

PANTHER CANYON INVESTMENTS, LLC
RESTORATION PLAN
APNs: 223-061-041 & 223-074-008

COMMERCIAL CANNABIS CULTIVATION FACILITIES



PREPARED FOR:



April 2020

Restoration Plan
Panther Canyon Investments, LLC
APN # 223-061-041 & 223-074-008
Apps # 12441, 12442

Lead Agency:

Humboldt County Planning Department
3015 H Street
Eureka, CA 95501

Prepared By:



NorthPoint Consulting Group, Inc.
1117 Samoa Blvd.
Arcata, CA 95521
(707) 798-6438

April 2020

1 Project Description

Panther Canyon Investments, LLC is proposing to permit existing medical cannabis cultivation activities in accordance with the County of Humboldt's (County) Commercial Medical Marijuana Land Use Ordinance (CMMLUO). The project requires a Conditional Use Permit (CUP) for approximately 23,585 sq. ft. of outdoor cultivation and 6,276 sq. ft. of mixed-light cannabis cultivation for a total of 29,860 sq. ft. of commercial cannabis cultivation on APNs 223-061-041 and 223-074-008. The project includes the permitting of existing and proposed facilities appurtenant to the cultivation, including a building for drying and storage and appropriate water storage. The applicant aims to become fully compliant with State and Local cultivation regulations.

Across the two parcels (APNs 223-074-008 and 223-061-041), 29,860 sq. ft. of cannabis cultivation existed on the property prior to 2016, according to two Cultivation Area Verifications prepared by the Humboldt County Planning Department. The 29,860 sq. ft. of cultivation was located in approximately eleven (11) separate areas scattered across both parcels. Of the eleven areas, eight (8) are proposed to be fully restored. Cultivation from these 8 areas are proposed to be consolidated and relocated to an environmentally superior location. No cultivation is currently occurring onsite and the properties have not been utilized for the past two years.

2 Site Description

2.1 Site Description Summary

The Project Site is located on a private driveway off of Sprowl Creek Road, northeast of the locality of Benbow, CA (APNs 223-074-008 and 223-061-041) in the Lower East Branch South Fork Eel River HUC 12 Watershed. The two APNs are legally one 160-acre parcel, per the Determination of Status completed for the property (DS 17-003). The subject property has a General Plan designation of Agricultural Grazing (AG) as identified by the Humboldt County General Plan and is primarily zoned Timber Production Zone (TPZ), with a small Agriculture Exclusive (AE-B-5-160) zoning designation in the northeast corner of the parcel.

The parcel has undulating topography with slopes variable between 5% and greater than 30%. An intermittent stream flows southerly through the northeast corner of the property toward the South Fork of the Eel River. No other drainages were located in a site investigation. Project Site vegetation consists of mixed oak woodlands, manzanitas, and mixed conifer and deciduous forest. There are no mapped Prime Agricultural Soils or Wetlands located on the property. An existing 45' x 35' wood structure for drying, curing, and storage is located near the primary cultivation location. Existing cultivation infrastructure, including hoop houses, soil, soil bags, etc., exists on the property. There are no onsite residences.

2.2 Structures

There is no current or proposed residence on site. A 45' x 35' wood building for curing, drying, and storage is located on the main cultivation flat. Topography and aerial imagery show that the flat existed naturally as a bench prior to construction, with slopes of less than 15% per Humboldt County WebGIS. No other permanent structures exist on-site.

2.3 Water Quality

In April 2020, Journey Aquarian of Panther Canyon Investments applied for Tier 1, Low Risk coverage under the State Water Resources Control Board (SWRCB) General Order WQ 2019-001-DWQ *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Dischargers of Waste Associated with Cannabis Cultivation Activities*¹ (“General Order”). A Site Management Plan will be prepared for the property within 90 days. The SMP will detail applicable Best Practicable Treatment and Control (BPTC) Measures from Attachment A of the Order that will be implemented on site to ensure potential erosion from the cultivation area restoration is prevented and/or managed.

3 Relocation Justification

The existing cannabis cultivation onsite includes 29,860 sq. ft. scattered across eleven (11) cultivation sites. Eight (8) of the historic sites, or approximately 12,160 sq. ft. is proposed to be relocated.

The eight sites proposed to be relocated and restored are generally located on slopes greater than 15%, in some cases greater than 30%. As detailed in the SWRCB Cannabis Cultivation Policy and General Order, cultivation located on slopes of greater than 30% presents an elevated level of risk to water quality. Steep slopes can contribute to erosion and sedimentation. Though no creeks were identified within close proximity (>100 ft.) from the cultivation areas, the property is located on a ridge over the East Branch South Fork of the Eel River, which is a fish-bearing Class I stream. Erosion caused by steep slopes could pose detrimental impacts to sensitive nearby habitats. Additionally, most of the historic sites are only accessible via a steep quad trail or walking trail, which, if revived, could pose erosion potential.

All 12,160 sq. ft. of cultivation from the restored historic sites is proposed to be relocated to the main flat where historic cultivation in hoop houses is proposed to remain. The relocated cultivation is not expected to disturb any additional ground, as it is proposed to be placed in individual outdoor pots or soil bags within the limits of the existing dead-end road that runs through the center of the main flat. The main flat is considered an environmentally superior location, as it is situated on a ridgetop with less than 15% slopes and is easily accessible by a well-maintained gravel road with gentle slopes. Using the well-maintained road to access cultivation and ceasing use of the steep quad segments leading to historic cultivation areas will help prevent sediment transport from roadways to nearby surface waters. Additionally, drainages are not present within 150 feet of the proposed relocation area. Therefore, relocating the cultivation off of numerous, inaccessible steep areas and consolidating it to a single flat, easily accessible area is considered an environmentally superior option.

4 Remediation Measures

All measures detailed below are to be implemented along with the BPTCs described in the Order. In general, all restoration work (other than some planting and monitoring) is to occur during the construction work season from May 1st to October 15th unless a winter operating plan has been completed. Plants for revegetation shall be native to the site and ideally locally collected.

¹ https://www.waterboards.ca.gov/water_issues/programs/cannabis/cannabis_water_quality.html

4.1 Removal of Existing Cultivation and General Site Husbandry

Relocation includes removing all cannabis bags or pots, irrigation systems, fencing, posts, water tanks, spoils piles, solar power pumps, cultivation netting, cultivation waste, refuse, and any other cultivation-related materials from each of the eight areas proposed to be restored. All perlite from spent soils will be collected and removed. Usable cultivation-related materials will be moved to the main flat and reused for future cultivation activities. Refuse will be recycled or disposed of at the proper Waste Management Authority. Cultivation-related waste will be composted in the designated compost area located near the existing building. Spent soil will either be re-used or trucked offsite. Additionally, the entire property, including areas slated to remain for cultivation activities, will undergo a general cleaning to ensure the property is safe for wildlife and employees. All used fertilizer bags, pesticides, and chemicals will be either removed from the site or stored within the existing facility, and historic camping areas will be fully cleaned up and removed.

Equipment for this Remediation Measure may include a trailer or quad, dump truck, and hand tools.

Estimated Date of Completion: Dependent on County approval – ideally prior to Fall 2020 or Summer of 2021.

4.2 Assessment of Natural Revegetation and Invasive Species Management Plan

No cannabis cultivation is currently occurring on site, and the onsite activities have been dormant for a couple years. This has provided ample time for historically disturbed areas to naturally revegetate. If high populations of invasive species are identified, invasive species control efforts will be initiated. Invasive species control efforts may be implemented for the French broom (*Genista monspessulana*), teasel (*Dipsacus fullonum*), bull thistle (*Cirsium vulgare*), Italian thistle (*Carduus pycnocephalus*), and Canada thistle (*Cirsium arvense*). If plants are removed and bare ground is visible onsite, sediment and erosion control BPTC measures will be used through the duration of the restoration process. Post invasive species removal, site-appropriate native species consistent with surrounding vegetation will be planted and monitored. Such species may include tanoak (*Notholithocarpus densiflorus*), Pacific madrone (*Arbutus menziesii*), bay laurel (*Umbellularia californica*), Douglas fir (*Pseudotsuga menziesii*), California buckeye (*Aesculus californica*), Oregon ash (*Fraxinus latifolia*), and/or Blueblossom (*Ceanothus thyrsiflorus*).

To stabilize the exposed soil while the trees and shrubs are growing, the area will be seeded with native California grass species (approximately 15 lbs. of “Habitat Mix” from Pacific Coast Seed, Inc. or similar seed medley, which contains Native California brome (*Bromus carinatus*), Blue wildrye (*Elymus glaucus*), California barley (*Hordeum californicum*), Idaho fescue (*Festuca idahoensis*), Purple needlegrass (*Nassella pulchra*), and Pine bluegrass (*Poa secunda*)).

Equipment and resources for this Restoration Measure may include a bulldozer, backhoe, grader, trailer, seedling trees and shrubs, seeds, and a dump truck.

Estimated Date of Completion: Dependent on County approval – ideally prior to Fall 2020 or Summer of 2021.

5 Monitoring Plan

If any historic sites are revegetated with native species, monitoring shall occur to establish a success rate and ensure re-growth. Monitoring shall occur twice during the first season of restoration activities (one after site prep activities and one after initial planting). The second site visit will record a tree count and health status, which will be used in future monitoring visits as a baseline for success criteria. Monitoring shall continue for two years during late spring or early summer. Photos of the revegetated area shall be taken annually to review progress. Planted and volunteer native plants shall be counted by species and recorded (volunteer native species are included in the total plant count because they indicate that revegetation is occurring) and compared to the initial numbers of planted species. A 75% success rate shall be achieved by restoration.

6 Photos



Historic cultivation site to be cleaned up. Netting to be removed from all cultivation sites and properly disposed of.



Historic site to be remediated. Trash is to be removed from all historic sites and properly disposed of.



Historic site to be remediated. Netting and wire to be removed from all historic cultivation sites



Historic Cultivation Area to be cleaned up; Pots to be reused



Existing roadway through the main flat proposed relocation site (hoop house to remain in background)

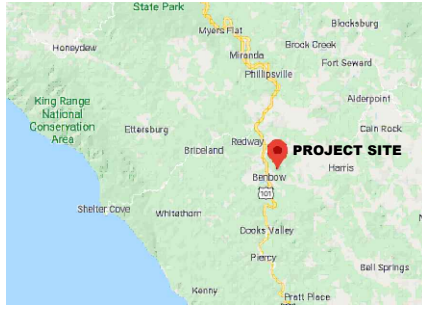


Aerial view of the proposed main flat relocation site (existing hoop houses to remain)

PANTHER CANYON DEVELOPMENT, LLC

CONDITIONAL USE PERMIT

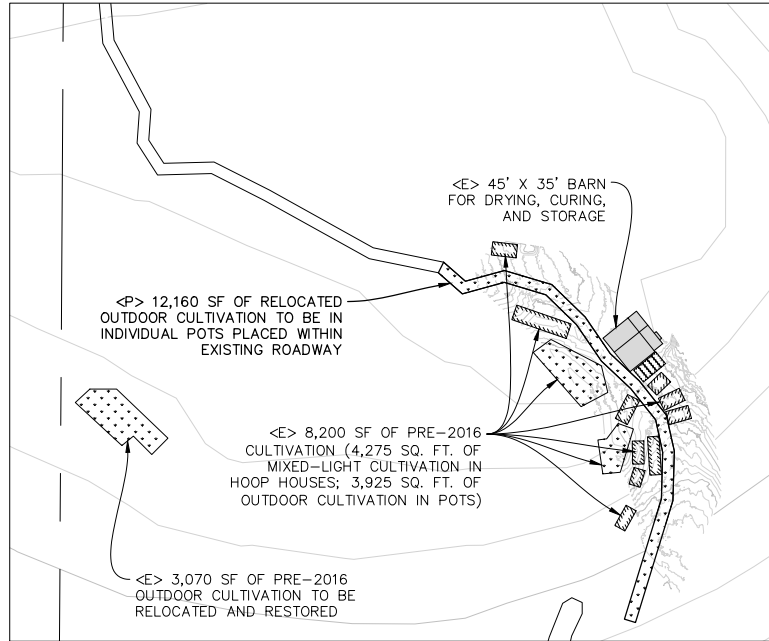
APN: 223-061-041 & 223-074-008



VICINITY MAP
NOT TO SCALE

DIRECTIONS TO SITE:

- FROM EUREKA, CA**
 - SOUTHBOUND ON U.S. 101-S
 (APPROX. 66.1 MILES)
 - TAKE EXIT 639B TO ALDERPOINT RD.
 (APPROX. 3.8 MILES)
 - TURN RIGHT ONTO LITTLE BUCK MTN RD.
 (APPROX. 3.0 MILES)
 - SITE TO THE LEFT



PROJECT INFORMATION:

APPLICANT:
 PANTHER CANYON INVESTMENTS, LLC
 401 CENTER STREET #35
 HEALDSBURG, CA 95448

PROPERTY OWNER:
 PANTHER CANYON DEVELOPMENT, LLC
 401 CENTER STREET #35
 HEALDSBURG, CA 95448

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

SITE ADDRESS:
 APN: 223-061-041 & 223-074-008

TREES TO BE REMOVED = NONE
 PRIME AGRICULTURAL AREA = 0 SQ.FT.

EXISTING OUTDOOR CULTIVATION AREA = 23,585 SQ.FT.
 EXISTING MIXED LIGHT CULTIVATION AREA = 6,276 SQ.FT.
 TOTAL EXISTING CULTIVATION AREA = 29,860 SQ.FT.

WATER = PRIVATE
 SEWER = PRIVATE

223-061-041 PROPERTY SIZE = ±78.94 ACRES
 223-074-008 PROPERTY SIZE = ±81.01 ACRES

ZONING = TPZ; AE-B-5-1609
 GENERAL PLAN DESIGNATION = AG

BUILDING SETBACKS:

	AG	U	TPZ	AE	SRA
FRONT	20'	20'	20'	30'	30'
SIDE	6'	5'	30'	20'	30'
REAR	20'	10'	30'	10'	30'

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

PROJECT DESCRIPTION:

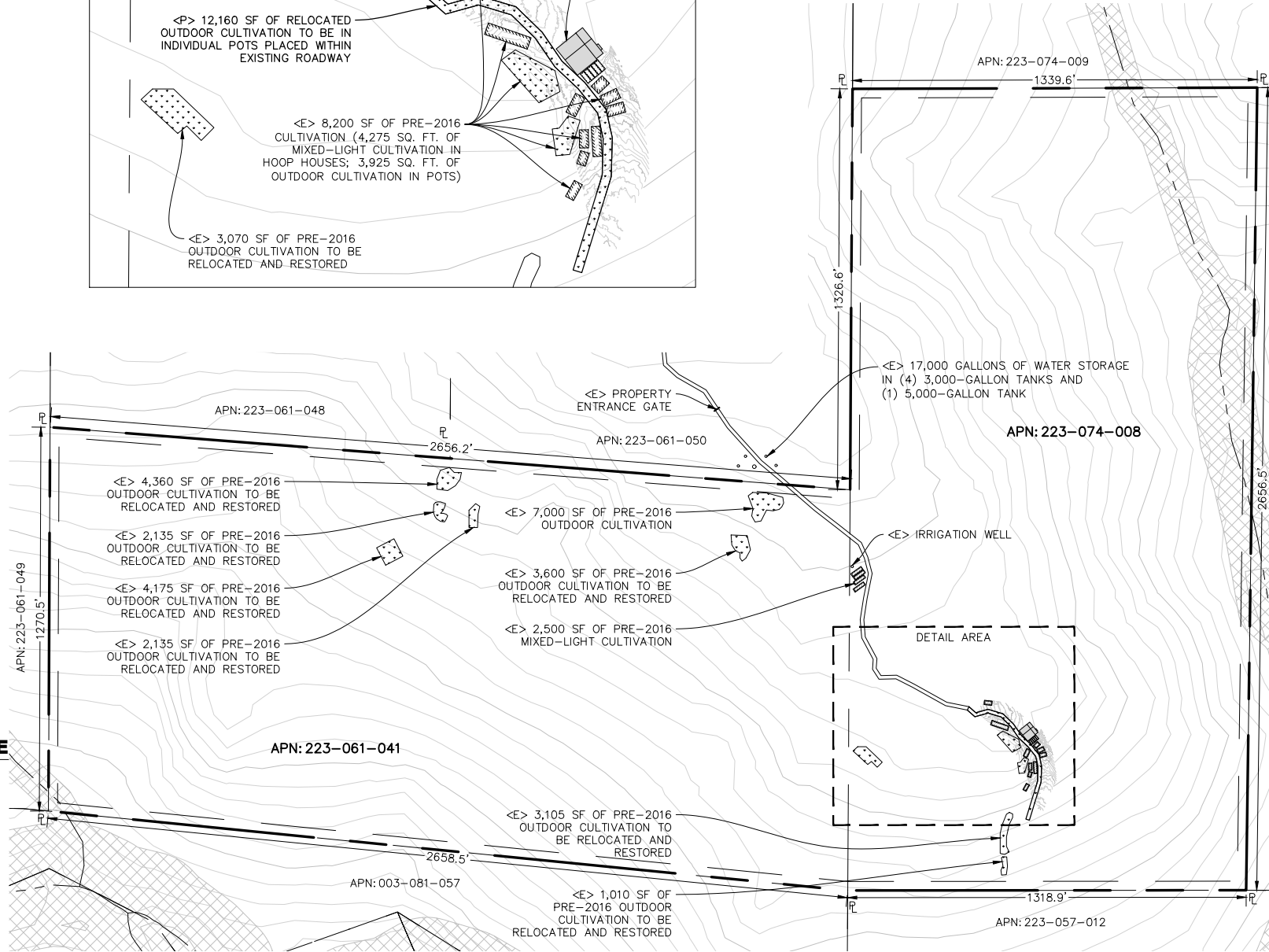
PANTHER CANYON INVESTMENTS, LLC IS PROPOSING TO PERMIT EXISTING COMMERCIAL CANNABIS ACTIVITIES IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT'S (COUNTY) COMMERCIAL MEDICAL MARIJUANA LAND USE ORDINANCE (CMMLUO). THE EXISTING OPERATION INCLUDES APPROXIMATELY 29,860 SQ. FT. OF CANNABIS CULTIVATION (23,585 SQ. FT. OF OUTDOOR AND 6,276 SQ. FT. OF MIXED-LIGHT). THE PROJECT PROPOSAL INCLUDES THE PERMITTING OF FACILITIES APPURTENANT TO THE CULTIVATION ACTIVITIES, INCLUDING HOOP HOUSES, FACILITIES FOR DRYING AND CURING OF CANNABIS, AND WATER DIVERSION AND INFRASTRUCTURE.

GENERAL NOTES:

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

IRRIGATION AND DOMESTIC WATER USE

WATER FOR IRRIGATION USE WILL BE PROVIDED BY A GROUNDWATER WELL. 17,000 GALLONS OF WATER STORAGE CURRENTLY EXISTS ONSITE.



PLOT PLAN

22x34 SHEET: 1"=250'
11x17 SHEET: 1"=500'

0 125 250 500

SHEET INDEX:

- C0 - PLOT PLAN, VICINITY MAP, & PROJECT NOTES
- C1 - EXISTING AND PROPOSED SITE PLAN

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

PANTHER CANYON DEVELOPMENT, LLC
 BENBOW, CA 95542 / APN: 223-061-041 & 223-074-008
 PLOT PLAN, VICINITY MAP, & PROJECT NOTES

PROJ MGR: PS
 DRAWN BY: C/JG
 DATE: 5/4/20
 SCALE: AS SHOWN

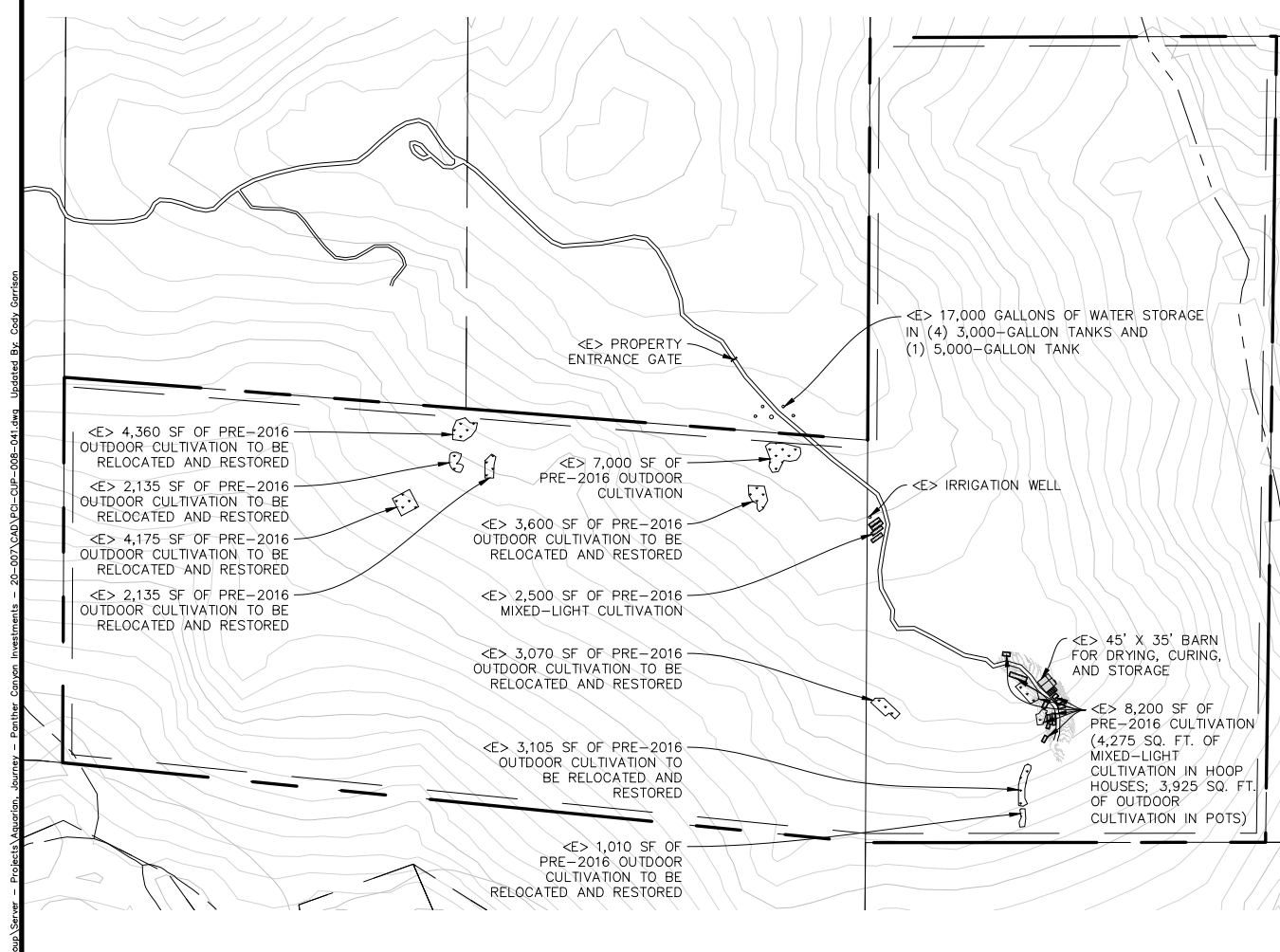
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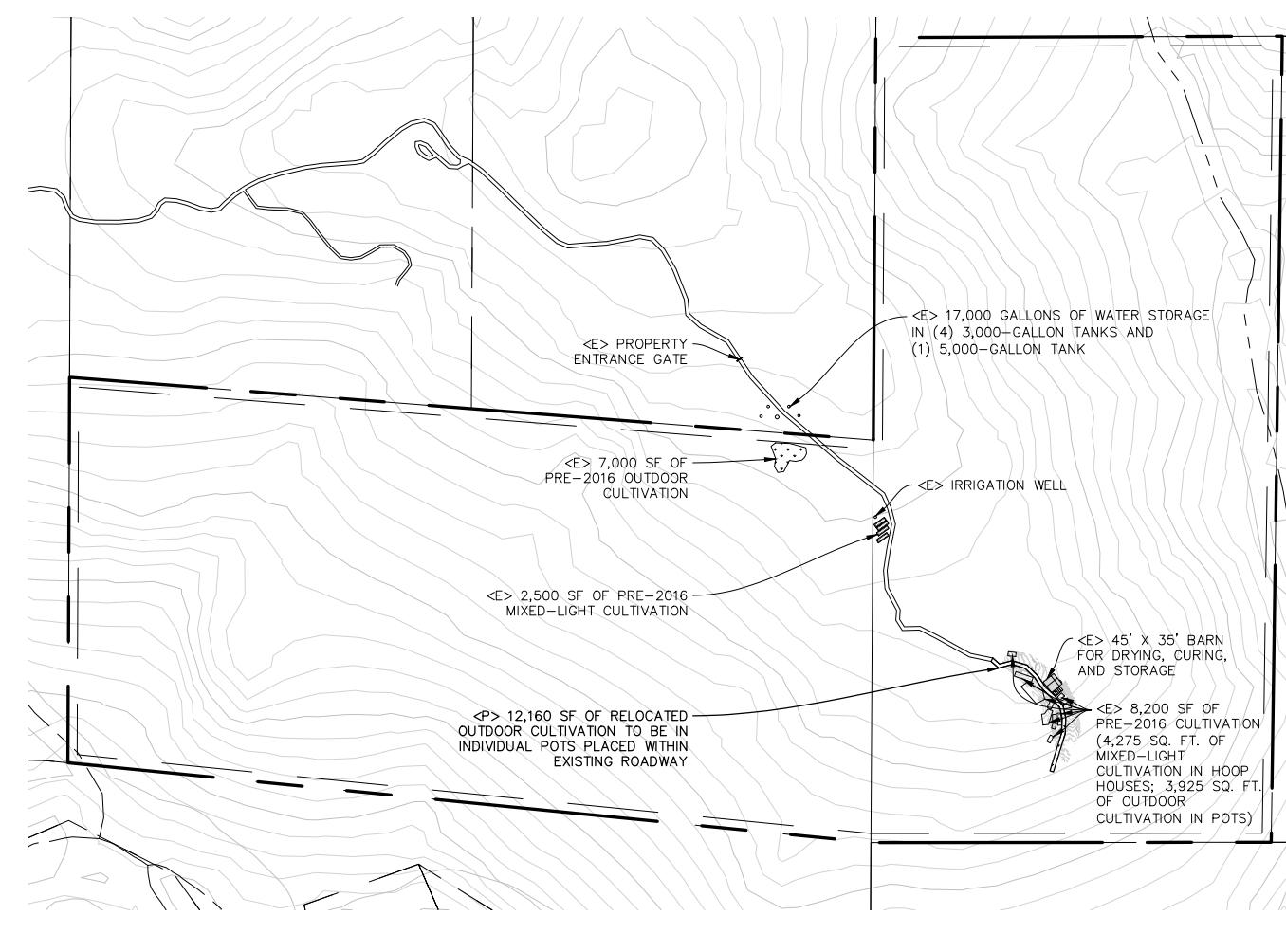
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EXISTING SITE PLAN



PROPOSED SITE PLAN

22x34 SHEET: 1"=300'
 11x17 SHEET: 1"=600'



DATE	REVISIONS

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

PANTHER CANYON DEVELOPMENT, LLC
 BENBOW, CA 95542 / APN: 223-061-041 & 223-074-008
 EXISTING AND PROPOSED SITE PLAN

PROJ. MGR.: PS
 DRAWN BY: C.J.G.
 DATE: 5/4/20
 SCALE: AS SHOWN

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