



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

PLANNING PROJECT

ANNUAL COMPLIANCE INSPECTION REPORT

APPLICANT AND AGENT INFORMATION

**Applicant:**  
**Applicant Address:** KATHY HALL, 540 2ND AVENUE  
RIO DELL, CA 95562  
**Agent:**  
**Agent Address:** PHILLIPSVILLE, CA 95559

PROJECT INFORMATION

**Project Number:** PLN-12280-CUP  
**Primary Parcel Number:** 208-111-028-000  
**Inspection Date:** 10/24/2024  
**Inspection Type:** Annual Compliance Inspection  
**Inspector Name:** Michael Kein  
**Inspector Email:** mkein2@co.humboldt.ca.us  
**Cannabis:** Y

PERFORMANCE STANDARDS

Performance Standard	Compliance	Notes	Deadline
Development/structures in approved locations	NON-COMPLIANT	Secondary drying area in hoophouse with generator next to cultivation area #1. Not on site plan.  Secondary drying hoophouse behind drying shed in Cultivation area #2 not on site plan.	01/31/2025
Employees, housing, bathrooms, handwashing stations	NON-COMPLIANT	No handwashing stations or restrooms (portable toilets) on site. Unless no employees are utilized and the operator has a function, approved septic system available on an adjustment parcel, these items are necessary.	11/15/2024
Monofilament netting	NON-COMPLIANT	Trellis netting cut and not disposed of properly. This is a wildlife entrapment issue.  Remedy - Remove all trellis been harvesting and dispose of properly immediately. Use best management practices to avoid wildlife entrapment.	

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**PERFORMANCE STANDARDS**

<b>Performance Standard</b>	<b>Compliance</b>	<b>Notes</b>	<b>Deadline</b>
Operation is achieving compliance schedule	NON-COMPLIANT	<p>Several Conditions of Approval Outstanding and/or Not on File</p> <p>#1 - The Applicant shall secure permits for all structures related to the cannabis cultivation and other commercial cannabis activity. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.</p> <p>#2 - The Applicant shall provide a survey of the property by a California licensed surveyor to verify that the requisite 30-foot cannabis cultivation setback and all zoning setbacks are satisfied.</p> <p>#5 - The Applicant shall install and utilize a water meter to keep track of irrigation use. Records from the meter shall be made available to the County upon request.</p> <p>#6 - The Applicant shall have the solar arrays inspected for proper installation by a qualified professional. The inspection report shall be submitted to the Planning Department for review and approval.</p> <p>#12 - The applicant shall secure permits for all existing and proposed grading (including, but not limited to flats and pond) and structures (including, but not limited to the cabin, shop and 5 cargo containers) related to the cannabis cultivation and other commercial cannabis activity. A letter or similar communication from the Building Division verifying that all structures and grading related to cannabis cultivation is permitted will satisfy this condition. No impervious floor shall be allowed for greenhouses.</p> <p>#15 - The applicant shall construct noise containment/dampening structures for all backup generators such that noise shall not be more than 50 decibels measured from 100 feet or the edge of habitat, whichever is closer.</p>	12/31/2024

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Operation is meeting ongoing conditions	NON-COMPLIANT	<p>On Going Requirements</p> <p>11. Comply with the terms of any applicable Streambed Alteration (1600) Permit obtained from the California Department of Fish &amp; Wildlife.</p> <p>NOTE - LSAA 1602 is under former permit holder. Current permit holder / owner must renew LSAA in their name and complete all requirements.</p> <p>15. The groundwater well shall be inspected annually to evaluate drawdown, and the potential for the well to go dry. This evaluation should include a standard pump test to be conducted during the dry season. Evaluation of the pump test results should be conducted by a licensed professional with expertise. Should the results of the drawdown testing indicate the potential for the well to go dry or any other confounding factors regarding proximal wells, the County may require the Applicant to install additional water storage to mitigate excessive drawdown.</p> <p>23. All refuse shall be contained in wildlife proof containers, at all times, and relocated to an authorized waste management facility, in compliance with State and local laws, on a regular and on-going basis.</p>	11/15/2024
Power source(s)	NON-COMPLIANT	Solar to be main power source for cultivation. Several generators found on site. One of which was running at time of inspection for drying area in Cultivation Area #1. Generators to be used as backup only.	
Soil management, compost, plant waste, refuse	NON-COMPLIANT	<p>Spent soil found spread outside cultivation areas</p> <p>Refuse found on property in untied soil bags and not disposed of properly. This included used nutrient and oil containers, as well as used oil filters.</p> <p>Also remove all inoperable fans, lights, etc. and dispose at the proper approved facilities.</p>	
Water meter(s) installed and records available	NON-COMPLIANT	<p>Meter installed. No records available during previous inspection nor provided prior. Meter shows only 381 gallons from well.</p> <p>Provide records to both NCRQCB and Humboldt County Planning</p>	

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Water source(s) and use	NON-COMPLIANT	<p>Well not in use. Meter shows only 381 gallons utilized from well.</p> <p>Pressure pump and piping found in Little Larabee Creek on property and connected to storage tanks for cultivation.</p> <p>Little Larabee Creek is not an approved water source for cannabis cultivation.</p> <p>Remedy: Pump to be removed for creek immediately. Waterlogs required to be present to NCWQCB and Humboldt County Planning on a yearly basis. as per Conditions of Approval Item # #4 and #8</p> <p>15b - The groundwater well shall be inspected annually to evaluate drawdown, and the potential for the well to go dry. This evaluation should include a standard pump test to be conducted during the dry season. Evaluation of the pump test results should be conducted by a licensed professional with expertise. Should the results of the drawdown testing indicate the potential for the well to go dry or any other confounding factors regarding proximal wells, the County may require the Applicant to install additional water storage to mitigate excessive drawdown.</p>	
DCC Grant Recipient	No		
Billing Fee Status	COMPLIANT		
Cultivation amount	COMPLIANT		
Cultivation in approved location(s)	COMPLIANT		
Cultivation type and schedule	COMPLIANT	State License is for mixed light. Only light deprivation techniques and full sun on site.	
Drainage, runoff, and erosion control	COMPLIANT		
Light pollution prevention	COMPLIANT		
Noise (dB)	COMPLIANT		
Potentially hazardous materials storage (e.g. fuel and fertilizers)	COMPLIANT	<p>Nutrients and amendments in secondary containment.</p> <p>Operating generator did not have spill protection during inspection. Place in containment pan to avoid oil and gas spills.</p>	
Security plan implementation	COMPLIANT		

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State license(s)	COMPLIANT	Active Lic. No. CCL20-0000229 (Annual) Cultivation - Small Mixed-Light Tier 1  Legally named Rockaway Investments Registered as Limited Liability Company Kathy Hall	
Uses consistent with site plan and operations plan	COMPLIANT		
Water storage	COMPLIANT	Approximately 27500 gallons of water storage available onsite. No forbearance required in staff report of conditions of approval.	

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