

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number: 24-032

Record Number: PLN-12020-SP

Assessor's Parcel Number: 208-341-011

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Lost Coast Cannabis, LLC Special Permit.

WHEREAS, Lizard Ranch Farms, LLC provided an application and evidence in support of approving a Special Permit for an existing 9,325 square foot outdoor commercial cannabis cultivation operation; and

WHEREAS, the lead agency, prepared an Addendum to the Mitigated Negative Declaration (MND) prepared for the Commercial Medical Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016. The proposed project does not present substantial changes that would require major revisions to the previous Mitigated Negative Declaration. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines; and

WHEREAS, the Humboldt County Zoning Administrator held a duly-noticed public hearing on August 15, 2024 and reviewed, considered, and discussed the application for a Special Permit and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Zoning Administrator makes all the following findings:

- 1. FINDING:** **Project Description:** A Special Permit for 9,325 square feet of existing outdoor commercial cannabis cultivation. Water is sourced from an existing well and rainwater catchment. Water is stored in a series of tanks totaling 96,500 gallons, the annual water budget is 120,000 gallons. Drying will occur onsite while further processing, including trimming will occur offsite. A solar panel and battery system provides electricity, with a generator used for emergencies only.

EVIDENCE: a) Project File: PLN-12020-CUP

- 2. FINDING:** **CEQA.** The project complies with the requirements of the California Environmental Quality Act. The Humboldt County Planning

Commission has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance as well as the Addendum to the Mitigated Negative Declaration that was prepared for the project pursuant to Section 15164 of the CEQA guidelines.

EVIDENCE:

- a) Addendum prepared for the proposed project.
- b) The proposed project does not present substantial changes that would require major revisions to the previous MND. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.
- c) A Site Management Plan (SMP) showing compliance with the State Water Board Cannabis General Order for Waste Discharge. Conditions of approval require the applicant to adhere to and implement the recommendations of the SMP and maintain enrollment in the State Cannabis Cultivation Policy for the life of the project.
- d) The project is for pre-existing cultivation. The nearest spotted owl activity center is approximately 1.6 miles from the site. Use of the generator is subject to the standard condition limiting noise to 50dB at 100 feet from the backup generator or at the edge of the nearest forest habitat, whichever is closer. As proposed and conditioned, the project is consistent with CMMLUO performance standards and CDFW guidance and will not negatively affect the northern spotted owl or other sensitive species.
- e) Staff review of the CNDDDB concluded that continuing the operation will not impact species of concern.
- f) A Road Evaluation Report concludes the route leading to the subject parcel can be developed to the equivalent of a category 4 road standard with the implementation of a Road Maintenance Association and does not have any evidence of a site-specific safety problem.

FINDINGS FOR SPECIAL PERMIT

3. FINDING: The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program.

EVIDENCE: a) General agriculture is a use type permitted in the Unclassified (U) land use designation. The proposed cannabis cultivation, an agricultural product, is within land planned and zoned for agricultural purposes, consistent with the use of Open Space land for managed production of resources. The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.

4. FINDING: The proposed development is consistent with the purposes of the existing Unclassified (U) zone in which the site is located.

EVIDENCE: a) The Unclassified (U) zone is intended to be applied to areas of the County in which further study and analysis is required before applying a more specific zoning district.

b) All accessory agricultural uses are principally permitted in the U zone.

c) Humboldt County Code section 314-55.4.8.2.2 allows cultivation of up to 10,000 square feet of existing outdoor cannabis on a parcel over 1 acre subject to approval of a Special Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application for 9,325 square feet of outdoor cultivation on a 9.25-acre parcel is consistent with this and with the cultivation area verification prepared conducted by staff.

d) All cultivation is at least 30 feet from all property lines and there are no public parks, churches, school bus stops or other sensitive receptors within 600 feet of the cultivation areas.

5. FINDING: The proposed development is consistent with the requirements of the CMMLUO Provisions of the Zoning Ordinance.

EVIDENCE: a) The CMMLUO allows existing cannabis cultivation to be permitted in areas zoned U (HCC 314-55.4.8.2.2).

- b) The parcel was created in compliance with all applicable state and local subdivision regulations, The subject parcel (Parcel 5) is a legal parcel, per subdivision map recorded in book 19 of maps, page 29.
- c) The project will obtain water from a permitted well and rainwater catchment, eligible water sources.
- d) A Road Evaluation Report found the access roads to be functionally appropriate for the expected traffic.
- e) The slope of the land where cannabis will be cultivated is 15% to 30% on existing flats.
- f) The continued cultivation of cannabis will not result in the net conversion of timberland.
- g) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 feet from any property line and more than 600 feet from any school, church, public park, or Tribal Cultural Resource.

6. FINDING:

The continued cultivation of 9,325 square feet of existing outdoor cannabis cultivation and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE:

- a) The site is located on road that has been found to safely accommodate the amount of traffic generated by the proposed cannabis cultivation.
- b) The site is in a rural part of the County where the typical parcel size is over 10 acres and many of the land holdings are very large. The proposed cannabis will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park, or other use which may be sensitive to cannabis cultivation. Approving cultivation on this site and the other sites which have been approved or are in the application process will not change the character of the area since the subject parcel is surrounded by cannabis farms.
- c) Irrigation water will come from a permitted well and rainwater catchment system, eligible water sources. The well is screened

from 40 to 200 feet below the surface in a mix of weathered brown bedrock 17 -47 BGS and Grey Bedrock 47-200 BGS. The well is located approximately 600 feet from an unnamed class III watercourse. The land in the area generally slopes down in a westerly direction to the Van Duzen River. The watercourse is located at the northern end of the parcel and the well is located towards the southeastern portion of the parcel. There is a slight dip in the topography between the class III watercourse and the well. Surface water resources would reasonably travel downslope towards the river rather than intercepting the well's area of influence. The well is located 2,777 feet above sea level. The bottom of the well's bearing unit is 2,577 above sea level, and the nearest point on the Van Duzen River is 1,477 feet away at an elevation of 2,411 above sea level. The bottom of the well is 166 above the river. The groundwater well appears unlikely to have a direct hydrologic connection to the watercourse given the clay soil that is found between 2 and 17 feet in the well boring, the distance to the nearest surface waters, the elevation profile of the well, the topography of the area and the distance to the nearest blue line streams. Given the lack of any direct connection, the use of the well would not have an adverse impact on any public trust resources associated with the Van Duzen River, such as fisheries and recreational uses.

- d) Provisions have been made in the applicant's proposal to protect water quality and thus runoff to adjacent property and infiltration of water to groundwater resources will not be affected.

7. FINDING: The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE: a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element but does have the potential to support one housing unit. The approval of cannabis cultivation on this parcel will not conflict with the ability for a residence to be constructed on this parcel.

8. FINDING: The use of the well for limited cultivation purposes will not have any adverse impacts on any public trust resources.

EVIDENCE: a) The well is the source of 30,000 gallons of irrigation water between May 15th and November 1st. With the estimated yield, the well will

need to pump 75 minutes a day to supply the needed water in the dry season. This pumping period will allow ample time for groundwater recharge in the well column. The first 17 feet of the well boring traverses Silty Tan Clay; the well features a Bentonite sanitary seal from 0-20 feet below ground surface (BGS). The well is screened from 40 to 200 feet below the surface in a mix of weathered brown bedrock 17 -47 BGS and Grey Bedrock 47-200 BGS. The well is located approximately 600 feet from an unnamed class III watercourse. The land in the area generally slopes down in a westerly direction to the Van Duzen River. The watercourse is located at the northern end of the parcel and the well is located towards the southeastern portion of the parcel. There is a slight dip in the topography between the class III watercourse and the well. The unnamed watercourse may combine with another watercourse and eventually enter the Van Duzen River. The Van Duzen River contains habitat for Chinook salmon, Coho Salmon, Steelhead and Rainbow trout. Some of these species are subject to fishing. The Van Duzen River also provides recreational opportunities for swimming and boating. Surface water resources would reasonably travel downslope towards the river rather than intercepting the well's area of influence. The well is located 2,777 feet above sea level. The bottom of the well's bearing unit is 2,577 above sea level, and the nearest point on the Van Duzen River is 1,477 feet away at an elevation of 2,411 above sea level. The bottom of the well is 166 feet above the river. The groundwater well appears unlikely to have a direct hydrologic connection to the watercourse given the clay soil that is found between 2 and 17 feet in the well boring, the distance to the nearest surface waters, the elevation profile of the well, the topography of the area, the projected demand on the well, and the distance to the nearest blue line streams. Based on this information the use of the well for irrigation purposes will not have any adverse impacts on any public trust resources.

9. FINDING:

Approval of this project is consistent with Humboldt County Board of Supervisors Resolution No. 18-43 which established a limit on the number of permits and acres which may be approved in each of the County's Planning Watersheds.

EVIDENCE:

- a) The project site is in the Van Duzen Planning Watershed, which under Resolution 18-43 is limited to 425 permits and 146 acres of cultivation. With the approval of the project the total approved permits in this Planning Watershed would be 129 permits and the total approved acres would be approximately 44 acres of cultivation.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Special Permit for Lizard Ranch, LLC subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference.

Adopted after review and consideration of all the evidence on **August 15, 2024**.

I, John Ford, Zoning Administrator of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Zoning Administrator at a meeting held on the date noted above.



John Ford, Zoning Administrator
Planning and Building Department

CONDITIONS OF APPROVAL

APPROVAL OF THE SPECIAL PERMIT (12020) IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS.

A. Conditions subject to the compliance agreement must be satisfied before the provisional cannabis cultivation permit is no longer considered provisional. This section also includes conditions that must be completed within specified time frames or completed prior to commencing cultivation.

1. Within 60 days of the effective date of permit approval, the permittee shall execute a Compliance Agreement with the Humboldt County Planning and Building Department described under Conditions of Approval **A6** through **A8**. All activities described in the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
2. As soon as practicable and before cultivating in 2025, the permittee shall install water meters on all irrigation water sources sufficient to track both irrigation and domestic use from the well and rainwater catchment tanks. The water use for cultivation is limited to the use of the irrigation infrastructure described in the approved Operations Plan and Site Plan. The applicant will maintain monthly logs of water usage and make the logs available upon request.
3. Within 60 days of the effective date of project approval, the permittee shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning and Building Department.
4. Within 60 days of the effective date of project approval, the permittee shall obtain a will serve letter from the Fire Protection District OR cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required.
5. Within 60 days of the effective date of project approval, the permittee shall pay a conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The permittee is responsible for costs for post-approval review for determining project conformance

with conditions. Payment shall be made to the Humboldt County Planning Division, 3015 H Street, Eureka. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection.

6. The permittee shall obtain grading permits for all existing, unpermitted grading associated with the existing cannabis operation. No new grading is authorized.
7. The permittee shall obtain permits or exemptions for all structures associated with the cannabis operation.
8. The applicant will remove water tanks located within the Streamside Management Area (SMA) of a stream channel on the parcel (at coordinates: 40.485505, - 123.575826) and will submit a revised site plan showing the new location of the tanks and water lines.
9. The permittee shall Submit a minor amendment to revise the Work Completion Date on the LSAA by August 31, 2024.
10. Remove all waterline located in the stream channel by October 15, 2024

B. General Conditions

1. Cultivation area is limited to the proportion of irrigation water stored prior to May 15 of each year. For example, the approved water budget is 120,000 gallons and cultivation area is 9,325 square feet. The applicant must have 75% of their total water budget stored prior to May 15th of each year, 90,000 gallons. For every 10 gallons below 90,000 gallons stored, the permittee shall reduce their cultivation area by 1 square foot. Domestic water or other water sources may not be used.
2. Well withdrawal for cannabis cultivation is limited to 30,000 gallons between May 15 and November 1 each year.
3. Portable toilets shall be used to serve for cultivation activities until the septic system is permitted or certified by DEH.
4. The permittee shall maintain membership in the Cobb Road Maintenance Association (CRMA) for the maintenance of the roads. In the event the applicant is unable to maintain membership in the CRMA, the permittee shall pay fair-share cost for maintenance of the road to any road user engaged in maintaining the roads.

5. The permittee shall comply with the terms described in Final Lake and Streambed Alteration Agreement (LSAA, 1600-2019-0085-0000-R1) as amended.
6. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. The Department will file the NOD and the applicant is responsible for this cost to the project.
7. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.
8. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection to keep the permit valid.
9. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. All outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

C. Ongoing Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project

1. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, ground-stone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public

Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

2. The combination of background, generator and greenhouse fan or other operational equipment created noise must not result in the harassment of Northern Spotted Owl species as required to meet the performance standards for noise set by Department Policy Statement No. 16-005. The combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.
3. All artificial lighting shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be shielded between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program. Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of low-pressure sodium light or low spectrum light emitting diodes with a color temperature of 3000 kelvins or less and 3) only placed where needed.
4. Should the Humboldt County Planning Division receive complaints that lighting or noise is not complying with the standards listed above in this permit, within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the light shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
5. The use of monofilament netting for all uses, including but not limited for erosion control, shall be prohibited. Geotextiles, fiber rolls, and other erosion control measure materials shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves to minimize the risk of ensnaring and strangling wildlife.
6. All refuse shall be contained in wildlife proof containers, always, and relocated to an authorized waste management facility, in compliance with State and local laws, on a regular and on-going basis.
7. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.

8. The use of anticoagulant rodenticide is prohibited.
9. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.
10. All components of the project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, the CMMLUO, and these conditions of approval.
11. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning and Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort toward compliance can be shown within the two years following the issuance of the provisional clearance or permit, the Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow additional time to meet the outstanding requirements.
12. Compliance with all statutes, regulations, and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
13. Confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
14. Applicant must adhere to and implement the Site Management Plan. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted to the Planning and Building Department upon request.

15. Applicant must demonstrate and maintain enrollment in Tier 1 or 2 in accordance with State Water Resources Control Board Order No. WQ 2019-0001-DWQ, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
16. Comply with the terms of any applicable Lake and Stream Alteration (1600 or 1602) Agreement obtained from the California Department of Fish and Wildlife (CDFW).
17. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire), if applicable.
18. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).
19. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
20. Pay all applicable application, review for conformance with conditions and annual inspection fees.
21. Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's Certified Unified Program Agency (CUPA) program, and in such a way that no spillage occurs.
22. The master logbooks maintained by the applicant to track production and sales shall be maintained for inspection by the County.
23. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

Performance Standards for Cultivation and Processing Operations

24. Pursuant to Business and Professions Code section 26051.5(a)(8), an applicant seeking a cultivation license shall "provide a statement declaring the applicant 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), to the extent not prohibited by law."

25. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include federal and state wage and hour laws, Cal/OSHA, OSHA, the California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
26. Cultivators engaged in processing shall comply with the following Processing Practices:
 - a. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
 - b. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
 - c. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
 - d. Employees must wash hands sufficiently when handling cannabis or use gloves.
27. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
 - a. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
 - (1) Emergency action response planning as necessary;
 - (2) Employee accident reporting and investigation policies;
 - (3) Fire prevention;
 - (4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - (5) Materials handling policies;
 - (6) Job hazard analyses; and
 - (7) Personal protective equipment policies, including respiratory protection.
 - b. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
 - (1) Operation manager contacts;
 - (2) Emergency responder contacts; and
 - (3) Poison control contacts.
 - c. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.

- d. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
28. All cultivators shall comply with the approved processing plan as to the following:
- a. Processing practices
 - b. Location where processing will occur
 - c. Number of employees, if any
 - d. Employee Safety Practices
 - e. Toilet and handwashing facilities
 - f. Plumbing and/or septic system and whether or not the system is capable of handling increased usage
 - g. Drinking water for employees
 - h. Plan to minimize impact from increased road use resulting from processing
 - i. On-site housing, if any
29. Term of Commercial Cannabis Activity Permit. Any Commercial Cannabis Cultivation permit issued pursuant to the CMMLUO or CCLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.
30. Inspections. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed.

The permit holder and subject property owner are to allow the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

31. Permit Renewals to Comply with Updated Laws and Regulations. Permit renewal is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.
32. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this section in the event that environmental conditions, such as a sustained drought or low flows in the watershed in which the cultivation area is located, will not support diversions for irrigation.
33. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
 - a. Identifying information for the new owner(s) and management as required in an initial permit application;
 - b. A written acknowledgment by the new owner in accordance as required for the initial permit application;
 - c. The specific date on which the transfer is to occur;
 - d. Acknowledgement of full responsibility for complying with the existing permit; and
 - e. Execution of an Affidavit of Non-diversion of Medical Cannabis.

Informational Notes:

1. Per Section 1273.03 of State Fire Safe Regulations: (a) At no point shall the grade for all roads and driveways exceed 16 percent; (b) The grade may exceed 16%, not to exceed 20%, with approval from the County of Humboldt Planning & Building Department with mitigations, such as paving, to provide for the same practical effect.



Operations/Cultivation Plan
APN:208-341-011/APP#12020
Lizard Ranch Farms LLC
Revised 3/28/2024

Received 4/3/2024 by HCP&BD

Project Description

Lizard Ranch is a 9,325 square foot cannabis cultivation site, using light deprivation technique with an Special Outdoor Cultivation Permit pending. Current State License is CLL18-0002737 (Small Outdoor), annual renewal date is September 8th. Special permit application submitted in 2016 is on APN 208-341-011 in the Dinsmore area of Humboldt County.

This applicant is a social equity Trellis recipient. Eight 5,000 gallon water tanks were installed with Trellis funding in 2023. Through the Humboldt County Environmental Compliance Renewable Energy Grant, this applicant also received funding for a 4.32kW solar array consisting of (12) 360 Kw solar panels and four 371 amp-hour batteries, allowing for 1,484 amp hours of renewable energy storage.

Lizard Ranch Farms has been a contributing member of the Cobb Road Maintenance Association since 2020 and has contributed funds in the amount of \$9,479 since joining the Road Association.

1. Water Use

The amount of water used for the cultivation of cannabis will vary widely throughout the season, with peak periods of use, up to 6,000 gallons per week, occurring during the summer months. Details of the grower's cultivation activities and water usage is described below.

All water used for cannabis cultivation is sourced from primarily rain catchment and an onsite well. An electric pump directs water to the storage tanks which are then gravity fed to the garden. Site is then watered with manual watering. All irrigation will be dispersed agronomically to maximize water conservation. The site has the capacity to store water in tanks. Rain will be collected from 1,472 square feet of surface areas. Annual water use is approximately 120,000 gallons. On site water tank storage is 93,500 gallons for irrigation storage and 3,000 gallons for fire suppression storage.

During the cultivation season, irrigation starts with watering every four days, increasing to every other day during the summer. Enclosed potted planting, along with careful manual irrigation, are used to improve water retention and reduce the possibility of irrigation runoff.

Water use by month in gallons:

| Jan | Feb | Mar | Apr | May | June |
|-----|-----|-------|-------|-------|--------|
| 0 | 0 | 1,000 | 3,000 | 6,000 | 14,000 |

| July | Aug | Sept | Oct | Nov | Dec |
|--------|--------|--------|--------|-----|-----|
| 24,000 | 24,000 | 24,000 | 24,000 | 0 | 0 |

2. Watershed Protection

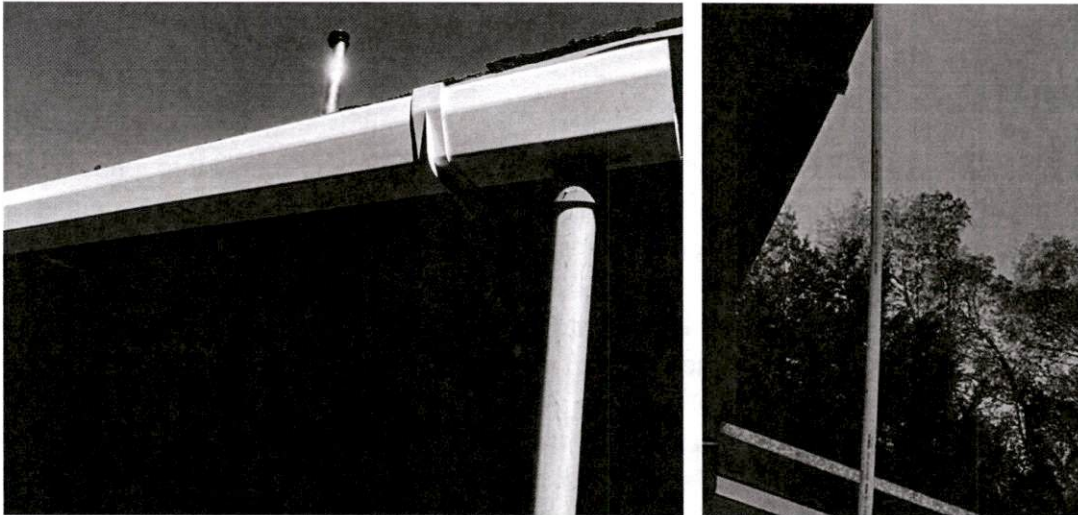
The parcel has one class II watercourse running through it, with another near the property line. However, the cultivation areas are not within 100 ft of these watercourses.

The applicant, designated as the "Discharger", is enrolled in the NCRWQCB Waiver of Waste Discharge as a Tier II Discharger. The cultivation site includes a Water Resource Protection Plan (WRPP) and Site Management Plan (SMP) for the property. A copy of the WRPP and the SMP are kept onsite for site management and regulatory inspections.

Applicant has a Streambed Alteration Agreement with Fish & Wildlife dated September 9, 2020. Notification No. 1600-2019-0085-R1. All Cobb Road culverts have been replaced and the decommissioning of the 18" failing culvert has been decommissioned.

3. Rain Catchment System

EXAMPLE PHOTOS



Roof mounted rain gutters to a downspout into water storage tanks

Rain gutters on the roof connect to drain pipes going down to the holding tank, pumped up to storage tanks (and gravity fed to irrigation lines. The Irrigation line is gravity fed to eight 5,000 gallon storage tanks.

The rain catchment systems will be on the 22'x32' shed roof, and the 24'x32' shed roof.

System analysis:

Total Sq Footage: 1472 sqft

Average Rainfall: 69 in/year

Average Gallons/in: 917 gallons

Annual collection: 63,075 gallons

4. Energy Source

The farm is not connected to the electrical grid and will currently rely on the new solar system for primary power with a Honda EU 6500 needed for backup.

The applicant received a grant for a solar system. Building permits required for submission are in the process of being developed. The system consists of 12 panels, 4 batteries, and an inverter in a manner to fit the CA code of standards. This project will add a 4.32 kW solar array, allowing for 1,484 amp hours of renewable energy storage. This will greatly reduce the gallons of fuel used to operate the farm activities.

5. Materials Storage

The current fertilizers utilized in the cultivation process include:

- Rainbow Mix Bloom
- American Hydroponics GroMagnum
- American Hydroponics Big, Bang, Bloom
- Liquid Bud Hardener
- Kelp Meal
- Neem Meal
- Earthworm Casting
- Bat Guano
- Green Sand
- Alfalfa Meal
- Bone Meal

The primary pesticides used to control mites and powdery mildew is:

- Neem Oil
- SM90
- Dr. Zyme
- Zeritol

Appropriate Material Safety Data Sheets (MSDS) are kept onsite as a component of the cultivator's Water Resource Protection Plan. A dedicated locked and secure indoor storage area is used for the storage of all amendments.

6. Waste Management

All plant waste saved for reuse is stored on a flat tarped area and covered. Unusable plant waste is composted after harvest is completed. Other solid waste is contained and stored in covered bins, then securely transported weekly to the Humboldt Waste Management facility. All materials intended for reuse or recycling are stored in a clean, sanitary, and secure manner.

Portable toilets exist temporarily onsite to manage human waste.

7. Primary Cultivation Activities

| | |
|----------------|---|
| Jan-Feb | <ul style="list-style-type: none"><input type="checkbox"/> Ensure off-season water storage has been completed<input type="checkbox"/> Submit NCRWQCB enrollment report and fee<input type="checkbox"/> Perform initial site inspection<input type="checkbox"/> Plant clones<input type="checkbox"/> Setup greenhouses<input type="checkbox"/> Conduct and record inventory of amendments and verify proper storage<ul style="list-style-type: none"><input type="checkbox"/> Begin tilling amendments to prepare soil<input type="checkbox"/> Transplant clones to greenhouse soil pots<input type="checkbox"/> Make daily inspections<input type="checkbox"/> Check water meters and begin recording monthly usage |
| Mar-Apr | <ul style="list-style-type: none"><input type="checkbox"/> Maintain plants with pruning, topping, and thinning<input type="checkbox"/> Adjust nutrients as needed |
| May-Jun | <ul style="list-style-type: none"><input type="checkbox"/> Harvest (Crop #1)<input type="checkbox"/> Dry with dehumidifiers and fans<input type="checkbox"/> Package and store<input type="checkbox"/> Plant second crop in greenhouses |
| Jul-Aug | <ul style="list-style-type: none"><input type="checkbox"/> Maintain plants with pruning, topping, and thinning<input type="checkbox"/> Adjust nutrients as needed |
| Sep-Oct | <ul style="list-style-type: none"><input type="checkbox"/> Harvest (Crop #2)<input type="checkbox"/> Dry with dehumidifiers and fans<input type="checkbox"/> Package and store<input type="checkbox"/> Disassemble temporary structures |

8. Soil Management

At the beginning of the season soil is tilled and prepared for planting. During the season, plants are fertilized in small doses as needed throughout the cultivation cycle. Following the harvest, reusable soil is properly contained and covered for tilling in the next season.

9. Cultivation Cycles

There are two cultivation cycles annually. Clones are started in February, and repotted to larger containers as they mature. They are transplanted to fabric soil pots and placed in greenhouses in March and in June. Harvest begins in May and September.

10. Plant Management

During the two cultivation cycles, plants are inspected every day. Irrigation is monitored and adjusted based on impact of various factors, mainly heat and precipitation. Plants are pruned, thinned, and occasionally topped until ready for harvest.

11. Processing Practices

After being harvested, the cannabis is taken to an indoor area where it will be dried, bucked, and cured. All work surfaces and equipment are maintained in clean, sanitary conditions. Protocols are strictly followed to prevent the spread of mold and fungus. The final cannabis product is then packaged and stored in a secure location.

12. Staffing

The site is a co-owned farm currently not hiring part-time or full-time employees. Harvesting and processing is done with the support of LLC members.

13. Security Measures

Road access and the site's entry way are restricted by locked gates. Gates are of heavy steel construction with an electric keypad gate lock. The Cobb Road Maintenance Association has a strong neighborhood watch program with cameras throughout the road and visitor verification processes in place.

14. Health and Safety

The site currently has no employees and no plans of hiring any employees. In the future, if employees are hired this site will be operated as an "agricultural employer" as defined by 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 comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers.

15. International Dark Sky Standards

The farm is an outdoor farm with no artificial light being used within the canopy areas. The propagation area with supplemental lighting will be properly maintained to avoid being visible from any neighboring property between sunset and sunrise. The site will comply with International Dark Sky Association standards for Lighting Zone 0, and prevent light spillage which may impact local wildlife. Any and all complaints received in writing regarding light spillage will be corrected within 10 business days from the date of receipt.

Revised: 3/5/2024

Lizard Ranch Farms LLC
APN #208-341-011
Total Cultivation Area: 9,325 Sq Ft

Received 4/3/2024
by HCP&BD

