

# 2020 Annual Water Source Capacity Analysis

Prepared for:  
Garberville Sanitary District  
Board of Directors  
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## HISTORY OF WATER SOURCES

In 2004 the Garberville Sanitary District (GSD) purchased the Garberville Water Company (GWC) from the Hurlbutt family. The GWC had a number of historical water sources which included:

- South Fork Eel River (SFER) Diversion
- Tobin Well
- Miller Well
- Unnamed Stream

In addition to these GWC water sources, GSD had the right to use water from an unnamed creek on Brisbin's property for the wastewater treatment plant. The right to this water source was relinquished as part of the lot line adjustment agreement for the acquisition of the new primary pond at the wastewater plant.

When the purchase of GWC was completed, only the South Fork Eel River diversion, Tobin well, and Miller well was transferred to GSD.

In recent history the GSD has used the water from the SFER and Tobin well. Some effort has been made to clean out the well casing on the Miller Street Well, but no water has been pumped from this well in the past 10 years.

## INFRASTRUCTURE OF WATER SOURCES

The **South Fork of the Eel River Infiltration Gallery** provides collection of the main water source. It was originally installed in 1940. According to the December 1977 Engineering Report prepared by State of California - Health & Welfare Agency, Department of Public Health, Associate Sanitary Engineer Eugene W. Parham: *"Water is obtained through an infiltration gallery in a gravel bar on the west side of the river. Infiltration is through 640 feet of perforated 8-inch diameter metal pipe, buried approximately 6 feet below the low water level. In 1966 the infiltration works capacity increased with the installation of two 8-inch infiltration laterals 260 feet long. Collected water flows to a 3-foot diameter concrete collection chamber 12-feet in depth. From the collection chamber bottom, an 8-inch double strength steel pipe equipped with a single check valve leads to two submersible pumps on the east side of the river. The submersible pumps are housed in a concrete-shielded CMP, 30 feet deep and 4 feet in diameter."* As part of the 2015 Improvement Project, the 4' diameter corrugated metal pipe on the east side of the river was extended to 55 feet high to place the top outside of the river flow for a 100-year flood event. The two 25-HP submersible pumps in the 4' CMP supply up to 350 GPM to the system. The pump discharges to a 6" raw water pipeline that transports the raw water to the new surface water treatment plant (SWTP) on Tooby Ranch Road.

The **SWTP** consists of flocculation, direct filtration, chlorination, and finished water pumping system. The water treatment plant utilizes Catfloc L Polymer as a coagulant and filter aid. The polymer is injected into the raw water line prior to entering the flocculation basin located upstream of the filters. The baffled flocculation tank is 5,500 gallons, 8 feet in diameter and 14 feet straight shell length, 150 psi pressure tank.

The filtration system is a duplex Loprest model and generally consists of two 108" diameter x 72" straight shell length, 150 psi pressure tanks with 18" filter sand and 12" anthracite with two grades media support gravel and associated piping, valves, controls, and accessories. The filtrations

system requires occasional backwash of the filter medium. The spent backwash water is stored in a 35,000 gallon, 18 feet diameter by 18 feet side water depth with overall height of 22 feet, steel welded storage tank. The clearwater from the backwash storage tank will be recycled back into the treatment plant system and the sediment will periodically be pumped from the tank and disposed of by the pumping company. The backwash recycling pump allows the clearwater from the storage tank to be pumped back into the treatment plant.

The water is chlorinated using liquid sodium hypochlorite. The liquid sodium hypochlorite can be injected prior to flocculation and after the water has been filtered. After the sodium hypochlorite is injected, the chlorination detention time must be satisfied prior to the water being used. Originally the SWTP was constructed with an underground chlorine contact chamber of 30" serpentine pipe. That pipe failed in Nov. 2017 and had to be replaced. The construction of an above ground steel baffled pressure vessel was completed in 2018 to replace the underground chamber.

The finished water is pumped up Sprowel Creek Road, through town, and to the existing main storage tank on APN 032-211-012. These pumps are a duplex pumping system. The SWTP has a permanently mounted, diesel, 60 kW generator with a tank that will allow for 72 hours of continuous operation. This generator can power the entire SWTP facility during power outages.

**Tobin Well** is a groundwater source with a duplex pumping system with chlorination. According to the 1977 Engineering Report, "The Tobin Well was dug in 1931, and is used only as an emergency supply. It is about 45 feet deep with a 6-foot diameter concrete casing." From the January 25, 2013, report by SHN Engineers & Geologists entitled *Tobin Well Supplemental Project Report*, "The existing Tobin Well is located at 510 Pine Lane in Garberville, CA. The property is approximately 75 feet along Pine Lane and 150 feet deep. The well house is located along the front of the property with a storage building located at the rear of the property. The well is currently used to provide a backup water supply to the district during high turbidity events in the Eel River. The existing well produces approximately 45 GPM providing approximately 65,000 gallons per day. The well is housed in a 12-foot x 15-foot pump house. The existing pressure tank is functional but shows heavy signs of corrosion. The well is a 5-foot diameter well approximately 45 feet in depth with a concrete landing approximately 24 feet below the existing ground surface. The concrete landing has a 24-inch square access hatch. It appears the well draws water from an unconfined aquifer. Disinfection is provided through a chlorine drip into the well to provide a .5 to 1.0 mg/1 dose of sodium hypochlorite. The District's operations staff has conducted drawdown tests with the existing 45 gpm pump. After 12 hours of continuous pumping, the well stabilized at a depth of 36.4 with a drawdown of approximately 6 feet. The well reached a 95 percent recovery five hours after the pumps were turned off."

In 2014 the District installed duplex variable speed pumps sized to pump up to 100 gallons per minute (gpm) with level control. The specifics on the pumps are: Goulds model 95L07, 6" diameter, 5-stage submersible pump rated approximately 100 GPM @ 173' TDH, driven by a 7.5 HP, 3/60/230-volt motor. Pump has a 3" NPT discharge. The pumps can be controlled by the water level in the well and can vary the pump's output to maintain a preset water surface. The controller is a Goulds model CPC20311 Aquavar variable speed controller, 30.8-amp output with a Goulds model 9K396 submersible pressure transducer, 7.5 PSI with 100' cable. Most times this automation is not used since the cycle times for automated pumping are too short.

**Miller Well** is a groundwater source with no pumping system and is not currently operational. The Miller Street well is thirty-two feet deep with a water depth of fifteen feet. The well is 48" in diameter. In March of 2015 the water was tested and is safe for human consumption.

The existing system has adequate production, treatment, and storage capacities for the average peak daily demand. The maximum daily demand is 427,780 gpd recorded during the month of July in 1999. The total storage capacity for the system is approximately 500,000 gallons which is the sum of the four storage tanks in the system. This is sufficient to meet the average dry day water demand. The water treatment facility produces water that meets or exceeds the State regulations for drinking water and the Surface Water Treatment Regulations. The turbidity and residual free chlorine levels comply with the maximum allowable levels. The existing system provides four pressure zones with adequate pressure throughout the District.

### **EXCERPTS FROM SWRCB AND CDFG AFFECTING DIVERSION**

The District holds a water diversion permit from the State Water Resources Control Board for appropriation of water from the South Fork of the Eel River. The permit is number 20789. This permit allows the District to divert a maximum of 0.595 cubic feet per second (267 gpm) from the river, year-round. The District also has a fixed license that allows the District to divert an additional 0.155 cfs. The total maximum instantaneous diversion allowed is 0.75 cfs (336 gpm). This would equate to a maximum daily diversion of approximately 484,700 gallons and 177 million gallons per year. Both documents were amended as of October 11, 2013, and can be found in Appendix A. In September 2019 the District submitted a Petition for Change In Place of Use to add portions of the Southern Humboldt Community Park property. This petition is in the process for approval at the State Water Resources Control Board. In addition, GSD executed a Lake and Streambed Alteration Agreement with the California Department of Fish and Game dated June 26, 2012. This document can be found in Appendix B.

Some specific terms of the License are:

*#5. The water appropriated under this right shall be limited to the quantity which can be beneficially used and shall not exceed **0.155 cubic foot per second** by direct diversion to be diverted from January 1 to December 31 of each year. The maximum amount diverted under this right shall not exceed **112.2 acre-feet per year**.*

*#6. The total quantity of water diverted under this right and the right pursuant to Application 29981 shall not exceed **542.2 acre-feet per year**.*

*#7. The maximum simultaneous rate of diversion under this right and the right pursuant to Application 29981 shall not exceed **0.75 cubic foot per second**.*

Some specific terms of the Permit are:

*#5. The water appropriated under this right shall be limited to the quantity which can be beneficially used and shall not exceed **0.595 cubic foot per second** by direct diversion to be diverted from January 1 to December 31 of each year. The maximum amount diverted under this right shall not exceed **430 acre-feet per year**.*

*#8. Construction work and complete application of the water to the authorized use shall be prosecuted with reasonable diligence and completed by December 31, 1999.*

Some of the terms of the DFG Agreement for the diversion are:

*2.15 The Permittee shall not divert more than 0.75 cfs or 10% of the streamflow as measured at the USGS Gauge Station No. 11476500 at Miranda.*

*This Agreement shall expire five years from execution, unless it is terminated or extended before then. All provisions in the Agreement shall remain in force throughout its term. Permittee shall remain responsible for implementing any provisions specified herein to protect fish and wildlife resources after the Agreement expires or is terminated, as FGC section 1605(a)(2) requires.*

So, in summary, GSD is allowed to divert at a rate up to **336 GPM** (0.75 cfs) with a maximum of up to 176 million gallons per year (442.2 acre-feet per year) limited to the maximum amount diverted during the 5-year construction period ending December 31, 1999; which was **80 million gallons** in one year.

For assessment of the amount allowable under the SFER diversion, we use this 80 million gallons per year maximum annual diversion at a rate of up to 336 GPM. The new SWTP is capable of treating 350 GPM.

In November 2019 the SWRCB Division of Drinking Water issued a replacement Domestic Water Supply Permit. It is included in Appendix D.

## **DIVERSION TRENDS AND WATER SALES**

To follow are two graphs summarizing the District's water diversions, metered customer sales, and bulk water sales. **Graph 1** depicts the annual diversions from the South Fork of the Eel River as reported to the SWRCB for the license plus the permit from 1977 to 2020. The average from 1977 to 2020 was **61,199,060** gallons per year. The average over the past 20 years was **60,462,737**. The average over the past 10 years was **57,865,106**. This 10-year average is lower than previous years in part because GSD implemented a new rate structure from 2009 - 2014 that increased rates and the District replaced the leaking Alderpoint Road Tank in 2014. A new rate structure was implemented effective August 1, 2020, which may impact the amount of water utilized by residential customers. Once the Robertson, Hurlbutt and Wallan storage tanks are replaced, the District will likely see an additional decrease in the annual diversion quantity.

**Graph 2** depicts the 2011 - 2020 diversions, metered customer sales, and bulk water sales.

Table 1. Type and Number of Water Customer Accounts

Customer Type	Number of Accounts
Residential	290
Commercial	113
Other (master meters and GSD premises)	8
Irrigation	5
Multi-family/Mixed Use	43
Cannabis Cultivation	9
Vacant/Inactive	2
Total	470

**PROJECTS APPROVED AND CONNECTED IN 2020**

The following table lists various projects that have been approved by GSD within the last few years and were connected to the system during 2020. It details the type of development and the annual water consumed by those customers in 2020. These consumption amounts are already included in the total water sold and diverted for 2020. These project locations are illustrated in dark blue on Figure 1A and 1B in Attachment 1.

Table 2. Approved and Connected Projects

APN	Description	Actual 2020 Water Consumption (Gallon/year)	Conn Fee Paid?	In IS/MND?
222-156-018	Ag meter - Diem	2,244	Yes	Y
032-171-027	Ag meter - Schaible	241,604	N/A	Y
222-156-019	SFR - Connolly	76,296	N/A	Y
223-171-001	Ag Meter - Kahn (not fully constructed)	83,776	Yes	Y
223-191-008	Ag Meter - Clary (Lost Coast)	157,828	Yes	Existing
222-156-016	Ag Meter - Schmitz	64,328	N/A	Y
	Total for Table 2	<b>626,076</b>		



## CANNABIS

In November 2016, California voters approved the Adult Use of Marijuana Act (Proposition 64) to legalize the recreational use of cannabis. As a result of recreational legalization, local governments (city and county) may not prohibit adults from growing, using, or transporting marijuana for personal use. The creation of rules and regulations from Prop 64 have been forthcoming over the past 4 years and continue to be updated at the state and county levels.

The District has been proactive in its efforts to put policies into place. In January 2018, GSD's Board adopted an ordinance for cannabis cultivation as Section 15.9 Commercial Agricultural Water Use. It can be found in Appendix I.

In 2018 the District contacted all the residential accounts that had high water use to determine if cannabis was being cultivated and notifying them that purchasing a second meter for their parcel was necessary. One meter for residential consumption and one meter for the cultivation of cannabis. A number of these customers came in and applied for an agricultural meter. Some no longer cultivate cannabis and some never did, they just have larger lots that are landscaped.

The District has continued to work with property owners to issue will serve letters for properties within the District's Place of Use that desired to obtain an ag meter for the water supply of their commercial cannabis enterprise and to document the approximate area on each parcel being used for cultivation of cannabis.

In June 2020 the District adopted a new rate structure that added a third tier to the residential rates for excessive water users. The charge per unit for this third tier of water is \$11, in contrast to tier 1 costing \$1 and Tier 2 at \$3 per unit. When a property owner installs an ag meter, it is a commercial account and is charged under the commercial rates which are \$3 per unit for Tier 1 and \$2.75 per unit for Tier 2. There is a significant financial incentive for residential customers irrigating cannabis to obtain an ag meter which allows the District to account for the portion of water within the District is being used for this business.

The following 8 APNs have an ag meter issued for them as of **December 31, 2020**: 223-191-008, 223-171-002, 222-156-018, 223-171-003, 032-171-015, 222-156-016, 223-171-001, and 222-156-015. The water delivered through these meters is tallied separately and reported on the District's annual report for the License and Permit diversions. In calendar year 2020 they were billed for a total of 844,492 gallons.

The District continues to identify any Tier 3 water users that could potentially be cultivating cannabis, and inform the current property owner of the District's policy requiring an ag meter for cannabis. We also respond to any County referrals related to cannabis with the requirement that the property owner obtain the necessary meter for commercial cannabis operations.

Humboldt County has progressively adopted numerous ordinances related to cannabis and is responsible for enforcement of them. They are summarized as:

### **2020 Amendments to Streamline Permitting for Small Farmers, Establish Personal Use Allowances for Large Parcels, and Financial Security**

The Board of Supervisors adopted the following on October 6, 2020.

- Small Cultivator Ordinance 2652
- Personal Use Ordinance 2653
- Financial Security Ordinance 2655 Part 1
- Financial Security Ordinance 2654 Part 2

### **Phase I / II - Indoor / Outdoor Personal Use Cultivation**

- Ord No. 2523 - Indoor/Outdoor Personal Use Cultivation
- Phase II Outdoor Cultivation - Summary Chart

### **Phase III - Dispensaries**

- Ord. No. 2554 Adopted by Board of Supervisors July 19, 2016

### **Phase IV - Commercial Medical Marijuana Land Use Ordinance (CMMLUO)**

Adopted by the Board of Supervisors on September 13, 2016 - often referred to as "Ordinance 1.0"

- Ord No. 2559 - Adopted by Board of Supervisors September 13, 2016
- Ord No. 2559 with comparison language with Ord No. 2544
- Resolution No. 16-14 - CMMLUO
- Final Mitigated Negative Declaration - CMMLUO
- Notice of Determination - CMMLUO
- Ord. No. 2583 - Adopted by Board of Supervisors October 17, 2017
- Resolution No. 17-84 - CMMLUO

### **Commercial Cannabis Land Use Ordinance (CCLUO)**

Adopted by the Board of Supervisors on May 8, 2018 - often referred to as "Ordinance 2.0"

- Ord. No. 2598 - CCLUO [coastal zone] certified copy - not yet effective, Certification by Coastal Commission pending
- Ord. No. 2599 - CCLUO [inland] certified copy
- Ord. No. 2600 - 45-day moratorium in areas of Yurok Traditional Tribal Cultural Affiliation
- Resolution 18-43 Countywide Permit Cap - watershed-specific caps on total permits and acreage of cultivation which may be authorized
- Resolution 18-40 Certifying Final EIR
- Notice of Exemption - CCLUO [coastal zone] for Ord. No. 2598, filed May 8th, 2018
- Notice of Determination - CCLUO [inland] for Ord. No 2599, filed May 8th, 2018
- Ord. No. 2638 -- Repeal and Replace Existing Personal Use Ordinance #2523, Coastal Zone Only-not yet effective, Certification by Coastal Commission pending
- Ord. 2639 -- Repeal and Replace Existing Cannabis Dispensaries Ordinance #2554, Coastal Zone Only - not yet effective, Certification by Coastal Commission pending

## Interim Ordinances

- Ord. No. 2583 - Coastal Zone Commercial Cannabis Prohibition - Adopted October 17, 2017
- Notice of Exemption - Ord. No. 2583
- Ord. No. 2586 - Extending Duration of Ord. No. 2583 for a total of 2 years - Adopted November 14, 2017
- Ord. No. 2588 - Interim Adult Use Amendments & Interim Permitting - Adopted November 14, 2017
- Notice of Determination - Ord. No. 2588 (PDF)

The County has staffed a large department whose purpose is to identify and either permit or abate cannabis cultivators that were not in compliance with County Code.

In 2019 the Waterboard completed guidelines for Water Code section 13149(b)(2) which states that the Waterboard shall adopt principles and guidelines under this section as part of state policy for water quality control adopted pursuant to Article 3 (commencing with Section 13140) of Chapter 3 of Division 7. Water Code section 13142 that outlines specific requirements for a state policy for water quality control, which Cannabis Cultivation Policy Principles and Guidelines for Cannabis Cultivation adopted by the Waterboard on February 5, 2019 and was Approved by Office of Administrative Law on April 16, 2019. This document provided guidelines for the cultivation of cannabis and the definition of who had to acquire a license from the State.

These include:

- Commercial Recreational
- Commercial Medical
- Personal Use Medical

This Policy does not apply to recreational cannabis cultivation for personal use, which is limited to six plants under the Adult Use of Marijuana Act (Proposition 64, approved by voters in November 2016).

The Cannabis Policy states that *“instream flow Requirements and forbearance period listed in this section shall not apply to retail water suppliers, as defined in Section 13575 of the Water Code<sup>32</sup>, whose primary beneficial use is municipal or domestic, unless any of the following circumstances are present:*

- a. the retail water supplier has 10 or fewer customers and delivers water that is used for cannabis cultivation;*
- b. the retail water supplier delivers 10 percent or more of the diverted water to one or more cannabis cultivator(s) or cannabis cultivation site(s), as established by an assessor’s parcel number;*
- c. 25 percent or more of the water delivered by the retail water supplier is used for cannabis cultivation; or*
- d. a cannabis cultivator and the retail water supplier are affiliates, as defined in California Code of Regulations, title 23, section 2814.20.”*

Since none of these circumstances apply to GSD, we are categorized as a Retail Water Supplier.

On the 2019 Annual diversion reports for our license and permit, the State began requiring that the diversion holder report on the amount of water being used for all irrigation purposes.

2019 Report of Licensee

3. Purpose of Use	
Irrigation	
Municipal	940

Irrigated Crops			
	Multiple Crops	Area Irrigated (Acres)	Primary Irrigation Method
Cannabis	No	1.33	Low-volume (example: micro-sprinkler, drip)

Special Use Categories	
C1. Are you using any water diverted under this right for the cultivation of cannabis?	Yes
C2. Total amount of water used under this water right for cannabis cultivation	1.18 acre-feet
C3. Total irrigated acreage of cannabis cultivated	58050 square feet
C4. Amount of cannabis cultivated by lighting condition type	
Outdoor Cultivated Canopy Size	
Outdoor Total Number of Plants Harvested	

3/31

.LICENSEE

[https://rms.waterboards.ca.gov/LicensePrint\\_2019.aspx?FOI](https://rms.waterboards.ca.gov/LicensePrint_2019.aspx?FOI)

Outdoor Number of Harvests	
Indoor Cultivated Canopy Size	58050 square feet
Indoor Total Number of Plants Harvested	
Indoor Number of Harvests	
Mixed Light Cultivated Canopy Size	
Mixed Light Total Number of Plants Harvested	
Mixed Light Number of Harvests	
C5. Irrigation methods that are used to cultivate cannabis	Drip/micro spray irrigation, Row irrigation
C6. Is your cultivation of cannabis a commercial cannabis activity?	No

2020 Report of Licensee

3. Purpose of Use	
Irrigation	
Municipal	1000

Irrigated Crops			
	Multiple Crops	Area Irrigated (Acres)	Primary Irrigation Method
Cannabis	No	0.85	Low-volume (example: micro-sprinkler, drip)
Landscape	No	1	Low-volume (example: micro-sprinkler, drip)

Special Use Categories	
C1. Are you using any water diverted under this right for the cultivation of cannabis?	Yes
C2. Total amount of water used under this water right for cannabis cultivation	1.6440 acre-feet
C3. Total irrigated acreage of cannabis cultivated	36770 square feet
C4. Amount of cannabis cultivated by lighting condition type	
Outdoor Cultivated Canopy Size	

4/1/2

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[https://rms.waterboards.ca.gov/LicensePrint\\_2020.aspx?FOI](https://rms.waterboards.ca.gov/LicensePrint_2020.aspx?FOI)

Outdoor Total Number of Plants Harvested	
Outdoor Number of Harvests	
Indoor Cultivated Canopy Size	
Indoor Total Number of Plants Harvested	
Indoor Number of Harvests	
Mixed Light Cultivated Canopy Size	
Mixed Light Total Number of Plants Harvested	
Mixed Light Number of Harvests	
C5. Irrigation methods that are used to cultivate cannabis	Hand water, Drip/micro spray irrigation
C6. Is your cultivation of cannabis a commercial cannabis activity?	No

2020 Report of Permittee

6. Purpose of Use	
Irrigation	
Municipal	1000

Irrigated Crops			
	Multiple Crops	Area Irrigated (Acres)	Primary Irrigation Method
Cannabis	No	0.85	Low-volume (example: micro-sprinkler, drip)

4/1/20

REPORT BY PERMITTEE

[https://rms.waterboards.ca.gov/PermitPrint\\_2020.aspx?FOI](https://rms.waterboards.ca.gov/PermitPrint_2020.aspx?FOI)

Landscape	No	1	Low-volume (example: micro-sprinkler, drip)
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Special Use Categories	
C1. Are you using any water diverted under this right for the cultivation of cannabis?	Yes
C2. Total amount of water used under this water right for cannabis cultivation	0.9478 acre-feet
C3. Total irrigated acreage of cannabis cultivated	36770 square feet
C4. Amount of cannabis cultivated by lighting condition type	
Outdoor Cultivated Canopy Size	
Outdoor Total Number of Plants Harvested	
Outdoor Number of Harvests	
Indoor Cultivated Canopy Size	
Indoor Total Number of Plants Harvested	
Indoor Number of Harvests	
Mixed Light Cultivated Canopy Size	
Mixed Light Total Number of Plants Harvested	
Mixed Light Number of Harvests	
C5. Irrigation methods that are used to cultivate cannabis	Hand water, Drip/micro spray irrigation
C6. Is your cultivation of cannabis a commercial cannabis activity?	No

## **BULK WATER SALES**

In December of 2012, the District received a Cease and Desist Order from the State Water Resources Control Board (see appendix F). The CDO in part required that the District “*cease and desist the bulk sale and delivery of water under its permit and license to areas outside the authorized place of use, unless the water is needed for emergency domestic water supply*”.

In an email from John O’Hagan, Manager of the SWRCB DWR Enforcement Unit dated Dec 03, 2012, responding to District staff inquiry on the definition of an “emergency domestic water supply” criteria, he states “*Our intent in providing an exception allowing for bulk water sales for Emergency Domestic Use is a limited and narrow exception available only in temporary circumstances where such deliveries are required for essential health and safety uses. State Water Board staff does not agree with your proposal to use the definition of Domestic use provided by section 660 of Title 23, California Code of Regulations to interpret the draft CDO. This section is the definition used by the State Water Board for a domestic beneficial uses of water when an applicant files for a water right permit. When referring to “emergency domestic”, the draft CDO was intentionally narrowing this broad definition of Domestic use down to the essential uses necessary to sustain human and animal life, and for the water necessary for sanitation. Uses for outside irrigation of lawns, gardens and landscaping, even if within ½ acre, would not be an emergency need of water.*”

In 2015, bulk water was sold to CalFIRE to fill water tender type trucks out of the fire hydrant near their complex on Alderpoint Road to fight the Buck Fire on Alderpoint Road. This water was used directly on the fire and for the personnel housed as the Eel River Fire Base Camp just outside of our POU. We deemed this to be an emergency that met the criteria of the CDO.

In 2017, we sold bulk water for several emergency projects. In April 2017 a large slide covered all lanes of Hwy 101 and closed the road to southern Humboldt County. Caltrans issued an emergency contract for the work with Mendocino Construction Services as a subcontractor. MCS needed water for the work to be done at the site. We also sold bulk water to Cox & Cox and Mercer Frasier for the work on the Garberville Airport.

In 2018 a complaint was filed, the District supplied the requested documents, and the SWRCB notified the District that bulk water sales for construction were a violation of the CDO. The District issued a notice that all bulk water sales outside of the Place of Use would cease. For bulk water sales the applicant must show that the water will be beneficially used within the POU.

In November 2019, Ed Voice and Jessie Jeffries filed complaints with the SWRCB-DWR that the County of Humboldt was trucking water from their road maintenance yard facility’s existing long-standing commercial water account to an emergency road project on Old Briceland Road.

During 2020 the District was involved in confidential negotiations with the State Water Resources Control Board regarding a draft Administrative Civil Liability Complaint regarding the sale of bulk water to various state and county agencies for emergency projects as a violation of Cease and Desist Order WR 2012-0036-DWR. District Counsel headed the negotiations team, which eventually agreed to terms that are captured in the settlement agreement. ORDERS WR 2020-0104-EXEC approving the settlement agreement was signed on August 26, 2020. The 2020 order states,

*“The Settling Parties have engaged in settlement negotiations and mutually agreed to settle the alleged violations. The Settlement Agreement represents a compromise of disputed claims.*

*Nothing contained in the Settlement Agreement shall be construed as an admission of fault or liability on the part of GSD."*

The Settlement Agreement entered by the Garberville Sanitary District constitutes a resolution of disputed claims, not an admission of fault or liability on the part of GSD. Related to the Settlement:

1. The Bulk Water Sales which occurred after 2012, as alleged in the Water Board Settlement Documents and Draft Administrative Complaint, relate to assertions that GSD's sale of water to public entities/agencies constituted a violation of a restriction included in the 2012 Cease and Desist Order restricting bulk water sales only for "emergency domestic water supply".
2. GSD made several water sales to public agencies, including: (1) water supply to the California Department of Forestry to assist in firefighting efforts; (2) Contractors working for Caltrans on a slide on Highway 101, south of Garberville, to re-open the Highway in response to a Governor declared emergency; (3) water sales to the County of Humboldt through their existing commercial water meter that they used for the emergency repair of a failed culvert within Whitmore Grove on Briceland Road at PM 11.20 in accordance with the Local Emergency Proclamation for Briceland Thorn Road adopted by the Humboldt County Board of Supervisors in cooperation with California State Parks.
3. All of the bulk water sales were authorized by GSD based on the urgent and public safety needs identified with the sales. As alleged in the public Settlement Documents, the Water Board asserted that there was not "domestic use" component of the sales, and a violation was asserted.
4. Although the practice of all bulk water sales to government agencies to respond to health and safety related events has now stopped, GSD is petitioning the Water Board and seeking it's assistance to expand the definition of "emergency use" in the 2012 CDO so it can make bulk water sales where necessary to respond to substantial public health events and/or imminent threats to public health and/or safety exist.

The date of the most recent bulk water sale was October 26, 2018. In January 2020, the District informed Humboldt County Public Works Department that even though they are a commercial water customer in GSD's Place of Use, they cannot fill water trucks from the standpipe at their Garberville Road Maintenance Yard and take the water outside of the GSD Place of Use. They were reminded again of the limitations on Sept 3, 2020.

The fine levied in the settlement agreement was \$40,000.

**Graph 3** shows water uses by calendar year including the amount of "lost" water within our water system by year. Lost water exists within every water system, although the magnitude of the loss varies with the age of the system. This lost water was reduced with the replacement of the Alderpoint Road Tank.



## WATER LOSS

From US EPA, Office of Water. 2013. Drinking Water Infrastructure Needs Survey and Assessment: Fifth Report to Congress. EPA 816-R-13-006, "The US EPA's fifth national assessment of public water system infrastructure needs documents a 20-year capital improvement need of over \$384 billion between 2011 and 2030." They also state, "Lost water from aging infrastructure is also costing local governments and utilities lost revenue or unrecovered costs of production. Thus, taxpayer and ratepayer dollars are being wasted along with the commodity itself. A positive return on investment is almost certain for many systems, and tools are available for determining the economic level of loss for an individual water supply system - the level at which the cost of investing in water loss management is less than the value of the lost water."

EPA's Document No EPA 816-F-13-002, dated July 2013, entitled "WATER AUDITS AND WATER LOSS CONTROL FOR PUBLIC WATER SYSTEMS" provides instructions and ideas for ways to identify unauthorized water consumption, leakage, by conducting a water audit of the system.

Some of the likely sources of the District's lost water are:

- Inaccurate (old) meters that do not record the total water actually coming through the meter
- Leaking waterlines (from old joints) and broken waterlines (cracks/holes in the waterline itself) especially with the amount of old clay and transite waterlines in the District's system
- Leakage from fire hydrants and valves
- Leakage and overflows from storage tanks
- Leakage from service connections (laterals) or service meters
- Unauthorized consumption (theft)
- systematic data handling errors in the meter reading and billing processes

The District has many miles of old waterline and replacement of this quantity of waterline for a small system is a massive undertaking. The District replaces sections as part of larger infrastructure projects. There are three older tanks in the system; one redwood tank and two in-ground concrete tanks. The District plans for eventual replacement of the three older tanks subject to funding availability.

In 2019, DWSRF planning phase funding applications have been prepared and submitted for the replacement of the Wallan Road Tank and the Robertson Tank as well as rerouting the waterline over Bear Canyon. The State is processing these applications. As a temporary measure, the District has been operating the Wallan Road Tank at a lower level to minimize the amount of water that leaks from the redwood tank.

During the July 2020 inspection of the Robertson Tank, Water Board staff observed the remains of a lizard and sediment in the bottom of the tank. A remediation plan was agreed to between Barry Sutter and Ralph Emerson, and the District began completing those items.

A Compliance Order was issued on August 28, 2020 by The Division of Drinking Water. The following Directives are included in the Compliance Order:

*"1. By November 1, 2020, remove all sediment from bottom of the Robertson Tank.*

*2. By December 31, 2020, submit a design proposal for replacement of the Robertson Tank with either another tank or with the installation of a pressure reducing valve that complies with California Waterworks Standards.*

*3. By June 30, 2021, construct a replacement tank or install a pressure reducing valve in accordance with the design proposal in Directive 1 above, and take the Robertson Tank offline permanently.*

*4. Maintain all vegetation and grass to less than six inches of height within five feet of the tank.*

*5. Inspect the exterior of the tank and access hatch for openings at least once per week. Seal all openings that are greater than 3/16" Dia. Look into the tank weekly via the access hatch and note any signs of animal intrusion or other signs of contamination. Records of the date and findings of each weekly inspection must be kept until the tank is replaced.*

*6. If Garberville Sanitary District is unable to perform the tasks specified in this Order for any reason, whether within or beyond its control, and if Garberville Sanitary District notifies the Division in writing no less than thirty days in advance of the due date, the Division may extend the time for performance if Garberville Sanitary District demonstrates that it has made its best efforts to comply with the schedule and other requirements of this Order."*

Directives #1, 4, and 5 are complete. Directives #4 and 5 are things that are and will continue to be completed by Operations Staff. The District petitioned the Water Board to modify the order to postpone the deadlines recited in directives 2 and 3.

The requested extension has been granted. The new language for Directives #2 and 3 now reads:

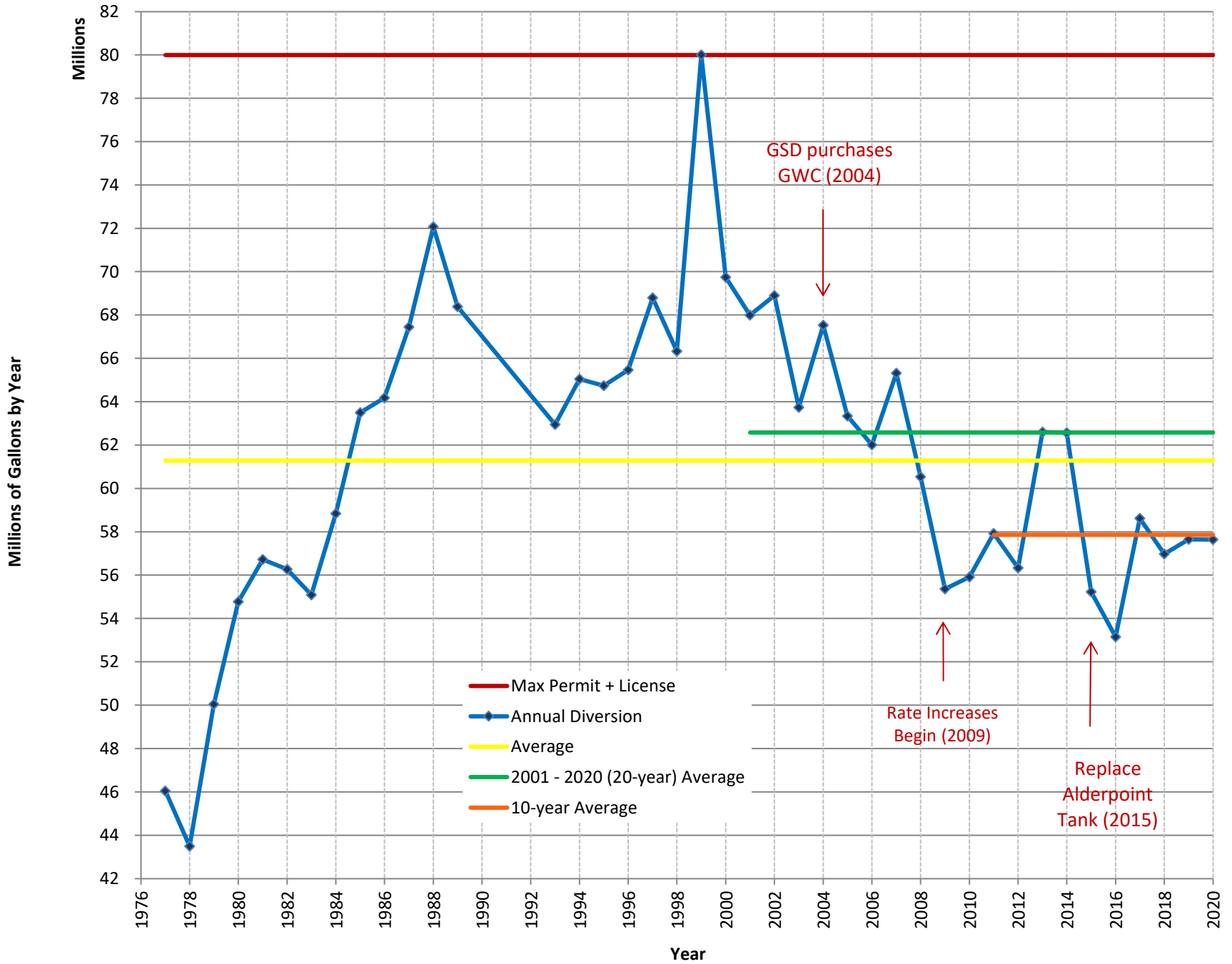
*"2. By January 31, 2022, submit a design proposal for replacement of the Robertson Tank with either another tank or with the installation of a pressure reducing valve that complies with California Waterworks Standards.*

*3. By September 30, 2022, construct a replacement tank or install a pressure reducing valve in accordance with the design proposal in Directive 2, and take the Robertson Tank offline permanently."*

The application for the planning project grant is moving forward. The issuance of the Compliance Order resulted in the project being prioritized for quicker processing. Addition of the Hurlbutt Tank to the Planning Project for Robertson and Wallan is being considered so that the tank replacements can be consolidated.

During 2020, the District has replaced approximately 150 lineal feet of waterline and 7 leaking valves. Twenty-eight meters were replaced. Recordkeeping for unmetered water beneficially used was continued. Examples include waterline breaks, fires, fire hydrant exercising, hydro-jetting, WWTP water use, storage tank leaks, etc.

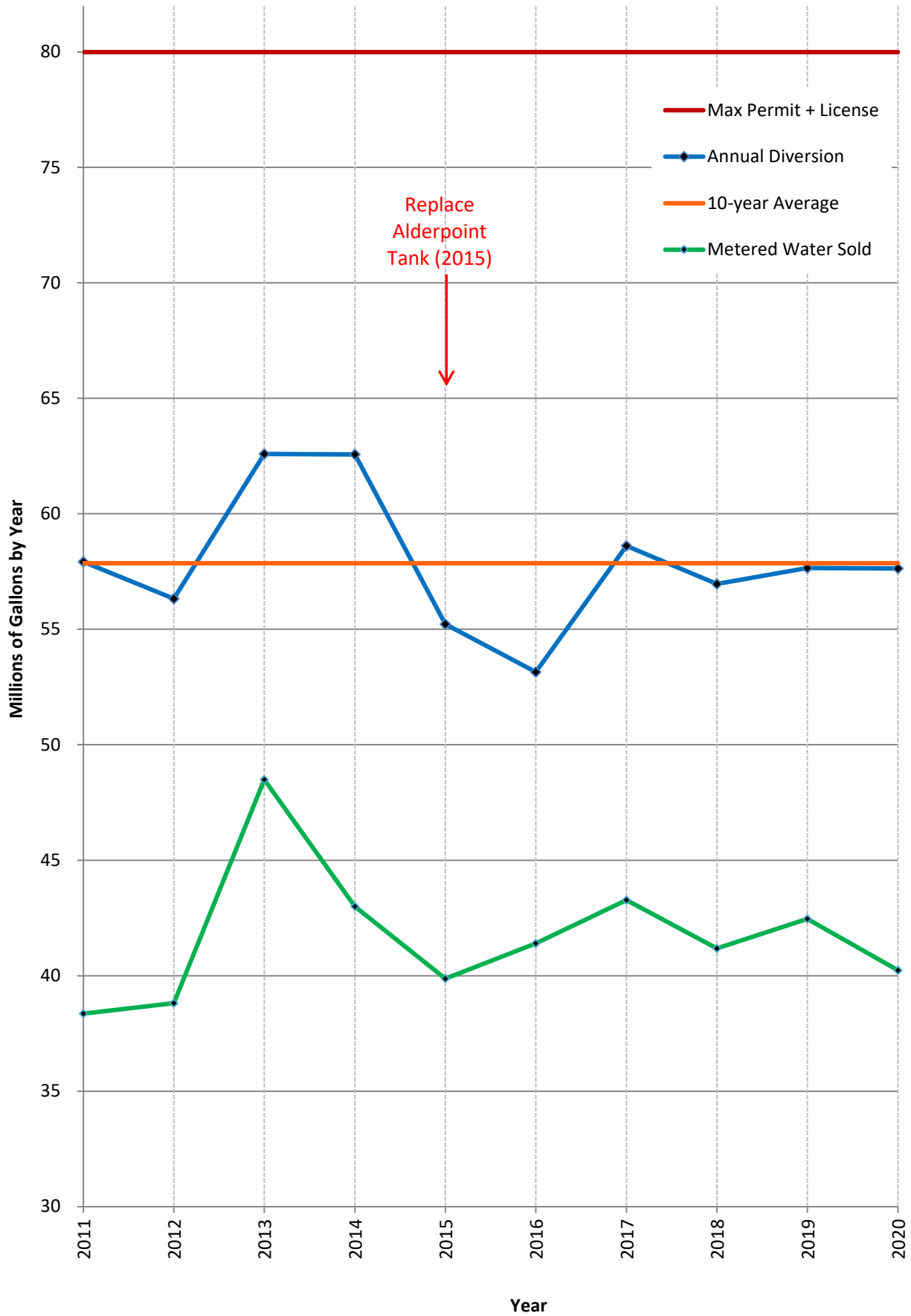
# Summary by Year of Water Diversion Reported



Graph 1

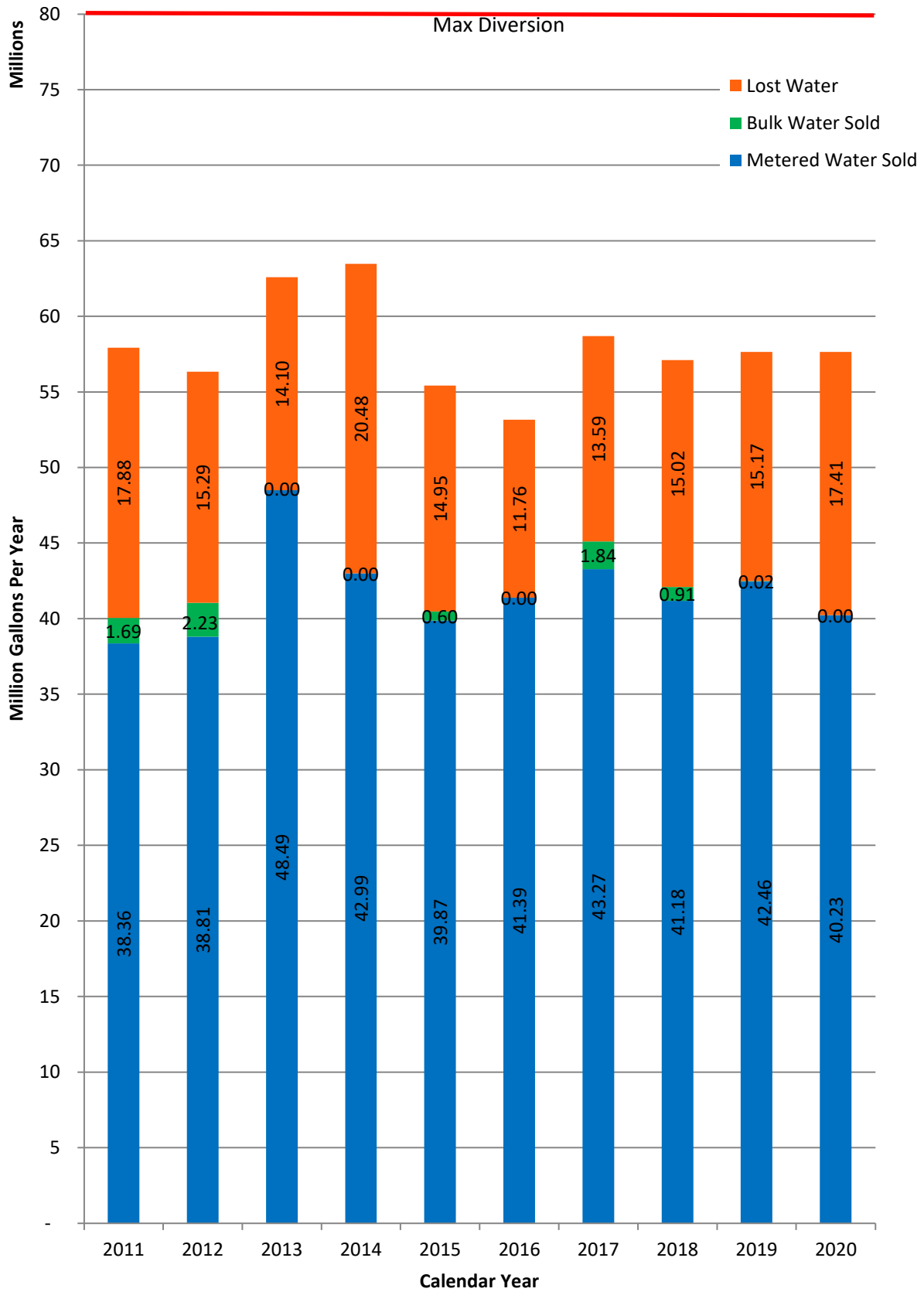
# Summary by Year of Water Diversion Reported

Graph 2



# Water Uses by Calendar Year

Graph 3



## PROJECTS REVIEWED BY THE DISTRICT IN 2020

For all planning and building projects within the GSD place of use, Humboldt County is responsible for sending GSD a project referral asking for our input on whether the project will be served with GSD water and or sewer. As part of this referral process, GSD can and should enumerate any conditions that will be placed upon the applicant to receive or expand their service. When projects are at the planning stage, many applicants do not know exactly how much water and sewer capacity they will need. Staff works with the applicants to supply general information on our infrastructure and any concerns we have about connection so that the applicant can proceed with designing their project and eventually apply for new water or sewer services using our application. Future applicants can also contact GSD directly prior to applying for water or sewer service to receive information on possible service at a particular parcel. Projects that are commercial in nature or include four or more single family residential units will be reviewed by the Board prior to approval.

GSD receives numerous County referrals each year. Many do not include new water service. They are electrical, mechanical, roofing, or other non-expansion building permits. Some are planning actions that do not have a specific water service component. The table below lists the projects that do or could have an effect on the water consumption. They have been approved by the District but have yet to be connected to the District's water system. These project locations are illustrated in medium blue on Figure 1A and 1B in Attachment 1.

Table 3. Projects Approved by District with potential water use increase - unconnected as of 12/31/20

APN	Development Description	Estimated Future Water Consumption (gallon/year)	Conn Fee Paid?	In IS/MND?
032-011-010	Cannabis + SFR - Trent	EXPIRED	No	Y
032-011-029	Humboldt County Mini-Complex	No Change	N/A	Existing
032-012-007	Rehabilitate apartments	193,358	No	Existing
032-034-001	Remodel kitchen for new restaurant	89,012	N/A	Existing
032-044-008&09	Bank Remodel + 3 connections	211,500	Partial	Existing
223-191-002	Ag meter - Alban	59,840	Yes	Existing
Total for Table 3		<b>553,710</b>		

**PROJECTS BEING PROCESSES - UNAPPROVED AND UNCONNECTED**

The following table lists some projects that are still in the planning phases for their total development type, needed off-site infrastructure, and associated water consumption estimates. Some are still in the preliminary stages of development so the specific amount of water consumption is not listed in the table if it has yet to be determined. These projects have yet to be approved with a specific water consumption amount from GSD. These project locations are illustrated in light blue on Figure 1A and 1B in Attachment 1.

Table 4. Projects Under Consideration

APN	Potential Development Description	Estimated Future Water Consumption (gallon/year)	Conn Fee Paid?	In IS/MND?
032-051-032	Emerald Triangle Group (Bilandzija)	24,000	No	Existing
222-091-015	SHCP	180,000	N/A	Y/Add
032-091-014	New Hospital at CR site	4,763,250	No	Existing
032-141-010	SoHum Inn: 17 Unit Hotel with Cannabis Dispensary	448,800	No	Y
223-191-005	Ag Meter - J Clary	72,000	No	Existing
223-191-010	Ag Meter - A Clary	72,000	No	Existing
222-156-019	Ag Meter - Connolly	200,000	N	Y
222-156-015	Ag Meter - Jacobsen	499,000	N	Y
223-183-010	Ag Meter - Cohn (Exist)	No Change 5 unit	Y	Y
223-183-009	Ag/SFR - Cohn (Exist)	No Change 57 units	No	Y
223-183-008	Ag/SFR - Cohn (Exist)	No Change 98 units	No	Y
223-183-007	Ag/SFR - Cohn (Exist)	No Change 126 units	No	Existing
Total for Table 4		<b>6,259,050</b>		

**Southern Humboldt Community Park.**

In the area known as the SHCP, GSD & GWC water service has been previously provided to two residences and outbuildings, but they do not currently consume water. The Final IS/MND prepared for the Annexation Project (State Clearinghouse No. 2012032025) identifies the history of the water service and lists conditions for future approval. As part of the impact analysis to determine sufficient water supplies, the CEQA document accounts for a future consumption quantity of up to 2,000 cubic feet per month (approximately 180,000 gallons per year) for APNs 222-091-014 and 222-241-009. (these have recently been combined to be APN 222-091-015)

In June 2019, the SHCP came to the District Board of Directors to request that reestablishment of their water service be processed by the District through the Humboldt Local Agency Formation Commission (HLFACo) and the State Water Resource Control Board Division of Water Rights (SWRCB-DWR). The Board adopted Resolution 19-02 to begin the process. The District completed the application to HLAFCo for an Out of Agency Service Extension.

HLFACo reviewed the CEQA documents submitted and determined that an Addendum to the 2013 IS/MND would be necessary. They prepared the Addendum, circulated it for public

comments, and held a public hearing in September 2019. During the September 2019 HLAFCo meeting the Commission adopted RESOLUTION NO. 19-04: ADOPTING THE ADDENDUM TO THE GARBERVILLE SANITARY DISTRICT ANNEXATION PROJECT: CHANGE IN JURISDICTIONAL BOUNDARY AND PLACE OF USE FINAL RECIRCULATED INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION and RESOLUTION NO. 19-05: AUTHORIZING THE GARBERVILLE SANITARY DISTRICT TO PROVIDE WATER SERVICES OUTSIDE THE DISTRICT BOUNDARY TO APN 222-091-015 (SOUTHERN HUMBOLDT COMMUNITY PARK). HLAFCo also filed a Notice of Determination for the Addendum dated September 23, 2019.

The District then Petitioned the SWRCB-DWR to Change the Place of Use for the District's Permit and License. The Petition was noticed and four protests were received. The District responded to the Protestants. The Protestants provided their protest dismissal conditions for each remaining issue. The SWRCB reviewed the protests and responses and transferred the public hearing process to the Administrative Hearings Office. The AHO estimates that they will notice the public hearing in the first part of 2021 and hold the hearing shortly thereafter. The 2,000 cubic feet per month allocation has been included in Table 4 above.

## **DEVELOPMENT POTENTIAL WITHIN PLACE OF USE**

As stated in the Annexation IS/MND, in addition to the existing consumption, there are vacant APNs and/or APNs that are not GSD customers and are not consuming water within the existing permit and license POUs. For the purposes of determining potential water consumption within the existing license and permit POUs, the following table document (by APN) the potential water consumption in areas within the license POU and permit POU that may be realized in the future if the parcels not currently consuming water become GSD customers.

The potential water consumption in the table is based upon the customer type and zoning, then estimates the anticipated future consumption associated with each APN. The GSD customers' billing data was separated by billing code into two categories: residential and commercial /industrial. This separated data was then averaged. The average annual demand of the GSD commercial customers is 177,500 gallons or 237 units per year. This average has been applied to the properties that are commercially or industrially zoned. The average demand of the GSD residential customers is 70,500 gallons or 94 units per year, and this average has been applied to parcels that are residentially zoned. Agricultural meters can vary widely in the amount of water used.

There could be additional development as a result of "Housing Opportunity Zones" and second dwelling units, but this is considered unlikely due to the previous development history that does not include second dwelling units in the Garberville area. There are 14 APNs within "Housing Opportunity Zones," and 10 APNs that are allowed second dwelling units (these are all within the "Housing Opportunity Zones)," and one APN with Agriculture Exclusive zoning that allows 4 single detached dwelling units. One unit exists and was connected to the system in 2019. For planning purposes, water supplies were identified to include potential second dwelling units. Assuming that most second dwellings units are equivalent to an apartment type user, Metcalf & Eddy's estimates that apartment flows are approximately 93% of the average residential house. Using this ratio, the equivalent consumption per second dwelling unit would be 65,465 gallons per year. These locations are shown in yellow on both Figure 2A and 2B in Attachment 1.



When the parcel is unconnected **and** has an HOZ/second dwelling unit possibility, both turquoise and yellow are applied and they appear green.

The table below lists those APNs and estimates the future potential water consumption for each parcel and a brief description of the type of development anticipated on the parcel. None of these parcels have any indication that this potential development will actually occur in the near future, or ever, but the water is allocated so that their right to develop in this manner and have water service is generally reserved.

Figure 2A and 2B (in Attachment 1) illustrate in turquoise, the APNs within the Place of Use that are not consuming water as of 2020.

Table 5. Potential Future Development within POU - Unconnected as of 12/31/20

APN	Potential Development Description	Estimated Future Water Consumption (gallon/year)	Conn Fee Paid?	In IS/MND?
032-042-017	Commercial	177,500	N	Y
032-011-010	SFR	70,500	N	Y
032-102-028	SFR	70,500	N	Y
032-121-019	Commercial	177,500	N	Y
032-121-020	Commercial	177,500	N	Y
032-171-022	SFR	70,500	N	Y
032-171-023	SFR	70,500	N	Y
032-171-024	SFR	70,500	N	Y
032-211-003	HOZ/Second Dwellings	65,465	N	Y
032-211-010	HOZ/Second Dwellings	65,465	N	Y
032-211-012	HOZ/Second Dwellings	65,465	N	Y
032-211-034	SFR + HOZ/Second Dwellings Was 032-211-014	135,965	N	Y
032-211-015	HOZ/Second Dwellings	65,465	N	Y
032-211-018	SFR + HOZ/Second Dwellings	135,965	N	Y
032-211-021	SFR + HOZ/Second Dwellings	135,965	N	Y
032-231-016	RESIDENTIAL	70,500	N	Y
032-231-028	RESIDENTIAL	70,500	N	Y
032-231-043	RESIDENTIAL	70,500	N	Y
032-231-045	Has Shops	177,500	N	Y
032-231-053	RESIDENTIAL	70,500	N	Y
032-231-054	RESIDENTIAL	70,500	N	Y
032-231-056	RESIDENTIAL	70,500	N	Y
222-091-011	3 SFR (4th Connected 2019)	211,500	N	Y
032-111-019	Burn Down; 821 Locust St.	70,500	N/A	Existing
223-061-025	SFR (was APN 222-156-012)	70,500	N	Y
223-061-034	HOZ/Second Dwellings	65,465	N	Y
223-171-002	COMMERCIAL	177,500	N	Y

APN	Potential Development Description	Estimated Future Water Consumption (gallon/year)	Conn Fee Paid?	In IS/MND?
223-171-007	COMMERCIAL	177,500	N	Y
223-181-012	RESIDENTIAL	70,500	N	Y
223-181-017	RESIDENTIAL	70,500	N	Y
223-181-020	RESIDENTIAL	70,500	N	Y
223-181-031	HOZ/Second Dwellings	65,465	N	Y
223-181-043	HOZ/Second Dwellings	65,465	N	Y
223-181-044	HOZ/Second Dwellings	65,465	N	Y
223-183-010	RESIDENTIAL	70,500	N	Y
	Total for Table 5	<b>3,406,615</b>		

## ANALYSIS OF DIVERSIONS AND DEVELOPMENT POTENTIAL

For calendar year 2020, a total of 57,632,130 gallons were diverted from the SF of the Eel River. The average diversion for years 1977 - 2020 was 61,199,060. Then adding the estimated water consumption for the potential development in Table 5 for undeveloped and under-developed parcels plus future water consumption for recent county referral projects from Table 3, the total estimated average annual water diversion would be 65,159,385. See Table 6 below for details.

Table 6. Total Estimated Annual Water Diversion Needs

DESCRIPTION	AMOUNT GALLONS PER YEAR
1977 - 2020 average water diversion	61,199,060
Undeveloped and under-developed Table 5	3,406,615
Approved Projects unconnected as of 12/31/20 Table 3	553,710
Total estimated annual water diversion needed to meet existing commitment	65,159,385
Available from 80M Gallon Allotment	14,840,615
Buffer for Annual Variation	- 5,000,000
Projects Under Consideration Table 4	- 6,259,050
Available for future development	3,581,565

This water diversion needed can be collected from any combination of the South Fork Eel River diversion and/or the Tobin Well. The total estimated annual water diversion needed can be easily diverted from the river with the Tobin well remaining as a backup water supply when river water quality is poorer than desirable for treatment at the new SWTP.

Projects under “consideration” **could** total 14.8M gallons per year and still stay under the 80 million gallon maximum. Some cushion should be maintained, as this analysis is based upon AVERAGE annual flows. Conservatively keeping 5,000,000 gallons as a buffer would still leave **9.8M gallons of available water capacity per year** that could be diverted and sold to projects currently under consideration and/or unidentified future projects. If all the projects under consideration were approved at the currently estimated consumption levels, then **3.6M gallons of available water capacity per year** would remain. The Board is considering a policy that limits this available water capacity to projects other than cannabis cultivation. That would minimize any additional cannabis cultivation projects within the District and limit future projects to residential and smaller commercial projects.

### FINAL SUMMARY

After evaluating the capacity of each water source, the water diversions over the past 40 years, the future development potential within the place of use, and the projects both approved and under consideration, there are adequate water sources to serve all these purposes as well as possible additional development within the POU or future annexations to the POU and jurisdictional boundary.

## ATTACHMENT 1

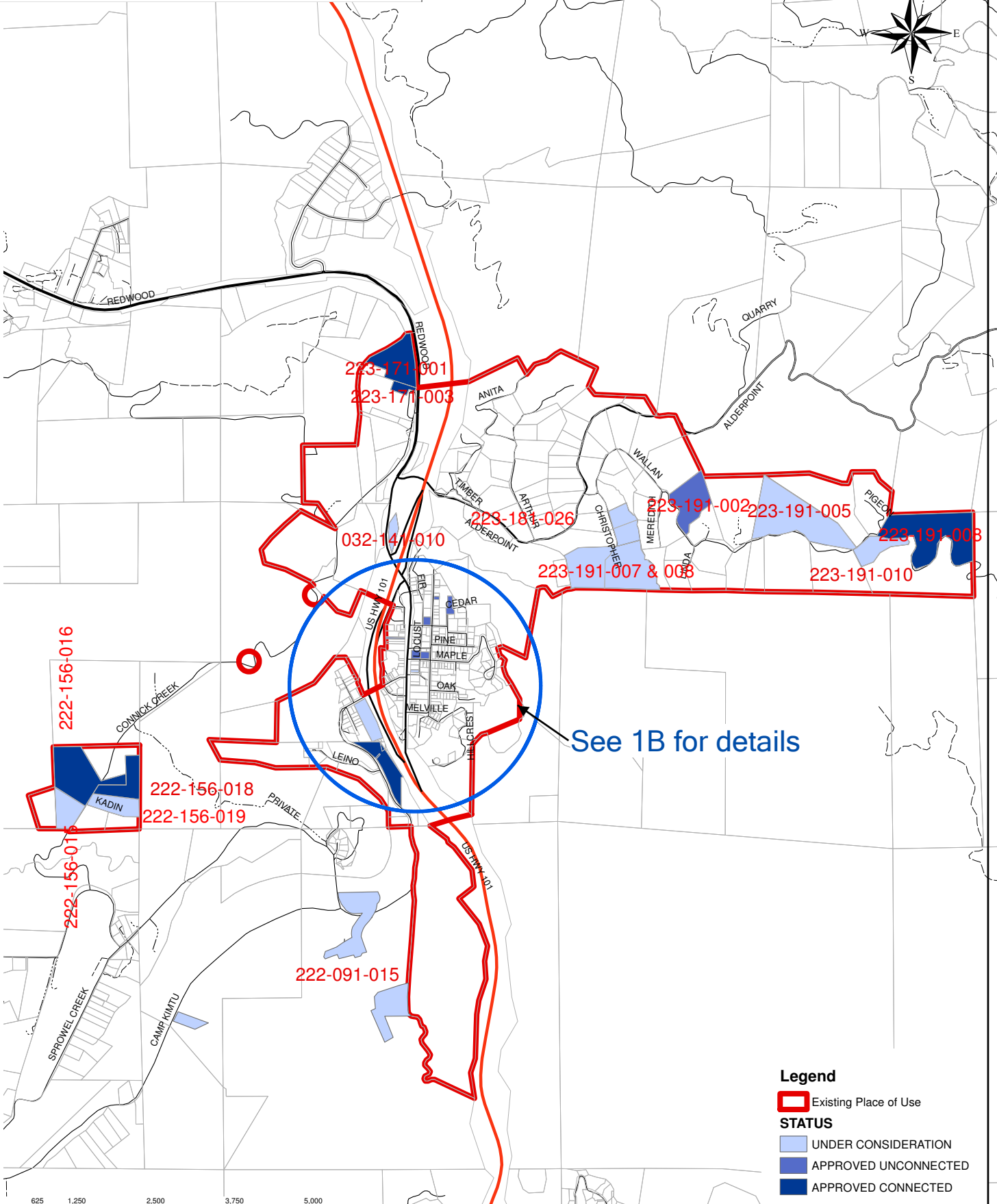
Figure 1A. Status of Projects as of 12/31/20 - Overview

Figure 1B. Status of Projects as of 12/31/20 - Downtown

Figure 2A. Undeveloped or Under-developed Parcels - Overview

Figure 2B. Undeveloped or Under-developed Parcels - Downtown

This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



- Legend**
- Existing Place of Use
- STATUS**
- UNDER CONSIDERATION
  - APPROVED UNCONNECTED
  - APPROVED CONNECTED

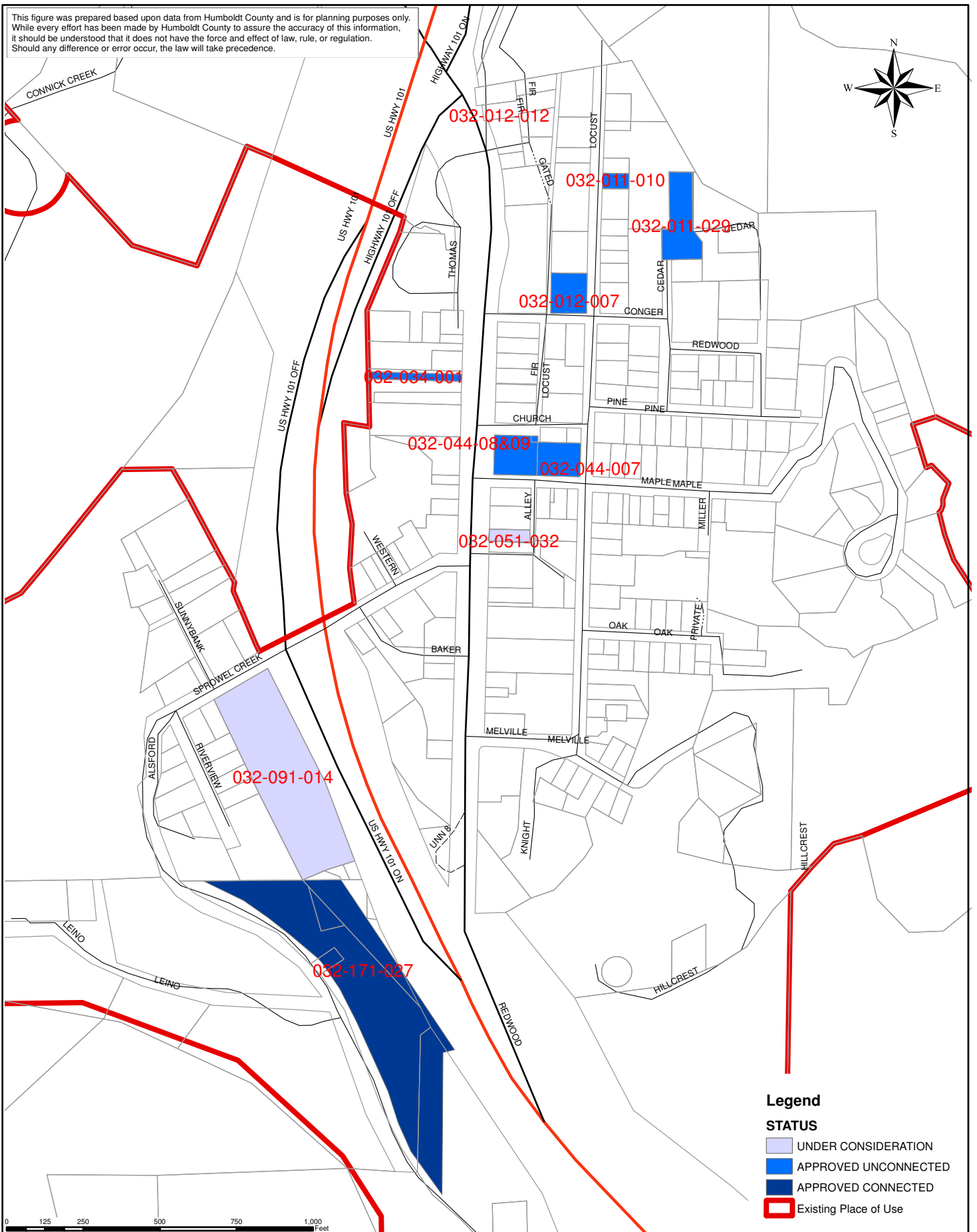
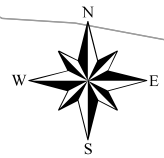


**Water Capacity Report**  
 Garberville Sanitary District (707) 923-9566

**PROJECT STATUS AS OF 12/31/20**  
 SCALE: 1:24,000    DRAWN BY: J. SHORT    DATE: 04/21/2021

Figure  
**1A**

This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



**Legend**

**STATUS**

- UNDER CONSIDERATION
- APPROVED UNCONNECTED
- APPROVED CONNECTED
- Existing Place of Use

0 125 250 500 750 1,000 Feet

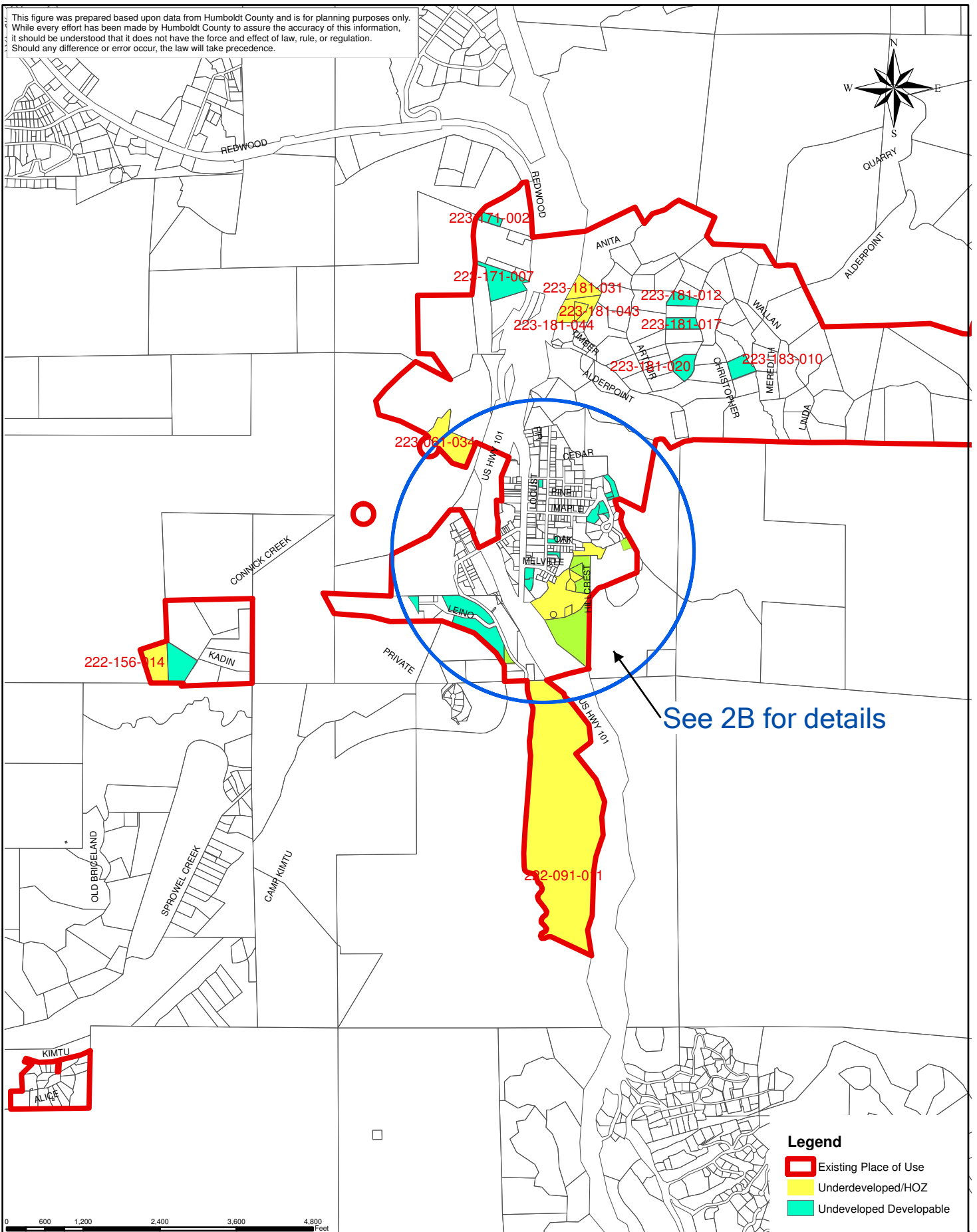
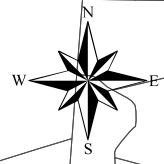


**Water Capacity Report**  
 Garberville Sanitary District (707) 923-9566

**PROJECT STATUS AS OF 12/31/20**  
 SCALE: 1:5,000  
 DRAWN BY: J. SHORT  
 DATE: 04/21/2021

Figure  
**1B**

This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



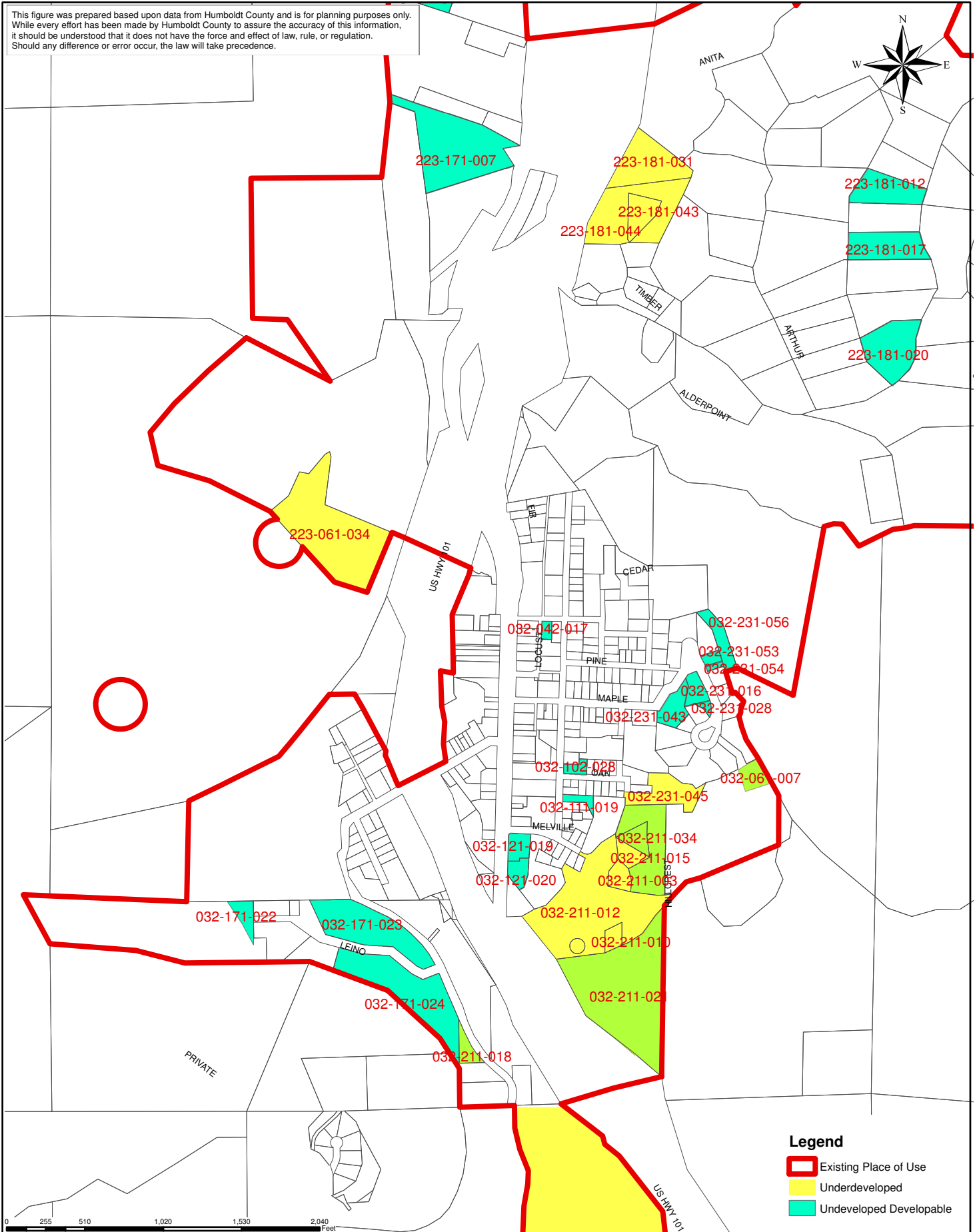
- Legend**
- Existing Place of Use
  - Underdeveloped/HOZ
  - Undeveloped Developable



<b>Water Capacity Report</b>		<b>Undeveloped or Under-developed Parcels</b>		Figure <b>2A</b>
Garberville Sanitary District (707) 923-9566	SCALE: 1:24,000	DRAWN BY: J. SHORT	DATE: 04/21/2021	

Path: C:\Users\vennie\Documents\ArcGIS Data\Projects\WaterCapacity\2020\WaterCap\_Fig2A\_UN-UNDERDEVELOPED.mxd Date: 4/26/2021

This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



- Legend**
- Existing Place of Use
  - Underdeveloped
  - Undeveloped Developable



# Water Capacity Report

Garberville Sanitary District (707) 923-9566

# Undeveloped or Under-developed Parcels

SCALE: 1:10,000      DRAWN BY: J. SHORT      DATE: 04/21/2021

Figure  
2B



# 2020 Annual Water Source Capacity Analysis

## Attachment 2

### Various Documents for Projects Under Consideration

223-183-007 - 010 Ag Meter - Cohn (Exist)

223-191-005 Ag Meter - J Clary

223-191-010 Ag Meter - A Clary

222-156-019 Ag Meter - Connolly

222-156-015 Ag Meter - Jacobsen

032-141-010; Saunders; 17 Unit Hotel with Cannabis Dispensary

032-091-014; SHUHD; New Hospital at CR site

223-183-010  
223-183-009  
223-183-008  
223-183-007

Ag Meter - Cohn (Exist)

## Application Requirements Cannabis 2.0

Applicant Name: <u>WALTER COHN</u>	Permit #:
APN: <u>223-123-007, -008</u>	Permit Type(s): <u>SP</u>
AA Meeting Planner: <u>MJA</u>	AA Meeting Date: <u>DEC. 17, 2019</u>
Receiving CPOD:	Date Items Received:

X - Indicates item is Required for application submittal  
 \* Indicates item must be prepared by a licensed engineer or similarly licensed professional  
 \*\* Indicates item must be prepared by a qualified biologist

### General

- Application Form
- Signed and Dated Fee Schedule
- Copy Of Current Deed To Property, and Lease If Applicable
- Site Plan
- Indemnification and Hold Harmless Agreement
- Proof Of Cultivation Prior To 1/1/2016 (Pre-Existing Sites Only)
- Application Fees Paid

### Operations Plan

- Cultivation Plan
- Water Source, Storage Plan, Irrigation Plan, and Estimated Use (Monthly and Annually; in Gallons)
- Summary Of Specific Measures For Compliance With SWRCB Order (New and Pre-Existing Unpermitted Sites)
- Stormwater Management Plan
- Invasive Species Control Plan
- Materials Management Plan
- Hazardous Waste Statement/Site Assessments
- Sewage Disposal Plan WILL SEND LTR
- Soils Management Plan
- Processing Plan
- Parking Plan
- Energy Plan
- Security Plan
- Noise Source Assessments and Mitigation Plan
- Light Pollution Control Plan

### Water

- SWRCB/RWQCB Cannabis General Order Enrollment Filing Info (Only Req'd For Permitted Pre-Existing Sites Seeking Expansion)
- Water Source Documentation
- Small Parcel Well Testing Information

### Services

- Onsite Wastewater Treatment System Information and Documentation
- Will Serve Letter From Water/Wastewater Service Provider

### Biological

- \*\*Biological Reconnaissance Survey For Special Status Species and Sensitive Habitat (FOR NEW CULT)
- \*\* Restoration/Remediation/Biological Resource Protection Plan
- Restoration Cost Estimate & Financial Assurance Mechanism
- RRR Plan

### Roads

- Road System Assessment (may need to be prepared by engineer)
- \*Draft list of improvements - Functional Capacity
- \*Road System Assessment - Private Roads-Water Quality
- Road Maintenance Association Information (RMA)

### Other

- \$30 Check(S) Or Money Order(S) To Bear River Band THPO, Wiyot Tribe, Blue Lake Rancheria
- Business Entity Documents Filed With the Secretary Of State
- Notarized Consent For Commercial Cannabis Activity From Property Owner
- DHHS - Division Of Environmental Health Worksheet
- Timberland Conversion Assessment Prepared By Registered Forester
- On-site Reconfiguration Plan

### PROJECT INFORMATION CHECKLIST

Project: (777) 496-9512  
WALTER COHN

Assessor Parcel No.(s): 223-183-007

192  
191 CHRISTOPHER LN.  
GARDENVILLE

Case No.(s): \_\_\_\_\_

Old APNs: /

OFF OF AIRPORT RD  
OFF OF WALLAN RD.  
240 ST  
TO CHRISTOPHER LN

Old Case No.(s): \_\_\_\_\_

Violations: 19 CEU-73 RESOLVED/CLOSED  
PAUL B. BOWEN 12/17/19 CANNA. OPOR. BILL 9100 ST TO  
/VIO. 19-283 PROCESSED PARCEL

Zone: AE-B-0 DRAFT GPU = AG B5(20)

General Plan Designation: RA 5-20

Plan Document: CRPAP Density: 1 DU PER 5-20 PERES

Fire Safe: YES NO CDF Region - GARDENVILLE Fire Hazard Rating: VERY High Med. Low  
FPD

Flood: 060060 1835 Effective Date: \_\_\_\_\_ Zone: A B (C)

Coastal Jurisdiction (circle): Inland CZ - State County Appeal Notes: \_\_\_\_\_

Slope Stability Rating: High Med Low Relatively Stable Notes - <15% TO >50%

Biological Resources: 100'S MA @ BEAR CANYON

Cultural/Historic Resource Protection: BEAR RIVER SINKYONE

Applicable Plan Policies: \_\_\_\_\_

Airport: FAR 77 = C (ONLY @ SMALL SW  
CORNER)

Alquist-Priolo: /

Issues/Notes: \_\_\_\_\_

LIS Notes: 8.25 ACRES PER

PARCEL CREATION = LOT 22 OF BK 16 RM, PG. 116

SEWER  
WATER = GARDENVILLE SANITARY DISTRICT

WANTS 2500 SF ML (EX = 684 x 3 = 2052)

223-191-005  
Ag Meter - J Clary

## Application Requirements Cannabis 2.0

Applicant Name: <u>LOST COAST GAS CO. LLC</u>	Permit #:
APN: <u>223-191-005</u>	Permit Type(s): <u>ZCC</u>
AA Meeting Planner: <u>MJA</u>	AA Meeting Date: <u>PHONE Nov. 10, 2020</u>
Receiving CPOD:	Date Items Received:

X – Indicates item is Required for application submittal  
 \* Indicates item must be prepared by a licensed engineer or similarly licensed professional  
 \*\* Indicates item must be prepared by a qualified biologist

<u>General</u>
<input checked="" type="checkbox"/> Application Form
<input checked="" type="checkbox"/> Signed and Dated Fee Schedule
<input checked="" type="checkbox"/> Copy Of Current Deed To Property, and Lease If Applicable
<input checked="" type="checkbox"/> Site Plan
<input checked="" type="checkbox"/> Indemnification and Hold Harmless Agreement
<input type="checkbox"/> Proof Of Cultivation Prior To 1/1/2016 (Pre-Existing Sites Only)
<input checked="" type="checkbox"/> Application Fees Paid
<u>Operations Plan</u>
<input checked="" type="checkbox"/> Cultivation Plan
<input checked="" type="checkbox"/> Water Source, Storage Plan, Irrigation Plan, and Estimated Use (Monthly and Annually; in Gallons)
<input checked="" type="checkbox"/> Summary Of Specific Measures For Compliance With SWRCB Order (New and Pre-Existing Unpermitted Sites)
<input checked="" type="checkbox"/> Stormwater Management Plan
<input checked="" type="checkbox"/> Invasive Species Control Plan
<input checked="" type="checkbox"/> Materials Management Plan
<input checked="" type="checkbox"/> Hazardous Waste Statement/Site Assessments
<input checked="" type="checkbox"/> Sewage Disposal Plan
<input checked="" type="checkbox"/> Soils Management Plan
<input checked="" type="checkbox"/> Processing Plan
<input checked="" type="checkbox"/> Parking Plan
<input checked="" type="checkbox"/> Energy Plan
<input checked="" type="checkbox"/> Security Plan
<input checked="" type="checkbox"/> Noise Source Assessments and Mitigation Plan
<input type="checkbox"/> Light Pollution Control Plan
<u>Water</u>

<input type="checkbox"/> SWRCB/RWQCB Cannabis General Order Enrollment Filing Info (Only Req'd For Permitted Pre-Existing Sites Seeking Expansion)
<input type="checkbox"/> Water Source Documentation
<input type="checkbox"/> Small Parcel Well Testing Information
<u>Services</u>
<input type="checkbox"/> Onsite Wastewater Treatment System Information and Documentation
<input checked="" type="checkbox"/> Will Serve <u>Letter From Water/Wastewater Service Provider</u>
<u>Biological</u>
<input type="checkbox"/> **Biological Reconnaissance Survey For Special Status Species and Sensitive Habitat
<input type="checkbox"/> ** Restoration/Remediation/Biological Resource Protection Plan
<input type="checkbox"/> Restoration Cost Estimate & Financial Assurance Mechanism
<input type="checkbox"/> RRR Plan
<u>Roads</u>
<input type="checkbox"/> Road System Assessment (may need to be prepared by engineer) <u>ENVD. OF ROAD 4 FUNC. EQUIV. TO BE SUBMITTED</u>
<input type="checkbox"/> *Draft list of improvements – Functional Capacity
<input type="checkbox"/> *Road System Assessment – Private Roads-Water Quality
<input type="checkbox"/> Road Maintenance Association Information (RMA)
<u>Other</u>
<input checked="" type="checkbox"/> \$30 Check(S) Or Money Order(S) To <u>Bear River Band</u> THPO, Wiyot Tribe, Blue Lake Rancheria
<input checked="" type="checkbox"/> Business Entity Documents Filed With the Secretary Of State
<input checked="" type="checkbox"/> Notarized Consent For Commercial Cannabis Activity From Property Owner
<input checked="" type="checkbox"/> DHHS - Division Of Environmental Health Worksheet
<input type="checkbox"/> Timberland Conversion Assessment Prepared By Registered Forester
<input type="checkbox"/> On-site Reconfiguration Plan

See Reverse

PHONE AA MTG. TUES. Nov. 10, 2020 @ 3pm

PLN-2020-16758

(See Quest. 10/29/20 @ 10:40am)

PL120-1983

PLR20-1618 <sup>TO D. TOTTEN</sup> 10/29

### PROJECT INFORMATION CHECKLIST

AGENT - DIANA TOTTEN <sup>923-2767 office</sup> <sup>223-2455 cell</sup> clearwaterajservices@gmail.com

Project: LOST COAST GAS COMPANY LLC (SIM CLARY)

Assessor Parcel No.(s): 223-191-005 <sup>6B166</sup> 1055 KALLAN RD.

Case No.(s): GARDNERVILLE

Old APNs: \_\_\_\_\_

Old Case No.(s): BLD-39542-15-877-PV-3

Violations: \_\_\_\_\_

Zone: AE-B-6 DISTRICT GPU = AG-B-6

General Plan Designation: RA AD

Plan Document: GRBAP Density: \_\_\_\_\_

Fire Safe: YES NO CDF Region - GARDNERVILLE FPD Fire Hazard Rating: HIGH <sup>HIGH & VERY</sup> Med. Low

Flood: 060060 Effective Date: \_\_\_\_\_ Zone: A B C

Coastal Jurisdiction (circle) Inland CZ - State County Appeal Notes: \_\_\_\_\_

Slope Stability Rating: High Med Low Relatively Stable Notes - HISTORIC LANDSLIDES  
φ < 15 & GIS (> 15 - 75%)

Biological Resources: 50.93 - SMA BEAR CANYON 2.6 ± mi TO MOUNTAIN MURDER.

Cultural/Historic Resource Protection: BEAR RIVER SINKHOLE

Applicable Plan Policies: \_\_\_\_\_

Airport: /

Alquist-Priolo: /

Issues/Notes: \_\_\_\_\_

LIS Notes: 20.09 AC ASSESS. / GIS 20.20 AC PER ↓

L.P. PARCEL CREATION: PARCEL 2 TR 199 MEADOWS V1 / P12 BK 17 MAPS PG 196 - 193

WATER - PUBLIC <sup>GARDNERVILLE</sup> SANITARY DISTRICT / SDS = PUBLIC (G.S.D.)

POWER - N/A No Elect. used per dist. (PG & E)

ACCESS - <sup>GOOGLE =</sup> RAVED / P12 PG 4?

WANTS 1000 SF OD = 2CC  
1000 SF LAND



Garberville Sanitary District  
PO Box 211  
919 Redwood Dr.  
Garberville, CA. 95542  
Office(707)923-9566 Fax(707)923-3130

**CONDITIONAL WILL SERVE AGREEMENT**  
**FOR AGRICULTURAL WATER USE**

DATE: 12-3-20

CUSTOMER NAME: Jim Clary

**CONTACT INFORMATION:**

PHYSICAL ADDRESS: 1055 WALLAN RD.

MAILING ADDRESS: " GARBERVILLE 95542

Email: shotgun\_jim@me.com

Phone #(Home) 707-923-3966 (Business) 707-923-2121

Cell Phone# 707-223-0102

Do you prefer calls or texts? either

EMERGENCY CONTACT PERSON: AUSTIN CLARY

Phone # 707-223-2806

**DESCRIBE COMMERCIAL ACTIVITY**

BUSINESS NAME: LOST COAST GAS COMPANY

BUSINESS ADDRESS: 220 Pigeon Rd.

PRODUCTS TO BE CULTIVATED, MANUFACTURED OR DISPENSED:  
CANNABIS

TOTAL SQUARE FOOTAGE OF "IRRIGABLE" LAND UNDER CULTIVATION:  
8,000 SF / not to exceed 10,000 SF

ESTIMATED WATER USE DEMANDS IN GALLONS PER MONTH AND YEAR:  
6,000 gal/mon



**GARBERVILLE SANITARY DISTRICT AGREEMENT**

Garberville Sanitary District agrees to provide water for commercial agricultural, manufacturing, research or distribution at (ADDRESS) 1055 WALLAN RD.  
(APN#) 223-191-005-000 as long as water is monitored monthly through a separate Garberville Sanitary District approved water meter.

**REQUIREMENTS NOW AND IN THE FUTURE:**

1. Customer pays a new \$8,000 connection fee for agricultural water meter.
2. Install an agricultural water meter approved by GSD Manager or designee.
3. Provide a site plan.
4. Provide an operational plan.
5. Provide a copy of your County application or permit.
6. Fill out annual GSD application for reporting and monitoring.
7. Include \$150 with annual application for handling and site visit from GSD management.
8. Comply with all water ordinance conditions and requirements now and in the future.
9. Provide annual reconciliation report for water use efficiency.
10. Notify Garberville Sanitary District of any changes in agreement or water use demands.

If the above requirements and conditions are not met, this "Will Serve" letter will be revoked and the commercial agricultural water meter will be turned off and locked out until compliance is achieved and approved by the General Manager or designee.

**CHECK EVERY BOX THAT APPLIES:**

- I am providing accurate information.
- I will only use GSD water as stated in this agreement.
- I have read this agreement and agree to the terms, conditions and requirements.
- I understand that violation of this agreement will result in termination of water service.
- I have a County approved permit or have a permit pending.

**\*\*\*\*Please contact Garberville Sanitary District for questions or clarification\*\*\*\***

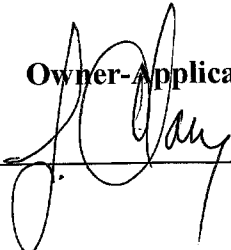
**APPROVED BY:**

**Ralph Emerson**

**General Manager  
Garberville Sanitary District**

**Owner-Applicant Signature:**

**Date:**

  
\_\_\_\_\_ 12-3-20

223-191-010  
Ag Meter - A Clary

## Application Requirements Cannabis 2.0

Applicant Name: <b>LOST COAST GAS CO. LLC</b>	Permit #: _____
APN: <b>223-191-010</b>	Permit Type(s): <b>SP</b>
AA Meeting Planner: <b>MJA</b>	AA Meeting Date: <b>PHONE NOV. 10, 2020</b>
Receiving CPOD: _____	Date Items Received: _____

X -- Indicates Item Is Required for application submittal

\* Indicates Item must be prepared by a licensed engineer or similarly licensed professional

\*\* Indicates Item must be prepared by a qualified biologist

<u>General</u>
<input checked="" type="checkbox"/> Application Form
<input checked="" type="checkbox"/> Signed and Dated Fee Schedule
<input checked="" type="checkbox"/> Copy Of Current Deed To Property, and Lease If Applicable
<input checked="" type="checkbox"/> Site Plan
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<input checked="" type="checkbox"/> Proof Of Cultivation Prior To 1/1/2016 (Pre-Existing Sites Only)
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<input checked="" type="checkbox"/> Energy Plan
<input checked="" type="checkbox"/> Security Plan
<input checked="" type="checkbox"/> Noise Source Assessments and Mitigation Plan
<input type="checkbox"/> Light Pollution Control Plan
<u>Water</u>

<input type="checkbox"/> SWRCB/RWQCB Cannabis General Order Enrollment Filing Info (Only Req'd For Permitted Pre-Existing Sites Seeking Expansion)
<input type="checkbox"/> Water Source Documentation
<input type="checkbox"/> Small Parcel Well Testing Information
<u>Services</u>
<input type="checkbox"/> Onsite Wastewater Treatment System Information and Documentation
<input checked="" type="checkbox"/> Will Serve Letter From Water/Wastewater Service Provider
<u>Biological</u>
<input type="checkbox"/> **Biological Reconnaissance Survey For Special Status Species and Sensitive Habitat
<input type="checkbox"/> ** Restoration/Remediation/Biological Resource Protection Plan
<input type="checkbox"/> Restoration Cost Estimate & Financial Assurance Mechanism
<input type="checkbox"/> RRR Plan
<u>Roads</u>
<input checked="" type="checkbox"/> Road System Assessment (may need to be prepared by engineer) <b>*EVID. TO DEMONSTRATE FUNC. EQUIV. TO BE PROVIDED</b>
<input type="checkbox"/> *Draft list of improvements – Functional Capacity
<input type="checkbox"/> *Road System Assessment – Private Roads-Water Quality
<input type="checkbox"/> Road Maintenance Association Information (RMA)
<u>Other</u>
<input checked="" type="checkbox"/> \$30 Check(S) Or Money Order(S) To Bear River Band THPO, Wiyot Tribe, Blue Lake Rancheria
<input checked="" type="checkbox"/> Business Entity Documents Filed With the Secretary Of State
<input checked="" type="checkbox"/> Notarized Consent For Commercial Cannabis Activity From Property Owner
<input checked="" type="checkbox"/> DHHS - Division Of Environmental Health Worksheet
<input type="checkbox"/> Timberland Conversion Assessment Prepared By Registered Forester
<input type="checkbox"/> On-site Reconfiguration Plan

See Reverse

<input type="checkbox"/> Plan For Public Accommodations
<input type="checkbox"/> Plan For Adaptive Reuse Of Site
<input type="checkbox"/> Archaeological, Paleontological, Tribal Cultural Resource Survey Prepared By Qualified Archaeologist
<input type="checkbox"/> Survey For Historical Resources
<input type="checkbox"/> CEQA Initial Study
<input type="checkbox"/> Other:
<input type="checkbox"/> Other:
<input type="checkbox"/> Other:
<input type="checkbox"/> Other:
<input type="checkbox"/> Other:

**Informational Notes:**

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.

Pursuant to Humboldt County Code (HCC) Section 312-11.2, "Development permits shall be issued only for a lot that was created in compliance with all applicable state and local subdivision regulations." County staff will be completing this review for your parcel, and it may be necessary for you to submit additional information in order to determine how the property was created in its current configuration. If additional information is needed our office will contact you.

County staff will conduct a review of previous land use actions that have been approved on the subject parcel(s) to ensure that, "The proposed development complies with the terms and conditions of any applicable permit and/or subdivision map that was previously approved for such development" (HCC §312-2.4.1.2). If a relevant project is found and additional information is needed, our office will contact you.

PHONE AA MTT. TUES. NOV. 10, 2020 @ 4pm PLN-2020-10759

(SEE CASES - 10/29/20 @ 10:55 AM)

PL 20-1984

PLR 22/10/17 1700

### PROJECT INFORMATION CHECKLIST

AGENT - DIANA TOTTEN 923-2767 OFFICE 223-2455 CELL clearwateragsservices@gmail.com TOTTEN 10/29

Project: HOST COAST GAS COMPANY LLC (AUSTIN CLARY)

Assessor Parcel No.(s): 223-191-010 6B106 1100 WOODMAN RD

Case No.(s): GARBERVILLE 1

Old APNs: \_\_\_\_\_

Old Case No.(s): \_\_\_\_\_ BLD-21803-05-1649 B3

Violations: 19 CEU-80 - CLOSED - STRONGHOLD/CANNABIS BLD-GSA 7.96-107-03/BLD-21842-05-04003 BLD PERMITS/DEMOPERMITS

Zone: AE-B-6 DRAFT GPU = AG-B-6

General Plan Designation: RA-40

Plan Document: GRBAP Density: \_\_\_\_\_

Fire Safe: YES NO CDF Region - GARBERVILLE FPD Fire Hazard Rating: High Med. Low

SO. PTN. IN HIST. FIRE CNTY. RDSIDE 10

Flood: 060060 Effective Date: \_\_\_\_\_ Zone: A B C

Coastal Jurisdiction (circle): Inland CZ - State County Appeal Notes: GARBERVILLE BOULEVARD FAULT RUNS THRU.

Slope Stability Rating: High Med. Low Relatively Stable Notes - < 15% PEGIS (715-750%)

Biological Resources: 2/3 SO = SW 2.6 ± mi TO MARBL. MURREL.

Cultural/Historic Resource Protection: BEAR RIVER SINKHOLE

Applicable Plan Policies: \_\_\_\_\_

Airport: \_\_\_\_\_

Alquist-Priolo: \_\_\_\_\_

Issues/Notes: \_\_\_\_\_

LIS Notes: 4.96 AC ASSESS. / 4.6 GIS 4.96 PER ↓

4.P. PARCEL CREATION: LOT 7 TRACT 199 UNIT 1 PH. 2 BK 17 MAPS, PG. 146-153

WATER - PUBLIC GARBERVILLE SANITARY DIST. / SDS - GARBERVILLE SANITARY DIST.

POWER - N/A REQ. NO ELECT. PER QUEST. PGE

ACCESS <sup>GOOGLE</sup> PAVED / FUNCT. EQUIT. RD CAT 4

SP WANTS 2000 SF OD NEW (UP TO 3000 SF ALLOWED IF PRE-EX.) ONLY PRE-EX.

222-156-019  
Ag Meter - Connolly



**Garberville Sanitary District**  
PO Box 211  
919 Redwood dr.  
Garberville, CA. 95542  
Office(707)923-9566 Fax(707)923-3130

**WILL SERVE AGREEMENT---COMMERCIAL CANNABIS USE**

**Name on Application:** Peter Connolly  
**Business Name if Different:** PD CON Enterprises, LLC  
**APN# 222-156-019 Type of Business:** Cannabis  
**Property Address:** Connick Creek Road  
**Contact Information: Phone# (707)223-4408**  
**Email Address:** humnatfoods@gmail.com  
**Mail Address:** PO Box 382 Garberville CA. 95542

**Permit# Not Assigned Yet**  
**GSD Application#Cannabis-21-004**

Garberville Sanitary District agrees to provide water for APN#222-156-019 as long as \$1,000 handling fee is paid, along with current connection fee. We will not serve water to this property if owner uses unapproved alternative water sources or violates the terms of the cannabis application and this "Will-Serve" letter.

All District ordinances and policies will be complied with, along with a site visit and inspection from the General Manager or designee but if an inspection is not completed, water will not be provided to this address.

Additional Requirements:

- ① Existing water Meter must be used for Residential water use only
- ② Additional water meter is required for Cannabis cultivation along with new connection fee
- ③ All terms of the Will-Serve Application must be adhered to.

Please contact Garberville Sanitary District for questions or clarification.

**Ralph Emerson**  
  
**General Manager**  
**Garberville Sanitary District**

**Date: 2/20/2021**



PLN-2020-16367

**PLANNING APPLICATION FORM**  
**Humboldt County Planning Department**  
Current Planning Division 3015 H Street Eureka, CA 95501-4484  
Phone (707) 445-7541 Fax (707) 268-3792



**INSTRUCTIONS:**

1. Applicant/Agent complete Sections I, II and III below.
2. It is recommended that the Applicant/Agent schedule an Application Assistance meeting with the Assigned Planner. Meeting with the Assigned Planner will answer questions regarding application submittal requirements and help avoid processing delays. A small fee is required for this meeting.
3. Applicant/Agent needs to submit all items marked on the reverse side of this form.

**SECTION I**

<b>APPLICANT</b> (Project will be processed under Business name, if applicable.)	<b>AGENT</b> (Communications from Department will be directed to agent)
Business Name: <u>PDCON Enterprises LLC</u>	Business Name: <u>Clearwater Ag Services</u>
Contact Person: <u>Peter Connolly</u>	Contact Person: <u>Diana Totten</u>
Mailing Address: <u>PO Box 382</u>	Mailing Address: <u>PO Box 1631</u>
City, St, Zip: <u>Garberville, CA 95542</u>	City, St, Zip: <u>Redway, CA 95560</u>
Telephone: <u>(707) 223-4408</u> Alt. Tel: _____	Telephone: <u>(707) 923-2767</u> Alt. Tel: _____
Email: <u>humnatfoods@gmail.com</u>	Email: <u>clearwateragservices@gmail.com</u>

**OWNER(S) OF RECORD** (If different from applicant)

Owner's Name: _____	Owner's Name: _____
Mailing Address: _____	Mailing Address: _____
City, St, Zip: _____	City, St, Zip: _____
Telephone: _____ Alt. Tel: _____	Telephone: _____ Alt. Tel: _____

**LOCATION OF PROJECT**

Site Address: <u>10 Kadin Way, Garberville, CA 95542</u>	Assessor's Parcel No(s): <u>222-156-019</u>
Community Area: <u>Garberville</u>	Parcel Size (acres or sq. ft.): <u>5</u>

Is the proposed building or structure designed to be used for designing, producing, launching, maintaining, or storing nuclear weapons or the components of nuclear weapons?  YES  NO

**SECTION II**

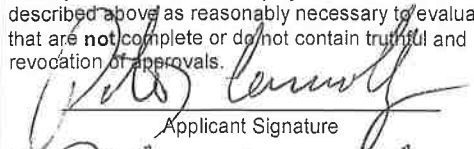
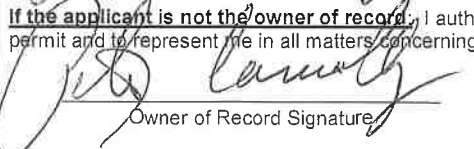
**PROJECT DESCRIPTION**  
Describe the proposed project (attach additional sheets as necessary):

This is an application for 10,000 sq ft of new outdoor commercial cannabis cultivation.

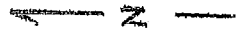
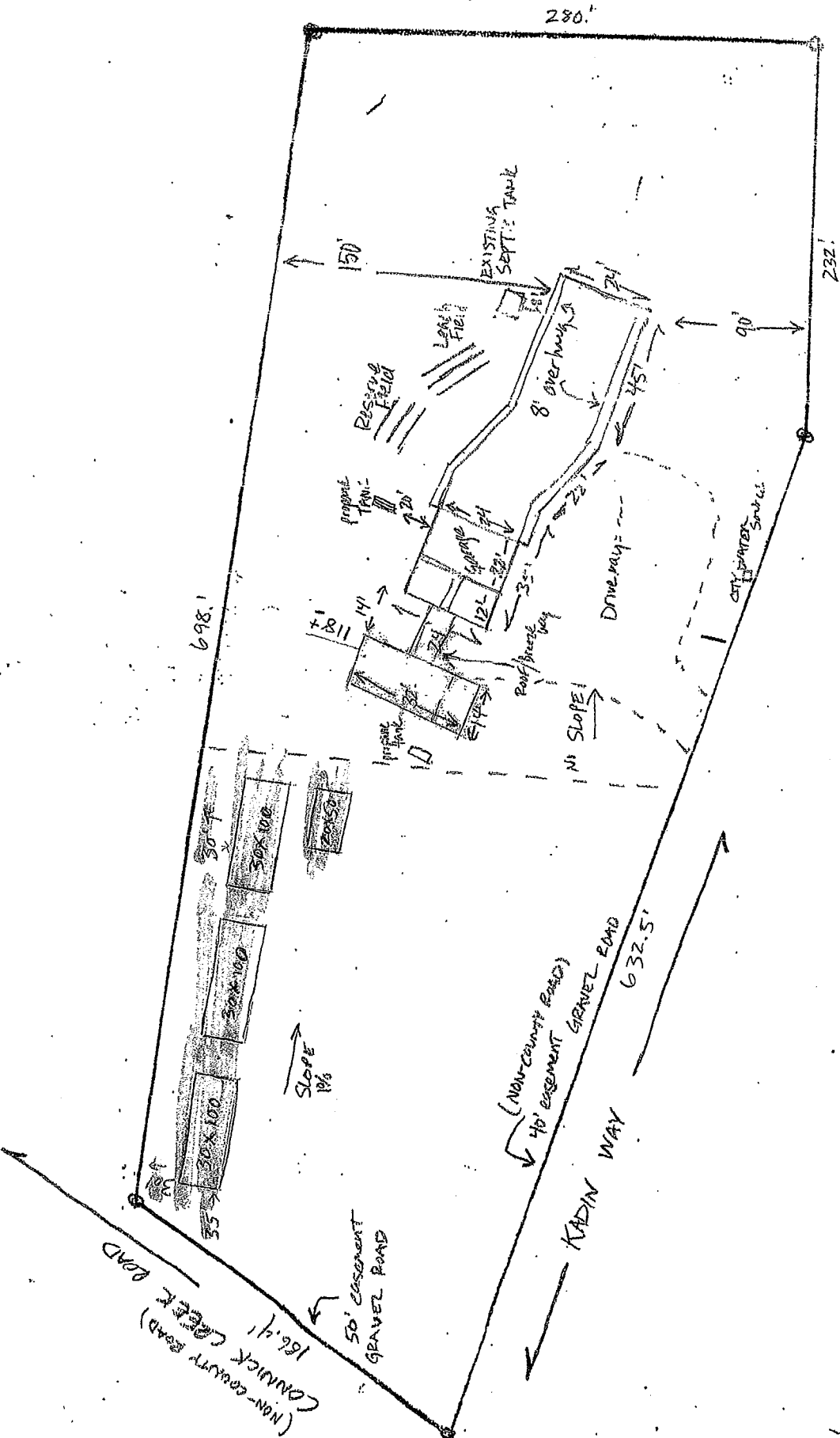
**SECTION III**

**OWNER'S AUTHORIZATION & ACKNOWLEDGEMENT**

I hereby authorize the County of Humboldt to process this application for a development permit and further authorize the County of Humboldt and employees of the California Department of Fish and Wildlife to enter upon the property described above as reasonably necessary to evaluate the project. I also acknowledge that processing of applications that are not complete or do not contain truthful and accurate information will be delayed and may result in denial or revocation of approvals.

 Applicant Signature	<u>April 30 2020</u> Date
<b>If the applicant is not the owner of record,</b> I authorize the applicant/agent to file this application for a development permit and to represent me in all matters concerning the application.	
 Owner of Record Signature	<u>April 30 2020</u> Date
_____ Owner of Record Signature	_____ Date





NOT TO SCALE

APN: 222-156-019  
 PETER & DEBORAH CONNELLY  
 10 KADIN WAY  
 GARBESVILLE, CA 95542  
 707 223-4408

# Cultivation/Operation Plan



**PDCON Enterprises, LLC**

**APN 222-156-019**

## **PDCON Enterprises LLC**

### **Project Description**

PDCON Enterprises LLC is seeking a Special Permit under the Humboldt County CMMLUO for 10,000 sq ft of outdoor commercial cannabis cultivation. This application will be for 10,000 sq ft of new outdoor commercial cannabis cultivation. This parcel is located at 10 Kadin Way, Garberville Ca. 95542. The parcel is 4.7 acres with zoning of AG-B-6. A LLA will include .3 acres bringing the parcel size to 5 acres.

There are no Sensitive Receptors within setback requirements of the existing Cultivation. This includes being at least 600 ft. from a School Bus Stop, School, Place of Worship or Cultural Resources or Public Parks. No cultivation will take place within 300 ft. of a neighboring residence. This includes no cultivation infrastructure 30 ft. from property lines. This project falls within the Garberville Airport Compatibility Zone B. All required documents relating to this feature will be submitted when obtained and attached to this application.

Water source is from municipal water district.

No new grading proposed.

PGE supplies the electrical power needs for this project.

## **Operation Plan**

PDCON Enterprises LLC will be using 4 proposed greenhouses for outdoor cultivation. 2 growing cycles per season by using light deprivation techniques. No supplemental lighting will be needed for cultivation. Operations will consist of utilizing prime ag soils in garden beds inside the greenhouses for the cultivation of the cannabis plants. The soil will be fully contained in the beds and natural amendments will be added if needed for continued use, which will eliminate the need to purchase commercial soil.

No employees will be needed for this project. Sanitary facilities are provided at the permitted residence on the parcel.

Drying, trimming and packaging will occur on site in a permitted building. If further processing of the cannabis is needed it will be done at a permitted offsite processing facility.

Applicant will control any possible light pollution by shielding the light with canopy tarps on greenhouses eliminating any light from escapes the greenhouse between the hours of sunset and sunrise. No noise from any cultivation activity will exceed 50 db at 50' from the noise source.

Slopes of cultivation sites are less than 5%.

Access roads are well maintained.

## **Cultivation Plan**

PDCON Enterprises LLC will utilize a series of 4 proposed Greenhouses for their commercial cannabis cultivation. The cultivation will utilize a high quality commercial ag soil. This soil will be recycled each growing cycle by adding appropriate amendments and nutrients if needed. These amendments and nutrients will be natural and organic and will be handled and stored as required by manufacturer. All amendments and nutrients will be stored in appropriate

enclosed and secure building shown on Site Plan and have secondary containment.

Only natural pesticides will be used if needed for plant health. Integrated Pest Management will greatly reduce or eliminate the need for pesticides. No employees will be needed for work in the cultivation project. Owner will utilize proper ppe for work on the farm, this would include gloves, safety glasses, dust masks, and other personal protective equipment.

Water for cultivation will be provided by municipal water district. Garden beds will utilize a drip irrigation system and water will be metered for efficiency and consistency.

PDCON Enterprises LLC, expects to cultivate 2 growing cycles per year as weather and growing conditions allow using natural sun light and light deprivation techniques.

Garden beds utilize the prime ag soil and are contained as to not allow any runoff from the cultivation area.

## **Security**

PDCON Enterprises LLC, has a security plan in place which consists of No Trespassing Signs and locked gates leading to the cultivation site. Also security cameras are in place at strategic locations. A private road leading to the site has limited access and reduces traffic as well as maintains a level of security for the area.

No public visitation is allowed as part of the operations of this site.

## **Processing**

PDCON Enterprises LLC, will process cannabis off site at a permitted processing facility.

## **Materials Management Plan**

PDCON Enterprises LLC, will not use any Hazardous Materials as part of the cannabis cultivation project. Any plastics such as tarps, waterlines, plastic pots or propagation trays or any unusable greenhouse materials will be disposed of appropriately at a licensed disposal site such as the Redway Transfer Station in Redway or the Humboldt Waste Management Facility in Eureka.

Proper storage of trash in trash cans with containment will be utilized for other trash including household type trash. This also will be transported weekly to the appropriate Facility.

No fuel or storage of any hazardous material in reportable quantities will be on site.

## **Parking and Roads**

This cultivation site is located off the County maintained, Old Briceland Road to the private Connick Creek Road. There is access for any type emergency vehicle with ample parking up to 6 vehicles including any type of emergency vehicle such as a Type 3 fire apparatus. See Site Plan for Parking areas.

## **Light Pollution Control**

PDCON Enterprises LLC, will utilize natural sunlight and light deprivation techniques as part of their operations. Operator will monitor the cultivation

greenhouses to ensure no light pollution occurs and will correct any issues that might arise. Applicant adheres to the International Dark Sky Guidelines.

## **Soils Management**

PDCON Enterprises LLC, will utilize high quality commercial ag soil for cultivation in beds inside the greenhouses. This soil will be tested each season and will be reused each growing cycle by adding appropriate organic amendments if needed. Soil will be contained within the greenhouse structure eliminating the possibility of runoff or exposure to cause contamination of surrounding areas or water courses. The soil will be tilled and cannabis plants will be planted directly into the soil. By utilizing prime ag soil, the applicant will greatly reduce the irrigation water needs.

## **Hazardous Material Waste Statement**

No Hazardous Waste will be used on the cultivation of cannabis or on the parcel.

## **Energy Plan**

All electrical needs for PDCON Enterprises LLC are served by Pacific Gas & Electric. Applicant expects to use minimal electrical power for this cultivation site. The electrical equipment needed will be ventilation fans, water pump, dehumidifier and possibly a small heater.

## **Storm Water Management Plan**

PDCON Enterprises LLC will maintain driveways and access roads to eliminate erosion or runoff during storms. All the driveways and access roads are well maintained gravel. No culverts or water crossings are on the access to the cultivation area. During storm events operator will monitor roads and cultivation site to ensure that runoff from cultivation site as well as access roads will be corrected for minimal impact or erosion. This will include proper ditching and vegetation buffers to prevent erosion. If needed straw, seed, wattles, jute cloth or other industry standards of erosion control will be placed to eliminate runoff. Roads and cultivation site will be shaped with rolling dips and vegetation buffers which and help absorb potential runoff. Site Management Plan will contain additional information to ensure proper measures will be taken for appropriate storm water management.

## **Water Source and Water Rights**

The parcel is serviced by a municipal water district which provides the domestic as well as cannabis cultivation water needs. See attached documents.

## **Irrigation Plan**

PDCON Enterprises LLC, will utilize metered drip irrigation for consistent and appropriate quantity of water for cultivation. A water use plan is enclosed to show monthly water usage as well as annual use.

## **Water Storage**

PDCON Enterprises LLC is served by a municipal water district.



## **Sewage Disposal**

PDCON Enterprises LLC will use the facilities at the existing permitted residence. This is a permitted septic system.

## **Noise Source and Mitigation**

This Cultivation site produces minimal noise from cultivation activities. The electrical power source is grid power from PGE and no generators are used. Ventilation fans produce minimal noise which is less than 50 db at 100 ft and inaudible at property lines.

## **Summary of Compliance with SWRCB**

PDCON Enterprises LLC is enrolled into the SWRCB General Order WQ-2019-0001-DWQ. As part of the enrollment, a Site Management Plan is being prepared by a qualified professional which will include current as well as legacy water quality issues for this parcel. Applicant will follow the guidelines known as BPTC, Best Practical Treatment or Control. This will include all pesticides and fertilizers being properly stored in a secure storage area with secondary containment. Assuring proper setbacks from water courses and wetlands.

There is one water course crossing on this parcel which will be included in the SMP. Legacy discharge issues will be addressed and mitigated by using BPTC. This will include erosion control measures such as rock armor around culvert.

A winterization plan is prepared and included in the SMP for this parcel. Applicant will monitor the parcel and ensure that minimal sediment discharge will occur during winter months. Corrective actions will take place if needed. Use of industry standards such as Jute Cloth, Wattles, Straw and other sediment control materials will be used if necessary.



Alex Padilla  
California Secretary of State

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## Submission and Payment Confirmation

Thank you for using **bizfile** California (<http://www.sos.ca.gov/business-programs/bizfile/>)! Your LLC Registration and payment was submitted successfully and is pending statutory review by the California Secretary of State.

*Please print* this screen as a record of submission and credit card payment.

### Submission Summary

Proposed Entity Name: Frosty Farm LLC  
Submission Type: LLC Registration  
XM4-LKAW  
05/06/2020  
Filing + Certified Copy (\$75 Total)

Submission ID:  
Submission Date:  
Amount:  
***What's Next?***

Please check the organizer's email for further details of your filing submission and instructions on how to check the status of your submission.



Garberville Sanitary District  
PO Box 211  
919 Redwood Dr.  
Garberville, CA. 95542  
Office(707)923-9566 Fax(707)923-3130

**CONDITIONAL WILL SERVE AGREEMENT**  
**FOR AGRICUTURAL WATER USE**

DATE: Dec. 23 2019

CUSTOMER NAME: Peter + Debby Connolly

**CONTACT INFORMATION:**

PHYSICAL ADDRESS: 10 Kadin Way Garberville Ca. 95542

MAILING ADDRESS: P.O. Box 382 Garberville Ca. 95542

Email: humnatfoods@gmail.com

Phone #(Home) N/A (Business) N/A

Cell Phone# 707 223-4408

Do you prefer calls or texts? calls

EMERGENCY CONTACT PERSON: Debby Connolly  
Phone # 707 223-4407

**DESCRIBE COMMERCIAL ACTIVITY**

BUSINESS NAME: PDC ENTERPRISES

BUSINESS ADDRESS: \_\_\_\_\_

PRODUCTS TO BE CULTIVATED, MANUFACTURED OR DISPENSED:

TOTAL SQUARE FOOTAGE OF "IRRIGABLE" LAND UNDER CULTIVATION:

ESTIMATED WATER USE DEMANDS IN GALLONS PER MONTH AND YEAR:

**GARBERVILLE SANITARY DISTRICT AGREEMENT**

Garberville Sanitary District agrees to provide water for commercial agricultural, manufacturing, research or distribution at (ADDRESS) 10 Kadin Way Garberville  
(APN#) 222-156-019 as long as water is monitored monthly through a separate Garberville Sanitary District approved water meter.

**REQUIREMENTS NOW AND IN THE FUTURE:**

1. Customer pays a new \$8,000 connection fee for agricultural water meter.
2. Install an agricultural water meter approved by GSD Manager or designee.
3. Provide a site plan.
4. Provide an operational plan.
5. Provide a copy of your County application or permit.
6. Fill out annual GSD application for reporting and monitoring.
7. Include \$150 with annual application for handling and site visit from GSD management.
8. Comply with all water ordinance conditions and requirements now and in the future.
9. Provide annual reconciliation report for water use efficiency.
10. Notify Garberville Sanitary District of any changes in agreement or water use demands.

If the above requirements and conditions are not met, this "Will Serve" letter will be revoked and the commercial agricultural water meter will be turned off and locked out until compliance is achieved and approved by the General Manager or designee.

**CHECK EVERY BOX THAT APPLIES:**

- I am providing accurate information.
- I will only use GSD water as stated in this agreement.
- I have read this agreement and agree to the terms, conditions and requirements.
- I understand that violation of this agreement will result in termination of water service.
- I have a County approved permit or have a permit pending.

\*\*\*\*Please contact Garberville Sanitary District for questions or clarification\*\*\*\*

**APPROVED BY:**

**Ralph Emerson**

**General Manager  
Garberville Sanitary District**

**Owner/Applicant Signature:**

**Date:**

  
\_\_\_\_\_

3-10-20



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State Water Resources Control Board

## Notice of Receipt for Cannabis Small Irrigation Use Registration

Registration ID: H509285

### THIS NOTICE OF RECEIPT IS NOT A WATER RIGHT

Based on the response provided for your cannabis cultivation water source, you do not need to file for a Small Irrigation Use Registration. You may use your existing water source for cannabis cultivation. Be aware - you may still need coverage under the Cannabis General Order. Even if you do not need a water right for your project, you are still required to comply with the Cannabis Cultivation Policy and all other state and local requirements that pertain to your water source. The Cannabis Cultivation Policy has additional requirements for your diversions including groundwater wells, and discharges.

If you feel you have reached this page in error, please contact the Cannabis Registration Unit at [cannabisreg@waterboards.ca.gov](mailto:cannabisreg@waterboards.ca.gov) or 916-319-9427.

---

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

1001 I Street, Sacramento, CA 95814 | Mailing Address: P.O. Box 100, Sacramento, CA 95812-0100 | [www.waterboards.ca.gov](http://www.waterboards.ca.gov)



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# State Waterboard Cannabis General Order and Small Irrigation Use Registration Portal

You completed application 427148 on 04/30/2020 13:42:11

[Return to Dashboard \(/CGO/SurveyTaker\)](#)


## Introduction

Welcome to the Cannabis Cultivation General Order and Small Irrigation Use Registration Portal. This application allows cannabis cultivators to apply for coverage under the State Water Resources Control Board General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities (Cannabis Cultivation General Order) and to file for a water right registration for Small Irrigation Use for Cannabis Cultivation. The portal consists of the following sections:

- Section A: Screening questions to determine if you must obtain coverage under the Cannabis Cultivation General Order.
- Section B: Screening questions to determine if you need and are eligible for a small irrigation use water right registration.
- Section C: Questions regarding the applicant's contact and property information.
- Section D: Specific questions pertaining to the Cannabis Cultivation General Order (if applicable).
- Section E: Specific questions pertaining to water rights registrations (if applicable).
- Section F: Self-Certification for compliance with your Small Irrigation Use Water Right Registration (if applicable).
- Section G: Questions regarding processor applicant's contact and property information (if applicable).

Your answers to the questions in this portal will help determine if you need coverage under the Cannabis Cultivation General Order, a Small Irrigation Use water right registration, both, or neither. You may not be asked to complete all sections. Depending on the answers provided to the screening questions in Sections A and B, you will see only the questions relevant to your waste discharge and/or water diversion activities.

Bookmarks are provided throughout the survey to enable you to return to a previous section if needed.

Questions that are marked with a  symbol are mandatory and must be answered in the application.

Click 'Save and Continue' below to continue.

## Section A - Cannabis Cultivation General Order Eligibility Questions

This survey was created for cannabis cultivators to apply for the State Water Boards Cannabis Cultivation General Order and the Small Irrigation Use Registration (SIUR) water right. The questions in Section A are to determine eligibility for coverage under the Cannabis Cultivation General Order.

## Section A - Applying for coverage under the Cannabis Cultivation General Order


**What best describes your situation?**



- I am not Seeking coverage under the State Cannabis Cultivation General Order at this time but will be seeking a Small Irrigation Use Registration (SIUR) water right.
- I am seeking coverage under the State Cannabis Cultivation General Order, with the goal to obtain evidence of enrollment with the State Water Resource Control Board, required for a California Department of Food and Agriculture (CDFA) Cannabis Cultivation License
- My operation contains no cannabis cultivation component , I am applying for a Cannabis Processors License with the California Department of Food and Agriculture (CDFA).

## Section A - Completely Indoor Cultivation?


Are your cannabis cultivation activities completely indoors?

  Yes  No

'Indoors' refers to a structure with a permanent roof and a permanent relatively impermeable floor (e.g., concrete- or asphalt-paved). Indoor cannabis cultivation may be performed using hydroponic growing systems, soil, or other growth media.

## Section A - Discharge of Wastewater from Outdoor Cannabis Cultivation Activities

Do your outdoor cannabis cultivation activities disturb less than one thousand (1,000) square feet and are your cannabis cultivation activities exempt from California Department of Food and Agriculture licensing requirements under Proposition 64 (Health and Safety Code section 11362.2 ([https://leginfo.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=HSC&sectionNum=11362.2](https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=HSC&sectionNum=11362.2))) or Proposition 215 (Health and Safety Code section 11362.77 ([https://leginfo.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=HSC&sectionNum=11362.77](https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=HSC&sectionNum=11362.77)))?

  Yes  No

## Section A - Cannabis Cultivation General Order Eligibility Notice

Use the following navigation buttons to return to the previous sections:

[Introduction](#)

[Section A - Cannabis Cultivation General Order Eligibility Questions](#)

Based on your responses to the eligibility questions, you will either be conditionally exempt or enrolled as a tier 1 or tier 2 site (the site status will be determined later).

## End of Section A

Use the following navigation buttons to return to the previous sections:

[Introduction](#)

[Section A - Cannabis Cultivation General Order Eligibility Questions](#)

You have reached the end of Section A. Click 'Save and Continue' below to continue to Section B.

## Section B - Small Irrigation Use Registration Water Rights Screening


Use the following navigation buttons to return to the previous sections:

[Introduction](#)

[Section A - Cannabis General Order Eligibility Questions](#)

Questions in Section B are based on the **State Water Board's Cannabis Cultivation Policy** ([http://www.waterboards.ca.gov/water\\_issues/programs/cannabis/cannabis\\_water\\_rights.shtml#guidelines](http://www.waterboards.ca.gov/water_issues/programs/cannabis/cannabis_water_rights.shtml#guidelines)) and the Small Irrigation Use Registration Program requirements. This section will help determine whether you need a water right and your eligibility for a Small Irrigation Use Registration.


## Section B - Do you already have a Small Irrigation Use Registration?

 You can skip the remaining filing process for water rights in this portal if:

1. You have already filed for a Small Irrigation Use Registration for the Place of Use associated with your commercial cannabis cultivation.
2. You have a permit or license that lists *irrigation* as a *purpose of use* during the diversion to storage season allowed by the **State Water Board's Cannabis Cultivation Policy**



([https://www.waterboards.ca.gov/water\\_issues/programs/cannabis/docs/policy/final\\_cannabis\\_policy\\_with\\_attach\\_a.pdf](https://www.waterboards.ca.gov/water_issues/programs/cannabis/docs/policy/final_cannabis_policy_with_attach_a.pdf))  
for the Place of Use associated with your commercial cannabis cultivation.


Do conditions 1 or 2 apply to you? 

Yes

No

If you answered **yes** to the previous question, then please provide your Cannabis Small Irrigation Use Registration ID or the application ID for your permit or license.

**Have you received a Notice of Violation from the Division of Water Rights?**


  Yes  No

## Section B - Water Source

### NOTES:

1. For more information on subterranean streams, please visit [http://www.waterboards.ca.gov/water\\_issues/programs/gmp/faqs.shtml](http://www.waterboards.ca.gov/water_issues/programs/gmp/faqs.shtml) ([http://www.waterboards.ca.gov/water\\_issues/programs/gmp/faqs.shtml](http://www.waterboards.ca.gov/water_issues/programs/gmp/faqs.shtml)).
2. The spring would flow off the property if it is not being diverted.
3. For Rainwater Catchment, water cannot channelize before entering your pond.

**Please check your water source(s) for your cannabis cultivation project.**

*Check all that apply* 

- Stream, creek, gully (surface water channels), pond, lake, reservoir, and/or subterranean stream
- Spring located on the diverter's property that runs off the property at any time during the year.
- Spring located on the diverter's property that does NOT run off the property at any time during the year, in the absence of any diversions (fully contained spring).
- Groundwater well (Not a subterranean stream)
- Rainwater Catchment (does not include tarping of sites)
- Water Purveyor (municipal, retail supplier, water hauler, or other)

## Section B - No Small Irrigation Use Registration Required

Use the following navigation buttons to return to the previous sections:

[Introduction](#)

[Section A - Cannabis General Order  
Eligibility Questions](#)

[Section B - Water Rights Eligibility  
Questions](#)

Based on the response provided for your cannabis cultivation water source, you do not need to file for a Small Irrigation Use Registration. You may use your existing water source for cannabis cultivation. Be aware - you may still need coverage under the Cannabis General Order. Even if you do not need a water right for your project, you are still required to comply with the Cannabis Cultivation Policy and all other state and local requirements that pertain to your water source. The Cannabis Cultivation Policy has additional requirements for your diversions including groundwater wells, and discharges.

If you feel you have reached this page in error, please contact the Cannabis Registration Program at [Cannabisreg@waterboards.ca.gov](mailto:Cannabisreg@waterboards.ca.gov) or 916-319-9427.

## Section C - Cannabis Cultivation Site and Contact Information

**Provide information regarding your cannabis cultivation site and contact information. For Cannabis Cultivation General Order coverage, if your site is located on more than one parcel and the parcels are not contiguous (next to each other), you must submit a separate application for each non-contiguous cultivation area. Refer to the Cannabis Cultivation General Order for additional information.**

Enter the legal name of the cannabis cultivation site (e.g., the name of the operation or the facility name), if any. If the site does not have a legal name, enter the name of the site as you would like it to be identified.

The site name will be published on the public site of the State Water Board's database(s). We suggest you not use the address or Assessor's Parcel Number(s) of the site as the site name.

Site Name

Enter the physical address of the cultivation site (**NO P.O. BOX NUMBERS!**), including the county. If no address exists, use the street and nearest cross street.

For the street number, enter numbers only--no special characters.

For suites and apartments, please type the appropriate abbreviation, *APT* or *STE* in addition to the unit number. For example:  
APT 337 or STE 337 instead of just 337

Street Number  Suite/Apt  Street Direction  Street Name  Street Type   
City  State  Zip Code  County

Enter information about the contact person for the cannabis cultivation site, their phone number, and email.

Contact Person First Name  Contact Person Last Name   
Contact Person Telephone Number  Extension  Contact Person Email

Phone extensions should only include numbers (no leading 'X').

#### FOR CANNABIS CULTIVATION GENERAL ORDER APPLICANTS ONLY

**Assessor's Parcel Number(s)** (When entering multiple Assessor's Parcel Numbers, enter one parcel number per text box.)

NOTE: Enter only the Assessor's Parcel Numbers for which you are applying for coverage under the Cannabis Cultivation General Order. If your cultivation is on more than one parcel, the parcels must be contiguous (next to each other). If the parcels are non-contiguous, you must apply separately under the Cannabis Cultivation General Order for each set of contiguous parcels. For water rights, a single registration is sufficient.

Different counties have different Assessor's Parcel Number formats, such as 0000-000-000, 000-000-00, 000-00-000, 000-000-000-0, 000-000-00-00, etc. Parcel numbers can be entered with dashes or without dashes.

If you have additional APNs, enter them here and separate each one with a comma.

On the following page, you will be asked to provide address and contact information for the cultivator/diverter. Is the cultivator/diverter address and contact information the exact same as the address and contact information entered on this page (Cannabis Cultivation Site and Contact Information)? If you select yes, this will allow the system to copy the information so you do not need to re-enter it.

Yes  No

## Section C - Cultivator/Diverter Information

Provide legal name and mailing address of the person or entity cultivating cannabis and/or diverting water. Entities include businesses, corporations, limited liability corporations, etc..

Enter the legal name of the person or entity cultivating cannabis. If the cultivator is a private individual, enter the last name and then first name of the individual, separated by a comma and a space. (For example: Doe, John)

Legal Name

If you are providing a PO Box, enter the information, including the words 'PO Box' along with the box number, in the Street Name field. For suites and apartments, please type the appropriate abbreviation, *APT* or *STE* in addition to the unit number. For example:

APT 337 or STE 337 instead of just 337

Street Number  Suite/Apt  Street Direction



Street Name PO Box

Street Type

382

City Garberville

State/Province

Zip Code 95542

CA

Country USA

Foreign Postal Code 95560

Organization Type

Privately-Owned Business

Enter information about the contact person for the cultivator/diverter, their phone number, and email.

Contact Person First Name

Contact Person Last Name

Peter

Connolly

Contact Person Telephone Number

Extension Contact Person Email

(707) 223-4408

humnatfoods@gmail.com

Phone extensions should only include numbers (no leading 'x').

Is your primary home residence located on the same property as the cannabis cultivation site?  Yes  No

On the following page, you will be asked to provide address and contact information for the property landowner. If the Property Landowner address and contact information is identical to the address and contact information entered on a previous page, please select the page name from the drop-down menu below. This will allow the system to copy the information so you do not need to re-enter it. Otherwise, select "Not the same."

None

## Section C - Property Landowner Information (1)

Provide information on the property landowner where the cannabis will be grown.

Enter the legal name of the person or entity who owns the property on which the cannabis cultivation site is located. If the property landowner is a private individual, enter the last name and then the first name of the individual, separated by a comma and a space in the "Legal Name" field. For example: Doe, John

Legal Name Connolly, Peter

If you are providing a PO Box, enter the information, including the words 'PO Box' along with the box number, in the Street Name field.

Street Number

Suite/Apt

Street Direction

Street Name PO Box

Street Type



382

City Garberville

State/Province

Zip Code 95542

CA

Country USA

Foreign Postal Code

Owner Type Private-Individual

Enter information about the contact person for the property landowner, their phone number, and email.

Contact Person First Name

Contact Person Last Name

Peter

Connolly

Contact Person Telephone Number

Extension Contact Person Email

(707) 223-4408

Phone extensions should only include numbers (no leading 'x').

In the following pages you will have the ability to enter additional property landowner addresses and contact information, if applicable. After the property landowner address and contact information pages, you will be asked to provide the address and contact information where legal notice may be served. If the legal notice address and contact information is identical to the address and contact information provided on a previous page, or the address and contact information you will provide for one of the additional property landowners, please select the page name from the drop-down menu below. This will allow the system to copy the information so you do not need to re-enter it. Otherwise, select "Not the same."

★ None



## Section C - Additional Property Landowner? (1)

Do you have additional property landowners to add? ★  Yes  No

## Section C - Address Where Legal Notice May Be Served

Enter an address where legal notice may be served. **NO P.O. BOX NUMBERS!**

Street Number  Suite/Apt Street Direction Street Name ★  Street Type Way  
City ★  State/Province  Zip Code   
Country ★  Foreign Postal Code

Enter information about the contact person for legal matters, their phone number, and email.

Contact Person First Name  Contact Person Last Name   
Contact Person Telephone Number  Extension Contact Person Email

Phone extensions should only include numbers (no leading 'X').

On the following page, you will be asked to provide address and contact information for billing. If the billing address and contact information is identical to the address and contact information provided on a previous page, please select the page name from the drop-down menu below. This will allow the system to copy the information so you do not need to re-enter it. Otherwise, select "Not the same."

★



## Section C - Billing Information

Enter the name and address where fee invoices should be sent.

Name ★

If you are providing a PO Box, enter the information, including the words 'PO Box' along with the box number, in the Street Name field. For suites and apartments, please type the appropriate abbreviation, *APT* or *STE* in addition to the unit number. For example:  
APT 337 or STE 337 instead of just 337

Street Number Suite/Apt Street Direction Street Name ★  Street Type  
City ★  State/Province Zip Code

★ CA

Country ★ USA

Foreign Postal Code

Enter information about the contact person for billing purposes, their phone number, and email.

Contact Person First Name

★ Peter

Contact Person Last Name

★ Connolly

Contact Person Telephone Number

★ (707) 223-4408

Extension Contact Person Email

Phone extensions should only include numbers (no leading 'X').

## Section C - Third-Party Representative/Agent

I wish to designate a third party to represent me in issues related to the Cannabis Cultivation General Order.



Yes

No

Identify the third party (e.g., consultant) representing you in dealing with matters related to the Cannabis Cultivation General Order, if applicable.

Enter the legal name of the person or entity of your third-party representative. If the third-party representative is a private individual, enter the last name and then first name of the individual, separated by a comma and a space. For example: Doe, John

Business Name Clearwater Ag Services

If you are providing a PO Box, enter the information, including the words 'PO Box' along with the box number, in the Street Name field.

Street Number

446

Suite/Apt

Street Direction

Street Name 446 Maple

Street Type

Lane

City Garberville

State/Province

Zip Code 95542

CA

Country USA

Foreign Postal Code

Organization Type Privately-owned business

Enter information about the contact person for the third party representative, their phone number, and email.

Contact Person First Name

Diana

Contact Person Last Name

Totten

Contact Person Telephone Number

(707) 923-2767

Phone extensions should only include numbers (no leading 'X').

Extension Contact Person Email

clearwateragservices@gmail.com

## End of Section C

Use the following navigation buttons to return to the previous sections:

Introduction

Section A - Cannabis Cultivation General Order  
Eligibility Questions

Section B - Small Irrigation Use Registration Water  
Rights Screening

You have completed Section C - Applicant and Property Information. Click 'Save and Continue' below to continue. Based on your previous responses, you may be directed to Section D - Cannabis Cultivation General Order, Section E - Water Rights, or the Submission Page next.

## Section D - Previously Enrolled Under Another Order?

Were the discharges of wastewater from the cannabis cultivation activities at the site/property listed on this application previously enrolled in General Waiver R1-2015-0023 or General Order R5-2015-0113?

Yes  No

If you selected 'Yes' above, provide the following:

**WDID Number**

Your WDID number can be found on the Notice of Applicability transmitted to you by the Regional Water Quality Control Board when you enrolled under the General Order or General Waiver. The North Coast Regional Board WDID will be in the format 1X1####CXXX (ex. 1D13456CWLZ) and the Central Valley Region Board WDID will be in the format 5X##MJ00### (ex. 5H23MJ00456) where X's are letters, 0 are zero's, and #'s are numbers.

WDID validation list

## Section D - Discharge Information

Definitions of Slope, Riparian Setback, Cultivation Area and Disturbed Area can be found in Attachment A ([https://www.waterboards.ca.gov/water\\_issues/programs/cannabis/docs/cannabis\\_attach\\_a\\_clean\\_version.pdf](https://www.waterboards.ca.gov/water_issues/programs/cannabis/docs/cannabis_attach_a_clean_version.pdf)) of the Cannabis Cultivation General Order

**What is the maximum Slope**

([https://www.waterboards.ca.gov/water\\_issues/programs/cannabis/docs/cannabis\\_attach\\_a\\_clean\\_version.pdf#page=14](https://www.waterboards.ca.gov/water_issues/programs/cannabis/docs/cannabis_attach_a_clean_version.pdf#page=14)) of your site?

- Slope is less than 20%
- Slope is greater than or equal to 20% and less than or equal to 30%
- Slope is greater than 30%

**Is all of the disturbed area outside of the Riparian Setback**

([https://www.waterboards.ca.gov/water\\_issues/programs/cannabis/docs/cannabis\\_attach\\_a\\_clean\\_version.pdf#page=13](https://www.waterboards.ca.gov/water_issues/programs/cannabis/docs/cannabis_attach_a_clean_version.pdf#page=13))?

Minimum Riparian Setback Table is included in Section 1, Requirement 37

([https://www.waterboards.ca.gov/water\\_issues/programs/cannabis/docs/cannabis\\_attach\\_a\\_clean\\_version.pdf#page=28](https://www.waterboards.ca.gov/water_issues/programs/cannabis/docs/cannabis_attach_a_clean_version.pdf#page=28))

- Yes
- No

**Enter the size of the Cultivation Area**

([https://www.waterboards.ca.gov/water\\_issues/programs/cannabis/docs/cannabis\\_attach\\_a\\_clean\\_version.pdf#page=5](https://www.waterboards.ca.gov/water_issues/programs/cannabis/docs/cannabis_attach_a_clean_version.pdf#page=5)) (in square feet)

**Enter the size of the Disturbed Area**

([https://www.waterboards.ca.gov/water\\_issues/programs/cannabis/docs/cannabis\\_attach\\_a\\_clean\\_version.pdf#page=10](https://www.waterboards.ca.gov/water_issues/programs/cannabis/docs/cannabis_attach_a_clean_version.pdf#page=10)) (in square feet):

Disturbed area must be greater than or equal to the cultivation area.

Please select one of the following, which best describes your cannabis cultivation activities:

- The cultivation occurs completely outdoors with no indoor cultivation component.
- The cultivation occurs both outdoors and indoors and all industrial wastewaters generated by the indoor cultivation is discharged to a community sewer system consistent with the sewer system requirements.



- The cultivation occurs both outdoors and indoors and irrigation tailwater, hydroponic wastewater, or other miscellaneous industrial wastewaters generated by the indoor cultivation is discharged to an on-site wastewater treatment system (such as a septic tank and leach field), to land, or to surface water.
- The cultivation occurs both outdoors and indoors and irrigation tailwater, hydroponic wastewater, or other miscellaneous industrial wastewaters generated by the indoor cultivation is discharged to an appropriate collection tank, and the wastewater in the collection tank is regularly collected by an authorized waste hauler who disposes of the wastewater to a community sewer system consistent with the sewer system requirements.

## Section D - Enrollment Determination

Based on the information provided you will be applying for coverage under the Cannabis Cultivation General Order as a Tier 1 Low Risk site. If you disagree with this determination please contact your Regional Water Quality Control Board after submitting this application.

## Section D - Site Coordinates

Use the map to select the geographic coordinates of the facility/cultivation site for which you are applying for coverage under the Cannabis Cultivation General Order. The coordinates shall be at the approximate center of the facility/cultivation area. Click the "Map" button to open the map. The map will open in a new window and will include instructions for selecting a site location.

 County	Humboldt	
 Lat/Long	40.093933	-123.812430

If this screen does not show any coordinates or you receive an error upon closing the map window, click "Map" again and then close the map window without making changes. If you are still having problems with the map, click on the "Email for help on this page" link at the bottom of this page to request assistance.

## Section D - Certification of Compliance with BPTC Measures for Tier 1 and Tier 2

**Certification of Compliance with BPTC Measures in Attachment A**  
 ([https://www.waterboards.ca.gov/water\\_issues/programs/cannabis/docs/cannabis\\_attach\\_a\\_clean\\_version.pdf](https://www.waterboards.ca.gov/water_issues/programs/cannabis/docs/cannabis_attach_a_clean_version.pdf)) of the Cannabis Cultivation General Order

- I comply with the BPTC measures in Attachment A of the Cannabis Cultivation General Order.
- I currently do not comply with the BPTC measures in Attachment A of the Cannabis Cultivation General Order but I will complete improvements by the onset of the winter period, following submittal of this application, to achieve compliance.
- I currently do not comply with the BPTC measures in Attachment A of the Cannabis Cultivation General Order and I will not complete improvements by the onset of the winter period, following submittal of this application. I will contact the Regional Water Board to establish a compliance schedule.

## Section D - Certification Under Penalty of Law for Cannabis Cultivation General Order

I certify that my cannabis cultivation complies with all applicable state, city, county, and local laws, regulations, ordinances, permits, and license requirements including, but not limited to, those for cannabis cultivation, grading, construction, and building.

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

**Electronic Signature for Cannabis Cultivation General Order application**

**Full legal name of the individual signing:**

★ Diana Totten

Title of the individual signing: (e.g., Owner, Consultant, Cultivator)

★ Consultant

Date of signature:

★ 04/30/2020

## End of Section D

Use the following navigation buttons to return to the previous sections:

Introduction

Section A - Cannabis Cultivation General Order  
Eligibility Questions

Section B - Small Irrigation Use Registration Water  
Rights Screening

Section C - Cannabis Cultivation Site and Contact  
Information

Section D - Currently Enrolled Under Another  
Order?

You have completed Section D. Please click 'Save and Continue' below to continue with the application. Please note that depending on your previous responses, you may see Section E or the Submission Page next.

## Submission Page

Use the following navigation buttons to return to the previous sections:

Introduction

Section A - Cannabis Cultivation General Order  
Eligibility Questions

Section B - Small Irrigation Use Registration Water  
Rights Screening

# SUBMISSION PAGE

NOTICE PURSUANT TO INFORMATION PRACTICES ACT OF 1977 (CIV. CODE, § 1798.17) The State Water Resources Control Board is requesting personal identifying information about the diverter/discharger and the person filing for this Small Irrigation Use Registration (SIUR) and coverage under the statewide General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities (General Order). The agency officials responsible for this system of records are Jane Ling, Senior Engineer, whose business address is 1001 I Street, 14th Floor, Sacramento, CA 95814 and whose business telephone is (916) 341-5335, and Kevin Porzio, Senior Engineer, whose business address is 1001 I Street, 15th Floor, Sacramento, CA 95814 and whose business telephone is (916) 341-6914. Upon request, the agency official(s) shall inform an individual regarding the location of his or her records and the categories of any persons who use the information in these records.

The State Water Resources Control Board is empowered to require the submission of personal identifying information by California Water Code sections 1228 and 13260. The submission of the name, address, and phone number of the diverter/discharger and person filing for SIUR and General Order coverage is mandatory. The submission of the e-mail address of the diverter/discharger and person filing for SIUR and General Order coverage is voluntary. Failure to provide the mandatory information for SIUR coverage can result in the imposition of administrative civil liability in the amount of \$500 and an additional \$250 per day for each additional day on which the violation continues if the person fails to cure the violation within 30 days after the State Water Resources Control Board has called the violation to the attention of the person. Failure to provide the mandatory information for General Order coverage can result in the imposition of administrative civil liability in the amount of \$1,000 per day.



This personal identifying information is collected to facilitate better water management and waste discharge management by the State Water Resources Control Board. The State Water Resources Control Board will not automatically post personal identifying information to public databases. However, the State Water Resources Control Board may be legally required to disclose personal identifying information under any of the circumstances described in Civil Code, section 1798.24. Such circumstances may include, but are not limited to, responding to a request pursuant to the California Public Records Act or responding to a subpoena from a federal agency.

You have provided the information needed to complete this application. After you click on **Submit** you will see a summary of the information you have provided and will have the ability to save a pdf copy of your information.

The next step for completing your application is to pay any fees associated with this application and submit authorization from a Native American tribe (if needed).

**Cannabis Cultivation General Order Applicants:** should you have any fees due, you will be notified in the Notice of Receipt for Cannabis Cultivation General Order, which you can access upon submittal. To access your Notice of Receipt for the Cannabis Cultivation General Order, click on **Show Notice of Receipt for Cannabis Cultivation General Order as PDF** on the next page. The Notice of Receipt for Cannabis Cultivation General Order includes the fee amount and instructions on how and where to pay the fee.

**Water Rights Applicants:** should you have any fees due, you will be notified in the Notice of Receipt, which you can access upon submittal and will receive via email. To access your Notice of Receipt for Cannabis Small Irrigation Use Registration, click on **Show Notice of Receipt for Cannabis Small Irrigation Use Registration as PDF** on the next page. The Notice of Receipt includes the fee amount due as well as instructions on how and where to pay the fee.

You can view a summary of your application before submitting by clicking here (</CGO/TakeSurvey/Summary?surveysTakenId=427148&surveyId=27>). The summary will open in a new tab. To return to this screen, simply close the tab with the application summary. If you need to make changes to your application, you may use the navigation buttons at the top of this page, or the Prev button below to navigate to previous pages. You will not be able to edit your application after you submit.



## State Water Resources Control Board

Cannabis General Order Application Number: 427148  
Fee Payment Application Number: BA10427148

Self-Certification Date: 04/30/2020

# NOTICE OF RECEIPT

### STATE WATER RESOURCES CONTROL BOARD GENERAL WASTE DISCHARGE REQUIREMENTS AND WAIVER OF WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF WASTE ASSOCIATED WITH CANNABIS CULTIVATION ACTIVITIES

Your application for coverage under the Cannabis General Order has been received.

## **CDFA License**

For dischargers seeking a cultivation license from CDFA, this Notice of Receipt is insufficient. Upon payment of your application fee (see Fee Payment section) and submittal of Native American tribal authorization (if needed; see Native American Tribe Authorization section below), you will receive a separate Notice of Applicability (NOA) to be used for obtaining a CDFA license.

## **Fee Payment**

**Within 30 calendar days of submitting your application, you must pay an application fee in order for your application to be complete.**

Your fee category is: **Tier 1 Low Risk. Your application fee is \$600.00.**

Fee's are reassessed on a yearly basis based on program revenue, expenses, and stakeholder input. You can review the current Water Boards Fee Schedule and stakeholder announcements by visiting the following website: <https://www.waterboards.ca.gov/resources/fees/> (<https://www.waterboards.ca.gov/resources/fees/>).

The application fee can be paid using electronic funds transfer, a credit card, a check, money order, or cashier check.

- If you are paying via electronic funds transfer or credit card, visit the following website: [http://www.waterboards.ca.gov/make\\_a\\_payment/](http://www.waterboards.ca.gov/make_a_payment/) ([http://www.waterboards.ca.gov/make\\_a\\_payment/](http://www.waterboards.ca.gov/make_a_payment/)). Include your Fee Payment Application Number when submitting your payment. Your Fee Payment Application Number can be found at the top right-hand corner of this Notice.
- If you are paying with a check, money order, or cashier check, make the check payable to the "State Water Resources Control Board", write the Fee Payment Application Number on the check, money order, or cashier check, and submit the payment to the following address:  
State Water Resources Control Board  
ATTN: Water Quality Fees - Cannabis General Order  
PO Box 1888

Sacramento, CA 95812-1888.

Instructions for Paying Application Fees by Cash:

All cash payments must be submitted directly to the State Water Resources Control Board (State Water Board), not the Regional Water Quality Control Board. The State Water Board is able to accept cash payments at its downtown Sacramento location. Cash payments, however, will require additional time and an appointment with the State Water Board Sacramento office. A delay in enrollment due to the need for a cash payment is not an excuse for non-compliance with applicable enrollment requirements. To schedule an appointment to make a cash payment, please call (916) 341-5021.

## **Technical Reports**

In accordance with the Cannabis General Order, **you may have one or more technical reports due**. Below is the list of technical reports due based on your site conditions.

All technical reports shall be submitted electronically to the North Coast Regional Water Board office at the following email address: [NorthCoast.Cannabis@waterboards.ca.gov](mailto:NorthCoast.Cannabis@waterboards.ca.gov) (mailto:NorthCoast.Cannabis@waterboards.ca.gov) and shall include "Cannabis General Order" in the email subject line and your WDID Number and the Cannabis General Order Application Number. Your WDID Number will be assigned upon issuance of the Notice of Applicability and the Cannabis General Order Application Number can be found on the top-right hand corner of this Notice. Refer to the Cannabis General Order for additional information regarding submittal of these technical reports.

Based on the information you provided, your site conditions are: Tier 1 Low Risk with a cultivation area less than or equal to 1 acre and a slope less than or equal to 30 percent.

List of Technical Reports Due:

- 1) Site Management Plan - **due within 90 days of application submittal**

## **Compliance with Best Practicable Treatment or Control (BPTC) Measures**

You have certified that your site qualifies as a Tier 1 Low Risk site and that you will complete improvements to achieve compliance by the onset of the winter period following submittal of this application. Winter period is defined in Attachment A of the Cannabis General Order.

## **Native American Tribe Authorization**

This section does not apply to you.

For additional information regarding your application, please contact the North Coast Regional Water Board office. Current contact information for the North Coast Regional Water Board office:

5550 Skylane Blvd, Suite A  
Santa Rosa, CA 95403  
(707) 576-2220

[northcoast.cannabis@waterboards.ca.gov](mailto:northcoast.cannabis@waterboards.ca.gov) (mailto:northcoast.cannabis@waterboards.ca.gov)

If you notice any errors in your application, please contact the North Coast Regional Water Board office for more information on providing the correct information. **Do not resubmit your application or begin a new application for the purposes of correcting errors, unless you are instructed to do so by the State Water Board or Regional Water Board.**

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

---

1001 I Street, Sacramento, CA 95814 | Mailing Address: P.O. Box 100, Sacramento, CA 95812-0100 | [www.waterboards.ca.gov](http://www.waterboards.ca.gov)





446 Maple Lane, Garberville, CA 95542 (707)923-2767 clearwateragservices@gmail.com

May 6, 2020

RE: LSAA for APN 222-156-019

To Whom It May Concern,

PDCON Enterprises LLC is working with Clearwater Ag Services to complete the Lake and Streambed Alteration Agreement Application. The expected completion date is by July 15, 2020.

Thank you,

Diana Totten  
Clearwater Ag Services

222-156-015  
Ag Meter - Jacobsen



Garberville Sanitary District  
PO Box 211  
919 Redwood Dr.  
Garberville, CA. 95542  
Office(707)923-9566 Fax(707)923-3130

**CONDITIONAL WILL SERVE AGREEMENT**  
**FOR AGRICUTURAL WATER USE**

DATE: 1-12-2021

**CUSTOMER NAME:** PACIFIC REAL ESTATES INVESTMENTS LLC CO

**CONTACT INFO:** Twenty 5,000 gallon water tanks will be developed and filled over winter from roof gutters for emergency water storage and to off-set water usage during dry weather months.

**PHYSICAL ADDRESS:** None assigned

**MAILING ADDRESS:** PO Box 2344 Redway CA 95560-2344

Email: Tina Lyn mail@gmail.com  
Phone #(Home) 707-496-3011 (Business) 707-496-3011  
Cell Phone# 707-496-3011  
Do you prefer calls or texts?

**EMERGENCY CONTACT PERSON:** Young Jacobsen  
Phone # 707-~~999~~ 223-6900

**DESCRIBE COMMERCIAL ACTIVITY**

Commercial cannabis cultivation and accessory nursery, 40'x80 drying barn, 25'x25' processing/trimming building with septic.

**BUSINESS NAME:** Patient 2 Patient Inc.

**BUSINESS ADDRESS:** Not Assigned APN 222-156-015-000

**PRODUCTS TO BE CULTIVATED, MANUFACTURED OR DISPENSED:**  
Cannabis flower

**TOTAL SQUARE FOOTAGE OF "IRRIGABLE" LAND UNDER CULTIVATION:**  
30,000 SF of flowering canopy and 3,500 SF of accessory nursery

Applicant exploring closed loop hydroponic cultivation method that would reduce water usage by up to 50%

**ESTIMATED WATER USAGE:**  
Est. 300K to 450K gallons per year, Peak monthly usage of 65,000 gallons June-September

## GARBERVILLE SANITARY DISTRICT AGREEMENT

Garberville Sanitary District agrees to provide water for commercial agricultural, manufacturing, research or distribution at (ADDRESS) \_\_\_\_\_  
(APN#) 222-156-015-000 \_\_\_\_\_ as long as water is monitored monthly through a separate Garberville Sanitary District approved water meter.

### REQUIREMENTS NOW AND IN THE FUTURE:

1. Customer pays a new connection fee for agricultural water meter.
2. Install an agricultural water meter approved by GSD Manager or designee.
3. Provide a site plan.
4. Provide an operational plan.
5. Provide a copy of your County application or permit.
6. Fill out annual GSD application for reporting and monitoring.
7. Include \$150 with annual application for handling and site visit from GSD management.
8. Comply with all water ordinance conditions and requirements now and in the future.
9. Provide annual reconciliation report for water use efficiency.
10. Notify Garberville Sanitary District of any changes in agreement or water use demands.

If the above requirements and conditions are not met, this "Will Serve" letter will be revoked and the commercial agricultural water meter will be turned off and locked out until compliance is achieved and approved by the General Manager or designee.

### CHECK EVERY BOX THAT APPLIES:

- ≈ I am providing accurate information.
- ≈ I will only use GSD water as stated in this agreement.
- ≈ I have read this agreement and agree to the terms, conditions and requirements.
- ≈ I understand that violation of this agreement will result in termination of water service.
- ≈ I have a County approved permit or have a permit pending.

**\*\*\*\*Please contact Garberville Sanitary District for questions or clarification\*\*\*\***

### APPROVED BY:

**Ralph Emerson**

**General Manager  
Garberville Sanitary District**

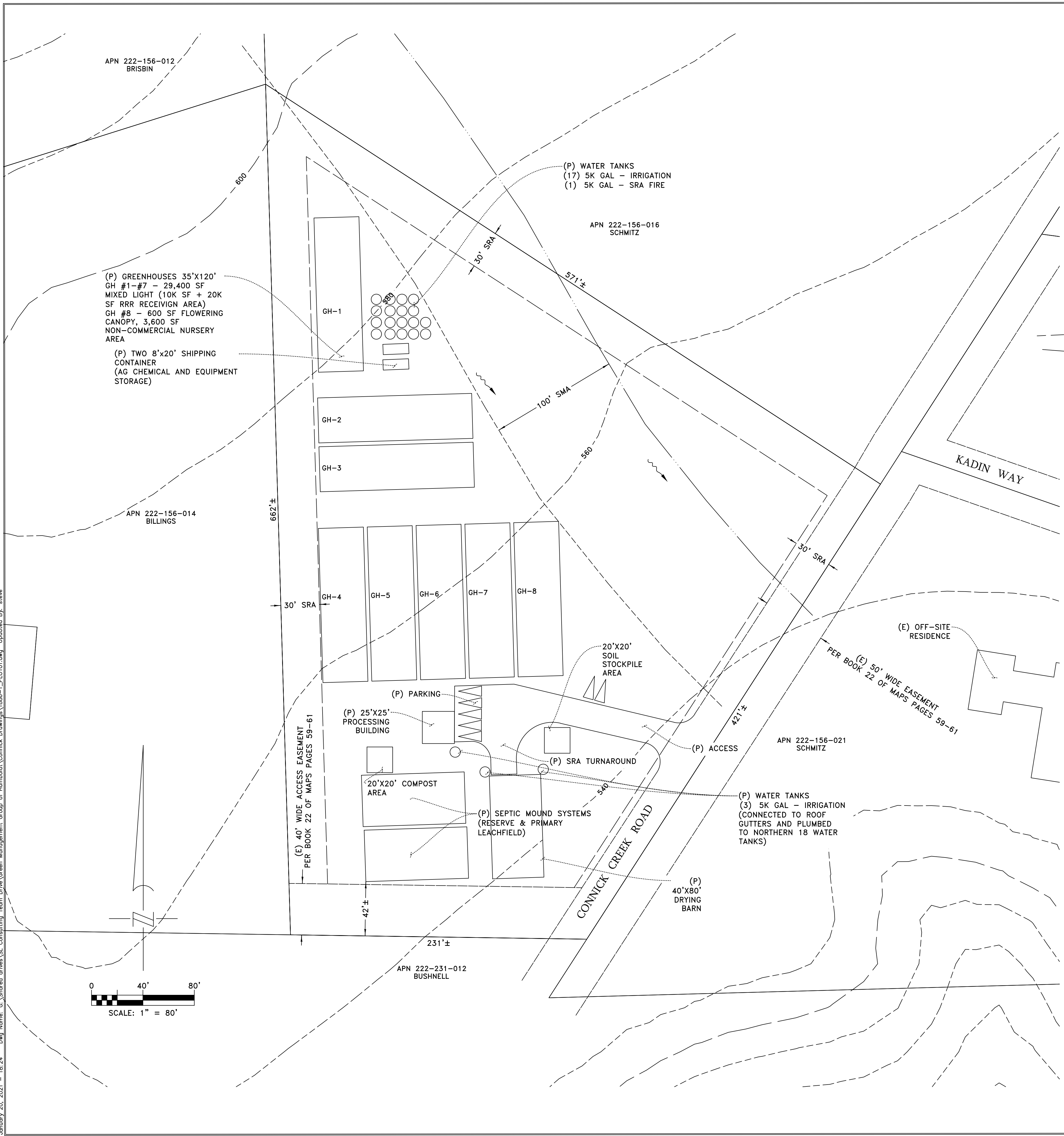
**Owner-Applicant Signature:**

**Date:**

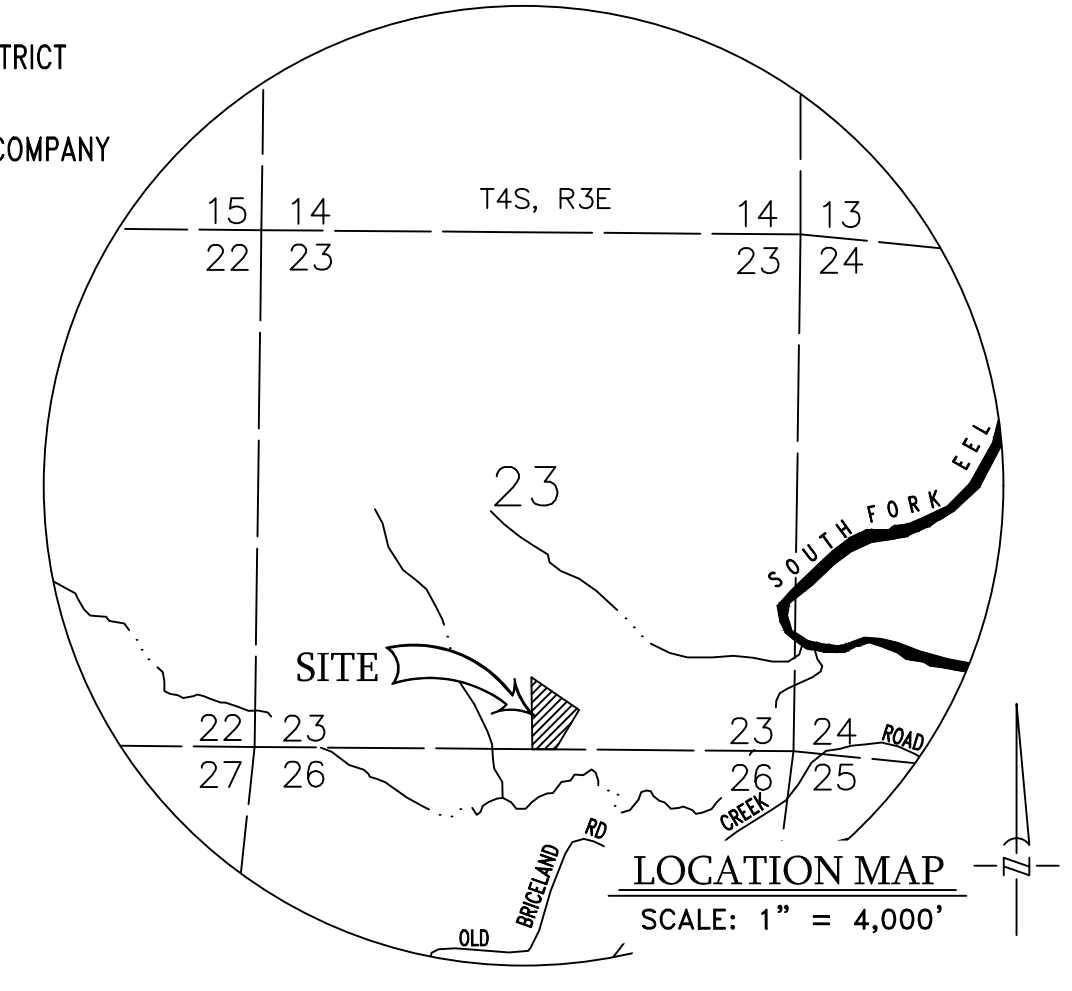
 \_\_\_\_\_

1-12-2021

1/20/2021 6:24 PM  
 Dwg Name: G:\Shared drives\SL Consulting Team Drive\Green Management Group of Humboldt\Cumic Drawings\1886-1\_P\0101.dwg Updated By: steve  
 January 20, 2021 - 18.24



**UTILITIES**  
 WATER GARBERVILLE SANITARY DISTRICT  
 SEWER ON-SITE DISPOSAL  
 GAS & ELECTRIC PACIFIC GAS & ELECTRIC COMPANY



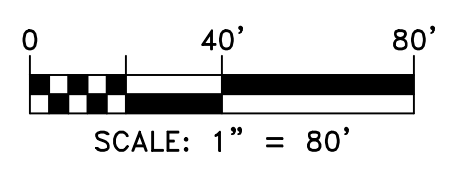
**LEGEND**

SYMBOL	INDICATES
(Symbol: Triangle with dot)	PROPOSED PARKING SPACE
(Symbol: Arrow)	DIRECTION OF SURFACE WATER RUNOFF
(P)	PROPOSED
(E)	EXISTING
GAL.	GALLON
S.F.	SQUARE FEET
SRA	STATE RESPONSIBILITY AREA
SMA	STREAMSIDE MANAGEMENT AREA
RRR	RETIREMENT, REMEDIATION & RELOCATION
- - - - -	CONTOURS AT 20 FOOT INTERVALS
- - - - -	STREAM/WATERCOURSE

**DIRECTIONS TO THE SITE**  
 HIGHWAY 101 TO SROWL CREEK ROAD (COUNTY ROAD #C6B015) TO OLD BRICELAND ROAD (COUNTY ROAD #6B005) TO CONNICK CREEK ROAD.

**NOTES**

- THIS PLAN FOR APN 222-156-015 HAS BEEN PREPARED IN ACCORDANCE WITH HUMBOLDT COUNTY'S COMMERCIAL MEDICAL MARIJUANA LAND USE ORDINANCE (CMMLUO), ORDINANCE, AND FOR THE PURPOSE OF ENROLLING AND/OR CERTIFYING THE SITE'S AGRICULTURAL OPERATIONS UNDER THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD ORDER NO. R1-2015-0023.
- SITE IS CURRENTLY UNDEVELOPED. ALL PLANNED IMPROVEMENTS, SETBACKS AND EASEMENTS ARE AS SHOWN HEREON.
- THIS PLAT MAY BE BASED ON RECORD INFORMATION ONLY, AND SHALL NOT BE CONSIDERED A SURVEY. LOT BEARINGS AND DISTANCES SHOWN HEREON MAY HAVE BEEN COMPILED FROM RECORD DATA ONLY, SUCH AS ASSESSOR'S MAP, DEEDS, ETC., AND SHOULD BE CONSIDERED APPROXIMATE IN NATURE. IF REQUIRED FOR COMPLIANCE WITH STATE LAW, A FIELD SURVEY SHALL BE PERFORMED AT A LATER DATE, FOLLOWING APPROVAL OF THE PROJECT.
- NO SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, OR PUBLIC PARKS ARE LOCATED WITHIN SIX HUNDRED FEET (600') OF THE CULTIVATION SITES. A RESIDENCE TO THE EAST EXISTS. CULTIVATION ACTIVITIES WILL BE KEPT 300 FEET FROM THE RESIDENCE OR A WAIVER WILL BE OBTAINED FROM THE NEIGHBOR.
- THE PROPERTY SLOPES SOUTHEAST WITH SLOPES UNDER 15%. ELEVATIONS SHOWN ARE BASED ON USGS QUAD MAPPING.
- SEWAGE DISPOSAL FOR THE AGRICULTURAL OPERATIONS SHALL BE ON-SITE. SEPTIC TESTING AND REPORT HAS BEEN PREPARED BY DANIEL THOMAS, DATED 11/24/89.
- WATER FOR THE PARCELS IS FROM GARBERVILLE SANITARY DISTRICT.
- THIS PROJECT IS IN THE STATE RESPONSIBILITY AREA (SRA), AND SRA FIRE SAFE STANDARDS SHALL BE ADHERED TO.
- THE PARCEL IS ZONED AG-B-6. THE GENERAL PLAN DESIGNATION IS RA5-20.A0.
- SOLID WASTE TO BE INSIDE PROPOSED PROCESSING BUILDING. ONE (1) TO TWO (2) SEASONAL EMPLOYEES ARE ANTICIPATED ON-SITE.
- THE SITE IS OUTSIDE OF THE 100 YEAR FLOOD ZONE PER FIRM PANEL 06023C1985F.
- THIS PLAN IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.



DATE	REVISIONS

**PATIENT 2 PATIENT INC**  
 GARBERVILLE CA 95542

**PLOT PLAN, VICINITY MAP AND PROJECT NOTES**

PROJ. MGR.:	SL
PROJ. ASSOC.:	SL
DRAWN BY:	SL
DATE:	1-18-21
SCALE:	AS SHOWN

**OWNER / APPLICANT**  
**PACIFIC REAL ESTATES INVESTMENT LLC CO**  
 c/o YOUNG JACOBSEN  
 P. O. BOX 2344  
 REDWAY, CA 95560  
 (707) 92307025

**SHEET**  
**CO**

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Cannabis Cultivation Facilities

January 2021

Cultivation and Operations Manual  
For  
Patient 2 Patient Inc

Cannabis Cultivation Facilities  
APN No. 222-156-015-000

Lead Agency:

Humboldt County Planning Department  
3015 H Street  
Eureka, CA 95501

Prepared By:  
SL Consulting Services Inc  
973 Dowler Dr  
Eureka, California 95501

In Consultation with:

Patient 2 Patient Inc  
Connick Creek Road  
Garberville, CA 95542

January 2021

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## 1. Project Summary

### 1.1. Project Objective

Patient 2 Patient Inc is proposing to permit Commercial Cannabis Cultivation Activities in Accordance with the County Of Humboldt Commercial Medical Marijuana Land Use Ordinance (CMMLUO). The project is seeking a Zoning Clearance for mixed light cannabis cultivation of 10,000 square feet and 20,000 square feet RRR receiving area for mixed light cultivation), along with appurtenant greenhouse nursery facilities of 3,500 square feet. On-site trimming in a 25'x25' building is proposed, with the processing activity of hanging, drying and bucking dried cannabis off the stalk into totes to be done in a proposed 40'x80' barn. Cultivation of flowering canopy will occur in seven 35'x100' greenhouses. Water will be provided by Garberville Sanitary District and off-set with rainwater catchment from the roof of proposed structures into twenty (20) 5,000 gallon plastic tanks on-site for water storage. Nursery structures will be cold frame structures with supplemental lighting. The flowering and nursery greenhouses will be equipped with automated blackout tarp systems which ensure lights are screened when in use an hour before dawn and an hour before dusk. Power will be provided by grid service from PG&E using 100% renewable energy. No generators are proposed.

## 2. Land Use

### 2.1. Site Description

The Project is located near Garberville, CA (APN 222-156-015-000) just South of the intersection of Connick Creek Road and Kadin Way. The subject parcel is zoned AG-B-6 and is 5 total acres in size. The property is primarily open meadow area with trees bordering the southern property line.

### 2.2. State of California Commercial Cannabis Activity License

Patient 2 Patient Inc will operate under a California Cultivation license.

### 2.3. State Water Resources Control Board

Water will be provided by Garberville Sanitary District and twenty (20) 5,000gallon water tanks totalling 100,000 gallons in water storage. The property will be enrolled under the Waterboard's Cannabis Cultivation general order.

## 2.4. Cal Fire

The subject property is located within a State Responsibility Area (SRA) for fire protection and SRA requirements have been met. All structures on the property meet the 30-foot SRA setback requirement from property lines.

## 2.5. California Department of Fish and Wildlife

A Lake and Streambed Alteration Agreement (LSAA) from the Department of Fish and Wildlife (DFW) are not required for the subject parcel.

## 2.6. Cultural Resources

If buried archaeological or historical resources are encountered during construction or cultivation activities, the applicant or contractor shall call all work in the immediate area to halt temporarily, and a qualified archaeologist is to be contacted to evaluate the materials. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, ground stone artifacts, dietary bone, and human burials. If human burial is found during construction, state law requires that the County Coroner be contacted immediately. If the remains are found to be those of a Native American, the California Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains. The applicant is ultimately responsible for ensuring compliance with this condition.

### 3. Cultivation and Processing

#### 3.1. Propagation and Initial Transplant

Operator sources starts from a licensed nursery and also starts plants from cuttings from “mother” plants maintained on-site in the nursery greenhouse. Cuttings are taken from mother plants and placed into trays to root under low intensity lights inside the barn.

Once the cuttings are rooted, they are transplanted into 4” pots within the nursery spaces to reach the appropriate size to plant. They are then placed into the appropriate size pot to finish the flowering cycle in the flowering greenhouse space.

One of the eight (8) 120'x35' greenhouses will house the 4,200 square foot nursery (remaining 600 square feet of this greenhouse used for cultivation). Lights will be used with blackout covers for light control to maintain vegetative stage.

#### 3.2. Cultivation Plan and Schedule

The cultivation will occur within the eight (8) 120'x35' cultivation greenhouses as outlined in the site plan.

Cultivation occurs in pots using potting soil media. There is a “net build up” of soil from the mix of amendments and potting soil from starts purchased from off-site nurseries (10% to 30% of total soil media on-site). The excess media is disposed of at a green-waste facility for re-conditioning and re-sale.

Media is used for approximately 2.5 years before being disposed of at a green waste facility which will re-condition the soil.

See schedule of operations below.

## Proposed Cultivation Schedule

<b>Cultivation Operations Schedule</b>			
<b>Month</b>	<b>Cultivation Activities</b>	<b>Non-commercial Nursery Activities</b>	<b>Processing Activities</b>
January	Maintain plants	Propagating immature plants	No activity
February	Maintain Plants	Propagating immature plants	No activity
March	Harvest/Replant	Propagating immature plants	Drying
April	Maintain Plants	Propagating immature plants	Drying/machine trimming
May	Maintain Plants	Propagating immature plants	No activity
June	Harvest/Replant	No activity	Drying
July	Maintain Plants	Propagating immature plants	Drying/machine trimming
August	Maintain Plants	Propagating immature plants	No activity
September	Harvest/Replant	Propagating immature plants	Drying
October	Maintain Plants	Propagating immature plants	Drying/machine trimming
November	Nov 15th Harvest/Replant	No activity	Drying
December	Maintain Plants	No activity	Drying/machine trimming

### 3.3. Irrigation Plan and Schedule

Irrigation and fertigation of plants occurs using hand watering methods at agronomic rates which conserves water by not allowing excess water runoff.

See section 5.1 for water usage estimates.



### 3.4. Harvesting, Drying, and Trimming

Plants that are ready for harvest have their flowering branches removed and are brought to the drying facility. Once taken to the drying building then hung and suspended in the drying facilities. The drying facilities are equipped with air conditioning and dehumidifiers to ensure proper curing and elimination of conditions for mold. All work surfaces are maintained in a clean and sanitary manner. Contamination prevention protocols are strictly followed within the facilities.

Dried plants are bucked off the stalks and put into totes for transfer to the 25'x25' proposed trimming building for machine trimming. Material will be machine trimmed with hand trim finish. Waste plant material is composted onsite. See plot plan for compost location

### 3.5. Processing Facility

Drying will occur at the proposed 40'x80' ag barn. Material will be machine trimmed in the proposed 25'x25' trimming building.

### 3.6. Employee Plan

Patient 2 Patient Inc is an "agricultural employer" as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 (commencing with Section 1140) of Division 2 of the Labor Code), and complies with all applicable federal, state and local laws and regulations governing California Agricultural Employers.

- Job Descriptions And Employee Summary

- ☐ Agent in Charge: Responsible for business oversight and management of the Patient 2 Patient Inc. Responsibilities include, but are not limited to: inventory and tracking, personnel management, record keeping, budget, and liaison with State and County inspectors as needed. This is a part-time to full-time, seasonal position.
- ☐ Operations and Compliance Managers: Oversight and management of the day to day cultivation of medical cannabis. Responsibilities include, but are not limited to: plant propagation and transplant, soil management, irrigation, fertilization, pesticide management, and harvest activities. This is a full-time, year-round position.
- ☐ Seasonal Laborer: Provides cultivation, harvesting and processing support. This is a part-time to full-time, seasonal position.

### 3.7. Staffing Requirements

Staffing is limited to two (2) full time employees and four (4) part time staff during planting/harvest/trimming for a peak of six (6) employees onsite.

<b>Month</b>	<b>Cultivation</b>	<b>Harvest/Planting/ Processing</b>
January	2	0
February	2	0
March	2	4
April	2	4
May	2	0
June	2	4
July	2	4
August	2	0
September	2	4
October	2	4
November	2	4
December	2	4

### 3.8. Employee Training and Safety

On site cultivation, harvesting, drying and processing is performed by employees trained on each aspect of the procedure including: cultivation and harvesting techniques and use of pruning tools; proper application and storage of pesticides and fertilizers. All cultivation and processing staff are provided with proper hand, eye, body and respiratory Personal Protective Equipment (PPE). Access to the onsite facilities are limited to authorized and trained staff.

All employees are trained on proper safety procedures including fire safety; use of rubber gloves and respirators; proper hand washing guidelines; and protocol in the event of an emergency. Contact information for the local fire department, CAL FIRE, Humboldt County Sheriff and Poison Control as well as the Agent in Charge will be posted at the employee restroom. Each employee is provided with a written copy of emergency procedures and contact information. The material safety data sheets (MSDS) are kept on site and accessible to employees.

### 3.9. Toilet and Handwashing Facilities

A portable toilet and handwashing station will be provided until the septic system and ADA toilet facility are developed.

### 3.10. Drinking Water Source

Bottled water will be provided and properly disposed of.

### 3.11. On Site Housing

No on-site housing is provided for employees.

### 3.12. On Site Parking

See plot plan for parking locations.

## 4. Security Plan and Hours of Operation

### 4.1. Facility Security

Entry gate is located at entrance to the subdivision. The entry gate remains locked at all times and access to the cultivation area is limited exclusively to employees and residents of the subdivision. Alarms are located at access points and any buildings holding drying or processed inventory. The drying facility area has low intensity, downcast and shielded exterior lighting to illuminate the entrances, and will include a small number of motion activated security lights. and cameras All lighting will be designed and located so that direct rays are confined to the property.

### 4.2. Hours of Operation

Activities associated with cultivation in the greenhouses (watering, transplanting, and harvesting) generally occur during daylight hours. All other activities typically occur no earlier than 8 AM and extend no later than 8 PM.

## 5. Environment

### 5.1. Water Source and Projected Water Use

Water is provided by Garberville Sanitary District.

The 40'x80' barn and 25'x25' processing building will be guttered and connected into twenty 5,000 gallon water storage tanks. The water storage tanks are proposed in case of mandated forbearance and will be utilized at the end of the diversion period to reduce peak water demand in dry months.

Total anticipated water capture over an average year (68 inches) of rainfall is:

40'x80' (barn) +25'x25' (processing building) = 3,825 SF roof area X 68 inches rainfall / 12 inches per foot X 7.48 gallons per cubic foot = ~162,000 gallons which is more than sufficient to fill the tanks. Excess water will be used to off-set water district water usage during the winter months.

Operation will be hand watered.

The table below outlines the estimated irrigation water usage for cultivation during a typical year. Variables such as weather conditions and specific cannabis strains will have a slight effect on water use.

<b>TABLE 4.1 ESTIMATED ANNUAL IRRIGATION WATER USAGE (GALLONS)</b>											
JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
34000	34000	20000	34000	34000	45000	68000	68000	54000	54000	20000	34000

Approximately 17 gallons per square foot of canopy will be utilized. Approximately 12 gallons per square foot canopy occurs during the summer cycles between April 1st and October 31st for a total of 357,000 gallons of which 100,000 gallons will be off-set using captured rainwater. Approximately 5 gallons per cubic foot is estimated for the winter cultivation cycles (~150,000 gallons).

### 5.2. Water Storage

Twenty (20) 5,000 gallon water tanks will be developed to off-set water usage.

The buildings will be guttered to generate sufficient rainfall to supply the tanks and cultivation operation.

### 5.3. Site Drainage, Runoff, and Erosion Control

Patient 2 Patient Inc will enroll with the State Water Quality Control Board State general order and a Site Management Plan (SMP) will be developed utilizing best management practices (BMP's) in accordance with the SWRCB's recommendations.

### 5.4. Site Drainage and Runoff

The site is mostly flat and drawings from northwest to southeast. There is an existing drainage along the northeast property line, existing grass/vegetation within the SMA setback area will be maintained to buffer run-off.

Buffers and setbacks from neighboring drainages are met.

### 5.5. Erosion Control

Patient 2 Patient Inc will utilize best management practices including but not limited to:

- Maintenance of roads, including rocking and armoring.
- Proper management of solid, liquid and cultivation waste (see section 3.8)
- Cultivation facilities and spoil stockpiles will meet all required setbacks from riparian and wetland areas.
- Irrigation and application of fertilizers will be applied at agronomic rates.
- Regulated products will be safely stored with secondary containment (see section 3.7)

### 5.6. Watershed and Habitat Protection

Adherence to the proposed best management practices ensures that the watershed and surrounding habitat are protected. The cultivation activities and associated structures meet all required setbacks from the nearest watercourse, providing a suitable buffer between the cultivation operation and habitat. Additionally, site development and maintenance activities utilize BMP's in accordance with the NCRWQCB's recommendations. Any grading and earthwork activities will be conducted by a licensed contractor in accordance with approved grading permits.

### 5.7. Monitoring and Reporting

Monitoring will be conducted to confirm the effectiveness of corrected measures listed in the Water Resource Protection Plan and determine if the site meets all Standard Conditions. Inspections will include photographic documentation of any controllable sediment discharge sites as identified on the site map. Visual inspection will occur at those locations on the site where pollutants or wastes, if uncontained, could be transported into receiving waters, and those locations where runoff from roads or developed areas drains into or towards surface water. The inspection will also document the progress of any plan element subject to a time schedule, or in the process of being implemented.

☐ Before and after any significant alteration or upgrade to a given stream crossing, road segment, or other controllable sediment discharge site. Inspection should include photographic documentation, with photo records to be kept on site.

☐ Prior to October 15 and December 15 to evaluate site preparedness for storm events and storm water runoff.

☐ Following any rainfall event with an intensity of 3 inches precipitation in 24 hours. Precipitation data can be obtained from the National Weather Service by entering the site zip code at <http://www.srh.noaa.gov/forecast>.

A Monitoring and Reporting Form will be submitted upon initial enrollment in the Order and then annually by March 1 to the Water Board. The annual report will include data from the monitoring reports.

## 5.8. Energy Plan

Power will be provided by PG&E grid service using 100% renewable energy. No generators are proposed. Solar arrays may be developed in the future to support the nurseries in the event of a power outage.

## 5.9. Light Pollution Control Plan

The flowering and nursery greenhouses will be equipped with automated blackout tarp systems which ensure lights are screened when in use an hour before dawn and an hour before dusk. Security lighting on structures will be shielded and downcast. The project will meet International Dark Sky Standards.

## 5.10. Best Management Practices

Best Management Practices (BMP's) are employed when storing, handling, mixing, application and disposal of all fertilizers, pesticides and fungicides. All nutrients, pesticides and fungicides are located in a locked storage room, and contained within water tight, locked and labeled containers in accordance with manufacturer's instruction. Application rates will be tracked and reported with the end of the year monitoring report required in the SMP. Employees responsible for application are trained to handle, mix, apply or dispose of

pesticides/fungicides with proper hand, eye body and respiratory protection in accordance with the manufacturer's recommendations.

### 5.11. Fertilizers

Nutrients and biological inoculants used for cultivation and kept on site include:

- ☐ PH Up/ PH Down - up to 5 gallons
- ☐ Advanced Nutrients "Overdrive - 6 to 24 gallons
- ☐ Fox Farm "Grow Big" - 5 to 25 gallons
- ☐ Maxsea "Bloom" - 50 to 100 lbs
- ☐ CalMag - 5 to 25 gallons
- ☐ Rock Resinator - 20 to 60 liters.

Pesticides and fungicides used for cultivation include:

- ☐ Plant Therapy (10 gallons)
- ☐ Sulfur Powder
- ☐ Neem oil - (Up to 1 gallon)

Fuels, oils other regulated substances stored on site include:

- ☐ Gasoline and diesel: none
- ☐ Isopropyl / Ethyl Alcohol – up to 5 Gallons

### 5.12. Waste Management Plan

Animal-proof trash and recycling containers are located near the greenhouses. Solid waste and recycling is hauled off-site to a transfer station at least once per month.

### 5.13. Cultivation Waste and Soil Management

Cultivation vegetative matter such as root balls are composted on site. Soil is stored in a designated contained area and reused or disposed of at a licensed transfer facility or landscaping yard for re-amendment and re-sale.

### 5.14. Materials Management Plan

Waste bins with lids are kept adjacent to cultivation sites and emptied out the day they are filled up or weekly.



Waste materials are stored in a trailer and self-hauled off weekly to a licensed waste transfer station.

## 5.15. Wastewater Management

Combination of hand watering and drip irrigation methods minimize the over-irrigation of plants and subsequent runoff. Moreover, the greenhouse floors are gravel/dirt and will absorb any excess runoff.

## 5.16. Storm-water Management Plan

Access and circulation roads will be armored appropriately.

Rainwater from the roofs will be captured and stored in plastic tanks reducing runoff from structures.

The soil stockpile will be strawed or tarped and surrounded with staked straw wattles over the wet season.,

## 6. Product Management

### 6.1. Product Testing and Labeling

Sampling and labeling is handled by the third party distributor off-site.

### 6.2. Product Inventory and Tracking

Site will be enrolled with the state METRC track and trace system and utilizes it to manage inventory and tracking.

### 6.3. Transportation and Distribution

Transportation will be handled by a third-party, contracted, licensed transporter/distributor in accordance with State and Local regulations. All merchantable product will be distributed through licensed medical cannabis dispensaries. Prior to moving packages from the on-site holding facility to another physical location, a transport manifest will be created by the distributor/transporter and will include:

- ☐ Product ID numbers and product weight
- ☐ Route to be travelled
- ☐ Origin and destination address

☐ Time of departure

☐ Time of arrival

The Agent in Charge and the Cultivation Manager are responsible for performing a physical inventory of all packages being transported, and ensuring that the physical inventory coincides with the transport manifest.

032-141-010  
Saunders;  
17 Unit Hotel with Cannabis Dispensary

**BUILDING SQ FT SUMMARY**

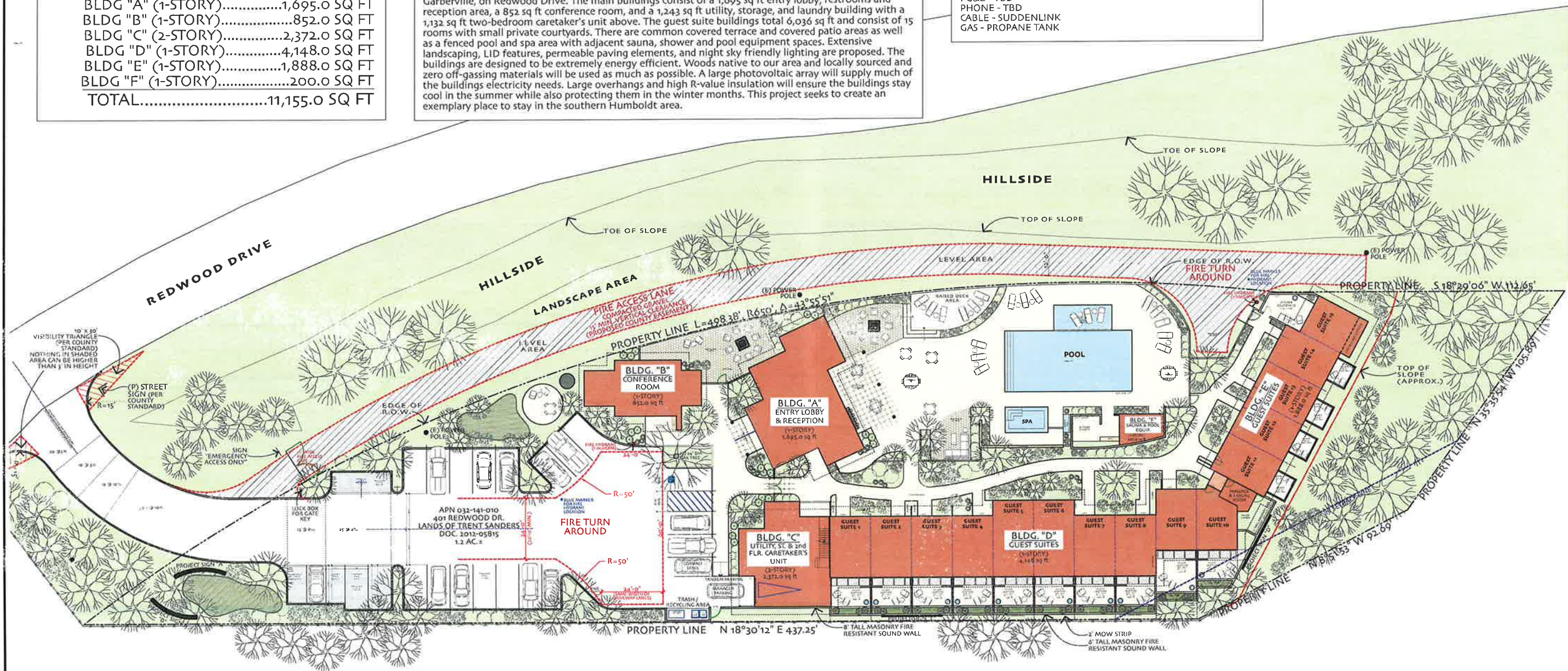
BLDG "A" (1-STORY).....	1,695.0 SQ FT
BLDG "B" (1-STORY).....	852.0 SQ FT
BLDG "C" (2-STORY).....	2,372.0 SQ FT
BLDG "D" (1-STORY).....	4,148.0 SQ FT
BLDG "E" (1-STORY).....	1,888.0 SQ FT
BLDG "F" (1-STORY).....	200.0 SQ FT
<b>TOTAL.....</b>	<b>11,155.0 SQ FT</b>

**PROJECT DESCRIPTION**

The "SoHum" is a new high quality inn located on a vacant 1.2 acre site just north of downtown Garberville, on Redwood Drive. The main buildings consist of a 1,695 sq ft entry lobby, restrooms and reception area, a 852 sq ft conference room, and a 1,243 sq ft utility, storage, and laundry building with a 1,132 sq ft two-bedroom caretaker's unit above. The guest suite buildings total 6,036 sq ft and consist of 15 rooms with small private courtyards. There are common covered terrace and covered patio areas as well as a fenced pool and spa area with adjacent sauna, shower and pool equipment spaces. Extensive landscaping, LID features, permeable paving elements, and night sky friendly lighting are proposed. The buildings are designed to be extremely energy efficient. Woods native to our area and locally sourced and zero off-gassing materials will be used as much as possible. A large photovoltaic array will supply much of the buildings electricity needs. Large overhangs and high R-value insulation will ensure the buildings stay cool in the summer while also protecting them in the winter months. This project seeks to create an exemplary place to stay in the southern Humboldt area.

**UTILITY CONNECTIONS:**

- COMMUNITY WATER - NEW 8" WATER LINE SUPPLY
- PUBLIC SEWER - NEW 6" LINE (UNDER CAL TRANS OFF RAMP)
- PG&E - TBD
- PHONE - TBD
- CABLE - SUDDENLINK
- GAS - PROPANE TANK



**PARKING SUMMARY**

**PARKING REQUIREMENTS:**

- 1 SPACE PER GUEST SUITE (15 SPACES REQUIRED)
- 2 MANAGERS SPACES (2 SPACES REQUIRED)
- COMMERCIAL USES, OFFICE (CONFERENCE ROOM) = 1 SPACE/300 SQ FT (WITH MIN. OF 4 SPACES) + 1 SPACE PER EMPLOYEE (5 SPACES REQUIRED)

**ADA PARKING:**

- 18'W X 18' LONG VAN PARKING SPACE
- 1 ADA VAN SPACE WITH UNLOADING ON PASSENGER SIDE (ONE ADA SPACE FOR EACH 25 SPACES)

**ADA PARKING:**

- 25% CAN BE COMPACT (7.5'W X 16' LONG) WITH COMPACT SIGNAGE (MAX. 6 COMPACT SPACES)

**22 TOTAL SPACES REQUIRED (INCLUDING 1 ADA VAN SPACE)**

**27 TOTAL SPACES PROPOSED (INCLUDING 1 ADA VAN SPACE, 2 TANDEM SPACES & 5 COMPACT SPACES)**



**PROPOSED SITE PLAN**  
the SoHum

SCALE: 1" = 20'-0" (22" X34" PAPER SIZE)  
1" = 40'-0" (11" X17" PAPER SIZE)

\*\*\*SITE PLAN BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY BY POINTS WEST SURVEYING CO. APRIL 2016\*\*\*

GRAPHIC SCALE BAR MEASURES 1 INCH ON FULL SIZE PLANS

REVISIONS:

JULIAN BERG DESIGNS  
ARCHITECTURE & PLANNING  
846 A STREET  
ARCATA, CALIFORNIA, 95521  
TEL: (707) 447-8690  
julianbergdesigns.com



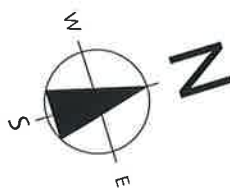
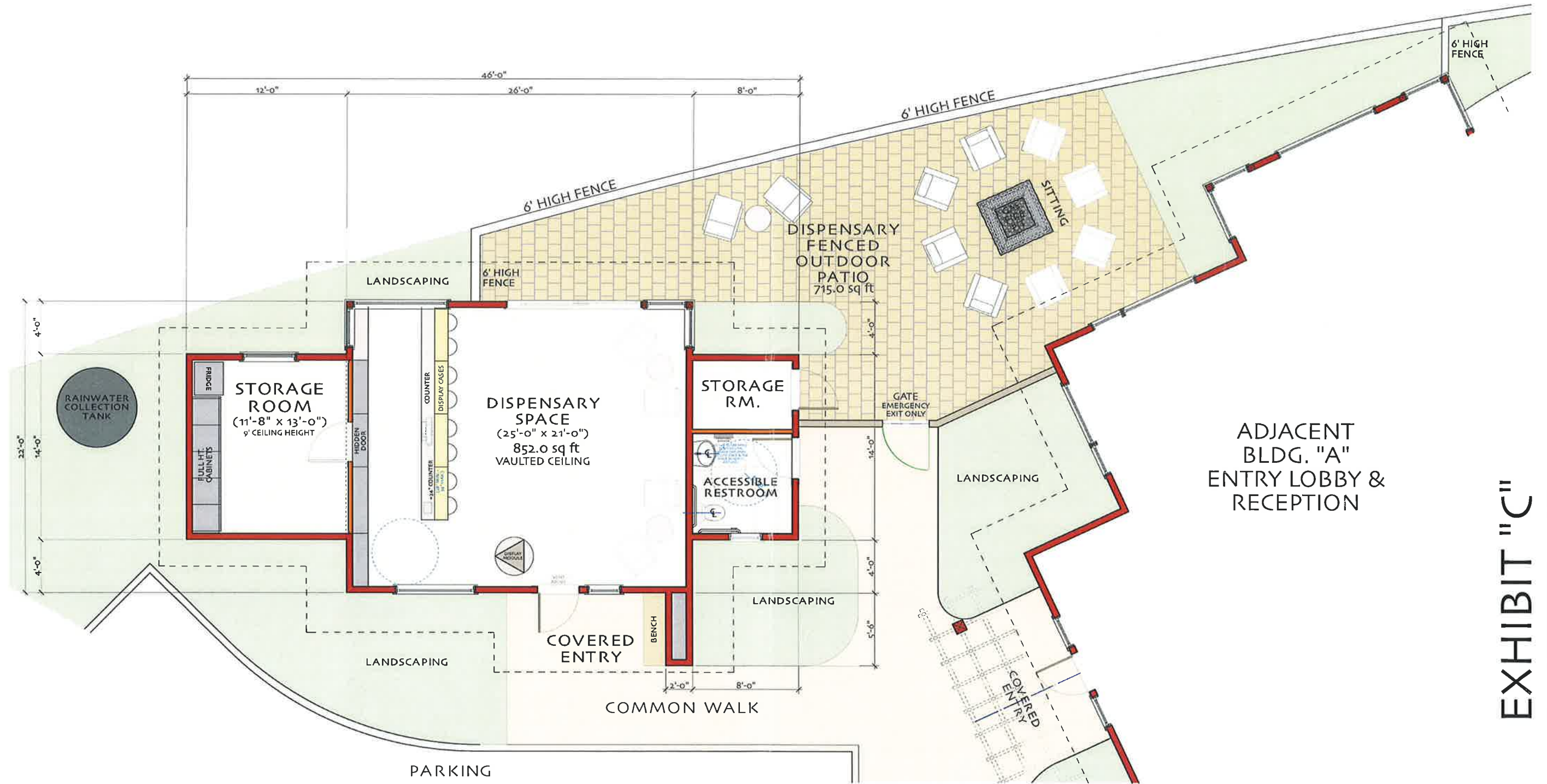
PROJECT TITLE: THE SOHUM, NEW INN, GARBERVILLE, CA  
TRENT SANDERS • P.O. BOX 1126 • REDWAY, CA 95560 • TEL: (707) 986-7068  
SHEET TITLE: PROPOSED SITE PLAN  
ASSESSOR'S PARCEL NUMBER: 032-141-010

PROJECT NO.: GI-1630  
DRAWN BY: JAB  
DATE: 3/1/2017

SHEET # 1

A-1

DESIGN REVIEW SET  
NOT FOR CONSTRUCTION



BLDG. "B" - DISPENSARY  
PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0" (22"X34" PAPER SIZE)  
SCALE: 1/8" = 1'-0" (11"X17" PAPER SIZE)

**WALL LEGEND**

	(N) 2x4 WALL (STUDS 16" O.C.)
	(N) 2x6 WALL (STUDS 16" O.C.)
	(N) CONCRETE GARDEN/SOUND WALL

ADJACENT  
BLDG. "A"  
ENTRY LOBBY &  
RECEPTION

EXHIBIT "C"

REVISIONS:


JULIAN BERG DESIGNS  
ARCHITECTURE & PLANNING  
846 A STREET  
ARCATA, CALIFORNIA, 95521  
TEL: (707) 467-8890  
julianbergdesigns.com



PROJECT TITLE: NEW DISPENSARY, GARBERVILLE, CA  
TRISTEN OATES • P.O. BOX 1126 • REDWAY, CA 95560 • TEL: (707) 986-7068  
SHEET TITLE: PROPOSED FLOOR PLAN  
ASSESSOR'S PARCEL NUMBER: 032-141-010

PROJECT NO.: G1-1630  
DRAWN BY: JAB  
DATE: 12/21/2016

SHEET # :  
**A-3**

COUNTY REVIEW SET

032-091-014  
SHUHD; New Hospital at CR site



March 11, 2019

8609.03

Garberville Sanitary District  
P.O. Box 211  
Garberville, California 95542

Attention: Ralph Emerson, General Manager

Subject: Preliminary Water and Wastewater Usage Estimates  
Facility Expansion Project  
Southern Humboldt Community Healthcare District (SHCHD)  
286 Sprowl Creek Road, Garberville, Humboldt County, California  
Assessor's Parcel Numbers (APNs) 032-091-014, 032-091-016, 032-091-018,  
and 032-091-019

Dear Mr. Emerson:

The Southern Humboldt Community Health District (SHCHD) is proposing to build a new 15-bed hospital and medical clinic facility at the properties identified as Assessor's Parcel Numbers (APNs) 032-091-014, 032-091-016, 032-091-018, and 032-091-019, located at 286 Sprowl Creek Road in the unincorporated community of Garberville in Humboldt County, California (Site; see Figure 1). The properties, totaling approximately 3.25 acres in size, are located adjacent to Highway 101. The proposed facility, to replace the existing Jerold Phelps Community Hospital and Southern Humboldt Community Clinic, currently located at 733 Cedar Street (APNs 032-011-027 and 032-133-003) in Garberville, will contain 15 overnight hospital beds, along with specialized facilities for women's health, radiology, fluoroscopy, ultrasound, quarantine, two operating rooms, and an emergency department (see Figure 2).

LACO Associates (LACO), on behalf of SHCHD, submitted a "will-serve" request to the Garberville Sanitary District (GSD or District) on August 28, 2018, to determine if GSD has sufficient water and wastewater capacity to support the proposed project. On September 18, 2018, a response was received from GSD, in which additional information on the proposed project's anticipated water and wastewater needs was requested. In order to provide appropriate information to the District, SHCHD has retained LACO to develop estimates for drinking water demand and wastewater production at the new facility.

### Estimation Methods

LACO used the Equivalent Dwelling Unit (EDU) estimation method for water and wastewater flows at the Site. The most recent set of facility plans were analyzed for usage types, and converted to either area-based (square footage) or unit-based wastewater production estimates. The draft Garberville Sanitary District EDU table, provided by the District on December 13, 2018 (see Appendix 1), was used for this conversion.

According to industry convention, a drinking water estimate was created using the "90 Percent Rule", wherein wastewater is assumed to account for approximately 90 percent of drinking water usage, allowing for an estimate of water usage based on wastewater production.

The EDU table provided by GSD includes distinct estimates of usage for hospitals, doctor's offices, meeting rooms, other office space, and dining/vending areas. As this is a multi-use facility, using a conventional

21 W. Fourth Street Eureka, CA 95501 707 443-5054 - Fax 707 443-0553	776 S. State Street, Suite 102A Ukiah, CA 95482 707 462-0222 - Fax 707 462-0223	3450 Regional Parkway, Suite B Santa Rosa, CA 95403 707 525-1222 - Fax 707 545-7821	932 B W. Eighth Avenue Chico, CA 95926 530 801-6170 - Fax 707 462-0223
--	---	---	--

calculation based on one or two factors alone (i.e. number of hospital beds) may be a significant underestimate of actual usage. To this end, both a conservative (high) estimate and a conventional (low) estimate are provided below.

All calculations were performed within a Microsoft Excel® spreadsheet and will be provided in electronic format as needed.

**Assumptions, Conventions, and Exclusions**

The following assumptions were made in the process of calculating these estimates:

- "Warm shell" space will be used as general office space in the future
- Water usage for irrigation at the site is based on location and an estimate of irrigable area using the University of California Center for Landscape & Urban Horticulture Landscape Water Use Calculator
- Food will be prepared outside the hospital facility, and in the accessory building, and no formal cafeteria will exist (beyond vending machines)
- All space in the accessory (existing) 10,000 square foot building external to the approximately 2800 sf kitchen prep area will be used as office space or similar
- As a convention, all multipliers are rounded up if based on fractional components
- Each office space is considered separately for the conservative estimate, leading to a higher expected usage

**Calculations**

An example calculation is provided below to show methodology used:

For office space, measured in square feet, the consumption factor is calculated based on a minimum/base amount for the first 1,000 sf, and then incrementally increasing thereafter at a rate of 0.5 per 1,000 square feet. Related to the proposed project, the office space is 1,188 square feet, which is between 1,000 and 2,000 square feet, so a consumption factor of 1.5 is applied. With an EDU estimate of 200 gallons per day, this produces an estimated 300 gallons of wastewater per day, as shown in Table 1, below.

Table 1. Calculation Method Example

Description	Type	Total	Unit	Consumption Factor	Note/unit	Consumption Strength Multiplier	EDUs	Waste (gpd)
Upper Floor Office (Lab office, central/registration office, IT office)	Office	1,188	square feet (sf)	1.5	1 for first 1,000 sf, 0.5 for each 1,000 sf following	1	1.5	<u>300</u>

This wastewater estimate is then converted to a drinking water demand using the 90 Percent Rule:

$$\text{Water Demand (gpd)} = \text{Wastewater Produced (gpd)} / 0.9$$

$$\text{Water Demand} = 300 / 0.9 = \underline{333 \text{ gallons per day}}$$



## Water and Wastewater Usage Estimates

### Accessory Building and Other Uses Estimate

In addition to the new clinic and hospital buildings, an existing building will be renovated on-site to accommodate a kitchen for the hospital, administration offices, and education and other community services offices. The uses within this building were estimated based on the estimated size of the kitchen (approx. 2,800 square feet, according to the conceptual site plan) and the existing building square footage (10,000 square feet).

These estimates most likely reflect current demand at the Site and would be important in the case that only one service line will feed the Site, which will be upgraded from the existing line.

Irrigation demand is also considered as an accessory estimate due to the fact that planned landscaping around the new building will cover less area than is currently existing on the parcel and may be negligible

Table 2, below, provides the project's accessory uses and estimated wastewater production and potable water demand, in gallons per day (gpd).

Table 2. Accessory Uses Estimate

Accessory Area	Wastewater Production (gpd)	Potable Water Demand (gpd)
Kitchen	750	830
Office spaces	900	1000
Irrigation	-	730
<b>Total</b>	<b>1,650</b>	<b>2,560</b>

### Conservative Estimate

As described above, the conservative estimate is intended to provide a likely high estimate for water use and wastewater production at the Site. The conservative estimate for the proposed project is provided in Table 3, below.

Table 3. Conservative Estimate

Description	Wastewater Production (gpd)	Potable Water Demand (gpd)
Conservative Estimate for Hospital and Clinic	11,100	12,300
Conservative Estimate including Accessory Uses	12,800	14,900

### Conventional Estimate

As described above, the conventional estimate, provided in Table 4, below, is intended to provide a likely low estimate for water use and wastewater production at the Site. This estimate is based entirely off the number of hospital beds (hospital) and expected number of doctors (clinic), and assumes all other facilities are included in these EDUs.

Table 4. Conventional Estimate

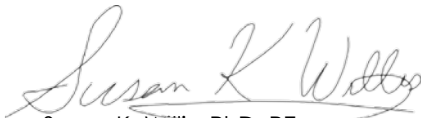
Description	Wastewater Production (gpd)	Potable Water Demand (gpd)
Conventional Estimate for Hospital and Clinic	7,700	8,600
Conventional Estimate including Accessory Uses	9,400	11,200

### **Conclusion**

Based on LACO's calculations, the proposed project is anticipated to generate between 9,400 and 12,800 gpd of wastewater and require between 11,200 and 14,900 gpd of potable water. The wastewater usage and water demand estimate calculation tables are included in Appendix 2 of this letter.

Please do not hesitate to contact me at (707) 525-1222 or [williss@lacoassociates.com](mailto:williss@lacoassociates.com), should you have any questions or require further information.

Sincerely,  
LACO Associates



Susan K. Willis, PhD, PE  
Civil Engineering Department Manager

Enclosures

Cc: Kent Scown, COO, Southern Humboldt Community Healthcare District

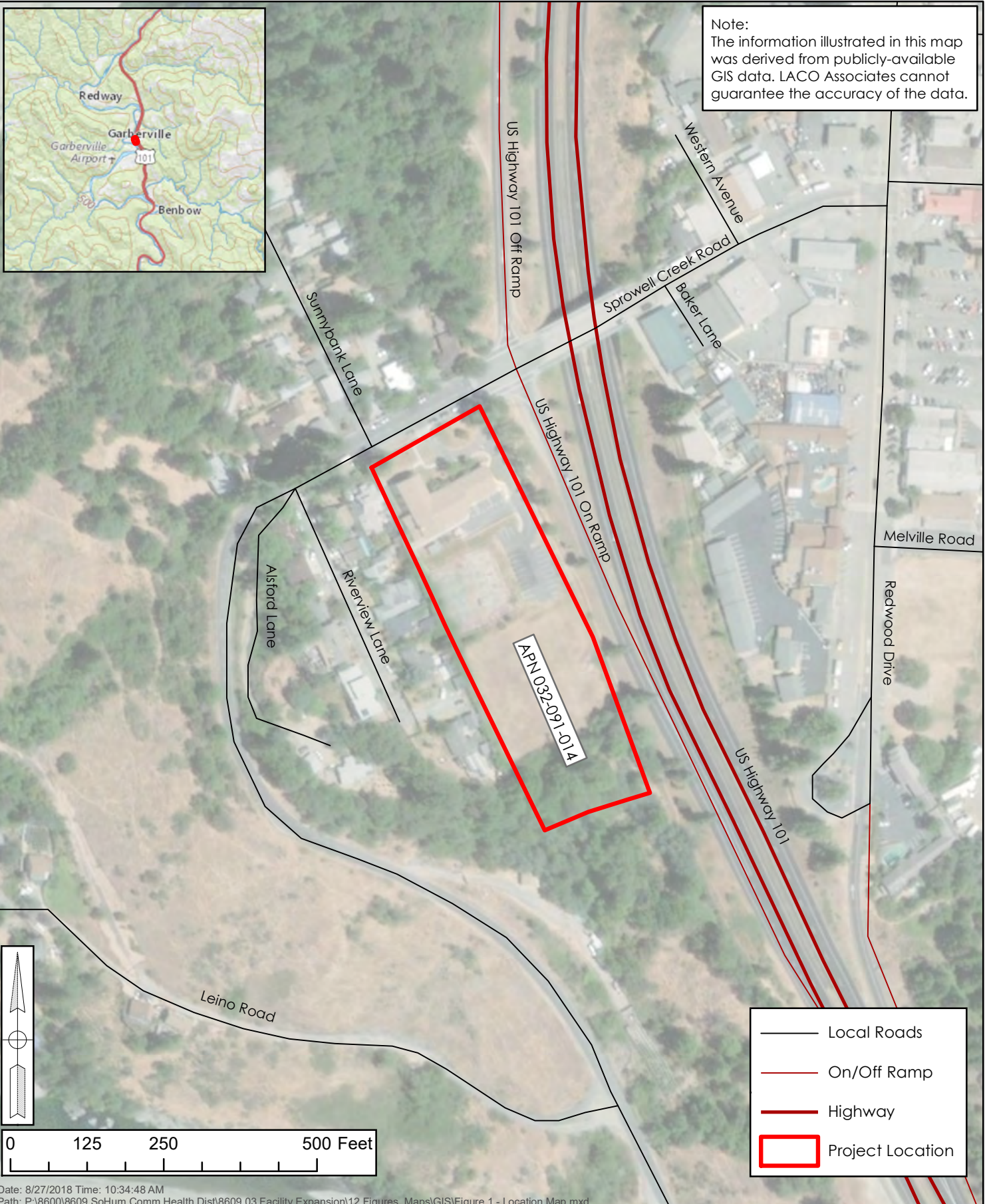
## FIGURES

**Figure 1:            Location Map**

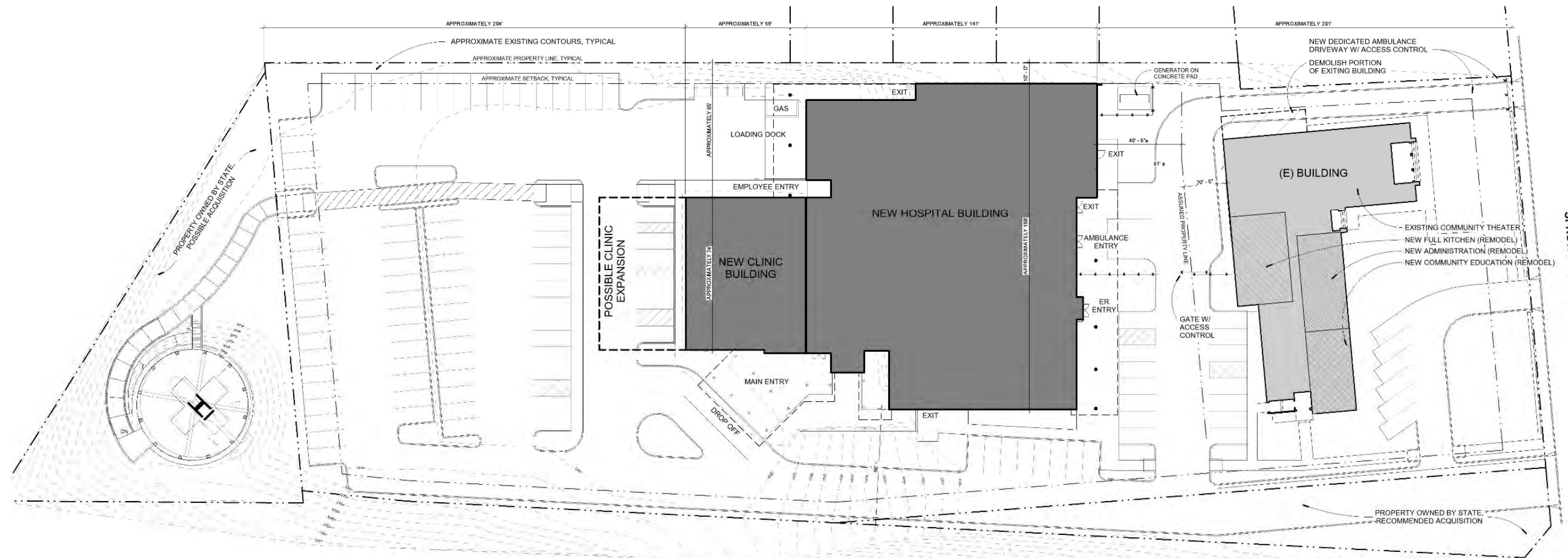
**Figure 2:            Draft Site Plan, Plausible Layout, and Size  
Estimates**

PROJECT	SHCHD FACILITY EXPANSION	BY	IMH/CMB	FIGURE	1
CLIENT	SO. HUM. COMMUNITY HEALTHCARE DISTRICT	CHECK	MMM	JOB NO.	
LOCATION	286 SPROWL CREEK ROAD, GARBERVILLE, CA	DATE	8/27/2018		8609.03
LOCATION MAP					

REUSE OF DOCUMENTS: This document and the ideas and design incorporated herein, as an instrument of professional service, is the property of LACO Associates and shall not be reused in whole or part for any other project without LACO Associates express written authorization.



### Conceptual Site Plan - 286 Sprowl Creek Rd, Garberville CA, Humboldt County

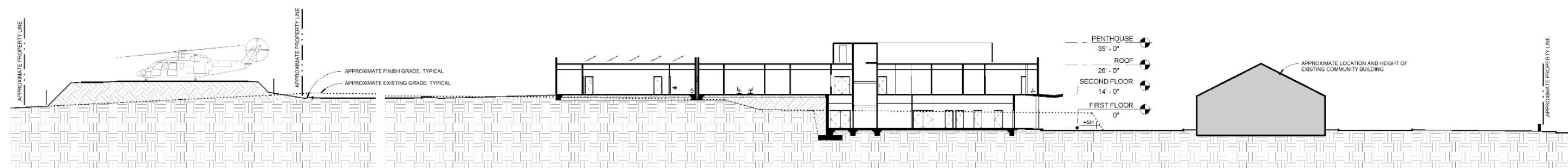


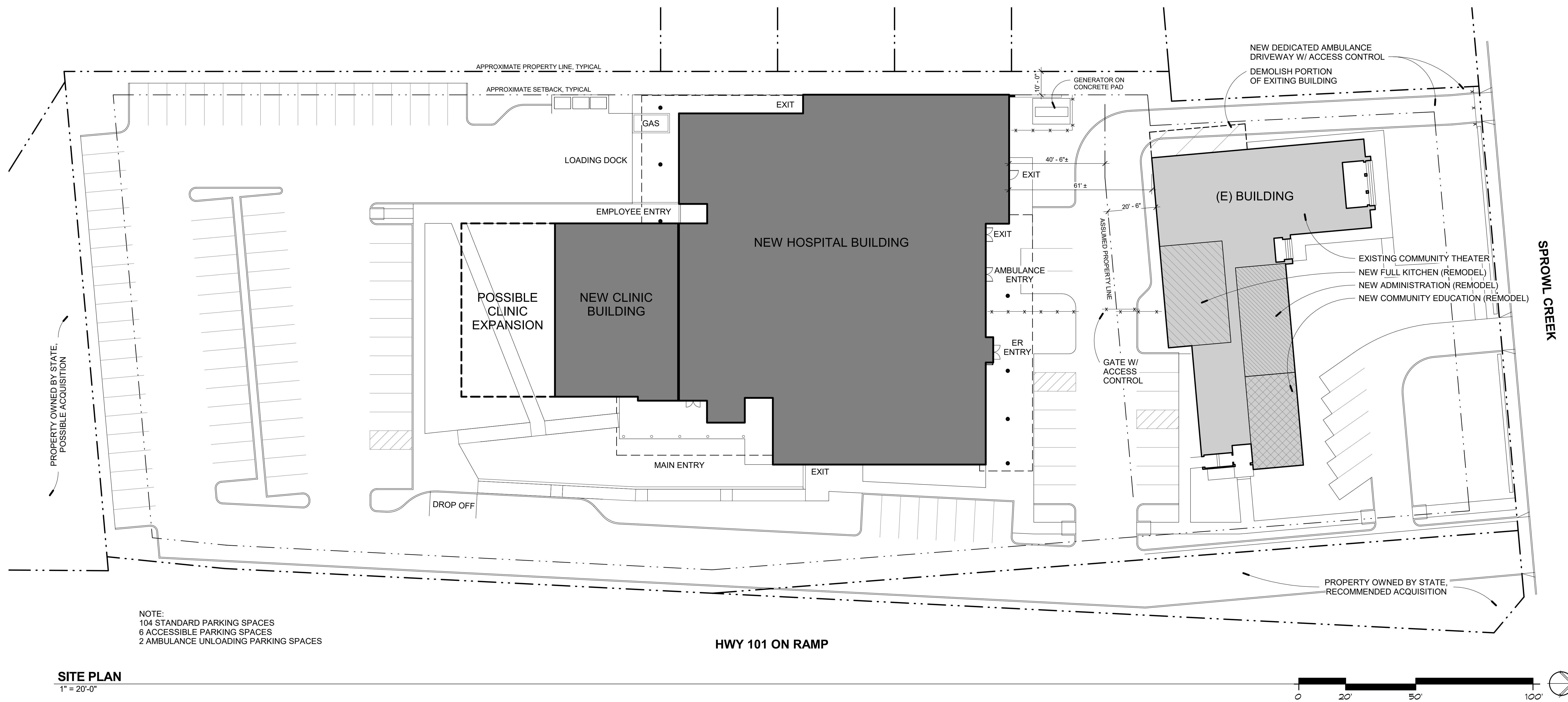
**NOTE:**  
 1002 STANDARD PARKING SPACES  
 6 ACCESSIBLE PARKING SPACES  
 2 AMBULANCE UNLOADING PARKING SPACES

**CONCEPTUAL MATERIALS:**  
 ROOF: CLASS 'A' FIRE RESISTIVE SBS WITH GRANULATED CAP SHEET (BUILT UP ROOF) OR SINGLE PLY MEMBRANE ROOF  
 EXTERIOR WALLS: CEMENT PLASTER, METAL PANELS, OR WOOD OVER FIRE RATED GYPSUM BOARD WITH TEMPERED GLAZING TO MEET WILDLAND FIRE INTERFACE REQUIREMENTS AND ONE-HOUR FIRE RESISTANCE RATING.

HWY 101 ON RAMP

### Conceptual Site Section





# 2024 HOSPITAL BUILDING AND CLINIC

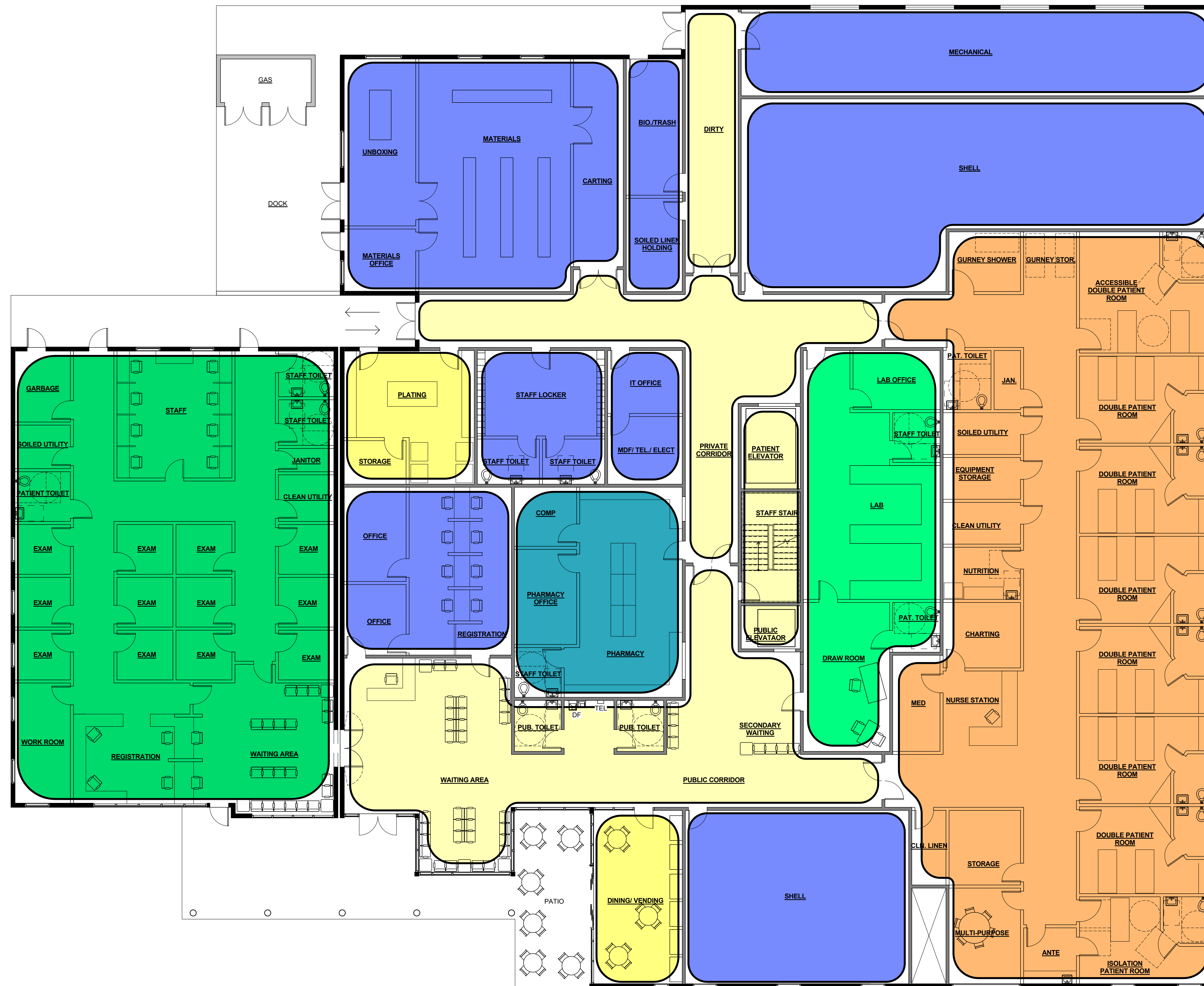
286 SPROWL CREEK ROAD

PLAUSIBLE SITE LAYOUT

GARBERVILLE, CALIFORNIA



FEBRUARY 16th, 2017



- EGRESS
- NURSING
- OR
- ANESTHESIA
- RADIOLOGICAL
- LAB
- PHARACEUTICAL
- DIETETIC
- SUPPORT
- EMERGENCY DEPARTMENT

AREA:  
 CLINIC = 3,900±  
 HOSPITAL = 32, 600SF± (INCLUDING 2,900± SF OF WARM SHELL SPACE)  
 UPPER = 20,000±  
 LOWER = 12,600±

UPPER FLOOR PLAN  
 1/8" = 1'-0"



# 2024 HOSPITAL BUILDING AND CLINIC

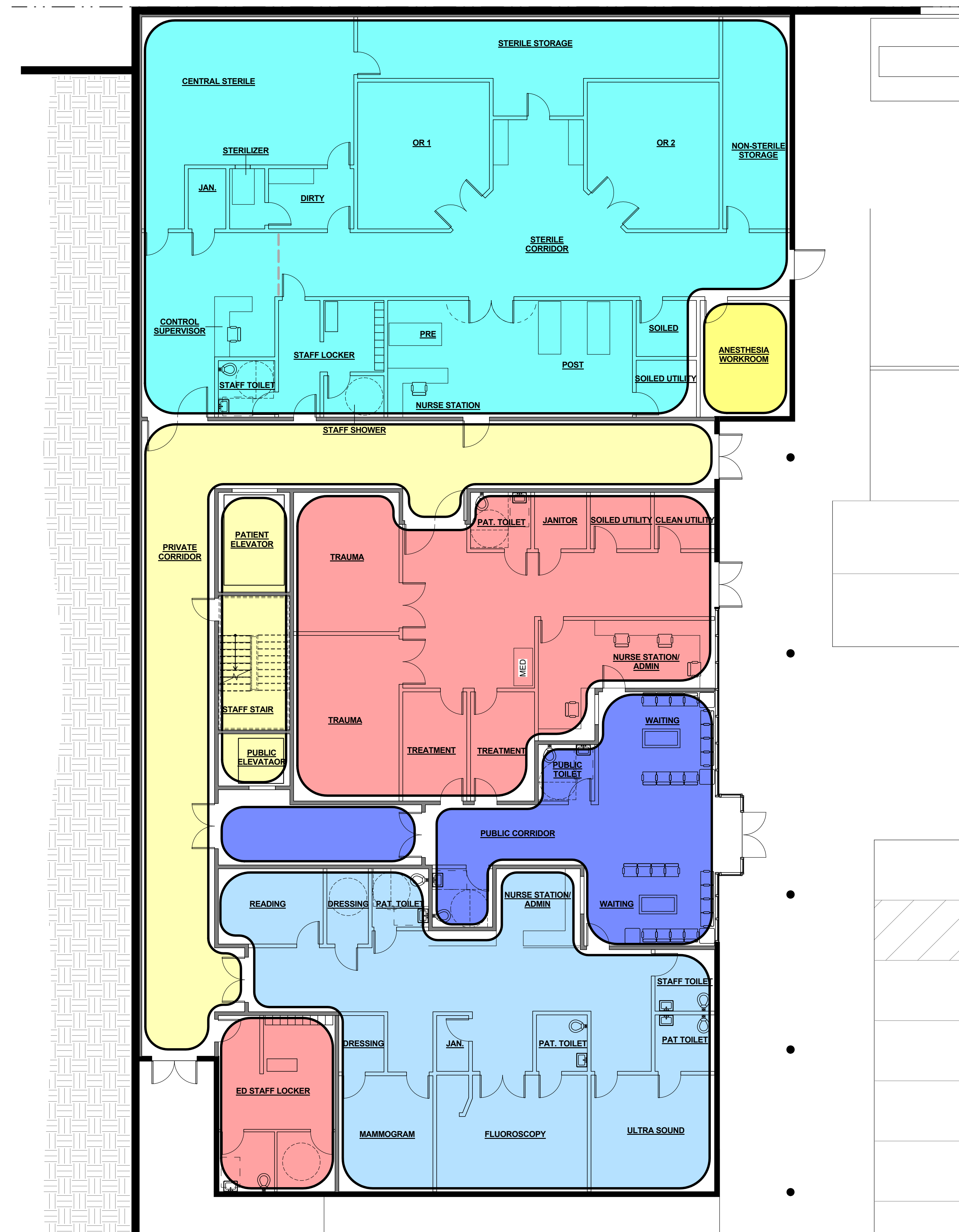
286 SPROWL CREEK ROAD

PLAUSIBLE FLOOR PLAN LAYOUT

GARBERVILLE, CALIFORNIA



FEBRUARY 16th, 2017



LOWER FLOOR PLAN  
1/8" = 1'-0"



# 2024 HOSPITAL BUILDING AND CLINIC

286 SPROWL CREEK ROAD

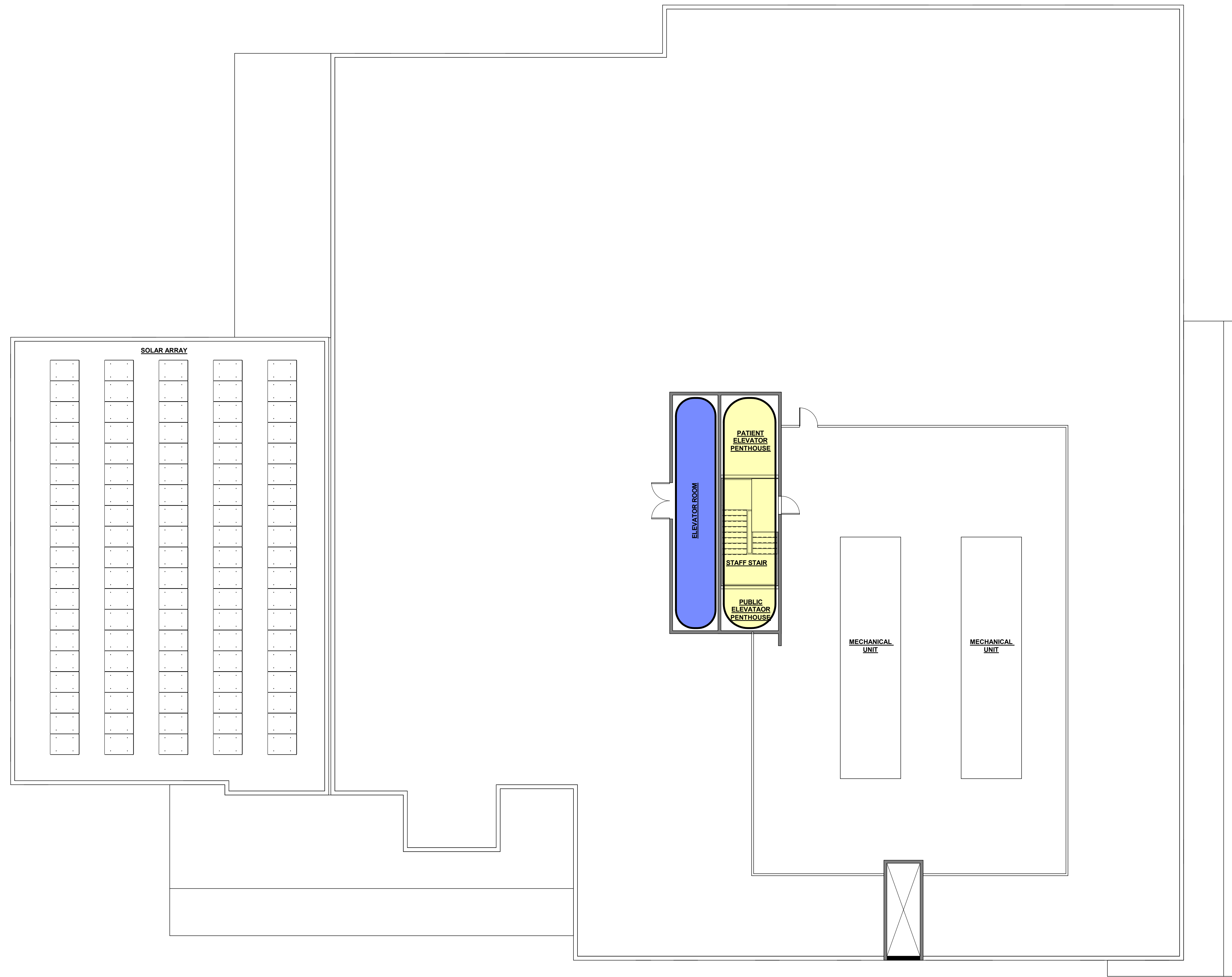
PLAUSIBLE FLOOR PLAN LAYOUT

GARBERVILLE, CALIFORNIA

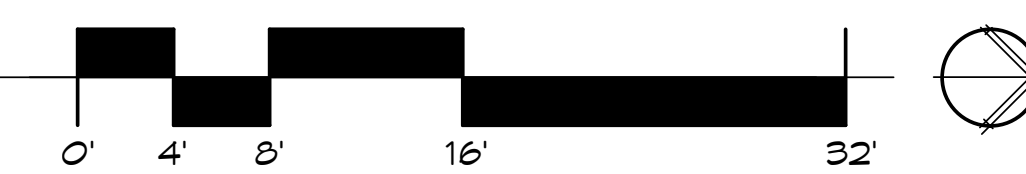


FEBRUARY 16th, 2017





ROOF PLAN  
1/8" = 1'-0"



# 2024 HOSPITAL BUILDING AND CLINIC

286 SPROWL CREEK ROAD

PLAUSIBLE ROOF LAYOUT

GARBERVILLE, CALIFORNIA



FEBRUARY 16th, 2017

# Jerold Phelps Community Hospital

## New Hospital

Owners Program  
Required  
Elective  
Not Required/ Not Provided

<b>TOTAL SPACE PROGRAM:</b>		<b>32,805 ± SF</b>
<b>Multiplicative Load factor</b>	<b>Load Factor</b>	
Function Totals		25,430 ± SF
Miscellaneous	5%	1,272 ± SF
Exterior Enclosure	4%	1,017 ± SF
Circulation	20%	5,086 ± SF

X			
X			
	X		
	X		
	X		
	X		
	X		
		X	
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
		X	
	X		
			X

1. Nursing Service Space		Quantity	Room SF	4,139 ± SF
	Patient Rooms/Patient Toilets/Patient Showers	7	300 ± SF	2,100 ± SF
	Negative pressure isolation room/Ante-room/Patient Toilet/Patient Shower	1	300 ± SF	300 ± SF
	Isolation Anteroom	1	75 ± SF	75 ± SF
	Nurse Station/CPR Cart Alcove	1	175 ± SF	175 ± SF
	Supervisor Office/Charting	1	130 ± SF	130 ± SF
	Staff Toilets M/F (Program Flex)	-	- ± SF	- ± SF
	Multi Purpose Room	1	175 ± SF	175 ± SF
	Exam room	0	0 ± SF	- ± SF
	Clean Utility Workroom	1	80 ± SF	80 ± SF
	Soiled Workroom	1	80 ± SF	80 ± SF
	Medication Room/Area/Station	1	120 ± SF	120 ± SF
	Clean Linen Storage (area)	1	70 ± SF	70 ± SF
	Nourishment/ Ice Machine	1	100 ± SF	100 ± SF
	Equipment Storage	1	80 ± SF	80 ± SF
	Gurney and Wheelchair Storage	1	80 ± SF	80 ± SF
	Gurney Shower	1	150 ± SF	150 ± SF
	Patient Toilet	1	75 ± SF	75 ± SF
	Emergency Equipment Storage (area)	1	20 ± SF	20 ± SF
	Housekeeping	1	40 ± SF	40 ± SF
	Protective Environment room	0	0 ± SF	- ± SF

X			
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		

2. Surgical Service Space		Quantity	Room SF	2,766 ± SF
	OR	2	400 ± SF	800 ± SF
	Clean Utility	1	0 ± SF	- ± SF
	Pre-op Patient Holding	1	120 ± SF	120 ± SF
	Control/Supervisor Office	1	65 ± SF	65 ± SF
	Sterile Area	1	650 ± SF	650 ± SF
	Medication Station	1	20 ± SF	20 ± SF
	Scrub Alcove	1	125 ± SF	125 ± SF
	Soiled Workroom	1	60 ± SF	60 ± SF
	Non-Sterile Storage	1	250 ± SF	250 ± SF

	X		
	X		
	X		
	X		
	X		

<b>Anesthesia Workroom</b>	1	180 ± SF	180 ± SF
<b>Equipment Storage Room</b>	1	50 ± SF	50 ± SF
<b>Staff Changing/Staff Toilets/ Staff Showers, (Program Flex for single occ.)</b>	1	260 ± SF	260 ± SF
<b>Housekeeping</b>	1	40 ± SF	40 ± SF
<b>Dirty</b>	1	40 ± SF	40 ± SF

**3. Anesthesia Service Space** **879 ± SF**

X			
	X		
	X		
	X		
	X		
	X		
	X		

<b>Post Op(PACU)</b>	1	300 ± SF	300 ± SF
<b>Soiled Utility</b>	1	60 ± SF	60 ± SF
<b>Nurse Station</b>	1	100 ± SF	100 ± SF
<b>ice machine/ Gurney storage</b>	1	20 ± SF	20 ± SF
<b>Staff toilet</b>	1	65 ± SF	65 ± SF
<b>Waiting area</b>	1	200 ± SF	200 ± SF
<b>Patient changing</b>	1	100 ± SF	100 ± SF

**4. Laboratory Service Space** **1,269 ± SF**

X			
	X		
		X	
		X	
		X	

<b>Lab (Urinalysis, Blood Count, et al)</b>	1	600 ± SF	600 ± SF
<b>Staff Toilet</b>	1	65 ± SF	65 ± SF
<b>Patient Toilet</b>	1	65 ± SF	65 ± SF
<b>Lab Office</b>	1	140 ± SF	140 ± SF
<b>Draw Room</b>	1	350 ± SF	350 ± SF

**5. Radiological Imaging** **1,947 ± SF**

	X		
	X		
X			
X			
X			
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		

<b>Nurse Station/Admin</b>	1	140 ± SF	140 ± SF
<b>Housekeeping</b>	1	40 ± SF	40 ± SF
<b>Fluoroscopy</b>	1	300 ± SF	300 ± SF
<b>Ultrasound/ Toilet</b>	1	250 ± SF	250 ± SF
<b>Mammo/ Toilet/ Dressing</b>	1	325 ± SF	325 ± SF
<b>Reading</b>	1	140 ± SF	140 ± SF
<b>Processing</b>	1	137 ± SF	137 ± SF
<b>Storage</b>	1	100 ± SF	100 ± SF
<b>Dressing</b>	1	55 ± SF	55 ± SF
<b>Patient toilet</b>	2	65 ± SF	130 ± SF
<b>Staff toilet</b>	1	65 ± SF	65 ± SF
<b>Waiting area</b>	1	190 ± SF	190 ± SF

**6. Pharmaceutical Service Space** **884 ± SF**

X			
	X		
	X		

<b>Pharmacy Office</b>	1	150 ± SF	150 ± SF
<b>Pharmacy/ staff toilet</b>	1	600 ± SF	600 ± SF
<b>Compounding room</b>	1	100 ± SF	100 ± SF

**7. Dietetic Service Space** **1,009 ± SF**

			X
X			
	X		
	X		

<b>Kitchen/Food Prep/Assembly and Distribution, (Program Flex)</b>	0	0 ± SF	- ± SF
<b>Plating Kitchen</b>	1	225 ± SF	
<b>Receiving/Control</b>	0	0 ± SF	- ± SF
<b>Food Storage</b>	1	70 ± SF	70 ± SF

		X		Food service carts area	1	80 ± SF	80 ± SF	
	X			Waste Storage	1	80 ± SF	80 ± SF	
	X			Cleaning Supplies Storage	1	20 ± SF	20 ± SF	
	X			Dining	1	350 ± SF	350 ± SF	
		X		Vending	1	100 ± SF	100 ± SF	
	X			Office	1	50 ± SF	50 ± SF	
	X			Toilet/Lockers	2	75 ± SF	150 ± SF	
	X			Housekeeping	1	70 ± SF	70 ± SF	
<b>8. Support Services</b>								<b>12,537 ± SF</b>
X				Administrative Office Space/Records	1	700 ± SF	700 ± SF	
	X			Public Toilet	2	60 ± SF	120 ± SF	
	X			Waiting Area	1	525 ± SF	525 ± SF	
X				Central Sterile Supply	1	600 ± SF	600 ± SF	
	X			Soiled Work	1	90 ± SF	90 ± SF	
	X			Clean Work	1	90 ± SF	90 ± SF	
	X			Sterile Storage	1	450 ± SF	450 ± SF	
<b>Storage</b>								
	X			General Storage	1	900 ± SF	900 ± SF	
	X			Clean Linen Storage	1	140 ± SF	140 ± SF	
	X			Soiled Linen Storage	1	80 ± SF	80 ± SF	
	X			Supply Storage	1	60 ± SF	60 ± SF	
	X			Wheelchair Storage Area	1	50 ± SF	50 ± SF	
X				Employee Dressing and Lockers	1	280 ± SF	280 ± SF	
	X			Housekeeping (one per department and nursing service space)	1	140 ± SF	140 ± SF	
	X			Soiled Holding	1	135 ± SF	135 ± SF	
	X			Clean Receiving	1	192 ± SF	192 ± SF	
	X			Clean Storage	1	115 ± SF	115 ± SF	
X				IT room	1	125 ± SF	125 ± SF	
	X			Electrical Room	1	130 ± SF	130 ± SF	
X				Lobby	1	100 ± SF	100 ± SF	
<b>Standby Emergency</b>								
X				Treatment Room	2	123 ± SF	246 ± SF	
	X			Clean Utility	1	60 ± SF	60 ± SF	
	X			Soiled Utility	1	60 ± SF	60 ± SF	
		X		Trauma	2	0 ± SF	567 ± SF	
	X			Storage	1	80 ± SF	80 ± SF	
	X			Lobby with public toilets and phone	1	640 ± SF	640 ± SF	
	X			Patient Toilet	1	60 ± SF	60 ± SF	
			X	EMS Radio Room	1	20 ± SF	20 ± SF	
	X			Nurse Station/ Admin	1	250 ± SF	250 ± SF	

	X		
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<b>Housekeeping</b>	1	50 ± SF	50 ± SF
---------------------	---	---------	---------

		X	
X			
		X	

<b>Materials Handling, Receiving Control</b>	1	1,500 ± SF	1,500 ± SF
<b>Staff Locker w/ final to.zt</b>	0	0 ± SF	- ± SF
<b>Warm Shell Space</b>	1	2,000 ± SF	2,000 ± SF

# Jerold Phelps Community Hospital

## New Clinic

				TOTAL SPACE PROGRAM:	4,322 ± SF
				Multiplicative Load factor	Load Factor
Owners Program Required Elective Not Required/ Not Provided	Function Totals				3,250 ± SF
	Miscellaneous			4%	130 ± SF
	Exterior Enclosure			4%	130 ± SF
	Circulation			25%	812 ± SF
<b>1. Primary Care Clinics</b>				<b>Quantity</b>	<b>Room SF</b>
<b>Exam Room</b>				12	80 ± SF
Treatment room				0	0 ± SF
Oral Surgery				0	0 ± SF
<b>2. Support Services</b>					<b>578 ± SF</b>
Administrative Space/ nurse station/ Medication				1	300 ± SF
Medication				0	0 ± SF
Clean utility				1	75 ± SF
Soiled Work/ Soiled Lin				1	75 ± SF
Consultation room				1	100 ± SF
Sterilization (Program Flex)				0	0 ± SF
Lab (Program Flex)				0	0 ± SF
<b>3. Patient Support Services</b>					<b>65 ± SF</b>
Patient toilet				1	65 ± SF
Specimen Collection (Program Flex)				0	0 ± SF
<b>4. General Support Services</b>					<b>150 ± SF</b>
Garbage				1	100 ± SF
Housekeeping				1	50 ± SF
<b>5. Admin</b>					<b>1,292 ± SF</b>
<b>Public</b>					
Reception (See admin above)				0	0 ± SF
Waiting Room				1	400 ± SF
Public toilet/ Phone/ Drinking fountain				2	65 ± SF
<b>Admin</b>					
Records (electronic) (Program Flex, Hospital EMR)				0	0 ± SF
Equipment Storage				1	100 ± SF
Provider Office				1	600 ± SF
<b>6. Staff Support</b>					<b>147 ± SF</b>
Staff toilet				2	65 ± SF
Staff storage				1	10 ± SF

## APPENDIX 1

### **GSD Draft Wastewater Equivalent Residential Unit Determination Table**

# WASTEWATER EQUIVALENT RESIDENTIAL UNIT DETERMINATION

Information presented below is subject to revision based upon passage, revision or amendment to any applicable GSD ordinance or resolution. The District will, by ordinance or resolution, specify the current wastewater capital charge per Equivalent Residential Unit (E.R.U.) and the wastewater base rate monthly charge per ERU. For the purpose of calculating and imposing the wastewater capital charge, and for the purpose of calculating the consumption charge for commercial wastewater service, the ERU factor and consumption strength factor for any particular connection shall be calculated and imposed in the following manner:

Establishment	Unit	ERU Factor	Consumption Strength Multiplier
Single Family Residence (includes manufactured homes and mobile homes that are on private lots)	Per Dwelling Unit	1.000	N/A
Multifamily - (0-2 bedrooms per unit) Multifamily - (3 or more bedrooms per unit)	Per Individual Living Unit	0.800 1.000	1.0
Apartments, Condominiums, or accessory units without separate meters	Per Individual Living Unit	0.800	1.0
Mobile home and trailer parks (Any accessory facilities such as laundry, dining, residences, etc. shall be considered separately in addition to trailer spaces as per this table.)			
Mobile home or trailer park	Space	0.500	1.0
Recreational Vehicle Park (occupied or not)	Space	0.500	1.4
Hotel, Motel, lodging house, boarding house, or other multiple dwelling designed for sleeping accommodations for one or more individuals (not including food service, dining, meeting rooms, or laundries for boarder's use)			
Without Cooking Facilities (can include in room fridge)	Room	0.600	1.2
With Cooking Facilities (i.e. stove, microwave, and refrigerator)	Room	1.000	1.4
Churches, theaters, and Auditoriums (does not include office spaces, school rooms, day care facilities, food prep areas, etc.) See other sections in table to add for those uses.	Seat	0.017	1.0
Barber/Beauty Salon	Opr. Station	0.300	2.0
Theater	Per Seat	0.010	1.0
Theater (Dinner)	Per Seat	0.067	1.4



Establishment	Unit	Factor	Consumption Strength Multiplier
Food Service: Base plus add for: Restaurant/Cafeteria Restaurant (24 hours) Restaurant ("fast food") Bar/Cocktail Lounge	Base Seat Seat Seat Seat	2.500 0.011 0.167 0.050 0.067	1.4
Industrial Building (not including food service; not including industrial waste flows): Without Showers With Showers	Employee Employee	0.050 0.117	1.0
Laundry/Self-Service	Per Machine	1.333	2.0
Office Building (add food service and retail space)	First 1,000 Sq Ft Each addit. 1,000 sq. ft.	1.000 0.500	1.0
Dentist Office	Per Dentist Per Wet Chair	0.833 0.667	1.4
Doctor Office	Per Doctor	0.833	1.4
Veterinarian Office	Per Veterinarian Per Operating Room	0.833 0.667	1.4
Hospital	Per Bed	0.833	1.4
Nursing Home, extended care facilities, other similar uses	Per Bed	0.500	1.4
Warehouse space excluding office space, etc.	Per 1,000 sq. ft.	0.334	1.0
Meeting and/or Banquet Rooms (total sq. ft./15 sq. ft./person x .017 x # of seats)	Per Seat	0.017	1.0
Grocery Store with Deli	Per 1,000 sq. ft.	1.000	1.4
Town Square Vendors	Per Trailer?	1.000	1.4
Bowling Alley	Lane	0.333	1.4
Automotive Repair & Maintenance	Per Bay	0.250	2.0
Service Station Add: Add:	Per Bay Per Wash Bay Per Toilet Room	1.000 3.200 1.000	2.0
Retail Store with Self Service Gas Pumps & Restroom	Per Restroom	1.000	1.4
Convenience Store without Gas Pump or Restrooms With Restrooms	Per 1,000 sq. ft. Per Toilet Room	1.000 1.000	1.0 1.4

Establishment	Unit	Factor	Consumption Strength Multiplier
Retail Store without Restrooms	Per 1,000 sq. ft.	1.000	1.0
With Restrooms	Per Toilet Room	1.000	1.4
Cannibas	Dependent upon Specific Use		2.0
Schools, Middle & High	Per Student	0.050	1.4
Schools, Elementary & Nursery including day care facilities	Per Student	0.025	1.4

**GENERAL NOTES**

1. ONE (1) equivalent residential unit (ERU) shall, for the purposes of this Section, have an assigned value of 1.000. One (1) ERU is hereby established and determined to be equal to a flow of **two hundred (200) gallons per day (GPD)**. The "total equivalent residential unit value" for an establishment shall be calculated by multiplying the ERU factor listed above times the number of units. A developer may request a calculation in lieu of selecting directly from the list. The District may at it's discretion require additional information as it deems necessary to support any calculations provided.

2. The General Manager shall be responsible for determining the number of equivalent residential units for various building, structures or uses in accordance with the provisions of this section. For proposed new construction, the General Manager shall review the building plans and ascertain the use of the proposed structure and then determine the number of equivalent dwelling units required by an application of the tables listed above. For an existing structure and use, the General Manager shall apply this table to that structure and use. For the alteration, remodeling or expansion of an existing structure or use, the General Manager shall determine the number of equivalent dwelling units being used by the existing structure or use by applying this section. The General Manager shall then determine, in the same manner as new construction, the number of equivalent dwelling units required after completion of the alteration, remodeling or expansion. The equivalent dwelling units in such cases shall be the amount of the increase in such units, if any. The general manager's determinations under this section may be appealed to the board of directors, whose decision shall be final.

3. During initial implementation of this ordinance, the General Manager shall use historical data on actual flows for each commercial customer to determine the initial ERU calculation. Each commercial customer shall be informed of the ERU determined for their property and shall be provided with this table. Each customer may choose to provide to the General Manager data sufficient to recalculate the appropriate ERU for their property. If no data is supplied, then the account will be billed based upon the initial ERU until such time as there is sufficient data to revise the initial ERU calculation.

4. In no event shall the total ERU for any separate establishment be less than 1.000.

5. The Strength Consumption Factor shall be used by multiplying by the commercial sewer unit price to determine the monthly sewer consumption rate.

Example: (Unit price) X (Consumption Strength Multiplier) X (Units Consumed) = Monthly Charge  
 \$5.00 X 1.4 X 15 = \$105

Water and Wastewater Usage Estimates  
286 Sprowl Creek Road, Garberville  
SHCHD; LACO Project No. 8609.03  
March 11, 2019

## APPENDIX 2

### **Estimate Calculation Spreadsheets**

**CONVENTIONAL ESTIMATE**

From Provided EDU (Equivalent Dwelling Unit) Table from Garberville Services District  
 1.00 ERU = 200 gal/day

Hospital	Unit	ERU	Strength Multiplier	Total Wastewater Production Per Day
	Patient beds/ 25 treatment areas	0.833	1.4	5831 gal
Clinic	8 Doctors	0.833	1.4	1866 gal

<b>Summary: Low-end Estimate for Hospital and Clinic</b>		
Wastewater Production Estimate for Hospital and Clinic	7700	Gallons per day
Drinking Water Demand Estimate for Hospital and Clinic	8600	Gallons per day

<b>Summary: Accessory Uses (see Accessory Uses Tab)</b>		
Wastewater Production Estimate for Accessory Uses	1700	Gallons per day
Water Demand Estimate for Accessory Uses	2600	Gallons per day

<b>SUMMARY: ALL USES (CONVENTIONAL)</b>		
Wastewater	9400	Gallons per day
Drinking Water	11200	Gallons per day

6.5 GPM  
 7.8 GPM

Notes:

- Hospital and Clinical uses are the only uses assumed in this calculation; all other space (vending/dining, labs pace, exam rooms, meeting rooms, etc.) assumed to be included with EDU estimates for hospital/clinic
- Hospital beds calculated by patient rooms (15) and ER/OR (10 beds)

**CONSERVATIVE ESTIMATE**

Wastewater production is assumed to be 90% of water usage, per common estimates. Here, calculations are produced based on draft wastewater EDUs provided by GSD.

Description	Type	Total	Unit	Consumption		Consumption Strength		Usage (gpd)
				Factor	Note/unit	Multiplier	EDUs	
<b>Hospital</b>								
Upper Floor Waiting Area (with bathrooms and secondary area, not corridor)	Office	1488	sq ft	1.5	1 for first 1000sq ft, 0.5 for each 1000ft following	1	1.5	300
Waiting area (bottom floor, incl. restrooms)	Office	896	sq ft	1.5	1 for first 1000sq ft, 0.5 for each 1000ft following	1	1.5	300
Pharmacy	Retail w/out bathrooms	952	sq ft	1	1 per 1000sq ft	1	1	200
Upper Floor Office (Lab office, central (registration) office, IT office)	Office	1188	sq ft	1.5	1 for first 1000sq ft, 0.5 for each 1000ft following	1	1.5	300
Warm Shell	Office	3008	sq ft	2	1 for first 1000sq ft, 0.5 for each 1000ft following	1	2	400
Upper floor hospital (beds)	Hospital	15	beds	12.50	0.833 per bed	1.4	17.49	3498.6
Lower floor hospital: ER/Trauma/Treatment, OR	Hospital	9	beds	7.50	0.833 per bed	1.4	10.50	2099.2
lower floor treatment rooms: Mammogram/Fluoroscopy/Ultrasonid	Doctor Office	3	beds/Docto rs	2.50	0.833 per doctor	1.4	3.50	699.7
Lower floor storage	Warehouse	1496	sq ft	0.51	0.334 per 1000 sq ft	1	0.51	102.9
Dining area/ Vending	Cafeteria	12	seats	2.63	2.5 base + 0.011 per seat	1.4	3.68	737

\*hospital sq ft estimated from plans

**8637 gal per day**

**CONSERVATIVE ESTIMATE CONTINUED**

Description	Type	Total	Unit	Consumption		Consumption	Usage (gpd)	
				Factor	Note/unit	Strength Multiplier		EDUs
Upper floor clinic/office	Other Dr office	8	Doctor	6.664	0.833 per doctor	1.4	9.33	1865.9
Upper floor clinic waiting room	Office	465	sq ft	1	1 for first 1000sq ft, 0.5 for each 1000ft following	1	1	200
Other office space in clinic	Office	1605	sq ft	1.5	1 for first 1000sq ft, 0.5 for each 1000ft following	1	1.5	300
							<b>2366</b>	gal per day

\*clinic sq ft estimated from Plausible Space Use Report

Summary: Conservative (High) Estimate For Hospital and Clinic		
Wastewater Production Estimate for Hospital and Clinic	11100	Gallons per day
Water Demand Estimate for Hospital and Clinic	12300	Gallons per day

Summary: Accessory Uses (see Accessory Uses Tab)		
Wastewater Production Estimate for Accessory Uses	1700	Gallons per day
Water Demand Estimate for Accessory Uses	2600	Gallons per day

SUMMARY: ALL USES (CONSERVATIVE)		
Wastewater	12800	Gallons per day
Drinking Water	14900	Gallons per day

8.9 GPM  
10.3 GPM

6580      558    1300      942

- Hospital plans do not include kitchen areas for food preparation and vending area is limited; may indicate an over-estimate of usage
- Each office area is considered separately for calculation purposes; summing all office space into one unit per level leads to a reduction of ~950 gpd wastewater

## ACCESSORY USE ESTIMATES

### Drinking Water Demand

Description	Type	Consumption				Consumption		Usage (gpd)
		Total	Unit	Factor	Note/unit	Strength Multiplier	EDUs	
Irrigation	Lawn and green l	0.25	acres	0.75	in/week		5091	727 <sup>1</sup>
Renovated Kitchen Space	See "wastewater" section							829
Renovated Office Space	See "wastewater" section							1000

<sup>1</sup> Utilizing University of California Center for Landscape and Urban Horticulture Estimates for nearest location

Accessory Drinking Water Demand	2600 gpd
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### Wastewater Production

Description	Type	Consumption				Consumption		Usage (gpd)
		Total	Unit	Factor	Note/unit	Strength Multiplier	EDUs	
Renovation of accessory building to serve hospital	Foodservice-Kitchen/Restaurant	1	Base	2.5	2.5 base	1.4	3.5	700 <sup>2</sup>
		15	Seats	0.165	0.011 per seat	1.4	0.231	46.2 <sup>3</sup>
Renovation of accessory building to offices/ community space	Office	7200	sq ft	4.5	1 for first 1000sq ft, 0.5 for each 1000ft following	1	4.5	900

<sup>2</sup> Base kitchen area plus 15 "seats" (hospital patients)

<sup>3</sup> Approximately 2800 sq ft of 10000 sq ft existing building

Accessory Wastewater Production	1700 gpd
---------------------------------	----------

**2020 Annual  
Water Source Capacity Analysis**

**Appendices**

**SEE SEPARATE PDF**