure 3.12-2)
- c) Standard 3 Private Road Systems Protections for Water Quality and Biological Resources
  - 1) Private road systems and driveways providing access to parcel(s) or premises shall be designed, maintained, or retrofitted in accordance with the latest edition of the document titled, "A Water Quality and Stream Habitat Protection Manual for County Road Maintenance in Northwestern California Watersheds", which wasas adopted by the Humboldt County Board of Supervisors on July 6, 2010, and is also known as the Five Counties Salmonid Conservation Roads Maintenance Manual. This includes measures to protect water quality using best management practices so that:
    - i. Impacts from point source and non-point source pollution are prevented or minimized, including discharges of sediment or other pollutants that constitute a threat to water quality. Road segments shall be designed and maintained in ways which minimize the potential for discharge of sediment through measures to reduce velocity of runoff, capture and detain stormwater from road systems to enable settling of transported sediments, and minimize direct delivery to nearby watercourses, to the greatest extent feasible.
    - ii. Design and construction of culverts, stream crossings, and related drainage features shall remove barriers to passage and use by adult and juvenile fish, amphibians, reptiles, and aquatic invertebrates.

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- 2) Where access to a site is provided in part by private roads systems, any application to permit a Commercial Cannabis Activity shall include a report evaluating the design, condition, and performance of all private road segments within the defined Roadshed.
  - i. The report shall be prepared by a licensed engineer or similarly licensed professional.
  - ii. The report shall be prepared to the satisfaction of the County and shall include or be accompanied by exhibits and stationing information of sufficient detail to enable the location, attributes, and condition of all road drainage features to be itemized and documented. The narrative portion of the report must evaluate the current design, functionality and performance of discrete drainage systems and segments and develop conclusions concerning compliance and conformance with best management practices within the defined Roadshed. The County reserves the right to ask for additional information or choose to independently investigate and verify any and all conclusions within the report.
  - <u>iii. Where an evaluation has determined, to the satisfaction of the County, that all private road segments comply with relevant best management practices, as defined herein, no further work is needed.</u>
  - iv. Where an evaluation has determined that improvements within the projects'

    Roadshed are required, the report shall identify the location and nature of each discrete improvement. Improvements shall be tied to all provisional permit approval(s) within the defined Roadshed and identified within the Conditions of Approval of all discretionary permit applications.
- d) Road Maintenance Associations and Cost Sharing
  - 1) Where three or more permit applications have been filed for Commercial Cannabis

    Activities on parcels served by the same shared private road system, the owner of
    each property must consent to join or establish the appropriate Road Maintenance
    Association (RMA) prior to operation or provisional permit approval. This
    requirement shall also apply to existing permittees seeking to renew their permit.
    Evidence shall be provided to the satisfaction of the County, and may include minutes
    from a meeting, written correspondence and confirmation from the RMA Secretary,
    or similar information.
  - 2) When one or more applicants in a defined roadshed have prepared and submitted a Professional Private Road Evaluation called for by this section, all contemporaneous applicants served by the same roadshed shall be required to contribute to the cost of preparation of the report. The cost allocation shall be determined by any Road Maintenance Association(s) within the roadshed that includes the road segments providing access to the cultivation site of each applicant. In determining the cost allocation, the Road Maintenance Association shall consider the recommendation or formula for cost sharing included in the report.

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3) With each annual inspection, all applicants for Commercial Cannabis Activities within any RMA shall provide evidence they are current on all applicable dues or other payments required by the RMA.

## e) Special Noticing Requirements

Wherever an exception to the Functional Capacity road standard is being sought, in addition to noticing property owners and occupants within 300 feet of the boundaries of the Parcel(s) or Premises, notice of the project will also be sent to all owners and occupants of property accessed through common Shared Use Private Road Systems.

55.4.12.1.9 The burning of plant material associated with the cultivation and processing of commercial cannabis is prohibited. (FEIR mitigation measure 3.4-4)

## 55.4.12.1.10 Performance Standard – Biological Resource Protections

Projects proposing new-development activities shall implement the following mitigation measures from the Final Environmental Impact Report (FEIR), as described in Sections 55.4.12.1.10(a)-(n) below, as applicable.

Mitigation Measure #	<b>Description of Mitigation</b>
<u>3.4-1a</u>	Biological reconnaissance surveys
3.4-1b	Special-status amphibian surveys and relocation/buffers
3.4-1c	Western Pond Turtle surveys and relocation/buffers
3.4-1d	Nesting raptor surveys and relocation/buffers
3.4-1e	Northern Spotted owl surveys
<u>3.4-1f</u>	Special-status nesting bird surveys/buffers
3.4-1g	Marbled Murrelet habitat suitability surveys/buffers
<u>3.4-1i</u>	American Badger surveys and buffers
<u>3.4-1j</u>	Fisher and Humboldt Marten surveys and den site preservation/buffers
3.4-1k	Bat Survey and Buffers
3.4-11	Vole Survey and relocation/buffers
<u>3.4-3a</u>	Special-status plants surveys
<u>3.4-4</u>	Protection of sensitive natural communities, riparian habitat, wetland
	vegetation, including ESHA.
3.4-6b	Retention of fisher and Humboldt marten habitat features
3.4-5	Waters of the United States

Exception: This section shall not apply to new development activities within the footprint of existing structures or proposed on lands planned or zoned for commercial or industrial activities.

a) Biological reconnaissance surveys (FEIR mitigation measure 3.4-1a). Prior to approval of any application for commercial cannabis operations, a biological reconnaissance survey shall be conducted within the proposed development area by a qualified biologist.

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The qualified biologist shall assess the habitat suitability of the proposed development area for all special-status species and sensitive natural communities with the potential to occur in the subject area. The biologist shall include a letter or report with the permit application documenting whether special-status species and/or sensitive habitats are present or have the potential to occur within or adjacent to the proposed development area. If special-status species or sensitive habitats are present, the environmentally sensitive habitat area (ESHA) shall be protected from significant disruption of habitat values consistent with Local Coastal Area Plan requirements in consultation with CDFW. The County shall only approve commercial cannabis activities adjacent to the ESHA, and not closer than 100 feet from the ESHA, if it can be found that the development will be sited and designed to prevent impacts that would significantly degrade the ESHA and will be compatible with the continuance of the ESHA.

- b) Special-status amphibians (FEIR mitigation measure 3.4-1b). If special-status amphibians are detected during the initial biological reconnaissance survey, or during the pre-construction survey, or are determined likely to occur, consultation with CDFW shall be initiated to determine whether additional measures, such as project design modifications, relocation of the site, relocation of individual animals, or installation of exclusionary fencing, shall be required to protect sensitive amphibian habitat areas from significant disruption of habitat values consistent with Local Coastal Area Plan requirements. Regardless of detection during the initial biological reconnaissance survey, if suitable habitat for special-status amphibians is present within the proposed development area, a qualified biologist familiar with the life cycle of regionally occurring special-status amphibians shall conduct seasonally-appropriate preconstruction surveys for the applicable amphibian life stages (i.e., eggs, larvae, adults) no more than 48 hours prior to commencement of development within the proposed development area plus a 400-foot buffer area around the proposed development area.
- c) Western pond turtle (FEIR mitigation measure 3.4-1c). If western pond turtle is detected during the initial biological reconnaissance survey, or during the pre-construction survey, or is determined likely to occur, consultation with CDFW shall be initiated to determine whether additional measures, such as project design modifications, relocation of the site, relocation of individual animals, or installation of exclusionary fencing, shall be required to protect sensitive western pond turtle habitat areas from significant disruption of habitat values consistent with Local Coastal Area Plan requirements. Regardless of detection during the initial biological reconnaissance survey, if suitable aquatic habitat for western pond turtle is present within the proposed development area, a qualified biologist familiar with the life cycle of western pond turtle shall conduct seasonally-appropriate preconstruction surveys within 200 feet of riparian areas and aquatic habitats 24 hours prior to commencement of development.
- d) Nesting raptors (FEIR mitigation measure 3.4-1d). To avoid impacts to nesting raptors, tree removal activities shall only occur during the nonbreeding season of September 1-

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January 31, unless a qualified biologist verifies during the breeding season (February 1-August 31), in consultation with CDFW, that there is no active nest present in the tree. Prior to ground-disturbing activities between February 1 and August 31, a qualified biologist shall conduct pre-construction surveys for nesting raptors and shall identify active nests within 500 feet of the proposed development area. Surveys shall be conducted between February 1 and August 31. To avoid impacts to nesting raptors, appropriate no-disturbance buffers around active nests shall be established, in consultation with CDFW, that will protect sensitive nesting raptor habitat areas from significant disruption of habitat values consistent with Local Coastal Area Plan requirements. Buffer areas shall be delineated with construction fencing, and no activity shall occur within the buffer areas until a qualified biologist has determined, in consultation with CDFW, that the young have fledged, the nest is no longer active, or reducing the buffer would not likely result in nest abandonment. Monitoring of the nest by a qualified biologist during and after construction activities shall be required if the activity has the potential to adversely affect the nest. In no case shall nests or nest trees of bald eagles or golden eagles be removed (both active and non-active eagle nests shall be protected).

- e) Northern Spotted Owl (FEIR mitigation measure 3.4-1e). If the biological reconnaissance survey determines that suitable habitat for northern spotted owl (NSO) is present within or adjacent to the area of proposed development, or if the project site is within 1.3 miles (average species home range) of a known occurrence of NSO, as determined by a qualified biologist, the following measures shall be implemented to avoid disturbance to sensitive NSO habitat areas. Prior to removal of any trees or prior to ground-disturbing activities adjacent to or within suitable NSO nesting, roosting, or foraging habitat (e.g., forest clearings), a qualified biologist familiar with the life history of NSO shall conduct pre-construction surveys for nests within a 1.3-mile buffer around the site according to agency-approved protocols. Surveys shall be conducted between March 1 and August 31, with three complete surveys spaced at least seven (7) days apart to be completed by June 30 and a total of six (6) complete surveys over the course of two years completed to determine presence or absence of NSO. If NSO(s) is determined to be present within 1.3 miles of the site, proposed cultivation activities shall not be permitted. See also Section 55.4.12.6 (Performance Standard for Noise).
- f) Special-status nesting birds (FEIR mitigation measure 3.4-1f). To minimize the potential for disturbance to bank swallow, little willow flycatcher, tricolored blackbird, western snowy plover, western yellow-billed cuckoo, and other special-status nesting bird habitat areas, vegetation removal shall only occur during the nonbreeding season of September 1-January 31, unless a qualified biologist verifies during the breeding season (February 1-August 31), in consultation with USFWS and/or CDFW, that there is no active nest present in the area. Pre-construction surveys shall occur no more than 14 days before construction commences. If an active nest of a sensitive bird species is present, construction shall be prohibited within a minimum distance of 100 feet of the sensitive

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- habitat area until the nest or colony is no longer active. Alteration of or disturbance to suitable river bank habitat is prohibited for commercial cannabis activities.
- g) Marbled Murrelet (FEIR mitigation measure 3.4-1g). If the biological reconnaissance survey determines that suitable habitat for marbled murrelet is present within or adjacent to the area of proposed new development, pre-construction surveys for marbled murrelet shall be conducted by a qualified biologist familiar with the life history of the marbled murrelet. Pre-construction surveys shall be conducted for nests within a 0.25-mile buffer area around the project site according to agency-approved protocols. Surveys shall be conducted between April 15 and August 5. If marbled murrelet is determined to be present, a 0.25-mile no-disturbance buffer area shall be established around the sensitive habitat area until the end of the marbled murrelet breeding season (until August 6). No equipment or activities shall occur within the no-disturbance buffer. See also Section 55.4.12.6 (Performance Standard for Noise).
- h) American Badger (FEIR mitigation measure 3.4-1i). If the biological reconnaissance survey determines that suitable habitat for American badger is present within or adjacent to the area of proposed new development, then no more than 30 days prior to commencement of construction, a qualified biologist shall conduct pre-construction surveys of suitable badger burrow/den habitat areas to identify the presence of any badger burrows/dens. If occupied burrows/dens are found, sensitive badger habitat areas shall be protected from significant disruption of habitat values consistent with Local Coastal Area Plan requirements in consultation with CDFW. No equipment or activities shall be permitted to occur within any required no-disturbance buffer areas. No-disturbance buffer areas shall be maintained until denning activities are complete or until the den is abandoned, as determined by a qualified biologist in consultation with CDFW. A qualified biologist shall monitor the den weekly to track the status of the den and to determine if/when the den area has been cleared for construction.
- i) Fisher and Humboldt Marten (FEIR mitigation measures 3.4-1j and 3.4-6b). If the biological reconnaissance survey determines that suitable habitat for fisher and/or Humboldt marten is present within or adjacent to the area of proposed development, then prior to commencement of construction and during the denning season of March 1 to July 31, a qualified biologist shall conduct pre-construction surveys of all suitable habitats to identify potential dens as well as any sightings of individual fishers or martens. If there are individual sightings or if potential dens are found, sensitive fisher and/or marten habitat areas shall be protected from significant disruption of habitat values consistent with Local Coastal Area Plan requirements in consultation with USFWS and CDFW. No equipment or activities shall be permitted to occur within any required no-disturbance buffer areas. No-disturbance buffer areas shall be maintained until denning activities are complete or until the den is abandoned, as determined by a qualified biologist in consultation with USFWS and CDFW. To minimize the potential for loss of or disturbance to fisher and marten habitat, removal of old-growth habitat shall be

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- prohibited, and habitat features within non-old-growth habitat, such as large trees, large snags, coarse woody debris, and shrubby understory vegetation, shall be retained within the site to the extent feasible to maintain connectivity of fisher and marten habitat.
- j) Special-status bats (FEIR mitigation measure 3.4-1k). If the biological reconnaissance survey determines that suitable hibernation and/or maternal roosting habitat for specialstatus bat species is present within or adjacent to the area of proposed new development, then prior to commencement of construction and during the appropriate roosting season(s), a qualified biologist shall conduct pre-construction surveys of all suitable roosting habitat areas. If occupied bat roosts are found, sensitive bat roosting areas shall be protected from significant disruption of habitat values consistent with Local Coastal Land Use Plan requirements in consultation with CDFW. No equipment or activities shall be permitted to occur within any required no-disturbance buffer areas. No-disturbance buffer areas shall be maintained until roosting activities are complete, as determined by a qualified biologist in consultation with CDFW. For pallid bats and Townsend's big-eared bats, the minimum size of the no-disturbance buffer area shall be 400 feet, and mitigation shall be required for impacts to non-occupied roosting habitat of these bat species. A mitigation plan for any permitted disturbance to non-occupied pallid and/or Townsend's big-eared bat roosting habitat shall be developed in consultation with CDFW and shall be required to be implemented as a condition of permit approval.
- k) Special-status voles (FEIR mitigation measure 3.4-3a). If the biological reconnaissance survey determines that suitable nesting habitat for Sonoma tree vole and/or white-footed vole is present within or adjacent to the area of proposed development, pre-construction surveys for vole nests shall be conducted by a qualified biologist prior to commencement of construction. If sensitive vole nest areas are found, a minimum 200-foot nodisturbance buffer area shall be established around the environmentally sensitive vole nest area. No equipment or activities shall be permitted to occur within the nodisturbance buffer area.
- I) Special-status plants (FEIR mitigation measure 3.4-1a). During the blooming period(s) for the special-status plant species with the potential to occur in areas of proposed cannabis activities, as determined during the biological reconnaissance survey, a qualified botanist shall conduct protocol-level surveys for special-status plants and shall include survey results as part of the permit application. If special-status plants are found, sensitive plant habitat areas shall be protected from significant disruption of habitat values consistent with Local Coastal Area Plan requirements in consultation with CDFW. No equipment or activities shall be permitted to occur within any required no-disturbance buffer areas.
- m) Sensitive natural communities (FEIR mitigation measure 3.4-4). The biological reconnaissance survey shall document in a report to be submitted as part of the permit application whether the proposed cannabis-related development has the potential to

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impact sensitive natural communities, including, but not limited to, riparian areas; old-growth forests; oak woodlands; fish-bearing streams; coastal wetlands; northern foredune grasslands; and coastal terrace prairie. If sensitive natural communities are present, the sensitive areas shall be protected from significant disruption of habitat values consistent with Local Coastal Area Plan requirements in consultation with CDFW. No equipment or activities shall be permitted to occur within any required no-disturbance buffer areas.

n) Coastal waters and wetlands (FEIR mitigation measure 3.4-5). The biological reconnaissance survey shall document in a report to be submitted as part of the permit application whether the proposed cannabis-related development has the potential to impact coastal wetlands, streams, rivers, creeks, or natural drainage courses. If sensitive wetlands, waters, or drainage courses are present, a delineation shall be conducted by a qualified biologist according to agency-approved protocols. The sensitive wetland and water areas shall be protected from significant disruption of habitat values consistent with Local Coastal Area Plan requirements in consultation with CDFW. No equipment or activities shall be permitted to occur within any required no-disturbance buffer areas.

During provisional permitting of unauthorized pre-existing cultivation sites, the Department shall determine the necessity and focus of any biological evaluations required to evaluate conformity with Local Coastal Program policies and standards in concert with consultation with the California Department of Fish and Wildlife. For unauthorized pre-existing cultivation sites within 0.7 miles of a known northern spotted owl activity center, a qualified biologist, familiar with the life history of the northern spotted owl, shall conduct a disturbance and habitat modification assessment to determine the presence of the species and whether the cultivation site can operate or have its operation modified to avoid take of the species. If it is determined that take of the species could occur, the cultivation site will be required to participate in the Retirement, Remediation, and Relocation provisions of the proposed ordinance to relocate the cannabis cultivation to outside of the northern spotted owl activity area.

# 55.4.12.1.11 Performance Standard for Hazardous Material Site Assessments and Contingency Plans (FEIR mitigation measures 3.7-2a and 3.7-2b)

Where commercial cannabis activities are located or proposed on a property previously developed with an industrial or heavy commercial use, applications must be accompanied by a Phase I Environmental Site Assessment (ESA) for the presence of potential hazardous materials. If the initial assessment indicates the presence or likely presence of contamination, a Phase II ESA shall be prepared. Assessments shall be prepared in accordance with standards of the American Society for Testing and Materials (ASTM), and shall include an updated review of environmental risk databases. Phase II assessments shall include recommendations which consider project objectives/activities, applicable regulatory criteria, potential exposure pathways, and risk thresholds. Where demolition activities are

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proposed, ESA(s) shall include a survey for the presence of hazardous building materials, and specify appropriate treatment of solid waste during demolition and disposal.

- a) Where (i) contamination at the project site has been verified, or (ii) new ground disturbance is proposed on a property previously developed with an industrial or heavy commercial use, a hazardous materials contingency plan shall be submitted for County review and approval during permit review, in consultation with Humboldt County Division of Environmental Health, North Coast Regional Water Quality Control Board, and California Department of Toxic Substances Control, as applicable. The permittee, their employees, and any contractors shall abide by and implement the plan during any construction activities involving ground disturbance. The plan shall describe the necessary actions that would be taken if evidence of contaminated soil or groundwater is encountered during construction. The contingency plan shall identify conditions that could indicate potential hazardous materials contamination, including soil discoloration, petroleum or chemical odors, and presence of USTs or buried building material. The plan shall include the provision that if, at any time during constructing the project, evidence of soil and/or groundwater contamination with hazardous material is encountered, construction shall immediately cease and the County shall be contacted per subsection (c) below.
- b) Permit applications proposing work requiring demolition shall include a survey for the presence of hazardous building materials. ESA(s) shall provide recommendations for treatment of these materials during demolition as well as their disposal.
- c) If at any time during construction, evidence of soil and/or groundwater contamination with hazardous material is encountered, the project applicant shall immediately halt construction and contact Humboldt County Division of Environmental Health. Work shall not recommence until the discovery has been assessed/treated appropriately to the satisfaction of Humboldt County Division of Environmental Health, North Coast Regional Water Quality Control Board, and California Department of Toxic Substances Control (as applicable). This may include soil or groundwater sampling and remediation if potentially hazardous materials are detected above threshold levels.

# 55.4.12.1.12 Performance Standard for Stormwater Management (FEIR mitigation measure 3.8-4)

Projects shall include a plan detailing stormwater management for the property, including the location, capacity, and operation of all existing and proposed drainage facilities and features. The plan shall describe current drainage conditions and include analysis of any proposed alteration of on-site and off-site drainage flows. The plan shall prescribe measures to ensure that the project will retain or improve pre-project drainage conditions, and in particular that there will be no net increase in the volume of stormwater runoff from the property. These measures shall be incorporated into the project design, subject to County review and approval during permit review. The plan shall specify maintenance intervals for all drainage improvements, which shall be observed for the lifetime of the permit.

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# 55.4.12.1.13 Performance Standard for Management of Waste and Hazardous Materials (FEIR mitigation measure 3.13-1a)

- a) All projects shall include a materials management plan (MMP) for proper disposal of project-related waste at legally authorized disposal sites. Examples include solid waste such as: plant material, greenhouse framing, plastics and tarpaulin used in greenhouse sheathing and coverings, household trash, product packaging and containers, irrigation tubing, pots and similar containers used for propagation and cultivation, lighting, water bladders or tanks, pond liners, electrical lighting fixtures, wiring and related equipment, and fencing. Other forms of waste include effluent and byproducts from commercial activities (e.g., water or wastewater rich in plant chlorophyll or salts, spent fuels or solvents, etc.). The MMP shall include a detailed description of activities and processes occurring on site and the type and quantity of items produced. The MMP shall be submitted to the County Division of Environmental Health (DEH) and public agencies or private enterprises accepting waste materials. Commercial cannabis permits shall not be granted without approval of the MMP relevant agencies.
- b) Where project-related activities involve storage and use of hazardous materials at a reportable quantity, applicants shall prepare a hazardous materials management plan (HMMP) which details: operating procedures and processes, associated equipment and cleaning procedures, chemical requirements and reactions, waste volumes, storage areas, chemical handling procedures, and emergency equipment. The HMMP shall be submitted with the permit application, with copies to the DEH and public agencies or private enterprises as appropriate. Commercial cannabis permits shall not be granted without approval of the HMMP relevant agencies.

# 55.4.12.1.14 Performance Standard for Protection of Historical Resources (FEIR mitigation measure 3.5-1)

Projects proposing the removal or exterior alteration of structures over 45-years in age shall provide a report prepared by a historical consultant meeting the Secretary of the Interior's Professional Qualification Standards. The report shall include an evaluation and determination concerning whether the property contains historical resources which are listed or eligible for listing on any State, Federal, or Local register of Historical Resources, using applicable criteria and standards for listing, including section 15064.5 of the CEQA Guidelines. If resources included or eligible for inclusion in the National Register of Historic Places, California Register of Historic Resources, or Local Register are identified, an assessment of impacts on these resources shall be included in the report, as well as detailed measures to avoid impacts.

55.4.12.1.15 Performance Standard for Inadvertent Discovery of Archaeological and Paleontological Resources (FEIR mitigation measures 3.5-2 and 3.6-5)

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- a) If cultural resources are encountered during ground disturbing activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist, as well as the appropriate Tribal Historic Preservation Officer(s), are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided. The Planning and Building Department shall provide information regarding the appropriate Tribal point(s) of contact for a specific area. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately.
- b) If a paleontological discovery is made during construction, the contractor shall immediately cease all work activities in the vicinity (within approximately 100 feet) of the discovery and shall immediately contact the County. A qualified paleontologist shall be retained to observe all subsequent grading and excavation activities in the area of the find and shall salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered that require temporarily halting or redirecting of grading, the paleontologist shall report such findings to the County. The paleontologist shall determine appropriate actions, in cooperation with the applicant and the County, that ensure proper exploration and/or salvage.

## 55.4.12.2 <u>Additional Miscellaneous Performance Standards for Commercial Cannabis</u> Cultivation Activities

<u>Permittees and operators shall conduct all commercial cannabis activities in compliance with the following performance standards.</u> Failure to comply shall be grounds for permit revocation and administrative penalties.

General Standards applicable to all Commercial Cannabis Activities

- All applicable statutes, regulations and requirements of the North Coast

  Regional Water Quality Control Board and State Water Resources Control

  Board. To be eligible for submittal and processing, permit applications must include information detailing all measures to achieve compliance with relevant requirements of these agencies. These measures shall be subject to verification during subsequent permit inspection(s).
- 55.4.12.2.2 Any substantially equivalent rule addressing water quality protections and waste discharge that may be subsequently adopted by the County of Humboldt or other responsible agencies, provided that all water quality protection requirements of the Local Coastal Area Plan are met.

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55.4.12.2.3 All terms of any applicable Streambed Alteration Permit obtained from the Department of Fish & Wildlife.

Where no prior agreement has been secured for prior work within areas of DFW jurisdiction, entering an agreement pursuant to 1602 of the Fish and Game Code shall not be completed until the County permit has finished.

55.4.12.2.4 All terms of any permit or exemption approved by the California Department of Forestry and Fire Protection (CAL-FIRE), including a less-than-3-acre conversion exemption or timberland conversion permit.

Where existing or proposed operations occupy sites created through prior unauthorized conversion of timberland, if the landowner has not completed a civil or criminal process and/or entered into a negotiated settlement with CAL-FIRE, the applicant shall secure the services of a registered professional forester (RPF) to evaluate site conditions and conversion history for the property and provide a written report to the Planning Division containing the RPF's recommendation as to remedial actions necessary to bring the conversion area into compliance with provisions of the Forest Practices Act. The Planning Division shall circulate the report to CAL-FIRE for review and comment.

- 55.4.12.2.5 Trucked water shall not be allowed, except for emergencies. For purposes of this provision, "emergency" is defined as: "a sudden, unexpected occurrence demanding immediate action.
- 55.4.12.2.6 Provide and maintain an approved means of sewage disposal that meets the required standards of the County Division of Environmental Health and/or the Regional Water Quality Control Board, as applicable.
- 55.4.12.2.7 All federal, state, and local laws and regulations applicable to California

  Agricultural Employers, including those governing cultivation and processing activities.
- 55.4.12.2.8 All construction activity and use of heavy equipment shall take place between 7:00 A.M. and 6:00 P.M., Monday through Friday, and between 9:00 A.M. and 6:00 P.M. on Saturday and Sunday. (FEIR mitigation measure 3.10-1)
- 55.4.12.3 [Reserved for Future Use]

## 55.4.12.4 **Performance Standard for Light Pollution Control**

- a) Structures used for Mixed Light Cultivation and Nurseries shall be shielded (e.g., with tarps) so that no light escapes between sunset and sunrise.
- b) Where located on a Parcel abutting a residential Zoning District or proposed within

  Resource Production or Rural Residential areas, a Any Security Lighting for Commercial

  Cannabis Activities shall be shielded and angled in such a way as to prevent light from

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- spilling outside of the boundaries of the Parcel(s) or Premises or directly focusing on any surrounding uses.
- c) The County shall provide notice to the operator upon receiving any light pollution complaint concerning the cultivation site. Upon receiving notice, the applicant shall correct the violation as soon as possible and submit written documentation within ten (10) calendar days, demonstrating that all shielding has been repaired, inspected and corrected as necessary. Failure to correct the violation and provide documentation within this period shall be grounds for permit cancellation or administrative penalties, pursuant to the provisions of 55.4.5.3.

## 55.4.12.5 **Performance Standards for Energy Use**

All electricity sources utilized by Commercial Cannabis Cultivation, Manufacturing, or Processing activities shall conform to one or more of the following standards:

- 55.4.12.5.1 grid power supplied from 100% renewable source
- 55.4.12.5.2 on-site renewable energy system with up to twenty percent net non-renewable energy use
- 55.4.12.5.3 grid power supplied by partial or wholly non-renewable source with purchase of carbon offset credits

Purchase of carbon offset credits (for grid power procured from non-renewable producers) may only be made from reputable sources, including those found on Offset Project Registries managed the California Air Resources Board, or similar sources and programs determined to provide bona fide offsets recognized by relevant state regulatory agencies.

# 55.4.12.6 Performance Standard for Noise at Cultivation Sites (FEIR mitigation measure 3.4-1h)

Noise from cultivation and related activities shall not result in an increase of more than three decibels of continuous noise above existing ambient noise levels at any property line of the site. Existing ambient noise levels shall be determined by taking twenty-four-hour measurements on three or more property lines when all cannabis related activities are not in operation. Project-generated sound must not exceed ambient nesting conditions by 20-25 decibels. Project-generated sound, when added to existing ambient conditions, must not exceed 90 decibels.

- a) In TPZ and TC zones, the use of generators is prohibited.
- Owls where timberland is present, maximum noise exposure from the combination of background cultivation related noise may not exceed 50 decibels measured at a distance of 100 feet from the noise source or the edge of habitat, whichever is closer. Where ambient noise levels, without including cultivation related noise, exceed 50 decibels within 100 feet from the cultivation related noise source or the edge of habitat, cultivation-related noise

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sources may exceed 50 decibels provided no increase over ambient noise levels would result. Marbled murrelet and northern spotted owl are most active during dawn and dusk. Within approximately 2 hours of sunrise and sunset, ambient sound levels are lower than during the middle of the day (by approximately 5-10 decibels). This will be accounted for when determining impacts of project-generated sound.

- <u>be</u>) The permit application must include information demonstrating compliance with the noise standards, including but not limited to:
  - i) site plan detailing the location of all noise sources, property lines, and nearby forested areas and sensitive receptors
  - ii) existing ambient noise levels at the property line using current noise measurements (excluding cultivation related noise)
  - iii) Details on the design of any structure(s) or equipment used to attenuate noise
  - iv) Details on the location and characteristics of any landscaping, natural features, or other measures which serve to attenuate noise levels at nearby property lines or habitat.

### 55.4.12.7 Performance Standards for Cannabis Irrigation

A Special Permit and Coastal Development Permit shall be required where Irrigation of Commercial Cannabis Cultivation Activities occurs wholly or in part using one or more Diversionary sources of water. In addition to the requirements of Section 55.4.6.3.2 that irrigation shall exclusively utilize Stored Water from Non-Diversionary Sources, or water from a Public or Private Water Supplier (if adequate capacity exists for irrigation use, as determined by the Public or Private Water Supplier), a All Cannabis Irrigation, regardless of cultivation area, shall be subject to the following standards:

Documentation of Current and Projected Water Use

55.4.12.7.1 All requests to permit Commercial Cannabis Cultivation Activities shall provide information detailing past and proposed use(s) of water on the Parcel(s) or Premises. Information in the plan shall be developed to the satisfaction of County staff—and will be used to assist in identifying and establishing an appropriate Forbearance Period. At a minimum, the following items shall be included:

- a) Information identifying the cultivation season(s)
- b) A water budget showing monthly past or projected Irrigation demands, including periods of peak usage, broken out by each discrete Cultivation Site. Irrigation reporting or projections shall be differentiated where cultivation methods and conditions result in differences in water usage at specific cultivation sites.
- c) A listing of current or proposed areas of on-site water storage, <u>if applicable</u>, showing volume in gallons.
- d) A description of on-site water conservation measures including but not limited to:
  rainwater catchment systems, drip irrigation, timers, mulching, irrigation water recycling,
  and methods for insuring Irrigation occurs at agronomic rates

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## Forbearance Period & Storage Requirements

55.4.12.7.2 Operators of Cannabis Cultivation Site(s) shall forbear from diversions of Surface Water for Irrigation during periods of low or reduced stream flows, in accordance with requirements of the State Water Resources Control Board.

55.4.12.7.3 The County may require the submittal of a water management plan prepared by a qualified person such as a licensed engineer, hydrologist, or similar licensed professional, establishing a smaller or larger water storage and forbearance period, if required, based upon local site conditions.

55.4.12.7.4 Where subject to forbearance, the applicant shall provide a plan for developing adequate on-site water storage to provide for Irrigation, based on the size of the area to be cultivated.

## Metering and Recordkeeping

55.4.12.7.45 A metering device shall be installed and maintained on all discrete points of diversion or other-locations of water withdrawal (including wells). The meter shall be located at or near the point of diversion or withdrawal.

55.4.12.7.56 A metering device shall be installed and maintained at or near the outlet of all water storage facilities utilized for Irrigation.

55.4.12.7.67 Operators shall maintain a weekly record of water collected from Diversionary sources, as well as a record of all water used in Irrigation of permitted Cultivation Areas. A copy of these records shall be stored and maintained at the cultivation site and kept separately or differentiated from any record of water use for domestic, fire protection, or other irrigation purposes. Irrigation records shall be reported to the County on an annual basis, at least thirty (30) days prior to the date of each annual permit inspection. Records shall also be made available for review during site inspections by local and state officials.

#### 55.4.12.8 **Performance Standards for Water Storage**

All facilities and equipment storing water for Irrigation shall be designed and managed in conformance with the following performance standards, as applicable:

### **Existing** Ponds and Reservoirs

- a) Except in limited circumstances where already permitted or existing, ponds shall be located "off-channel" from watercourses and adequately setback from streams, springs, and other hydrologic features.
- b)a) To prevent occupancy by and survival of non-native bullfrog species, ponds shall be designed to be drained. Draining may be required on an annual basis or other interval where determined necessary.
- <u>e)b)</u> Introduction or maintenance of non-native species is prohibited where an existing or proposed pond is filled from, or outlets to a nearby stream or wetland.
- Ponds shall be designed with pathways enabling escape by local wildlife. These may include rock-lined portions or similar features providing equivalent means of egress.

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e)d) All ponds and reservoirs shall be designed by a licensed civil engineer where utilizing a dike, earthen dam, berm or similar feature to facilitate water storage. The engineer shall evaluate the risk of pond failure under natural conditions and specify provisions for periodic inspection, routine maintenance, and long-term management. An engineered reclamation and remediation plan shall be submitted for County approval within one year of sunset or cancellation of the permit, and completed within standard permitting timeframes.

#### Bladders & Above-Ground Pools, and similar vessels

Use of bladders, above-ground pools, and similar vessels is prohibited. Where a Pre-Existing Provisional Cultivation site utilizes any of these means for water storage, removal and replacement with a substitute approved method of water storage (e.g. tank(s), reservoir, etc.) shall be completed within 2 years of provisional permit approval.

## Tanks located in designated Flood Zones

g)f) Tanks shall be sited consistent with the setbacks requirements of Section 55.4.5.1.3 at least one foot above the base flood elevation or wet flood proofed and anchored.

# 55.4.12.9 Performance Standard for Wells on Small Parcels (FEIR mitigation measure 3.8-3)

Cultivation Site(s) located on within areas planned or zoned for lot sizes of forty acres or smaller, where proposing or conducting Irrigation with water from a proposed or existing well located within 400 feet of a property line, shall be subject to groundwater testing to determine connectivity of the source supply well. A Coastal Development Permit shall be required for new test wells. These tests shall be conducted by a qualified professional and preceded by a minimum of eight (8) hours of non-operation to maintain a static depth to water measurement. Results of testing are required to be provided with the permit application submittal. If the testing demonstrates use of the well results in the drawdown of any adjacent well(s), a Special Permit will be required. Use of the well for cannabis-related Irrigation may be prohibited, limited, or subject to provisional approval and monitoring. As part of the annual inspection process, cultivation operators shall provide the County with groundwater monitoring data for on-site well facilities that documents well production and changes in groundwater levels during each month of the year. Should this monitoring data identify potential drawdown impacts to adjacent well(s) and indicate a connection to operation of the on-site wells, the cultivation operators, in conjunction with the County, shall develop adaptive management measures to allow for recovery of groundwater levels. Adaptive management measures may include forbearance, water conservation measures, reductions in on-site cannabis cultivation, alteration of the groundwater pumping schedule, or other measures determined appropriate. Adaptive management measures that involve development shall require CDP authorization. Adaptive management measures shall remain in place until groundwater levels have recovered to preproject conditions based on annual monitoring data provided to the County as part of subsequent annual inspections.

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In addition, as required by Section 55.4.6.4.4(I)(i), proposed new agricultural wells shall observe all prescribed setbacks and limitations pertaining to the use of land adjacent to ESHA, including, but not limited to, wetlands and streams.

## 55.4.12.10 Soils Management Performance Standard

A soils management plan shall be provided detailing the use of imported and native soil on the Parcel(s) or Premises. The plan shall provide accounting for the annual and seasonal volume of soil that is imported and exported and documentation of the approved location of any Parcel(s) used for off-site disposal of spent soil if this occurs or is proposed.

### 55.4.12.11 Existing Site Reconfiguration

- a) Where an existing site does not conform to one or more performance standards or eligibility criteria, or cannot comply with local, state, or federal regulatory requirements, reconfiguration can be permitted consistent with the certified Local Coastal Land Use Plan of the cultivation site and associated infrastructure may be permitted, provided that the reconfiguration results in an improvement in the environmental resources of the site, and the site is brought into compliance with the requirements of this Section.
- b) A Biological Resource Protection Plan must also be included. The plan shall be prepared by a qualified professional and evaluate whether prior unpermitted development or disturbance has occurred within Environmentally Sensitive Habitat Area.
- e) Any new timberland conversion proposed in association with cultivation site reconfiguration must not exceed the areas of existing conversion to be relocated.
- <u>C) Unauthorized Pre-Existing cultivation areas to be relocated must be restored to pre-disturbance conditions and restocked and/or managed to promote recovery by native vegetation and tree species.</u>
- <u>d</u>**f**) Existing interior driveways and road networks may be reconfigured to achieve better design and compliance with road standards and watercourse protections.
- e) All relocated road segments must be fully decommissioned and restored to pre-disturbance conditions or mothballed and stabilized to ensure that they are no longer a threat to water quality. Relocated road systems occupying the site of converted timberland shall be restocked and/or managed to promote recovery by native vegetation and tree species.
- <u>fe</u>) All remediation activities shall be performed in accordance with the Remediation Performance Standard (55.4.12.13).

## 55.4.12.12 Performance Standard for Adaptive Reuse of Developed Industrial Site(s)

All Commercial Cannabis Activities shall be conducted in a way which avoids displacing or destroying existing buildings or other infrastructure on the Parcel developed for prior commercial or industrial uses. Adaptations shall be carefully designed to preserve future

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opportunity for future resumption or restoration of other commercial or industrial uses after Commercial Cannabis Activities have ceased or been terminated.

- a) Development of additional buildings or infrastructure only allowed once existing infrastructure has been fully occupied.
- b) Interior changes or additions to facilities must not prevent future re-occupancy by new uses which are compatible with the base zoning district or consistent with historic prior operations.
- c) Newly constructed facilities must comply with all development standards of the principal zoning district(s)

See also the performance standards of Section 55.4.12.1.11, which also apply to some industrial and commercial properties.

#### 55.4.12.13 Performance Standard for Remediation Activities

In addition to the requirements of Section 55.4.6.6, aAll remediation activities shall restore the site to pre-development conditions to the maximum extent feasible. A be conducted in accordance with the requirements for Mitigation and Monitoring Plans shall be submitted subject to review and approval of the Hearing Officer. The Plan shall address prevention of damage to soil, plant and animal life, and surface and subsurface water supplies, and shall include described within 313-61.1 of the Humboldt County Code, including the standards for documentation, reporting, and adaptive management.

## 55.4.12.14 Performance Standard for Public Accommodations

Sites of permitted Commercial Cannabis Activities may be authorized to host visits by the general public, as follows:

- a) Public visitation may be principally permitted with a Zoning Clearance Certificate at all sites within Commercial and Industrial Zoning Districts when meeting the requirements of this Section.
- b) Public visitation may be permitted with a Special Permit and Coastal Development Permit at sites located within those zones listed under 55.4.6.1.1 (AE and RA), when meeting the requirements of this Section. Where access to the site is provided through Shared Use Private Road Systems, notice of the project will also be sent to all owners and occupants of property accessed through these common road systems, pursuant to 55.4.12.1.8(e). The permit may limit or specify the size and weight of vehicles authorized to visit the site, periods during which visitation may occur, and other measures to ensure compatibility with neighboring land uses and limit impacts to Shared Use Private Road Systems.
- c) Visitation by the general public may include Tours and Tour Groups, Cannabis Bed and Breakfasts Farmstays, and similar activities. Visitation does not include weddings, parties, or similar occasions. Special Events and other Temporary Uses are permissible with a Coastal Development Permit and Conditional Use Permit pursuant to 314313-62.1.

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- 55.4.12.134.1 The following standards apply to any Commercial Cannabis Activity site open to the public:
- a) Sites located in those zones specified in Section 55.4.6.1, shall limit hours of operation for public access other than employees to between 9:00 am to 6:00 pm.
- b) Restroom facilities shall be provided for visitors to the site.
- c) All facilities open to the public (parking, structures, restrooms, etc.) shall be designed and managed in compliance with relevant provisions for accessibility, as established in compliance with the Americans with Disabilities Act (ADA).
- d) Agricultural-exempt structures may not be opened to visitation by the general public.
- e) Road System & Driveways
  - 1) Locational Criteria The Parcel(s) or Premises shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard. Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that standards for the protection of public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and protection of habitat can be met.
  - 2) Sites shall have a driveway and turnaround area meeting the following requirements:
    - i. All driveways shall be constructed to a minimum Road Category 1 standard.

      Driveways shall have a minimum 10-foot traffic lane and an unobstructed vertical clearance of 15 feet along their entire length. Driveways in excess of 1,320 feet in length shall be constructed to the standard for Road Category 2.
    - ii. <u>Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where a driveway exceeds 800 feet, turnouts shall be spaced at intervisible points at approximately 400-foot intervals. The location and spacing of turnouts shall be in conformance with the County Roadway Design Manual.</u>
    - iii. A turnaround shall be within 50 feet of the parking area.
    - iv. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.
    - v. <u>Sites within the jurisdiction and service area of a local fire protection district shall</u> meet the driveway and turnaround requirements of that agency.

#### f) Parking

- 1) Sites shall provide adequately sized on-site parking for tour vehicles.
- 2) Sites shall include a minimum of six (6) parking spaces plus one (1) additional parking space for every two employees

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## 55.4.12.15 Performance Standards for Tour Operators and Tour Sites

### **Tour Operators**

Tour Operators shall comply with all of the following measures:

- a) The use of sound amplification equipment outside the tour vehicle is prohibited.
- b) Tour guests shall be restricted to adults 21 years of age or older. Age shall be verified prior to the start of any tour.
- c) Travel shall only be made to sites eligible for hosting visits by the general public. Prior to initially visiting any site, the tour operator shall contact the Planning and Building Department to confirm the eligibility of the site, and any applicable special conditions.
- d) Tour operators shall observe any vehicle weight restrictions when visiting tour sites.

#### Tour Site Eligibility Criteria

Where authorized, the site(s) of any permitted Commercial Cannabis Activity may host tours when meeting the following criteria:

- e) The site(s) conform with the Public Accommodation Performance Standard
- f) <u>Visitation is restricted to vehicles in compliance with the applicable weight restriction</u>

## 55.4.12.16 Invasive Plant Species Control (FEIR mitigation measure 3.4-3b)

It is the responsibility of a certificate or permit holder to work to eradicate invasive plant species classified as invasive by the California Invasive Plant Council. As part of any application, the existence of invasive species on the project parcel need to shall be identified, including the type(s) of invasive plant species, where they are located, and a plan to control their spread. All invasive plant species shall be removed from the cultivation site and associated infrastructure using measures appropriate to the species. All required permits for invasive species removal shall be obtained prior to invasive species removal activities. Vegetation spoils shall be properly disposed of at a legally authorized landfill site to avoid further spread of invasive species. Removal shall be confirmed during subsequent annual inspection. Corrective action may be required as part of the annual permit renewal for commercial cannabis activities if invasive species remain or are found to have returned. Heavy equipment and other machinery used for commercial cannabis activities shall be inspected for the presence of invasive species prior to on-site use and shall be cleaned prior to entering the site to reduce the risk of introducing invasive plant species to the site.

## 55.4.12.17 Performance Standard for Visual Resources Protection

All development associated with a commercial cannabis operation shall comply with all applicable policies of the Local Coastal Area Plan for the protection of public visual resources. In addition, greenhouses, fencing, and other structures in AE and RA zones (a) shall not block blue water views or blue sky views as seen from public roadways and other public vantage points; and (b) shall be sited to cluster all development near existing structures to the maximum

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extent feasible to maintain and maximize views of open areas available from public roads and other public vantage points.

## 55.4.13 HUMBOLDT ARTISANAL BRANDING

The county shall develop a program for recognition and certification of commercial cannabis cultivators meeting standards to be established by the Agricultural Commissioner, including, but not limited to, the following criteria:

- a) Cultivation area of 3,000 square feet or less
- b) Operated by a County permit and state license holder who resides on the same parcel as the cultivation site
- c) Grown exclusively with natural light
- d) Meets organic certification standards or the substantial equivalent

#### 55.4.14 RIGHT TO FARM DISCLOSURE

When required to execute or make available a disclosure statement pursuant to 313-43.2 of the code "Right to Farm Ordinance", said statement shall include information describing the possibility of commercial cultivation of cannabis.

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# **APPENDIX D**

# ALLOWED COMMERCIAL CANNABIS USES, PERMIT REQUIREMENTS, AND CULTIVATION AREA SIZE LIMITS BY ZONE DISTRICT

Commission Suggested Modifications to allowed uses and permit requirements are included in <u>double underline</u> text for additions and <del>double cross-out-</del>text for deletions

Commercial Canna	bis Uses,	CD	P: Coastal Dev	elopment Permit R	Required			
Permit Requirements and		CUP: Conditional Use Permit Required						
Cultivation Area Siz		SP: Special Permit Required						
in the AE & RA Zon		ZCC: Zoning Clearance Certificate Required						
There may be	<u> </u>				•			
additional permit		PERMITS REQUIRED BY ZONE (AE & RA), PARCEL SIZE  & CULTIVATION AREA SIZE						
requirements not	45.0.0	•				A.F		
listed in this table for exceptions to the	AE & RA	4	AE & RA	AE	AE & RA	AE zone		
required standards or	zones		zones	zone	zones	<u>&amp;</u> AEG land		
if a site is located in a special land use area designa			<u>not</u> AEG use	<u>not</u> AEG use	<u>not</u> AEG use	use		
				designation	designation	designation		
(e.g., designated Flood Hazard Zone, etc.)	20 ac. m	in.	20 ac. min.	≥320 ac.	Any size	Any size		
OPEN-AIR CULTI	VATION (C		OR & MIXED LI	<b>GHT)</b> (Sec. 55.4	.6)	NOT		
Mixed Light	<10,000		10,000-	<43,560 sf		NOT ALLOWED in		
Within NEW non-	<10,000	31	43,560 sf	per 100-ac.	Parcel must	the AE zone		
residential			43,300 31	increment of	be <u>&gt;</u> 20 ac.	with an AEG		
structures, incl.				parcel size	bc <u>&gt;</u> 20 dc.	land use		
greenhouses				(max. 8 ac.)		designation		
Within EXISTING <sup>7</sup>			ZCC & <u>CDP</u> for			acongnation		
non-residential			or	<u>.</u> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
structures, incl.			CUP & CDP for	>43.560 sf		<u>C D P</u>		
greenhouses			(up to 20% of the ar	•				
Provisional sites (to remain on site and not be relocated)	PROVISIONAL PERMITTING ("PRE-EXISTING" CULTIVATION SITES) (Sec. 55.4.6.5)  Open-Air Cultivation allowed pursuant to Sec. 55.4.6.1 eligibility criteria and timing restrictions for application submittal and other requirements of Sec. 55.4.6.5 with the following permits:  SP & CDP (on slopes <15%)							
						SP & CDP Parcel must be		
Small cultivation			SP & CDP			>20 ac. and		
sites (to remain	<u>&lt;</u> 3,00		pen-Air Cultivation		Parcel must	cultivation only		
on site and not be		•	irements of 55.4.6.5		be <u>≥</u> 20 ac.	in existing non-		
relocated)		ZCC: S	Slopes >15% but <30	9%)		residential		
						structures		
Relocation sites under the RRR program	1-for-1	site, up	o to <20,000 sf, per o CUP & >20,000 of cultivation area	e area of the pre-exi criteria of Sec. 55.4.6 CDP	emediated	<u>NOT</u> ALLOWED		

Commercial Cannabis Uses,		CDP: Coastal Development Permit Required							
<b>Permit Requiremen</b>	nts and	CUI	CUP: Conditional Use Permit Required						
<b>Cultivation Area Siz</b>	ze Limits	SI	SP: Special Permit Required						
in the AE & RA Zon	es*	ZCC: Zoning Clearance Certificate Required							
There may be		PERMITS REQUIRED BY ZONE (AE & RA), PARCEL SIZE							
additional permit	& CULTIVATION AREA SIZE								
requirements not listed in this table for	AE & RA AE & RA AE zone								
exceptions to the	zone			zone		& AEG land			
required standards or		_	zones		zones	_			
if a site is located in a	not AEG use <u>not</u> AEG use <u>not</u> AEG use <u>not</u> AEG u					use			
special land use area (e.g., designated Flood	designa		designation	designation	designation	designation			
Hazard Zone, etc.)	20 ac. n	nin.	20 ac. min.	<u>&gt;</u> 320 ac.	Any size	Any size			
INDOOR CULTIV	ATION (Se	c. 55.4.	8.1)		•				
Within NEW									
non-residential			NOT ALLO	)WED in AE or RA	Azones				
structures									
Within EXISTING <sup>7</sup>				ZCC & CDP					
		<u>&lt;</u> 5,000 sf							
non-residential		SP & CDP							
structures			>5	,000-10,000 sf					
PERMIT CAPS FOR ALL CULTIVATION (Sec. 55.4.6.8)  The total number of permits issued for commercial cultivation activities (including outdoor, indoor, mixed-light, and nurseries) in each of the six LCP areas in all zones (AE, RA, CG, ML, MG, & MC) are as follows:									
		eas in all z	ones (AE, RA, CG, N	·		xea-light, and			
Coastal Area	<u>Permits</u>	eas in all z <u>Acre</u>	ones (AE, RA, CG, N	·	s follows:				
<u>Coastal Area</u> North Coast	Permits 4	reas in all z Acre 2	ones (AE, RA, CG, N S Once the per permit appli	ML, MG, & MC) are a mit cap for a given LC cations for open air an	s follows: P Area has been reach d indoor cultivation a	ned, no additional ctivities will be			
<u>Coastal Area</u> North Coast Trinidad	Permits 4 0	reas in all z <u>Acre</u> 2 0	ones (AE, RA, CG, Nonce the perpendicular applicular processed un	AL, MG, & MC) are a mit cap for a given LC cations for open air an ntil the Planning Comn	s follows:  P Area has been reach d indoor cultivation an hission and Board of S	ned, no additional ctivities will be upervisors consider			
<u>Coastal Area</u> North Coast Trinidad McKinleyville	Permits 4 0 4	reas in all z Acre 2 0 2	ones (AE, RA, CG, N S Once the per permit application of the permit	AL, MG, & MC) are a mit cap for a given LC cations for open air an atil the Planning Comm he limits and prescribe	s follows:  P Area has been reach d indoor cultivation anission and Board of Sed distribution of pern	ned, no additional ctivities will be upervisors consider nitting and acreage			
Coastal Area North Coast Trinidad McKinleyville *Humboldt Bay	Permits	eas in all z Acre 2 0 2 13	Ones (AE, RA, CG, None the permit applied processed up a review of the allowances.	AL, MG, & MC) are a mit cap for a given LC cations for open air an atil the Planning Comme limits and prescribe After holding a public learners.	s follows:  P Area has been reach d indoor cultivation a nission and Board of S ed distribution of pern nearing and consideri	ned, no additional ctivities will be upervisors consider nitting and acreage ng all public			
Coastal Area North Coast Trinidad McKinleyville *Humboldt Bay Eel River	Permits 4 0 4 38 112	eas in all z Acre 2 0 2 13 39	Ones (AE, RA, CG, None the permit applied processed up a review of the allowances. It is testimony researches the allowances are the allowances ar	AL, MG, & MC) are a mit cap for a given LC cations for open air an atil the Planning Common till the Planning Common till the Planning Common till the Planning Common till the Planning a public loceived, the Board may	s follows:  P Area has been reach d indoor cultivation and insistion and Board of Sed distribution of permearing and considering choose to establish research.	ned, no additional ctivities will be upervisors consider nitting and acreage ng all public new caps on acreage			
Coastal Area North Coast Trinidad McKinleyville *Humboldt Bay Eel River South Coast	Permits	Acre 2 0 2 13 39 5	Once the permit applied processed up a review of the allowances. The and permit applied and permits an	AL, MG, & MC) are a mit cap for a given LC cations for open air an atil the Planning Comme limits and prescribe After holding a public learners.	s follows:  P Area has been reach dindoor cultivation anission and Board of Sed distribution of permearing and considering choose to establish reach distribution within we distributed within which we distrib	ned, no additional ctivities will be upervisors consider nitting and acreage ng all public new caps on acreage vatersheds. A			
Coastal Area North Coast Trinidad McKinleyville *Humboldt Bay Eel River South Coast Total  * Cannabis cultivation District may be exe	Permits  4  0  4  38  112  13  171  In sites on prompt from the	Acre	Once the permit application processed up a review of the allowances. It is the permit application to the permit application processed up a review of the allowances. It is the permit and permit to the permit change in call process.	AL, MG, & MC) are a rmit cap for a given LC cations for open air an antil the Planning Commhe limits and prescribe After holding a public I ceived, the Board may as well as change their ps requires an amendr	P Area has been reach d indoor cultivation and insision and Board of Seed distribution of permearing and considering choose to establish reactions of the Humboldt Bay Notes to the Humboldt Bay Notes t	ned, no additional ctivities will be upervisors consider nitting and acreage ng all public new caps on acreage ratersheds. A stal Program.			
Coastal Area North Coast Trinidad McKinleyville *Humboldt Bay Eel River South Coast Total  * Cannabis cultivation District may be exe	Permits  4  0  4  38  112  13  171  In sites on prompt from the	Acre	Once (AE, RA, CG, No. 18 Cones (AE, RA, RA, RA, RA, RA, RA, RA, RA, RA, RA	AL, MG, & MC) are a rmit cap for a given LC cations for open air an atil the Planning Commine limits and prescribe After holding a public loceived, the Board may as well as change their ps requires an amendration public water from the district proventions.	s follows:  P Area has been reach dindoor cultivation and soard of Sed distribution of permearing and considering choose to establish reaches to the Local Coast the Humboldt Bay Nation grublic water serious public water serious follows:	ned, no additional ctivities will be upervisors consider nitting and acreage ng all public new caps on acreage ratersheds. A stal Program.			
Coastal Area North Coast Trinidad McKinleyville *Humboldt Bay Eel River South Coast Total * Cannabis cultivation District may be exe MANUFACTURIN Flammable	Permits  4  0  4  38  112  13  171  In sites on prompt from the	Acre	Once (AE, RA, CG, No. 18 Sample of the permit applied processed up a review of the allowances. It is the stimony real permits of the allowance of the allowance of the allowance of the allowance of the stimony real permits of the stimony of	ML, MG, & MC) are a rmit cap for a given LC cations for open air an atil the Planning Commine limits and prescribe After holding a public loceived, the Board may as well as change their ps requires an amendrate public water from the commine of the district proving MWED in AE or RACO	P Area has been reach dindoor cultivation and insision and Board of Sed distribution of permearing and considering choose to establish reaches to the Local Coase the Humboldt Bay Noviding public water sea a zones	ned, no additional ctivities will be upervisors consider nitting and acreage ng all public new caps on acreage ratersheds. A stal Program.			
Coastal Area North Coast Trinidad McKinleyville *Humboldt Bay Eel River South Coast Total  * Cannabis cultivation District may be exe MANUFACTURIN Flammable Non-Flammable	Permits  4  0  4  38  112  13  171  In sites on prompt from the	Acre	Once (AE, RA, CG, No. 18 Sample of the permit applied processed up a review of the allowances. It is the stimony real permits of the allowance of the allowance of the allowance of the allowance of the stimony real permits of the stimony of	AL, MG, & MC) are a rmit cap for a given LC cations for open air an atil the Planning Commine limits and prescribe After holding a public loceived, the Board may as well as change their ps requires an amendration public water from the district proventions.	P Area has been reach dindoor cultivation and insision and Board of Sed distribution of permearing and considering choose to establish reaches to the Local Coase the Humboldt Bay Noviding public water sea a zones	ned, no additional ctivities will be upervisors consider nitting and acreage ng all public new caps on acreage ratersheds. A stal Program.			
Coastal Area North Coast Trinidad McKinleyville *Humboldt Bay Eel River South Coast Total  * Cannabis cultivation District may be exe MANUFACTURIN Flammable Non-Flammable in NEW structures	Permits  4  0  4  38  112  13  171  In sites on prompt from the	Acre	Once (AE, RA, CG, No. 18 Sample of the permit applied processed up a review of the allowances. It is the stimony real permits of the allowance of the allowance of the allowance of the allowance of the stimony real permits of the stimony of	ML, MG, & MC) are a rmit cap for a given LC cations for open air an atil the Planning Commine limits and prescribe After holding a public loceived, the Board may as well as change their ps requires an amendrate public water from the commine of the district proving MWED in AE or RACO	P Area has been reach dindoor cultivation and insision and Board of Sed distribution of permearing and considering choose to establish reaches to the Local Coase the Humboldt Bay Noviding public water sea a zones	ned, no additional ctivities will be upervisors consider nitting and acreage ng all public new caps on acreage vatersheds. A stal Program.			
Coastal Area North Coast Trinidad McKinleyville *Humboldt Bay Eel River South Coast Total  * Cannabis cultivation District may be exee MANUFACTURIN Flammable Non-Flammable in NEW structures Non-Flammable	Permits  4  0  4  38  112  13  171  In sites on prompt from the	Acre	Once (AE, RA, CG, No. 18 Sample of the permit applied processed up a review of the allowances. It is the stimony real permits of the allowance of the allowance of the allowance of the allowance of the stimony real permits of the stimony of	ML, MG, & MC) are a rmit cap for a given LC cations for open air an atil the Planning Commite limits and prescribe After holding a public loceived, the Board may as well as change their ps requires an amendrate public water from the district provided in AE or RAD WED in AE or RAD	P Area has been reach dindoor cultivation and insision and Board of Sed distribution of permearing and considering choose to establish reaches to the Local Coase the Humboldt Bay Noviding public water sea a zones	ned, no additional ctivities will be upervisors consider nitting and acreage ng all public new caps on acreage vatersheds. A stal Program.			
Coastal Area North Coast Trinidad McKinleyville *Humboldt Bay Eel River South Coast Total  * Cannabis cultivation District may be exe MANUFACTURIN Flammable Non-Flammable in NEW structures Non-Flammable in EXISTING <sup>7</sup> non-	Permits 4 0 4 38 112 13 171 n sites on prompt from the	Acre 2 0 2 13 39 5 5962  poperties zo e cap with 5.4.8.2)	Once the per permit application processed una review of the allowances. It is the stimony reason and permits change in callowances and permits change in callowances. It is the stimony reason and permits change in callowance in	ML, MG, & MC) are a rmit cap for a given LC cations for open air an atil the Planning Commite limits and prescribe After holding a public loceived, the Board may as well as change their ps requires an amendrate public water from the district provides of the provides of the provides of the provides and the provides of	s follows:  P Area has been reach dindoor cultivation and soard of Sed distribution of permearing and considering choose to establish reaches to the Local Coast the Humboldt Bay National public water sea a zones	ned, no additional ctivities will be upervisors consider nitting and acreage ng all public new caps on acreage vatersheds. A stal Program.  Municipal Water service to the site.			
Coastal Area North Coast Trinidad McKinleyville *Humboldt Bay Eel River South Coast Total  * Cannabis cultivation District may be exe MANUFACTURIN Flammable Non-Flammable in NEW structures Non-Flammable in EXISTING <sup>7</sup> non- residential	Permits 4 0 4 38 112 13 171 n sites on prompt from the	Acre 2 0 2 13 39 5 5962  poperties zo e cap with 5.4.8.2)	Once the per permit application processed una review of the allowances. It is the stimony reason and permits change in callowances and permits change in callowances. It is the stimony reason and permits change in callowance in	ML, MG, & MC) are a rmit cap for a given LC cations for open air an atil the Planning Commite limits and prescribe After holding a public loceived, the Board may as well as change their ps requires an amendrate public water from the district provided in AE or RAD WED in AE or RAD	s follows:  P Area has been reach dindoor cultivation and soard of Sed distribution of permearing and considering choose to establish reaches to the Local Coast the Humboldt Bay National public water sea a zones	ned, no additional ctivities will be upervisors consider nitting and acreage ng all public new caps on acreage vatersheds. A stal Program.  Municipal Water service to the site.			
Coastal Area North Coast Trinidad McKinleyville *Humboldt Bay Eel River South Coast Total  * Cannabis cultivation District may be exe MANUFACTURIN Flammable Non-Flammable in NEW structures Non-Flammable in EXISTING <sup>7</sup> non- residential structures	Permits 4 0 4 38 112 13 171 n sites on prompt from the	Acre 2 0 2 13 39 5 5962 perties zo e cap with 5.4.8.2)	Once the perpermit application of the permit of the perm	ML, MG, & MC) are a rmit cap for a given LC cations for open air an atil the Planning Committee Planning Committee Imits and prescribe After holding a public I ceived, the Board may as well as change their ps requires an amendrate public water from the district provides of the AE or RACOWED in	P Area has been reached indoor cultivation and insision and Board of Sed distribution of permearing and considering and considering and considering and considering and considering to choose to establish reached to the Local Coast the Humboldt Bay Nationing public water seasones	ned, no additional ctivities will be upervisors consider nitting and acreage ng all public new caps on acreage vatersheds. A stal Program.  Municipal Water service to the site.			
Coastal Area North Coast Trinidad McKinleyville *Humboldt Bay Eel River South Coast Total  * Cannabis cultivation District may be exe MANUFACTURIN Flammable Non-Flammable in NEW structures Non-Flammable in EXISTING <sup>7</sup> non- residential	Permits 4 0 4 38 112 13 171 n sites on prompt from the	Acre 2 0 2 13 39 5 5962 perties zo e cap with 5.4.8.2)	Once the perpermit application of the permit of the perm	ML, MG, & MC) are a rmit cap for a given LC cations for open air an atil the Planning Commite limits and prescribe After holding a public loceived, the Board may as well as change their ps requires an amendrate public water from the district provides of the provides of the provides of the provides and the provides of	P Area has been reached indoor cultivation and insision and Board of Sed distribution of permearing and considering and considering and considering and considering and considering to choose to establish reached to the Local Coast the Humboldt Bay Nationing public water seasones	ned, no additional ctivities will be upervisors consider nitting and acreage ng all public new caps on acreage vatersheds. A stal Program.  Municipal Water service to the site.			

APPENDIX D
Humboldt County IP Application No.
LCP-1-HUM-16-0075-2 (Part C) (Commercial Cannabis Land Use Code) **Cannabis Uses & Permits Required** Page 2 of 6

Commercial Canna	bis Uses,	CDP: Coastal Development Permit Required						
Permit Requiremen	nts and	CUP: Conditional Use Permit Required						
Cultivation Area Size		SP: Special Permit Required						
in the AE & RA Zon		ZCC: Zoning Clearance Certificate Required						
There may be		PERMITS REQUIRED BY ZONE (AE & RA), PARCEL SIZE						
additional permit		& CULTIVATION AREA SIZE						
requirements not listed in this table for	AE & RA	\	AE & RA	AE	AE & RA	AE zone		
exceptions to the	zones	•	zones	zone	zones	& AEG land		
required standards or	not AEG u	s c	not AEG use	not AEG use	not AEG use	use		
if a site is located in a special land use area					designation	designation		
(e.g., designated Flood	designatio		designation	designation	•			
Hazard Zone, etc.)	20 ac. mi		20 ac. min.	<u>&gt;</u> 320 ac.	Any size	Any size		
DISTRIBUTION,	OFF-SITE PI	ROCES	SING, ENCLOSE	D NURSERIES,	COMMUNITY			
PROPAGATION (	CENTERS, T	ESTIN	G & RESEARCH	LABORATORIES	, RETAIL SALES	S, AND		
MICROBUSINESS	S (Sec. 55.4	.7; 55	.4.10)					
			Not allo	wed in AE or RA .	zones			
TEMPORARY SPI	ECIAL EVEN	TS (Se	c. 55.4.10.3)					
			CUP & CDI	in all zones exc	ept RA			
PUBLIC VISITATI	PUBLIC VISITATION & TOURS (Sec. 55.4.10.5 & 55.4.12.13)							
	SP & CDP (Tour Destination/Host Sites)							
				and				
			ZCC & CDF	(Tour Providers/Bu	usinesses)			
			SP: Waive	r of tour vehicle star	ndards			
CANNABIS BED	& BREAKFA	STS (S	ec. 55.4.10.6)					
			CUP & (	CDP <u>on RA lands</u>	<u>only</u>			
CANNABIS RESE	CANNABIS RESEARCH GARDENS (Sec. 55.4.10.8)							
	Allowed wherever cultivation activities are allowed							
	and subject to the same permit requirements							
*Notes: (1) 5								
(2)	(2) The Agricultural Exclusive/Grazing Lands (AEG) Land Use designation occurs on all agricultural lands							
,	within the South Coast Area Plan and some agricultural lands within the Humboldt Bay Area Plan							
	and Eel River Area Plan planning areas (Table Bluff region).							
` '	See Sec. 313-55.4.4 for Definitions.							
	All cannabis permits must comply with the Special Area Provisions of Sec. 313-55.4.5.							
	All cannabis pe Criteria of Sec.			t the Eligibility Criter	ia of Sec. 313-55.4.	6.3 and the Siting		
				ance Standards for a	II cannabis permits.			
				n lawfully constructe				
			_	ception to the native	•			
	outdoor and mixed-light cultivation on AE lands with prime agricultural soils.							

# **APPENDIX D**

Humboldt County IP Application No. LCP-1-HUM-16-0075-2 (Part C) (Commercial Cannabis Land Use Code) Cannabis Uses & Permits Required Page 3 of 6

Commercial Cannabis Uses,	CDP: Coast	tal Developm	ent Permit R	equired				
Permit Requirements and	CUP: Conditional Use Permit Require			•				
Cultivation Area Size Limits in the	SP: Special Permit Required							
CG, ML, MG, & MC Zones*	•	·						
Note: There may be additional permit	PERMITS REQUIRED BY ZONE (CG, ML, MG, and MC),							
requirements not listed in this table for exceptions to the required standards or if a	PARCEL SIZE, & CULTIVATION AREA SIZE							
site is located in a special land use area (e.g.,	CG	ML	MG	MC				
designated Flood Hazard Zone, Coastal Scenic	zone	zone	zone	zone				
Area, etc.)  OPEN-AIR CULTIVATION (OUTDOOR & MIXED LIGHT) (Sec. 55.4.6)								
Minimum parcel size requirement:	2 ac.	2 ac.	2 ac.	2 ac.				
Outdoor				CUP & CDP				
Mixed Light	SP & CDP	for <u>&lt;</u> 43,56	0 sf	(subject to interim use standards)				
		or		New structures may not				
Cultivation in NEW structures,	CUP & CDP	· ·	allowed per interim use					
including greenhouses	(In the CG zone op		standards					
Cultivation in EXISTING structures,	<ul> <li>allowed in conjunct activities pursuar</li> </ul>			CUP & CDP				
including greenhouses	activities pursual	it to section s	(subject to interim use					
	L		standards)					
PROVISIONAL PERMITTING ("PRE-EXISTING" CULTIVATION SITES) (Sec. 55.4.6.5)								
Regular provisional sites (to remain on site and not be relocated)	NOT ALLOWED in CG, ML, MG, or MC zones							
Small cultivation sites (to remain on	NOT A	ALLOWED in	CG, ML, MC	G, or MC zones				
site and not be relocated)				, I				
	Open-Air Cultivation	& CDP						
	area of the pre-exis	•						
	<20,000 sf, per eligi	_						
	55.4.6.1	,	NOT ALLOWED : 446					
Relocation sites for the RRR program	CUF	P & CDP	NOT ALLOWED in MC					
		.0,000 sf						
	1-for-1 transfer of							
	site to be remediat							
1010000 0111 T114 T1011 (6 55	size limits specifie	<u>:a in 55.4.6.1 8</u>						
INDOOR CULTIVATION (Sec. 55	.4.8.1) I							
Minimum parcel size requirement:	Any parcel size							
Cultivation in NEW structures	ZCC <u>&amp; CDP</u> for <u>&lt;</u> 5,000 sf							
Cultivation in New Structures	<i>or</i> SP <u>&amp; CDP</u> for <u>&lt;</u> 10,000 sf			CUP & CDP				
	ZCC for <5,000 sf			standards)				
Cultivation in EXISTING structures	<i>or</i> SP <u>&amp; CDP</u> for <u>&lt;</u> 10,000 sf							
	25 <u>&amp; CDP</u>	tor <u>&lt;</u> 10,00						

# **APPENDIX D**

Humboldt County IP Application No. LCP-1-HUM-16-0075-2 (Part C) (Commercial Cannabis Land Use Code) Cannabis Uses & Permits Required Page 4 of 6

Commercial Cannabis U	-		pastal Developm		•		
Permit Requirements ar	nd	CUP: Conditional Use Permit Required					
<b>Cultivation Area Size Lin</b>	mits in the	SP: Special Permit Required					
CG, ML, MG, & MC Zone	ZCC: Zoning Clearance Certificate Required						
Note: There may be additional pe	PERMITS REQUIRED BY ZONE (CG, ML, MG, and MC),						
requirements not listed in this tak	PARCEL SIZE, & CULTIVATION AREA SIZE						
exceptions to the required standa site is located in a special land use		CG	CG ML MG MC				
designated Flood Hazard Zone, Co							
Area, etc.)		zone	zone	zone	zone		
PERMIT CAPS FOR A	LL CULTIVA	ATION (Sec. 5	5.4.6.8)				
The total number of permi	its issued for co	ommercial cultiva	tion activities (inc	luding outdoor	, indoor, mixed-light, and		
nurseries) in each of the six	ix LCP areas in	all zones (AE, RA,	CG, ML, MG, & M	C) are as follow	rs:		
Coastal Area Per	rmits A	cres Once t	ne nermit can for a	given I CP Area h	as been reached, no additional		
North Coast	4	2		-	r cultivation activities will be		
Trinidad	0				nd Board of Supervisors conside		
McKinleyville	4	2 a revie			oution of permitting and acreage		
*Humboldt Bay	38		_	-	and considering all public		
Eel River 1	112		•	,	to establish new caps on acreag		
South Coast	13	9		-	ution within watersheds. A		
Total 1	171 <del>5</del>	<u> <b>9</b>61</u>	in caps requires an	amendment to	the Local Coastal Program.		
District may be exempt f	from the cap w	ith a will-serve let	•		nboldt Bay Municipal Water ublic water service to the site		
MANUFACTURING (S	Sec. 55.4.8	.2)	ter from the distr	rict providing p	ublic water service to the site		
MANUFACTURING (S Minimum parcel size red	Sec. 55.4.8 quirement:		•	ict providing p			
MANUFACTURING (S Minimum parcel size rec Flammable Extraction (mus	Sec. 55.4.8 quirement:	. <i>2)</i> 1 ac.	1 ac.	1 ac.	ublic water service to the site		
MANUFACTURING (S Minimum parcel size rec Flammable Extraction (mus	Sec. 55.4.8 quirement:	.2)	1 ac.	1 ac. SP & CDP	ublic water service to the site  1 ac.  CUP & CDP		
MANUFACTURING (S Minimum parcel size red Flammable Extraction (mus within commercial structur	Sec. 55.4.8 quirement: list be lires only)	. <i>2)</i> 1 ac.	1 ac.	1 ac.	ublic water service to the site		
MANUFACTURING (S Minimum parcel size req Flammable Extraction (mus within commercial structure Non-Flammable Extraction	Sec. 55.4.8 quirement: list be lires only)	2) 1 ac. CUP & SP &	1 ac.	1 ac. SP & CDP ZCC &	ublic water service to the site  1 ac.  CUP & CDP  (subject to interim use		
MANUFACTURING (S Minimum parcel size red Flammable Extraction (must within commercial structure Non-Flammable Extraction Infusion	Sec. 55.4.8 quirement: list be lires only)	2) 1 ac. CUP & SP &	1 ac.  CDP  CDP  CCC & CDP	1 ac. SP & CDP ZCC & CDP	ublic water service to the site  1 ac.  CUP & CDP  (subject to interim use		
MANUFACTURING (S Minimum parcel size red Flammable Extraction (must within commercial structure Non-Flammable Extraction Infusion Infusion (exclusively)	Sec. 55.4.8 quirement: ist be ires only)	1 ac. CUP & SP & Cottage Industr	1 ac.  CDP  CDP  CCC & CDP  NOT A	1 ac. SP & CDP ZCC & CDP	1 ac.  CUP & CDP  (subject to interim use standards)  ML, MG, or MC zones		
MANUFACTURING (S Minimum parcel size red Flammable Extraction (mus within commercial structure Non-Flammable Extraction Infusion Infusion (exclusively) DISTRIBUTION, OFF-	Sec. 55.4.8 quirement: ist be ires only)	1 ac.  CUP &  SP &  Cottage Industre	1 ac.  CDP  CDP  CCC & CDP  NOT A	1 ac. SP & CDP ZCC & CDP	1 ac.  CUP & CDP  (subject to interim use standards)  ML, MG, or MC zones		
MANUFACTURING (S Minimum parcel size red Flammable Extraction (must within commercial structure Non-Flammable Extraction Infusion Infusion (exclusively) DISTRIBUTION, OFF- PROPAGATION CENT	sec. 55.4.8 quirement: ust be ures only)  -SITE PROC TERS (Sec.	1 ac.  CUP &  SP &  Cottage Industre	1 ac.  CDP  CDP  CCC & CDP  NOT A  OSED NURSE	1 ac. SP & CDP ZCC & CDP	1 ac.  CUP & CDP (subject to interim use standards)  ML, MG, or MC zones  MMUNITY		
District may be exempt f  MANUFACTURING (S  Minimum parcel size red  Flammable Extraction (mus  within commercial structur  Non-Flammable Extraction  Infusion  Infusion (exclusively)  DISTRIBUTION, OFF-  PROPAGATION CENT  Minimum parcel size red	sec. 55.4.8 quirement: ust be ures only)  -SITE PROC TERS (Sec.	1 ac.  CUP &  SP &  Cottage Industre  ESSING, ENCI	1 ac.  CDP  CDP  CCC & CDP  NOT A  OSED NURSE	1 ac. SP & CDP ZCC & CDP	1 ac.  CUP & CDP (subject to interim use standards)  ML, MG, or MC zones  MMUNITY		
MANUFACTURING (S Minimum parcel size red Flammable Extraction (mus within commercial structur Non-Flammable Extraction Infusion Infusion (exclusively) DISTRIBUTION, OFF- PROPAGATION CENT Minimum parcel size red	sec. 55.4.8 quirement: ust be ures only)  -SITE PROC TERS (Sec. quirement:	1 ac.  CUP &  SP &  Cottage Industre  ESSING, ENCI	1 ac.  CDP  CDP  CCC & CDP  NOT A  OSED NURSE  Any	1 ac. SP & CDP ZCC & CDP  LLOWED in RIES, & CO	1 ac.  CUP & CDP (subject to interim use standards)  ML, MG, or MC zones  MMUNITY  Ze  CUP & CDP		
MANUFACTURING (S Minimum parcel size red Flammable Extraction (mus within commercial structure Non-Flammable Extraction Infusion Infusion (exclusively) DISTRIBUTION, OFF- PROPAGATION CENT Minimum parcel size red	sec. 55.4.8 quirement: ust be ures only)  -SITE PROC TERS (Sec. quirement:	1 ac.  CUP &  SP &  Cottage Industre  ESSING, ENCL  55.4.7)	1 ac.  CDP  CDP  CCC & CDP  NOT A  OSED NURSE  Any  ZCC & CDP  existing strue	1 ac. SP & CDP ZCC & CDP  LLOWED in RIES, & CO parcel size	1 ac.  CUP & CDP (subject to interim use standards)  ML, MG, or MC zones  MMUNITY  CE  CUP & CDP (interim use standards appl		
MANUFACTURING (S Minimum parcel size red Flammable Extraction (must within commercial structure Non-Flammable Extraction Infusion Infusion (exclusively) DISTRIBUTION, OFF- PROPAGATION CENT Minimum parcel size red	sec. 55.4.8 quirement: ust be ures only)  -SITE PROC TERS (Sec. quirement:	1 ac.  CUP &  SP &  Cottage Industre  ESSING, ENCL  55.4.7)	1 ac.  CDP  CDP  CCC & CDP  NOT A  OSED NURSE  Any	1 ac. SP & CDP ZCC & CDP  LLOWED in RIES, & CO parcel size	1 ac.  CUP & CDP (subject to interim use standards)  ML, MG, or MC zones  MMUNITY  Z e  CUP & CDP (interim use standards appl and must be within an		
MANUFACTURING (S Minimum parcel size rec Flammable Extraction (mus within commercial structur Non-Flammable Extraction Infusion Infusion (exclusively) DISTRIBUTION, OFF- PROPAGATION CENT Minimum parcel size rec Cultivation in EXISTING structure	sec. 55.4.8 quirement: ust be ures only)  -SITE PROC TERS (Sec quirement:	1 ac.  CUP &  SP &  Cottage Industr  ESSING, ENCI  55.4.7)  within ar  CUP: Exce	Tac.  1 ac.  CDP  CDP  CCC & CDP  NOT A  OSED NURSE  Any  ZCC & CDP  existing structure of the resisting structure of the resistence of the resisting structure of the resistence of the resiste	1 ac. SP & CDP ZCC & CDP  LLOWED in RIES, & CO parcel size	1 ac.  CUP & CDP (subject to interim use standards)  ML, MG, or MC zones  MMUNITY  CE  CUP & CDP (interim use standards appl		
MANUFACTURING (S Minimum parcel size red Flammable Extraction (mus within commercial structure Non-Flammable Extraction Infusion Infusion (exclusively) DISTRIBUTION, OFF- PROPAGATION CENT Minimum parcel size red Cultivation in EXISTING structure I ESTING & RESEARC	sec. 55.4.8 quirement: ust be ures only)  -SITE PROC TERS (Sec. quirement:	1 ac.  CUP &  SP &  Cottage Industr  ESSING, ENCI  55.4.7)  within ar  CUP: Exce	Tac.  1 ac.  CDP  CDP  CCC & CDP  NOT A  OSED NURSE  Any  ZCC & CDP  n existing structure of the potion to road stars  55.4.7.2)	1 ac. SP & CDP ZCC & CDP  LLOWED in RIES, & CO parcel size	1 ac.  CUP & CDP (subject to interim use standards)  ML, MG, or MC zones  MMUNITY  Z e  CUP & CDP (interim use standards appl and must be within an existing structure)		
MANUFACTURING (S Minimum parcel size red Flammable Extraction (must within commercial structure Non-Flammable Extraction Infusion Infusion (exclusively) DISTRIBUTION, OFF- PROPAGATION CENT	sec. 55.4.8 quirement: ust be ures only)  -SITE PROC TERS (Sec. quirement:	1 ac.  CUP &  SP &  Cottage Industre  ESSING, ENCL  55.4.7)  within ar  CUP: Exce	Tac.  1 ac.  CDP  CDP  CCC & CDP  NOT A  OSED NURSE  Any  ZCC & CDP  n existing structure of the potion to road stars  55.4.7.2)	1 ac. SP & CDP ZCC & CDP  LLOWED in RIES, & CO parcel size	1 ac.  CUP & CDP (subject to interim use standards)  ML, MG, or MC zones  MMUNITY  Z e  CUP & CDP (interim use standards appliand must be within an existing structure)		

# **APPENDIX D**

Humboldt County IP Application No. LCP-1-HUM-16-0075-2 (Part C) (Commercial Cannabis Land Use Code) Cannabis Uses & Permits Required Page 5 of 6

Commercial Cannabis Uses,	CDD: Coad	tal Davalanm	ont Dormit D	aguirad					
		Coastal Development Permit Required							
Permit Requirements and		Conditional Use Permit Required							
Cultivation Area Size Limits in the	•	Special Permit Required							
CG, ML, MG, & MC Zones*		Zoning Clearance Certificate Required							
Note: There may be additional permit requirements not listed in this table for	PERMITS REQUIRED BY ZONE (CG, ML, MG, and MC),								
exceptions to the required standards or if a	PARCEL SIZE, & CULTIVATION AREA SIZE								
site is located in a special land use area (e.g.,	CG ML		MG	MC					
designated Flood Hazard Zone, Coastal Scenic	zone	zone	zone	zone					
	Area, etc.)  ADULT USE RETAIL SALES (Sec. 55.4.10.1)								
Minimum parcel size requirement:	Any parce	l cizo							
Willimitati parcer size requirement.	CUP & CI		Only in cor	junction with Microbusiness					
	CUP: Onsite con		activities cor	nsistent with Section 55.4.10.2					
MICROBUSINESS (Sec. 55.4.10.		sumption							
Minimum parcel size requirement:	2)	Λην	parcel si	7.0					
Willimitati parcer size requirement.	SI	• & CDP	parcer 31	CUP & CDP					
	_	ite consumption	n	interim use standards apply					
TEMPORARY SPECIAL EVENTS (Se		ree consumption	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	miceim use standards apply					
		- 0		CUP & CDP					
	CUP & CDP			interim use standards apply					
PUBLIC VISITATION & TOURS (.	Sec. 55.4.10.5 &	55.4.12.1	3)						
	ZCC (Tour Destination Sites)			CUP & CDP					
	ZCC & CD	P (Tour Provid	ders)						
	SP: Waiver of	interim use standards apply							
CANNABIS STAYS (Sec. 55.4.10	.6)								
	NOT	ALLOWED in	CG, ML, MC	G, or MC zones					
CANNABIS RESEARCH GARDENS	S (Sec. 55.4.10.	3)							
	Allowed wh	Allowed wherever cultivation activities are allowed							
	and subject to the same permit requirements								
* Notes: (1) See Sec. 313-1 et se	eq. for Zone Development Standards.								
( )	(2) See Sec. 313-55.4.4 for Definitions.								
· , ,	nits must comply with the Special Area Provisions of Sec. 313-55.4.5.								
	ts in all zones must meet the Eligibility Criteria of Sec. 313-55.4.6.3 and the Siting								
Criteria of Sec. 313-									
(5) See the cannabis permit application requirements of Sec. 313-55.4.11.									
• •	2 for required Performance Standards for all cannabis permits.								
` <i>'</i>	es also are allowed in the CN and MB zones in addition to the CG and ML zones.  For Performance Standards for interim uses in the MC Zone.								
(8) See Sec. 313-104-11	or Performance Star	idards for inter	ini uses in the	IVIC ZONE.					

# **APPENDIX D**

Humboldt County IP Application No. LCP-1-HUM-16-0075-2 (Part C) (Commercial Cannabis Land Use Code) Cannabis Uses & Permits Required Page 6 of 6

# APPENDIX E SUMMARY OF TRIBAL CONSULTATION OUTREACH

During the process of reviewing the IP amendment application, Commission staff reached out via email (on 1/9/17; 2/27/19; 2/28/19; 3/13/19; and 3/19/19) to representatives from Native American Tribes and affiliated contact groups understood to have current and/or historic connections to the project area. Below is a summary of the tribes/groups who were contacted by Commission staff, the initial date(s) of contact, and the date(s) of initial reply from tribes/groups.

Native American Contact Group	Contact Name(s)**	Date(s) of Initial Contact	Date(s) of Initial Reply
Bear River Band of Rohnerville	Erika Cooper, THPO	1/09/17 2/27/19	No response
Rancheria Big Lagoon	Virgil Moorehead, Chair	3/13/19* 2/28/19	No
Rancheria		3/13/19*	response
Blue Lake Rancheria	Janet Eidsness, THPO Jacob Pounds, Assistant THPO Michelle Fuller, Environmental Programs	1/09/17 2/27/19 3/13/19*	1/12/17 2/28/19
Cher-Ae Heights Indian Community of Trinidad Rancheria	Rachel Sundberg, THPO	1/09/17 2/27/19 3/13/19*	3/6/19
Elk Valley Rancheria Hoopa Valley Tribe	Crista Stewart, THPO Keduescha Lara-Colegrove, THPO Brian McCaughey, GIS/Air Quality Program	3/04/19 2/28/19 3/13/19*	3/13/19 3/13/19
InterTribal Sinkyone Wilderness Council	Director	3/19/19*	No response
Karuk Tribe	Alex Watts-Tobin, THPO; Earl Crosby, Watershed Restoration Program; Vikki Preston, Cultural Resources Program; Chook Chook Hilman, Water Quality Program	2/28/19 3/13/19*	3/13/19
Tsurai Ancestral Society	Sarah Lindgren-Akana	3/11/19 3/13/19*	3/11/19
Tolowa Dee-ni' Nation	Amanda O'Connell, THPO	3/04/19 3/13/19*	3/05/19
Wiyot Tribe	Tom Torma, THPO (former); Ted Hernandez, Tribal Chair; Tim Nelson, Natural Resources Dept.; Adam Canter, Natural Resources Dept.	1/09/17 2/27/19 3/13/19*	1/19/17 3/05/19
Yurok Tribe	Robert McConnell, THPO (former); Vicky Bates, NWIC Coordinator; Frankie Joe Myers, Vice Chair; Donald Barnes, TERO Director; Rosie Clayburn, THPO; Suzanne Fluharty, Environmental Specialist; Rich Nelson, Watershed Department; Kathleen Fischer, Planning Department; Amanda Clark, Office of Self Governance; Sherri Provolt, Tribal Council Elly Hoopes, Office of Tribal Attorney	1/09/17 2/27/19 3/13/19*	3/13/19

<sup>\*</sup> Date that meeting invitation for 3/28/19 joint tribal meeting was sent.

<sup>\*\*</sup> Contacts include recipients of email outreach as well as those added to the outreach list by others and/or those who responded to emails and/or meeting invitations.

# <u>APPENDIX F</u> SUMMARY OF LOCAL REGULATION OF CANNABIS

Humboldt County first adopted regulations pertaining to cannabis (marijuana) in 2011. The County's "Commercial Cannabis Land Use Ordinance" (CCLUO) was adopted in four separate subject matter phases, including: Phase 1 regarding interior cultivation for personal use; Phase 2 regarding outdoor cultivation for personal use; Phase 3 for dispensaries; and Phase 4 for commercial cultivation, processing, manufacturing, and distribution of cannabis. For each phase, the County has adopted separate ordinances for the coastal zone and inland areas of the County. The coastal zone ordinance for each phase was largely modeled on the corresponding inland area ordinance. The ordinance for each phase was first adopted after cannabis activities related to personal medical use had been legalized within California but prior to the voter initiative in 2016 that legalized at the state level cannabis activities related to adult recreational use. After passage of the initiative, the County adopted new ordinances amending each phase of the CCLUO to incorporate provisions regulating both personal medical use and adult recreational use of cannabis. The history of the County's adoption and transmittal of coastal cannabis ordinances for certification by the Commission as amendments to the certified IP of the LCP is summarized below.

### CCLUO Phase 1 (Indoor Cultivation for Personal Medical Use)

The County adopted regulations for the indoor cultivation of cannabis for personal medical use on 12/13/11. The Commission certified these regulations (County Ordinance No. 2468) for the coastal zone under Minor IP Amendment No. "HUM-MIN-1-12" on 3/9/12.

#### CCLUO Phase 2 (Outdoor Cultivation for Personal Medical Use)

The County adopted regulations pertaining to the outdoor cultivation of cannabis for personal medical use on parcels five acres in size and smaller in the coastal zone on 10/28/14 (Ordinance No. 2523), and subsequently transmitted the amendment for certification on 12/30/16. The adopted ordinance also includes certain changes to the previously certified Phase 1 regulations for the indoor cultivation of cannabis for personal medical use (County Ordinance No. 2468). Over the past two years, the County has adopted new IP text amendments that affect the previously transmitted IP amendment for Phase 2 (Ordinance No. 2523), and the County staff also has recently submitted County staff proposed changes (friendly modifications) to the transmitted amendment, as summarized below. On 12/21/18, Commission staff determined that the County had provided sufficient information to deem application number LCP-1-HUM-16-0075-2 Part A "submitted." On 2/8/19, the Commission granted a six-month time extension to act on the IP amendment application (the deadline for Commission action is 8/19/19). The Commission will consider Part A of LCP-1-HUM-16-0075-2 at or before the August 7-9, 2019 Commission meeting.

 On 12/30/16, the County transmitted the adopted ordinance (Ordinance No. 2523) to the Commission under IP Amendment application number "LCP-1-HUM-16-0075-2 Part A." On 1/17/17, Commission staff provided written notice to the County that certain additional information was required to file the application as complete under Section 30510 of the Coastal Act.

- On 5/8/18, the County adopted a separate ordinance, Ordinance No. 2598, which includes, among other things, regulations modifying the previously adopted regulations for cultivation of marijuana/cannabis for personal use (Ordinance Nos. 2468 and 2523) to (1) apply the regulations to both medical use and adult (recreational) use, and (2) to declare that the word cannabis is synonymous with the word marijuana appearing in previously adopted/certified regulations. On 6/8/18, County staff provided an initial response to the Commission's 1/17/17 letter.
- On 11/13/18, the County adopted Corrected Resolution 18-117 clarifying that the previously transmitted Ordinance 2523, which pertained only to the medical use of cannabis, shall regulate personal cultivation both for medical use and for adult/recreational use. On 12/21/18, Commission staff determined that the County had provided sufficient information to deem application number LCP-1-HUM-16-0075-2 Part A "submitted." On 2/8/19, the Commission granted a six-month time extension to act on the IP amendment application (the deadline for Commission action is 8/19/19).
- After coordination with Commission staff, on 2/28/19, County planning staff submitted County staff proposed changes ("friendly modifications") to IP Amendment Application No. LCP-1-HUM-16-0075-2 Part A involving various clarifications to the regulations as well as updates to terminology and definitions for both the indoor personal cultivation regulations (Phase 1) and outdoor personal cultivation regulations (Phase 2). One recently proposed County staff change to the latter regulations is to delete the parcel size reference so that the regulations would pertain to parcels of any size and not be limited to small parcels of five acres in size or less.

#### CCLUO Phase 3 (Medical Dispensaries)

The County adopted coastal regulations pertaining to medical dispensaries on 7/19/16 under Ordinance No. 2554 and subsequently transmitted the amendment for certification on 12/30/16. Similar to the ordinance transmitted as Part A of the IP Amendment submittal summarized above, over the past two years, the County has adopted new IP text amendments that modify the previously transmitted IP amendment for Phase 3 (Ordinance No. 2554. In addition, the County staff also has recently submitted County staff proposed changes (friendly modifications) to the submittal. On 12/21/18, Commission staff determined that the County had provided sufficient information to deem application number LCP-1-HUM-16-0075-2 Part B "submitted." The Commission will consider Part B of LCP-1-HUM-16-0075-2 at or before the August 7-9, 2019 Commission meeting.

 On 12/30/16 the County transmitted the proposed ordinance to the Commission under IP Amendment application number "LCP-1-HUM-16-0075-2 Part B." On 1/17/17, Commission staff provided written notice to the County that certain additional information was required to file the application as complete under Section 30510 of the Coastal Act.

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- On 5/8/18, the County adopted a separate ordinance, Ordinance No. 2598, which was intended to repeal certain sections of Ordinance No. 2554 and make certain changes to the previously submitted ordinance. On 6/8/18, County staff provided an initial response to the Commission's 1/17/17 letter.
- On 11/13/18, the County adopted Corrected Resolution 18-117 to officially (a) repeal certain sections of Ordinance No. 2554; and (b) clarify that the previously submitted Ordinance 2523, which pertained only to medical dispensaries, shall regulate retail sales for both medical use and adult use. On 12/21/18, Commission staff deemed application number LCP-1-HUM-16-0075-2 Part B "submitted." On 2/8/19, the Commission granted a six-month time extension to act on the IP amendment application (the deadline for Commission action is 8/19/19).
- On 2/28/19, County planning staff submitted County staff proposed changes ("friendly modifications") to IP Amendment Application No. LCP-1-HUM-16-0075-2 Part B involving various clarifications to the regulations and updates to terminology and definitions.

CCLUO Phase 4 (The Subject IP Amendment Application for Commercial Cannabis Activities)

The County adopted regulations pertaining to the commercial cultivation, processing, manufacturing, and distribution of cannabis for medical use on 9/13/16 under Ordinance No. 2559 (locally referred to as "Cannabis 1.0"). The county subsequently transmitted the amendment to the Commission for certification on 12.30.16. Over the past two years, the County has repealed its previously adopted and transmitted IP amendment for Phase 4 (Ordinance 2559), adopted and transmitted new regulations for Phase 4 (Ordinance No. 2598). In addition, the County staff also has recently submitted County staff proposed changes (friendly modifications) to the submittal (Part C). On 12/21/18, Commission staff deemed application number LCP-1-HUM-16-0075-2 Part C "submitted." On 2/8/19, the Commission granted a six-month time extension to act on the IP amendment application (the deadline for Commission action is 8/19/19):

- On 12/30/16 the County transmitted the proposed ordinance to the Commission under IP Amendment application number "LCP-1-HUM-16-0075-2 Part C." On 1/17/17, Commission staff provided written notice to the County that certain additional information was required to file the application as complete under Section 30510 of the Coastal Act.
- On 5/8/18, the County adopted a separate ordinance, Ordinance No. 2598 (locally referred to as "Cannabis 2.0"), which was intended to supersede the previously submitted Ordinance No. 2559. On 6/8/18, County modified its previous IP amendment submittal by providing the new ordinance to replace the previously submitted ordinance. County staff also provided an initial response to the Commission's 1/17/17 letter.

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- On 11/13/18, the County adopted Corrected Resolution No. 18-117 officially repealing Ordinance No. 2559 and clarifying the previous Resolution of Transmittal request the Commission certify Ordinance No. 2598 as part of LCP Amendment Application No. LCP-1-HUM-16-0075-2. On 12/21/18, Commission staff deemed application number LCP-1-HUM-16-0075-2 Part C "submitted." On 2/8/19, the Commission granted a sixmonth time extension to act on the IP amendment application (the deadline for Commission action is 8/19/19).
- On 12/9/18, County planning staff submitted County staff proposed changes ("friendly modifications") to IP Amendment Application No. LCP-1-HUM-16-0075-2 Part C involving various clarifications, corrections, and specifications for CDP requirements (see <u>Appendix B</u>). Significantly, the County staff deleted any allowance for the use of a diversionary water source (e.g., creeks and streams) for irrigation of commercial cannabis cultivation sites in the coastal zone.

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# APPENDIX G SUBSTANTIVE FILE DOCUMENTS

Application File for LCP Amendment Application No. LCP-1-HUM-16-0075-2, Parts A, B & C

Ascent Environmental, Inc. January 2018. Final Environmental Impact Report for the Amendments to the Humboldt County Code Regulating Commercial Cannabis Activities (SCH #2017042022). Prepared for Humboldt County Planning & Building Department. Sacramento, CA. 556 pp.

Ascent Environmental, Inc. September 2017. Draft Environmental Impact Report for the Amendments to the Humboldt County Code Regulating Commercial Cannabis Activities (SCH #2017042022). Prepared for Humboldt County Planning & Building Department. Sacramento, CA. 496 pp.

Humboldt County certified Local Coastal Program