

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

**Resolution Number: 25-032**

**Record Number: PLN-12030-CUP**

**Assessor's Parcel Number: 208-221-006-000**

**Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Kurnishon, LLC Conditional Use and Special Permit.**

**WHEREAS**, Kurnishon, LLC provided an application and evidence in support of approving a Conditional Use and Special Permit for an existing 21,120 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 Planning Commission held a duly-noticed public hearing on May 15, 2025 and reviewed, considered, and discussed the application for a Conditional Use Permit and reviewed and considered all evidence and testimony presented at the hearing.

**Now, THEREFORE BE IT RESOLVED**, that the Planning Commission makes all the following findings:

**1. FINDING:**

**Project Description:** A Conditional Use Permit for 21,120 square feet (SF) of existing outdoor commercial cannabis cultivation. Light deprivation techniques are utilized to achieve two harvests annually. Water for irrigation will be provided by an existing well. The expected annual water use is 193,000 gallons (8.97 gallons/square foot). There is a total of 55,500 gallons of available water storage currently on site. Processing such as drying and curing will occur onsite in an existing 1,100 SF structure. Energy for the project will be supplied by three (3) 7kW generators which also serve power for domestic purposes. The project is conditioned to transition to renewable energy by January 1, 2026. The applicant is also seeking a Special Permit for work within the Streamside Management Area.

**EVIDENCE:** a) Project File: PLN-12030-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) The project is conditioned to demonstrate 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 mapped Northern Spotted Owl activity center (HUM0043) is 0.6 miles away from the cultivation. The project utilizes pre-existing open areas, and cultivation does not use artificial light except for the ancillary nursery. Use of the three (3) generators 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. The applicant has provided plans prepared by Peterson Design Group to add a solar photovoltaic system support infrastructure to provide power for commercial cultivation. The project is proposed to be conditioned to transition to 100 percent on-site renewable energy by January 1, 2026. 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) The project takes access from Sayler Mad River Road. A Road Evaluation Report was submitted with photographic evidence by the



applicant for Saylor Mad River Road. The entire Road segment is developed to a usable standard; however, several repairs are needed. The applicant shall install rolling dips and water bars on the main road to prevent sediment sediments from entering the Class III drainage and other conditions requested by CDFW. With the improvements conditioned, the road will be equivalent standard and is suitable for safe access to and from the project site.

- f) The cultivation of cannabis will not result in the net conversion of timberland. A Timberland Conversion Evaluation report was prepared by Blair Forestry Consulting on October 11, 2018, for the timber conversion activities that have occurred onsite in three locations referred to as conversion areas 1, 2, and 3 with minor conversions occurring prior to 2014 and major conversion activities occurring after the established CMMLUO baseline date. The total estimated conversion area equals 2.97 acres of timber conversion with approximately 1.79 acres of that amount occurring after the CMMLUO baseline. An amended Timberland Conversion Evaluation Report prepared by Blair Forestry, LLC was submitted to the Humboldt County Planning and Building department in April 2022, to correct the estimated size of timber conversion and to provide a restocking plan for the amended acreage provided in the amendment. According to the amendment, due to the lack of areal imagery available in 2018, the original conversion amounts were miscalculated, with the newly available areal imagery the estimated amount of timber conversion is approximately 2.14 acres which consequently brings the total conversion area post baseline to 1.24 acres. The restocking plan includes thorough guidelines for restocking areas (4 locations), site preparation, seedling type, care, and planting instructions as well as requirements to carry out the monitoring for two years after planting and a 5-year report of stocking certification prepared by a Registered Professional Forester. In total 202 trees will be planted across four conversion sites totaling 1.24 acres. The project is conditioned to require the Applicant to implement the restocking plan in accordance with the guidelines and requirements as dictated. No additional timber conversion is proposed by this project.
- g) The project is within the historic aboriginal territory of the Bear River Band of the Rohnerville Rancheria and the Wiyot tribe. The project was referred to the Northwest Information Center at Sonoma State, Bear River, and the Wiyot. A Cultural Resources Investigation dated August 2019 was performed by Archaeological Research and Supply

Company. The investigation final report was reviewed by the Bear River Tribal Historic Preservation Office which recommended the standard inadvertent discovery protocol which has been incorporated into the project as a condition of approval.

### **FINDINGS FOR CONDITIONAL USE 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 Agricultural Grazing (AG) 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 Forestry Recreation with 40-Acre Minimum Building Site Area (FR-B-5(40)) zone in which the site is located.

**EVIDENCE:** a) The Unclassified or FR-B-5(40) is intended to be applied to areas of the County in which general agriculture residential uses are the desirable predominant uses.

b) All accessory agricultural uses are principally permitted in the FR-B-5(40) zone.

c) Humboldt County Code section 314-55.4.8.2.2 allows cultivation of up to 43,560 square feet of existing outdoor cannabis and up to 22,000 square feet of existing mixed-light cannabis on a parcel over 1 acre subject to approval of a Conditional Use Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application for 21,120 square feet of outdoor cultivation on a 40-acre parcel is consistent with this and with the cultivation area verification prepared by the County.

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 subject parcel has been determined to be one legal parcel (lot 43) as shown on Record of Survey in Book 26 of Surveys page 135.
  - c) Water for irrigation is provided by an existing permitted groundwater well. The well is registered with the California Department of Water Resources (DWR) and local Department of Environmental Health (DEH) (Permit No. 17/18-0014). Estimated annual water usage is 193,000 gallons (9.14gal/sf). A Hydrologic Assessment was performed on the existing well performed by Lindberg Geologic Consulting dated November 15, 2022 that looked at the 150-foot deep well and its potential impacts to other wells and surface waters within 1,000 feet (72 acres). The report was prepared after a California-Certified Engineering Geologist visited the site on August 23, 2022 to observe the subject well and local site conditions. Based on the depth of the well, the depth of the bentonite-sealed casing (140 feet), and consideration of the stratigraphy and underlying geologic structure, plus the distances (horizontally and vertically) from the nearest surface waters the report concludes that the 140-foot bentonite seal, is sufficient to preclude the potential for hydraulic connectivity with surface waters. Furthermore “the water source from which this well draws appears to be s confined subsurface aquifer not demonstrably connected to any surface waters or unconfined, near-surface aquifer(s)”. The report concludes that the well located on site has a low likelihood of being hydrologically connected to nearby surface waters or wells in any manner that might significantly impact or affect adjacent wells, surface waters, or wetlands in the vicinity.
  - d) Sayler Mad River Road. A Road Evaluation Report was submitted with photographic evidence by the applicant for Sayler Mad River Road. The entire Road segment is developed to a usable standard; however, several repairs are needed. The applicant shall install rolling dips and water bars on the main road to prevent sediment sediments from entering the Class III drainage and other conditions requested by CDFW. With the improvements conditioned, the road

will be equivalent standard and is suitable for safe access to and from the project site.

- e) As provided in the Cultivation and Operations Plan, the site contains two (2) graded flats. The slope of the land where cannabis will be cultivated occurs in areas with naturally occurring slopes measuring between 15 and 30%, per the Site Management Plan. Conditions of approval require the applicant to obtain grading permits from the Humboldt County Building Division for all grading conducted without the benefit of County review.
- f) The cultivation of cannabis will not result in the net conversion of timberland. A Timberland Conversion Evaluation report was prepared by Blair Forestry Consulting on October 11, 2018, for the timber conversion activities that have occurred onsite in three locations referred to as conversion areas 1, 2, and 3 with minor conversions occurring prior to 2014 and major conversion activities occurring after the established CMMLUO baseline date. The total estimated conversion area equals 2.97 acres of timber conversion with approximately 1.79 acres of that amount occurring after the CMMLUO baseline. An amended Timberland Conversion Evaluation Report prepared by Blair Forestry, LLC was submitted to the Humboldt County Planning and Building department in April 2022, to correct the estimated size of timber conversion and to provide a restocking plan for the amended acreage provided in the amendment. According to the amendment, due to the lack of areal imagery available in 2018, the original conversion amounts were miscalculated, with the newly available areal imagery the estimated amount of timber conversion is approximately 2.14 acres which consequently brings the total conversion area post baseline to 1.24 acres. The restocking plan includes thorough guidelines for restocking areas (4 locations), site preparation, seedling type, care, and planting instructions as well as requirements to carry out the monitoring for two years after planting and a 5-year report of stocking certification prepared by a Registered Professional Forester. In total 202 trees will be planted across four conversion sites totaling 1.24 acres. The project is conditioned to require the Applicant to implement the restocking plan in accordance with the guidelines and requirements as dictated. No additional timber conversion is proposed by this project.
- g) Electricity is sourced from three (3) 7-kilowatt generators. The generators are used for an estimated 12 hours a day for domestic



purposes. During the cultivation season (March through November) the applicant estimates the generators will be ran for up to 4 hours a day to power cultivation related equipment including fans and drying equipment. The applicant has provided plans prepared by Peterson Design Group to add a photovoltaic solar system to provide power for commercial cultivation and support infrastructure. the project is proposed to be conditioned to transition to 100 percent on-site renewable energy by January 1, 2026.

- h) 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 cultivation of 21,120 SF of 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 with the specified conditions of approval.
- b) The site is in a rural part of the County where the typical parcel size is over 40 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 due to the large parcel sizes in the area.
- c) Water for irrigation is provided by an existing permitted groundwater well. A hydrologic assessment concluded that the well located on site has a "low likelihood of being hydrologically connected to nearby surface waters or wells in any manner that might significantly impact or affect adjacent wells, surface waters, or wetlands in the vicinity.
- d) Provisions have been made in the applicant's proposal and conditions added to the project 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 permitted on this parcel.

- 8. 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 located in the Mad River Planning Watershed, which under Resolution 18-43 is limited to 334 permits and 115 acres of cultivation. With the approval of this project the total approved permits in this Planning Watershed would be 87 permits and the total approved acres would be 32.97 acres of cultivation.

- 9. FINDING:** The use of the point of diversion for irrigation purposes will not have any adverse impacts on any public trust resources.

**EVIDENCE:** a) The project is in the Mad River Planning Watershed. The project well is approximately 3,600 feet southwest of the Mad River. The nearest ephemeral tributary of Pilot Creek is more than 3,800 feet east of the well and is at an elevation of approximately 3,560 feet. The well site elevation is 3,270 feet and the elevation of the proximal ephemeral tributary of the Mad River is at an approximate elevation of 3,200 feet. The elevation of the Mad River at its nearest location is approximately 2,240 feet. The well contributes approximately 193,000 gallons to the project's water budget. There is currently approximately 55,500 gallons and the project is conditioned to add an additional 100,000 gallons of water storage in a condition of project approval. The use of the stored water for irrigation purposes will not cause any significant adverse impact to the Mad River or otherwise substantially impair the public trust uses or values related to commerce, navigation, fisheries, public access, preservation of trust lands in their natural state, or water-related recreation and



other activities. The project has no impact on flows during the dry season, thus the use of the stored water for irrigation purposes will not cause any significant adverse impact to the Eel River or otherwise substantially impair the public trust uses or values related to commerce, navigation, fisheries, public access, preservation of trust lands in their natural state, or water-related-recreation and other activities.

## DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Conditional Use Permit and Special Permit for Kurnishon, LLC, subject to the conditions of approval attached hereto as Attachment 1.

Adopted after review and consideration of all the evidence on **May 15, 2025**.

The motion was made by COMMISSIONER NOAH LEVY and second by COMMISSIONER PEGGY O'NEILL and the following vote:

AYES: COMMISSIONERS: Sarah West, Thomas Mulder, Peggy O'Neill, Noah Levy, Iver Skavdal, Lorna McFarlane

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Jerome Qiriaz

ABSTAIN: COMMISSIONERS:

DECISION: Motion carried 6/0

I, John H. Ford, Secretary to the Planning Commission 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 Commission at a meeting held on the date noted above.



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John H. Ford, Director  
Planning and Building Department



**CONDITIONS OF APPROVAL  
PLN-12030-CUP**

**APPROVAL OF THE CONDITIONAL USE PERMIT AND SPECIAL PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE PROVISIONAL CANNABIS CULTIVATION PERMIT CAN BE FINALIZED.**

**A. General Conditions**

1. 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.
2. 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. Any and 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.
3. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. 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 (currently \$750) shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. 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 will charge this cost to the project.
5. Within 60 days of the effective date of permit approval, the applicant shall execute a Compliance Agreement with the Humboldt County Planning and Building Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval #11 through #28. The agreement shall provide a timeline for completing all outstanding items. All activities detailed under 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.

6. Within 60 days of project approval the applicant shall cause to have installed a proper surface sanitary seal in accordance with the California Well Standards and approved by Environmental Health.
7. Within 60 days of project approval the applicant shall remove grow bags and infrastructure associated with a historic cultivation site on the parcel and properly dispose of at a waste management facility within.
8. Within 60 days of project approval, the applicant shall remove the following from the Streamside Management Area (coordinates of each specified):
  - a. Travel trailer (40.528291N, -123.608168W)
  - b. Equipment storage (40.528107N, -123.608209W)
  - c. Water storage tanks and water pump (40.528944N, -123.609043W)
  - d. Chicken coop (40.528232N, -123.608110W)
  - e. Debris (40.528710N, -123.607863W & 40.528703N, -123.607977W)
9. Within 60 days of project approval the applicant shall install water use meter(s) to measure the amount of water used for the cultivation separate from domestic uses and annual metering reports shall be available during yearly compliance inspections.
10. Within 60 days of project approval, the applicant shall revise the Site Plan and Operations Plan to cohere and reflect the accurate greenhouse dimensions, water storage total, estimate water budget, and accurate infrastructure and other details of the project that are specified within the approved staff report.
11. The applicant shall secure permits for all structures and grading related to the cannabis cultivation and other commercial cannabis activity, including the cannabis cultivation greenhouses and associated grading, the 160 square-foot fuel storage shed, the two solar panels, and the residence. The plans submitted for building permit approval shall be consistent with the project description and the approved project site plan.
12. Per CDFW's requests, and by the specified dates, the applicant shall:
  - a. Remove all water diversion infrastructure from the stream channel and spring site by August 31, 2025.



- b. Remove and relocate all water storage facilities located within the SMA by October 1, 2025.
  - c. Submit and implement an interim erosion control plan to stabilize all exposed soil within the pond restoration area to mitigate the existing threats sediment delivery into Waters of the State by October 1, 2025.
  - d. Submit a major amendment to the LSAA to include all work required to remove the culvert and restore the stream channel at the decommissioned pond site by May 31, 2025.
  - e. Complete all restoration work associated with the stream restoration project by October 1, 2025.
13. The applicant shall either A) provide a 24 hour well drawdown test completed by a qualified well professional that demonstrates the ability of the well to sustainably provide for the irrigation needs, or B) add additional water storage such that at least 100,000 gallons of water storage is available. Should a well drawdown test show that the well is not capable of providing sufficient yields for the irrigation needs, additional water storage may be required.
14. The applicant shall implement the stormwater plan (site management plan) to direct surface flow away from streams to mitigate the existing threats of sediment delivery.
15. The applicant shall construct noise containment/dampening structures for all operation related generators, water pumps, and fans.
16. The applicant shall implement all corrective actions and recommendations described in the Site Management Plan (WDID# 1\_12CC401759) prepared by Green Road Consulting in March 2019, pursuant to the State Water Board Cannabis General Order for Waste Discharge. The applicant shall submit a letter or similar communication from a qualified professional (e.g., civil engineer or Registered Professional Forester) that the improvements were completed as recommended in the SMP.
17. The applicant is required to adhere to and implement the requirements contained in the SWRCB's Cannabis Cultivation Policy, the General Order, the Site Management

Plan, and the Notice of Applicability. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted annually to the Planning and Building Department concurrent with the submittal to the SWRCB.

18. 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 in order to keep the permit valid.

19. The applicant 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 Division.

20. The applicant shall complete the following per the Timber Conversion Report and Restocking Plan recommendations:

1. Roads, Soil Stabilization and Erosion Control

- a. Follow immediate interim and permanent measures for addressing erosion issues at Observation Points 2(a) and 2(b):

**Interim measures** to stabilize the water concentration point on the flat (Observation Point 2(b) by utilizing straw wattles or equivalent installed at the edge of the flat where it meets the fillslope and every 10 ft on the fillslope. Rock armor gully forming on fillslope for entire length of fillslope and erosion channel leading into the natural swale of the Class III watercourse just past existing treeline.

**Permanent measures** involving reshaping/regrading (high-center and inslope) graded flat along Observation Point 2(b) to shed water toward an unconcentrated area away from Observation Point 2(a) and other fillslope areas.

2. Watercourse and Water Resources

- a. Restore the area that trees were cut within 50' of the Class III watercourse WLPZ to "timberland" as defined by PRC 4526. Immediately mulch and/or seed area to prevent erosion if present. Replant area with seedlings to comply with minimum stocking standards of 14CCR 912.7 (300 trees per



acre or 1 tree every 145 square feet or minimum tree spacing of 12 feet). Due to the unstable nature of the fillslope and erosion gully at Observation Point 2(a), trees should be planted on any exposed fillslope within 30' of this gully.

21. No later than January 1, 2026, the applicant will develop and fully implement an alternative renewable energy (i.e., solar, wind, micro-hydro) plan for electricity serving the cannabis operation such that generator use may be reserved for emergency use only.
22. The applicant shall comply with the LSAA extension and amendment specifications once finalized by CDFW.

**B. Ongoing Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project:**

1. 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 clarifying CMMLUO Section 55.4.11 (o) requirements. 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.
2. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program; see: <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/.v> Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of Low-Pressure Sodium (LPS) light or low spectrum Light Emitting Diodes (LED) with a color temperature of 3000 kelvins or less and 3) only placed where needed.
3. The applicant shall ensure all artificial light used for cannabis cultivation operations (i.e., ancillary nurseries) be fully contained within structures such that no light escapes (e.g., through automated blackout curtains) between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular and nocturnal wildlife. CDFW further requests, that security lighting be motion activated and comply with the

International Dark-Sky Association standards and Fixture Seal of Approval Program; see: <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>. Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of Low-Pressure Sodium (LPS) light or low spectrum Light Emitting Diodes (LED) with a color temperature of 3000 kelvins or less and 3) only placed where needed. CDFW further requests a light attenuation monitoring and management plan for this activity within thirty days, following execution of the final permit.

4. Should the Humboldt County Planning Division receive complaints that the noise or lighting is not complying with the standards listed above in items B.1. and B.2., within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
5. Prohibition of use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any cultivation or erosion control materials that contain synthetic (e.g., plastic or nylon) netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.
6. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
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 applicant shall provide portable toilets and handwashing stations for employees. The applicant shall furnish receipts or other documentation during annual inspections for the continual use of portable toilets for employees.
10. The applicant shall maintain all ditch relief culverts on the parcel, including rocking all ditches as necessary to minimize erosion.
11. The applicant shall adhere to and implement the recommendations in the Road Evaluation Report prepared by Six Rivers Construction & Consulting May 1, 2018, and



listed below to meet Category 4 Road Standards:

- Processed, rocked, and compacted to ensure that sediment delivery will not affect the unnamed class III stream.

- Rolling dips and outsloped shall be installed to guarantee no sediment delivery.

12. The applicant shall maintain water use meter(s) to measure the amount of water used for the cultivation and annual metering reports shall be available during yearly compliance inspections. If the metered use indicates that the yearly water demands are not being met, the applicant shall install the appropriate amount of catchment storage to accommodate the yearly demand.
13. 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.
14. All components of the project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Operations Plan, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.
15. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MAUCRSA, as applicable to the permit type.
16. 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.

17. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
18. 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.
19. 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).
20. Maintain enrollment in Tier 1, or 2 certifications with State Water Resource Control Board (SWRCB) Order No. WQ 2019-0001-DWQ, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
21. Comply with the terms of the Final Lake and Streambed Alteration Agreement, as well as any subsequent amendments, obtained from the California Department of Fish and Wildlife (CDFW).
22. 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.
23. 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).
24. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
25. Pay all applicable application, review for conformance with conditions and annual inspection fees.



26. 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.
27. The master logbooks maintained by the applicant to track production and sales shall be maintained for inspection by the County.
28. 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

29. 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."
30. 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).
31. 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.
32. 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; and
    - (2) Employee accident reporting and investigation policies; and

- (3) Fire prevention; and
  - (4) Hazard communication policies, including maintenance of material safety data sheets (MSDS); and
  - (5) Materials handling policies; and
  - (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; and
    - (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.
33. 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
34. Term of Commercial Cannabis Activity Special Permits. Any Commercial Cannabis Cultivation permit issued pursuant to the CMMLUO 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.
35. 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 Special Permits, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Section 55.4.13.

36. 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.
37. 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.
38. 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; and
  - b. A written acknowledgment by the new owner in accordance as required for the initial permit application; and
  - c. The specific date on which the transfer is to occur; and
  - d. Acknowledgement of full responsibility for complying with the existing permit; and
  - e. Execution of an Affidavit of Non-diversion of Medical Cannabis.
39. Inspections. The permit holder and subject property owner are to permit 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.

**Informational Notes:**

1. Pursuant to Section 314-55.4.11(a) of the CMMLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state or county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity but in no event more than two (2) years after the date of issuance of the provisional clearance or permit. Plans for curing the violations shall be submitted to the Planning and Building Department by the permittee within one (1) year of the issuance of the provisional certificate or permit. The terms of the compliance agreement may be appealed pursuant to Section 314-55.4.13 of the CMMLUO.
2. This provisional permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"), except where the Compliance Agreement per Condition of Approval #6 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in the Ongoing Requirements/Development Restrictions, above.
3. 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, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately 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.



12030



**GREEN  
ROAD  
CONSULTING**



## Site Plan Overview and Cultivation and Operations Plan

### Applicant

Kurnishon, LLC

PO Box 500

Fortuna, CA 95540

Parcel: 208-221-006

### Agent

Dante Hamm

Green Road Consulting, Inc.

1650 Central Avenue, Suite C

McKinleyville, CA 95519

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## **I. Site Plan Overview**

### **1.0 Project Information**

Kurnishon, LLC ("Applicant") is submitting this application for a Type 3 Use Permit for 21,120 square feet of existing outdoor commercial cannabis cultivation on a 40-acre parcel, located near Bridgeville, CA ("Parcel"), Assessor's Parcel Number 208-221-006.

This application is submitted through their agent, Dante Hamm of Green Road Consulting, Inc., and has been prepared in accordance with Humboldt County's ("County") Commercial Medical Marijuana Land Use Ordinance ("CMMLUO").

The Use Permit would achieve the following results for the Applicant:

- a. Permit 21,120 square feet of Outdoor commercial cannabis cultivation activities that were in existence prior to January 1, 2016, in compliance with the County CMMLUO; and
- b. Comply with applicable standards for water quality maintenance and watershed protection through the Waiver of Waste Discharge requirements of the North Coast Regional Water Quality Control Board ("Water Board") and California Department of Fish and Wildlife ("Fish and Wildlife").

### **2.0 Project Location**

The Applicant's Parcel is located in the inland zone of Humboldt County near Bridgeville, CA. The Parcel is comprised of 40-acres and is identified by Assessor's Parcel Number ("APN") 208-221-006.

#### **2.1 Zoning Classification**

The County's Zoning Classification of the Parcel is FR-B-5(40) with a Current General Plan of AL40 (FRWK). The CMMLUO permits existing Outdoor commercial cannabis cultivation on land zoned as FR-B-5(40) with cultivation sites between 10,001 square feet to 43,560 square feet with a Type 3 Use Permit.

#### **2.2 Site Topography**

A map of the Parcel's topography is included as Attachment "A."

### **3.0 Easements**

The following information is taken from Exhibit "A" of the recorded Grant Deed, a copy of which is included in the Evidence of Ownership and Authorization section of this Application.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HUMBOLDT, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOW S:

#### **PARCEL ONE**

Parcel 43 of Timberline Ranch Estates, as shown on the Amended Record of Survey Map thereof, filed in the Office of the County Recorder of Humboldt County, California, on May 19, 1971 in Book 26 of Surveys, pages 135 to 143, inclusive.

PARCEL TWO

A non-exclusive easement for ingress, egress and public utility purposes within those portions of the following described roads:

Snow Ridge Road, 60 feet in width, that lies within the exterior boundaries of Parcel 44 and 45 as shown on the Amended Record of Survey referred to in Parcel One above.

Eight Mile Ridge Road, 60 feet in width, that lies within the exterior boundaries of Parcel 45 as shown on said Amended Record of Survey.

PARCEL THREE

A non-exclusive easement for ingress, egress and public utility purposes within a strip of land 60 feet in width, the centerline of which being more particularly described and shown on the Record of Survey on file in the Office of the County Recorder on file in the Office of the County Recorder of Humboldt County, California in Book 33 of Surveys, page 69.

EXCEPTING FROM Parcel Three that portion thereof described under Courses "A" through "T", inclusive, as shown on said Record of Survey.

PARCEL FOUR

A non-exclusive easement for ingress, egress and public utility purposes within those portions of the following described roads:

River Court 60 feet in width, that lies within the exterior boundaries of Parcels 142, 143, 144, 145 and 146, as shown on the Amended Record of Survey on file in the Office of the County Recorder of said County in Book 26 of Surveys, page 141.

River Road, 60 feet in width, that lies within the exterior boundaries of Parcel 146, 147, 148, 149, 150, 151, 152, 153 and 154, as shown on said Amended Record of Survey.

PARCEL FIVE

A non-exclusive easement for ingress, egress and public utility purposes within a strip of land 60 feet in width, the centerline of which is the centerline of the existing road extending from that portion of River Road that lies within the exterior boundaries of Parcel 154, as shown on said Amended Record of Survey in a Southerly direction to the Forest Service Road.

PARCEL SIX

A non-exclusive right of way for ingress and egress over a strip of land 60 feet in width, the centerline of which is the existing road over the North Half of the North Half of Lot 2 and that portion of Lot 3, lying North of Mad River of Section 6, Township 1 North, Range 6 East, Humboldt Base and Meridian.

PARCEL SEVEN

The right to use that certain non-exclusive right of way 60 feet in width, as the same is reserved in the deed from Marion P. Scianna and Norma Jean Scianna, husband and wife, et al, to Salvatore



Marino and Barbara Marino, husband and wife, as joint tenants, et al, dated July 15, 1971, recorded November 3, 1971 in Book 151 of Official Records, page 266, Trinity County Records.

Being the same right of way as conveyed by deed from Marion P. Scianna and Norma Jean Scianna, his wife, to Jed Land Company, a limited partnership, et al, dated October 27, 1978, recorded October 30, 1978, in Book 195 of Official Records, page 648, Trinity Records, and recorded November 10, 1978, in Book 1528, page 288, Humboldt County Official Records.

EXCEPTING THEREFROM, however, all the coal and other minerals in the lands and the right to prospect for, mine and remove the same, pursuant to provisions and limitations of the Act of December 29, 1916 (29 Stat. 862); being the same as excepted by the United States of America in its Patent to James R. Swisher, Junior, dated April 17, 1931, and recorded June 12, 1931, in Book 24 of Patents, page 285, Humboldt County Records."

#### **4.0 Natural Waterways**

There is one (1) Class III Drainage and two (2) Class II Watercourse that run through the parcel.

#### **5.0 Location and Area of Existing Cultivation**

The 21,120 square feet of outdoor cannabis cultivation occurs in two (2) general locations on the parcel.

##### **Outdoor Cultivation**

\*The Applicant anticipates two (2) harvests annually from their greenhouses by utilizing light deprivation techniques. Artificial lighting will not be used in the Greenhouses

##### **Greenhouse #1 and #2**

Greenhouse #1 and #2 are 120'x32' greenhouses (3,840 ft<sup>2</sup> each) totaling 7,680 ft<sup>2</sup> of light deprivation (outdoor) cultivation area.

##### **Greenhouse #3 -#5**

Greenhouse #3-#5 are each 140'x32' greenhouses (4,480 ft<sup>2</sup> each) totaling 13,440 ft<sup>2</sup> of light deprivation (outdoor) cultivation area.

#### **6.0 Setbacks of Cultivation Area**

All cultivation will be set back from any point at the parcel boundary by 30' or more.

#### **7.0 Access Roads**

The Parcel is located off Sayler Mad River Road, which is in usable condition. However, the Applicant will need to install rolling dips and water bars on the main road in order to prevent sediment from entering the drainage. Runoff and erosion from the graded flat is hydrologically connected to a Class III Drainage. The flat will be stabilized and a swale will be installed to convey the water to a sediment basin before entering the Class III Drainage. There are three (3) stream crossings on the parcel. The culverts were undersized and obstructed by vegetation or debris. The site requires removal of debris in order to allow for adequate, uninhibited stream flow and should

be sized to handle a 100-year peak flow. Additionally, the site requires installation of rolling dip on main access road 100 feet up road of stream crossing 2.

To minimize the impact of increased road usage the Applicant will rock the road, this will ensure the debris pickup from increased road usage will be minimized.

## **8.0 Graded Flats**

There are three (3) existing flats on the parcel and may require permitting with the Humboldt County Building Department.

## **9.0 Existing Structures**

### **Domestic Related Structures**

#### **Residence**

The Residence is an existing 2,300 square foot structure that is used as a temporary place of living. It was built in 2016 and may require permitting with the Humboldt County Building Department.

#### **Trailer**

The Trailer is an existing 16'x8' foot structure that is used as trash storage. It was brought to the property in 2016 and may require permitting with the Humboldt County Building Department.

### **Cultivation Related Structures**

#### **Multi-Use Building**

The Multi-Use Building is an existing 1,100 square foot structure that is used for the drying/curing of harvested cannabis and storing nutrients and fertilizers. It was constructed in 2016 and may require permitting with the Humboldt County Building Department.

## **10.0 Water Source, Storage, Irrigation Plan and Projected Water Usage**

### **10.1 Water Source**

All water used for cultivation is sourced from the permitted, confined aquifer well. An well notification has been sent to the Department of Fish and Wildlife. In the notification the well was disclosed as the applicant's source of irrigation. The Applicant is waiting confirmation from the department that the well is not hydrologically connected to service water.

### **10.2 Water Storage**

*Table 1: Summary of water storage on the parcel.*

Water Storage Type	Size (gallons)	Number	Total (gallons)
Hard HDPE Tank	3,200	1	3,200
Hard HDPE Tank	2,500	2	5,000
Hard HDPE Tank	1,500	2	2,500
Hard HDPE Tank	2,500	8	20,000



Hard HDPE Tank	3,000	3	9,000
Hard HDPE Tank	4,800	1	4,800
Hard HDPE Tank	2,500	2	5,000
Hard HDPE Tank	1,000	1	1,000
Hard HDPE Tank	850	1	850
Hard HDPE Tank	3,000	1	3,000
Hard HDPE Tank	3,000	1	3,000
Hard HDPE Tank	<b>Total</b>		<b>58,550</b>

### 10.3 Irrigation Plan

All irrigation of cannabis is completed by a timed, metered, drip irrigation system preventing any over watering or runoff.

### 10.4 Projected Water Use

The amount of water used for the cultivation of cannabis will vary throughout the year, with peak periods of water use occurring during the summer months. The Applicant's cultivation and water use is outlined in the Cultivation and Water Usage Chart, attached as Attachment "B."

The Applicant estimates their annual water use to be 193,000 gallons.

### 11.0 Site Drainage, Runoff, Erosion Control Measures, Onsite Relocation and Watershed Protection

#### Site Maintenance, Erosion Control and Drainage Features

The Applicant will need to install rolling dips and water bars on the main road in order to prevent sediment from entering the drainage. Runoff and erosion from the graded flat is hydrologically connected to a Class III Drainage. The flat will be stabilized and a swale will be installed to convey the water to a sediment basin before entering the Class III Drainage. There are three (3) stream crossings on the parcel. The culverts were undersized and obstructed by vegetation or debris. The site requires removal of debris in order to allow for adequate, uninhibited stream flow and should be sized to handle a 100-year peak flow. Additionally, the site requires installation of rolling dip on main access road 100 feet up road of stream crossing 2.

#### Onsite Relocation/ Remediation

The Applicant relocated a portion of their cultivation to areas better suited for cannabis cultivation. The areas the cultivation was relocated to had significantly lower slopes than the areas of historic cultivation. The areas containing the historic cultivation were situated on hill sides with slopes ranging from 21.33%-36.32%. Additionally, the historic cultivation was situated on hillside overlooking a class II stream. Thus, leading to a greater risk of sediment delivery into surface water.

The areas the cultivation was relocated to have slopes ranging from 6.16%-14.65%. The culmination of the lesser slopes and the location the of the relocated cultivation in relation to the water courses demonstrates the environmental superiority of the relocated area.

*\*The Following remediation measures were taking from the Applicants Sediment and Erosion Control Plan (Created for the SWRQCB).*

Green Road consulting recommends that all associated cultivation related wastes such as fencing, soils and garden pots be removed and after removal (at the decommissioned sites), the area will be stabilized with straw and seed. Soils shall be placed in upland locations that prevent sediment delivery to surface waters.

At the site the two greenhouses were decommissioned GRC recommends the Applicant concentrates runoff, pipe the water from the top to the toe of fill. Rock the culvert outlet and vegetate the surroundings to prevent erosion.

#### Riparian and Wetland Protection and Management

All Cultivation is outside of the required 50'-100' buffers.

#### **12.0 Distances from Significant Landmarks**

There are no schools, school bus stops, state parks, places of worship or Tribal Cultural Resources within 600 feet of the cultivation site.

## **II. Cultivation and Operations Plan**

### **1.0 Materials Storage**

Currently, there are no pesticides or herbicides registered specifically for use directly on cannabis. The Applicant will be using items that were accepted under Legal Pest Management Practices for Marijuana Growers in California.

All fertilizers and amendments are located in the Multi-Use Building on the Parcel. Fertilizers and amendments are placed on the shelves and floor where any spill will be contained. All labels are kept and directions are followed when nutrients are applied. The storage area is in need of posted instructions for storing fertilizers and amendments, instructions for cleaning up spills and a spill kit that contains a container, gloves, towels, absorbent socks and an absorbent material (kitty litter).

The Applicant has three (3) 7KW generators that are fueled by gas and are the Applicants only power source. There is an 870-gallon gasoline tank located on the parcel. All cultivation related waste is stored in water tight trash containers in the Trailer and disposed of weekly to Eel River Resource Recovery in Fortuna. The Applicant anticipates running their generator for domestic purposes approximately 12 hours a day (year-round). During the cultivation season (March-November) the Applicant will run their generators for approximately 3-4 hours a day.

There is no soil pile on-site. The Applicant brings in soil to fill the pots in the greenhouses. The soil is then reamended for each cultivation cycle. Once the soil is no longer viable for cultivation, it will be removed and disposed of at Wes Green in Arcata.



## 2.0 Cultivation Activities

Cultivation activities typically begin sometime during March when cannabis plants are brought to the Parcel for planting.

The applicant will be pulling tarps over the greenhouses in order to have two (2) harvests of cannabis via light deprivation, sometime in August and October. Tarps will be pulled by hand and will not have any negative effects to the surrounding area or the cannabis.

All those working on the property will be instructed in safe and proper techniques for performing any duties pretraining to cultivation. This includes the utilization of personal protective equipment and proper use of tools and necessary instruments required for the performance of one's duties. Personal protective equipment shall be provided for all employees and/or independent contractors via the proponent as well as having ample personal protective equipment in stock and onsite. Clean and safe drinking water will be in the form of filtered spring water. For the safety of the public and employees working while intoxicated will not be tolerated. All Employee and/or independent contractors shall be made aware of the following.

- I. Location of fire extinguishers and the "P.A.S.S" technique.
- II. List of operations manager contacts;
- III. List of emergency control contacts;
- IV. List of poison control contacts;
- V. Location of first aid kit;
- VI. Location of Restroom and hand washing stations;
- VII. Location of clean drinking water and;
- VIII. Location of Personal protective equipment.

All work surfaces and equipment are maintained in a clean, sanitary condition. Protocols to prevent the spread of mold are strictly followed.

There will be no onsite housing for employees.

## 3.0 Processing Practices

Plants will be harvested one at a time using hand shears and taken into the Garage where it will be dried and cured. Until a proper structure can be permitted with the Humboldt County Building Department, the Applicant will seek out a licensed third-party processor.

All work surfaces and equipment are maintained in a clean, sanitary condition. Protocols to prevent the spread of mold are strictly followed. The final cannabis product is stored in a secure location.

The Applicant will be utilizing any Track and Trace program the County seeks to implement, abiding by all appropriate record keeping practices.

#### **4.0 Security Measures**

The access to the parcel is gated and locked. There are game cameras placed over the gate, buildings and cultivation areas.



APPROVED

MAY 15 2025

Humboldt County  
PLANNING

KURNISHON, LLC

APN: 208-221-006

VICINITY MAP

NOT TO SCALE



IMAGE SOURCE: 1/16/2018

PROJECT DIRECTIONS

FROM: EUREKA, CA  
HEAD SOUTH ONTO US-101 (19.9 MI)  
TAKE EXIT 685 AND MAKE LEFT ONTO CA-36E (48.7 MI)  
TURN LEFT ONTO US FOREST SERVICE ROAD 1 (0.2 MI)  
TURN LEFT ONTO COUNTY LINE CREEK ROAD (4.2 MI)  
CONTINUE ONTO SALVER MAD RIVER ROAD (4.9 MI)  
STAY LEFT ON GRAVEL ROAD AND CONTINUE INTO PROPERTY

TRAVEL TIME

APPROXIMATELY: 2 HRS 20 MINUTES (78.6 MI)

SHEET INDEX

CP-COVER PAGE  
C1-PARCEL OVERVIEW

PROPERTY LINES, DISTANCES, AND BUILDING  
LOCATIONS ARE APPROXIMATE AND BASED ON  
AERIAL MAPS AND GPS DATA TAKEN IN THE FIELD.

PROJECT INFORMATION

LAT/LONG: 40.5294, -123.6098  
APN: 208-221-006  
APPLICANT: KURNISHON, LLC  
PARCEL SIZE: 140 ACRES  
ZONING: FR-B-S (40)  
APPLICATION TYPE: TYPE 3 OUTDOOR USE

COASTAL ZONE: NO  
100 YEAR FLOOD: NO

AGENT:  
KAYLE SAXON  
GREEN ROAD CONSULTING INC  
1650 CENTRAL AVE. SUITE C  
MCKINLEYVILLE, CA 95519  
707-630-5041

AERIAL MAP



GREEN  
ROAD  
CONSULTING



PROJECT INFORMATION

PROPERTY OWNER  
KURNISHON, LLC  
ADDRESS  
208-221-006  
SHEET INFO  
COVER PAGE

REVISIONS

NO.	NOTES	DATE

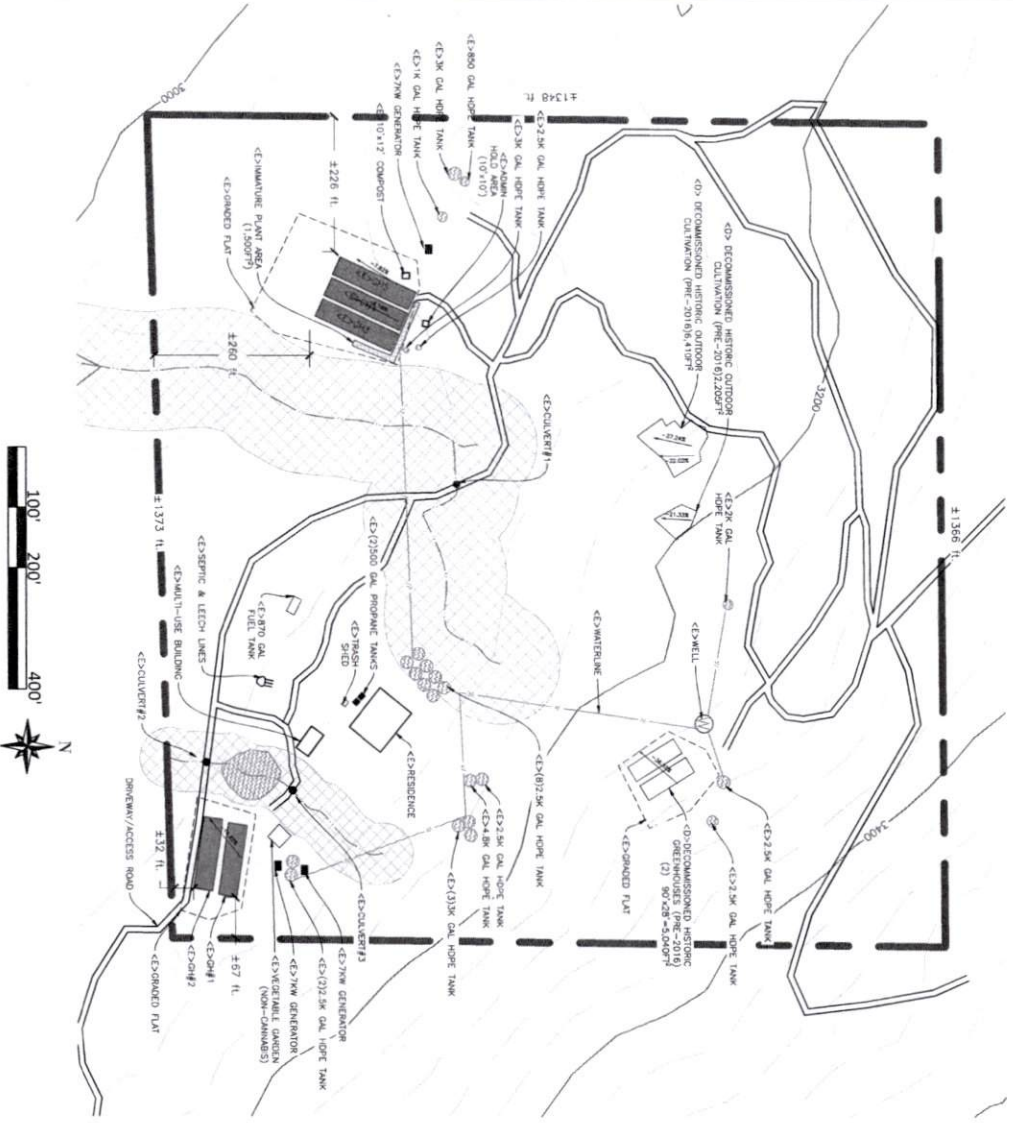
DATE 12/23/21  
DRAFTER DOV  
SCALE AS SHOWN

SHEET

CP

# PARCEL OVERVIEW

APN: 208-221-006



## CULTIVATION INFORMATION

MINED LIGHT CULTIVATION AREA			
LINE	LENGTH	WIDTH	SQ. FT.
1	150	32	4,800
2	120	32	3,840
3	140	32	4,480
4	160	32	5,120
5	180	32	5,760
TOTAL MINED LIGHT CULTIVATION AREA =			24,800 SQ. FT.

DOMESTIC BUILDINGS AND USE			
LINE	LENGTH	WIDTH	SQ. FT.
1	150	32	4,800
2	120	32	3,840
3	140	32	4,480
4	160	32	5,120
5	180	32	5,760
TOTAL DOMESTIC BUILDINGS AND USE =			24,800 SQ. FT.

WATER STORAGE AND USE			
LINE	LENGTH	WIDTH	SQ. FT.
1	150	32	4,800
2	120	32	3,840
3	140	32	4,480
4	160	32	5,120
5	180	32	5,760
TOTAL WATER STORAGE AND USE =			24,800 SQ. FT.

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TOTAL WATER STORAGE AND USE =			24,800 SQ. FT.



## PROJECT INFORMATION

PROPERTY OWNER: KURNISHON, LLC  
ADDRESS: 208-221-006  
SHEET INFO: PARCEL OVERVIEW



NO.	REVISIONS	DATE
1	DATE	
2	DRAWN	
3	SCALE	
4	SHEET	
5	C1	