

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

Resolution Number 24-051

Record Number: PLN-11002-CUP

Assessor's Parcel Number: 221-021-003

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approves the Mikes Farm LLC Conditional Use Permit request.

WHEREAS, Mikes Farm LLC submitted an application and evidence in support of approving a Conditional Use Permit for the continued operation of an existing 19,026 square foot outdoor light deprivation cannabis cultivation operation and 1,900 square feet of ancillary nursery space. Irrigation water is sourced from an off-stream rainwater catchment pond. Total water storage for the project is 291,715 gallons, including the 273,715-gallon capacity pond and 18,000 gallons of hard tank storage. Annual water use is estimated to be 155,500 gallons (8.17 gallons per square foot per year). The applicant is proposing to dry and cure cannabis onsite, with all further processing proposed off site at a third-party licensed processing facility until the proposed processing building has been constructed to commercial standards. Energy is provided by a 45kw generator and a 25kw generator. The applicant has proposed to install a solar system to supply 13kw of electricity for the project and retaining a generator on site for as needed emergency use; and

WHEREAS, the County Planning Division, the lead agency, prepared an Addendum to the Final Mitigated Negative Declaration (MND) prepared for the Commercial Medical Marijuana 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 August 1, 2024, 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 the continued operation of an existing 19,026 square foot outdoor light deprivation cannabis cultivation operation and 1,900 square feet of ancillary nursery space. Irrigation water is sourced from an off-stream rainwater catchment pond. Total water storage for the project is 291,715 gallons, including the 273,715-gallon capacity

pond and 18,000 gallons of hard tank storage. Annual water use is estimated to be 155,500 gallons (8.17 gallons per square foot per year). The applicant is proposing to dry and cure cannabis onsite, with all further processing proposed off site at a third-party licensed processing facility until the proposed processing building has been constructed to commercial standards. Energy is provided by a 45kw generator and a 25kw generator. The applicant has proposed to install a solar system to supply 13kw of electricity for the project and retaining a generator on site for as needed emergency use.

EVIDENCE: a) Project File: PLN-11002-CUP

2. FINDING: **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Planning Commission has considered the Mitigated Negative Declaration (MND) prepared for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016, and the project specific Addendum to the MND.

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 applicant has demonstrated enrollment under the State Water Resources Control Board General Order (WDID No. 1_12CC413042). A Site Management Plan was prepared by Elevated Solutions, LLC for the project dated November 2019. Conditions of approval require the applicant to comply with the State Water Resources Control Board, which includes implementation of the Site Management Plan, and maintain enrollment in the Cannabis General Order for the life of the project.
- d) Per review of CDFW's California Natural Diversity Database (CNDDDB) no rare or endangered plant or animal species are mapped on the subject parcel. The nearest NSO activity center located approximately 1.65-miles away. Mapped marbled murrelet habitat is approximately 0.8 miles from the cultivation area. Power at the site is provided by generator, and the applicant has proposed to install a solar array to transition from generator use. The project is conditioned to restrict generator noise to 50 decibels (dB) at 100 feet or nearest forested edge, whichever is closer. Additionally, project conditions require the applicant to transition from

supplemental generator use to full solar power to support the project within two years of project approval, after which the generator may be kept on site for emergency use only. Conditions of approval require the applicant to implement light and noise attenuation measures, refrain from using synthetic netting, ensure refuse is contained in wildlife proof storage, eradicate invasive species near cultivation sites, and refrain from using anticoagulant rodenticides to further protect wildlife.

- e) The cultivation of cannabis will not result in the net conversion of timberland.
- f) The project was referred to the Northwest Information Center (NWIC), the Bear River Band of the Rohnerville Rancheria, and the Intertribal Sinkyone Wilderness Council. Referral responses recommended inadvertent discovery protocol, which has been included in recommended conditions of approval.
- g) The project site is accessed via a driveway intersecting Serendipity Road via Upper Samuels Ranch Loop Road via Thomas Road via Salmon Creek Road, the latter two of which are County maintained and identified by the County Public Works Department as suitable for commercial cannabis operations. The majority of the access road has been evaluated by an engineer in May of 2023 for a separate cannabis permit and found to be the functional equivalent of a category 4 roadway. There will be a maximum of three employees onsite during peak operations. As this is an existing operation, a significant increase in traffic is not expected under the project.

FINDINGS FOR CONDITONAL 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 Residential Agriculture (RA) and Unclassified (U) land use designation. The proposed project is not located within an Open Space Action Program because the project site is not planned or zoned as open space, does not have a combining zone that would be considered open space, and there are no other open space general plan or zoning code overlays affecting this project.

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

EVIDENCE: a) General agricultural uses are principally permitted in the U zone.
b) Humboldt County Code section 314-55.4.8.2.2 allows cultivation of

up to one acre of existing outdoor cannabis and up to 22,000 square feet of existing mixed-light cannabis on a U zoned parcel over 1 acre in size 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 19,026 square feet of cultivation on a 40-acre parcel is consistent with this and with the cultivation area verification prepared by the County.

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, as the subject parcel was created by conveyance on May 26, 1971. At the time of the conveyance Humboldt County did not regulate these types of land divisions created by deed conveyance.
- c) Irrigation water is sourced from an off-stream rainwater catchment pond. Total water storage for the project is 291,715 gallons, including the 273,715-gallon capacity pond and 18,000 gallons of hard tank storage. Annual water use is estimated to be 155,500 gallons (8.17 gallons per square foot per year). The average rainfall for the three lowest precipitation years from 1991 to 2023 is approximately 46.41 inches annually. Given the surface area of the pond (9,100 square feet), the applicant can collect approximately 263,281 gallons per year in a low rainfall year.
- d) The project site is accessed via a driveway intersecting Serendipity Road via Upper Samuels Ranch Loop Road via Thomas Road via Salmon Creek Road, the latter two of which are County maintained and identified by the County Public Works Department as suitable for commercial cannabis operations. The majority of the access road has been evaluated by an engineer in May of 2023 for a separate cannabis permit and found to be the functional equivalent of a category 4 roadway. There will be a maximum of three employees onsite during peak operations. As this is an existing operation, a significant increase in traffic is not expected under the project.

The project has been conditioned to enroll in a Road Maintenance Association to share costs associated with the maintenance and improvements of the access roads.

- e) Cannabis cultivation occurs in pre-existing cultivation areas.
- f) The 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, more than 300 feet from any off-site residence, more than 600 feet from any school, church, public park or Tribal Cultural Resource.

6. FINDING:

The cultivation of 19,026 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 project site is accessed via a driveway intersecting Serendipity Road via Upper Samuels Ranch Loop Road via Thomas Road via Salmon Creek Road, the latter two of which are County maintained and identified by the County Public Works Department as suitable for commercial cannabis operations. The majority of the access road has been evaluated by an engineer in May of 2023 for a separate cannabis permit and found to be the functional equivalent of a category 4 roadway. There will be a maximum of three employees onsite during peak operations. As this is an existing operation, a significant increase in traffic is not expected under the project.
- 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 sized in the area.
- c) The location of the proposed cannabis cultivation is more than 300 feet from the nearest off-site residence.
- d) Irrigation water is sourced from an off-stream rainwater catchment pond. Total water storage for the project is 291,715 gallons, including the 273,715-gallon capacity pond and 18,000 gallons of hard tank storage. Annual water use is estimated to be 155,500 gallons (8.17 gallons per square foot per year). The average rainfall for the three lowest precipitation years from 1991 to 2023 is approximately 46.41 inches annually. Given the surface area of the pond (9,100 square feet), the applicant can collect approximately 263,281 gallons per year in a low rainfall year.
- e) 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.

- f) Energy is provided by a 45kw generator and a 25kw generator. The applicant has proposed to install a solar system to supply 13kw of electricity for the project and retaining a generator on site for as needed emergency use. The project has been conditioned to install the proposed solar array within two years, after which time the generators may be used for emergency backup power only.

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.

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 in the South Fork Eel Planning Watershed, which under Resolution 18-43 is limited to 730 permits and 251 acres of cultivation. With the approval of this project the total approved permits in this Planning Watershed would be 302 permits, and the total approved acres would be 86 acres of cultivation.

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 for Mikes Farm LLC, based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on **August 1, 2024**.

The motion was made by COMMISSIONER Jerome Qiriazzi and second by COMMISSIONER Sarah West and the following vote:

AYES: Commissioners: Noah Levy, Iver Skavdal, Jerome Qiriazzi, Peggy O'Neill, Sarah West

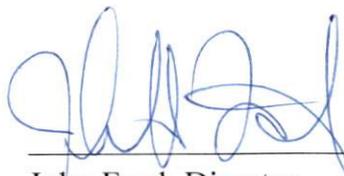
NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners: Thomas Mulder, Lorna McFarlane

DECISION: Motion carried 5/0

I, John 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.



John Ford, Director
Planning and Building Department

Mike's Farm LLC
February 13th, 2023
Revised Operations/Cultivation Plan
Location: 000 Lower Samuel's Ranch Loop Road (address pending) Miranda, CA 95553
APN: 221-021-003

Prepared by: ETA Humboldt LLC
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Operations Plan

Project Description

This project consists of 19,026ft² of outdoor light deprivation cultivation contained within fifteen (15) greenhouses. Total flowering canopy is 19,026ft². The applicant will also utilize a 34' x 55'=1870ft² propagation greenhouse in association with this project. Water for this project is sourced from an off-stream rainwater catchment pond with a capacity of 273,715-gallons and is stored in a series of HDPE water storage tanks. Water storage for this project includes 18,000-gallons of HDPE water storage that will be filled from the rainwater catchment pond. Domestic water is sourced from a permitted groundwater well. There is an additional pond on the parcel that will be used for aesthetic purposes and fire protection.

Power for this project is currently supplied by a 40kw generator and a 25kw generator, but the applicant is proposing to add a solar system to reduce the carbon footprint of this project. Solar system will consist of multiple solar panels and batteries to produce 13,000watts of renewable energy. Pesticides and nutrients will be stored in a locked 8' x 20', 160ft² Connex container. Drying, curing will take place in the existing 1,300ft² drying room. Applicant is proposing to build an additional 30' x 31' 930 ft² metal building for additional drying space. Secure harvest storage will take place in an 8' x 20' 160ft² Connex container. The applicant will process off site and utilize a Portable Toilet with a service contract until an ADA compliant restroom can be built in association with the project.

Irrigation water for this project is sourced from an off-stream rainwater catchment pond with 18,000-gallons in HDPE tank storage. Rainwater is collected from the rainwater catchment pond and fills the HDPE water storage tanks. The pond is 130' x 70'= 9,100ft² and 8' deep for a total capacity of 273,715-gallons.

Land Features

Cultivation greenhouses are built on pre-existing flats on the property. No additional grading will be necessary to facilitate this operation.

Access to Property

The site is located at 40.2362, -123.9553 off of Lower Samuel's Ranch Loop Road in the salmon creek area. Please see google maps for exact driving directions.

Proximity

The nearest neighboring properties are 450 feet to the South, 434 feet to the east, 576 feet to the North, and 108 feet to the West from the cultivation sites. There are no schools, school bus stops, public parks, public lands, hiking trails or tribal resources within 600 ft of the property.

Equipment/ Power

Power for this project is currently supplied by a 40kw generator and a 25kw generator, but the applicant is proposing to add a solar system to reduce the carbon footprint of this project. The solar system will consist of multiple solar panels and batteries to produce 13,000watts of renewable energy. This will power the entire project, and generator use will be on an as needed emergency basis. Energy use for this project is limited to small, supplemental lights in the propagation greenhouse, fans in the greenhouses, and dehumidifiers and fans in the drying room. The generators are rated at 65db at 23' from the unit and are enclosed in a shed to further dampen noise output. Decibel levels at 100' from the unit were recorded at 39.7db.

Petroleum Based/ Fuel Products

Project site will not store any Hazardous Waste in threshold beyond domestic use. If any additional storage of hazardous waste becomes necessary, an appropriate application will be filed with DHHS.

Any above ground storage tanks and containers shall be provided with a secondary means of containment for the entire capacity of the largest single container and sufficient freeboard to contain precipitation. Onsite fuel storage tank is on a flat stable surface, within secondary containment and under a roof. All five-gallon gasoline cans are stored with secondary containment inside of shed or similar enclosure on flat, stable areas. The applicants will implement spill prevention, control, and countermeasures (SPCC). There are no underground storage tanks on the property. All petroleum products on property are stored with secondary containment inside of a shed or similar enclosure on flat, stable areas.

Solid Waste/ Recycling

Solid waste and recycling shall be stored in a location and manner that prevents its discharge to receiving waters and prevents any leachate or contact water from entering or percolating to receiving waters. All solid waste and recycling are stored in cans with lids on a stable, flat area. The cans are secured to exclude wildlife. Solid waste and recycling shall be disposed of at an authorized municipal waste transfer station. It will be taken to by personal vehicle, i.e., truck, 1-3 times per month depending on garbage accumulation.

Solid Waste and Recyclables Disposal

Redway Transfer Station

California Conservation Camp Rd.

Redway, CA 95560707-923-3944

<https://www.recology.com/recology-eel-river/redway-transfer-station/>

Cultivation Plan

This project will consist of fifteen (15) outdoor light deprivation greenhouses with one 1,870ft² ancillary propagation greenhouse. All cannabis will be grown in greenhouses. Cannabis will be grown utilizing light deprivation cultivation techniques. All cannabis is harvested and dried on site.

Cultivation Areas

Cultivation Area	Cultivation Type	Cultivation Area	Structure Sizing
Greenhouse 1	Outdoor light dep	1,400 ft ²	28' x 50'
Greenhouse 2	Outdoor Light dep	2,700 ft ²	30' x 90'
Greenhouse 3	Outdoor light dep	990ft ²	11' x 90'
Greenhouse 4	Outdoor light dep	990ft ²	11' x 90'
Greenhouse 5	Outdoor light dep	1,530ft ²	15' x 102'
Greenhouse 6	Outdoor light dep	1,122ft ²	11' x 102'
Greenhouse 7	Outdoor light dep	1,530ft ²	15' x 102'
Greenhouse 8	Outdoor light dep	1,596ft ²	21' x 76'
Greenhouse 9	Outdoor light dep	832ft ²	16' x 52'
Greenhouse 10	Outdoor light dep	1,188ft ²	11' x 108'
Greenhouse 11	Outdoor light dep	1,188ft ²	11' x 108'
Greenhouse 12	Outdoor light dep	990ft ²	11' x 90'
Greenhouse 13	Outdoor light dep	990ft ²	11' x 90'
Greenhouse 14	Outdoor light dep	990ft ²	11' x 90'
Greenhouse 15	Outdoor light dep	990ft ²	11' x 90'
Propagation area	Ancillary Propagation	1,870ft ²	34' x 55'

Greenhouse 1- This is a 28' x 50' (1,400ft²) greenhouse that will be utilized for outdoor light deprivation cultivation.
 Greenhouse 2- This is a 30' x 90' (2,700ft²) greenhouse that will be utilized for outdoor light deprivation cultivation.
 Greenhouse 3- This is a 11' x 90' (990ft²) greenhouse that will be utilized for outdoor light deprivation cultivation.
 Greenhouse 4- This is a 11' x 90' (990ft²) greenhouse that will be utilized for outdoor light deprivation cultivation.
 Greenhouse 5- This is a 15' x 102' (1,530ft²) greenhouse that will be utilized for outdoor light deprivation cultivation.
 Greenhouse 6- This is a 11' x 102' (1,122ft²) greenhouse that will be utilized for outdoor light deprivation cultivation.
 Greenhouse 7- This is a 15' x 102' (1,530ft²) greenhouse that will be utilized for outdoor light deprivation cultivation.
 Greenhouse 8- This is a 21' x 76' (1,596ft²) greenhouse that will be utilized for outdoor light deprivation cultivation.
 Greenhouse 9- This is a 16' x 52' (832ft²) greenhouse that will be utilized for outdoor light deprivation cultivation.
 Greenhouse 10- This is a 11' x 108' (1,188ft²) greenhouse that will be utilized for outdoor light deprivation cultivation.
 Greenhouse 11- This is a 11' x 108' (1,188ft²) greenhouse that will be utilized for outdoor light deprivation cultivation.
 Greenhouse 12- This is a 11' x 90' (990ft²) greenhouse that will be utilized for outdoor light deprivation cultivation.
 Greenhouse 13- This is a 11' x 90' (990ft²) greenhouse that will be utilized for outdoor light deprivation cultivation.
 Greenhouse 14- This is a 11' x 90' (990ft²) greenhouse that will be utilized for outdoor light deprivation cultivation.
 Greenhouse 15- This is a 11' x 90' (990ft²) greenhouse that will be utilized for outdoor light deprivation cultivation.
 Propagation Greenhouse- This is a 34' x 55' (1,870ft²) greenhouse that will be utilized for ancillary propagation. This greenhouse will contain supplemental lighting to aid the plants in early season vegetation.

Ancillary Support Structures

Pesticide Nutrient Storage	8' x 20'	160ft ²
Drying, Curing	26' x 50'	1,300ft ²
Secure Harvest Storage	8' x 20'	160ft ²
Proposed drying room	30' x 31'	930ft ²
Generator/fuel shed	20' x 30'	600ft ²

Pesticides and nutrients will be stored in a locked 8' x 20', 160ft² connex container. Drying, and curing will take place in the existing 26' x 50', 1,300ft² drying room. Applicant is proposing to add another 30' x 31' 930ft² drying room. Secured harvest storage will be located in a locked 8' x 20' 160ft² connex container. The applicant will process off site and utilize a Portable Toilet with a service contract until an ADA compliant restroom can be built in association with the project.

Immature Plants

Each spring the Applicant takes cuttings or clones from mother plants and rears them in propagation greenhouse till plants are ready to be moved to flowering greenhouses. Immature plants will be cultivated in one (1) greenhouse. Artificial lights will facilitate plant growth and hinder plants from moving into flowering stages ahead of cultivation schedule. All lighting will be shielded with black out tarps and checked daily for light leaks.

Cultivation Cycles

The Applicant cultivates in light deprivation greenhouses in two cycles from April to October. The first cycle is from April to July, the second cycle is from roughly July to October. The Applicant uses supplemental light inside the propagation greenhouse to start plants. The Applicant uses a blackout tarp over the outdoor light deprivation flowering greenhouses, at regular intervals to impede natural sunlight. All greenhouses will be equipped with fans.

There are companion plants, native grasses and indigenous plants that grow in the garden and around the area to also help control any type of run off. There are no signs of wastewater runoff or erosion in these gardens. Hay is also spread around the area and on the topsoil. The water line as well as manifolds and fittings will be checked on a regular basis for leak or cracks.

Monthly Cultivation Site Activities

Month	Activities
January	Finish processing of fall harvest, trimming and storage. Plan new year. Mow cover crop. Check greenhouses for issues/fix. Check water lines, tanks and all equipment for repairs or damages. Make plan for repairs.
February	Work on trenches/and holes for plants layer more compost in beds. Treat compost if necessary. Finishing processing last year's crop if still necessary.
March	Get clones from licensed nursery. Transplant and move into greenhouse with seedlings. Amend beds, fix fences, service equipment, make plan for independent contractors i.e.; painting, fence building, greenhouse fixing, etc.
April	Amend and start turning beds, prep dirt and supplies for greenhouse plants Add nematodes compost for pest prevention. Mid- April move first round of plants to greenhouses. Weed whacking, mowing, and brush cleanup.
May	Spray with preventive sulfur. Treat with biodynamic preparations for pest control and

	mold control. Greenhouse plants switched into flower using a blackout cover mid-late May. Turn beds, fix/ replace and clean drip emitters, check timers. Double check all water systems for leaks and clogs. Put out sound sensors for rodents.
June	Regular feeding schedule of compost teas adhered to. Pests are dealt with as they arise with oils, nematodes and predator mites from compost. Procure next round of plants from licensed nursery.
July	Harvest greenhouse mid-month, replant with new clones from a licensed nursery. Treat plants with preventive measures. Harvested flowers to hang in drying area then to be cured and hand trimmed per processing plan.
August	Finish processing July's harvest. Monitor water supply, check lines and all areas for insect/ animal disturbance.
September	Prepare for Harvest. Clean and prepare lines and drying spaces in drying room. Clean all supplies and purchase new items needed. Harvest, cure and trim as outlined above in processing plan.
October	Harvest greenhouses. Process as outlined above. Pull all root-balls, pack hay and cover crop seeds on beds. Pull drip system. Check all equipment and tools for leaks and damages before storing for winter. Store all supplies possible, cleanup site.
November	Finish harvesting plants if necessary. Winterize water system, greenhouses, and sheds. Clean up drying rooms remove all lines and debris. Put away all supplies i.e. fans, dehumidifiers. Continue processing cannabis as outlined above.
December	Start amendments for winter. Prep all water and water storage system for shut down. Clean all garden implements. Put all left over supplies away. Driveway fixing, other farm/garden maintenance.

Processing Plan

Harvest

Cannabis will be harvested using gloves and clean tools. All cannabis will be hung to dry in the existing drying room and proposed drying room, once built. Dehumidifiers and fans will aid drying in the building. Cannabis will be dried for 10-14 days on lines in these areas depending on weather. The room will have proper ventilation, fans, and dehumidifiers to maintain proper environment. Moldy cannabis will be removed and destroyed using county and state approved procedures for holding and destroying unwanted product.

Curing

Curing will take place after cannabis is dried on the lines. Cannabis will be visually checked for mold then placed into plastic totes for curing. During this time the bins will be checked for mold and moisture consistency. Curing cannabis will be stored in drying room/garage. Moldy or defective cannabis will be removed and destroyed using county and state approved procedures for holding and destroying unwanted product.

Processing

Cannabis Trimming will occur as cannabis becomes ready from curing process. Trimming will physically take place off site until an ADA bathroom can be constructed in association with the project. Once the ADA bathroom is complete, the Applicant plans to process the cannabis himself with the aid of trim machines. If needed, he will hire 1-3

Processing Cont.

employees or contractors to help. Processed cannabis will be bagged into turkey bags or sealed bags to be held until a distributor is ready. The trim or remaining leaves from processed cannabis, will be bagged into contractor bags to be stored until needed, sold, or destroyed in the legal manner.

Processing- Employees and Contractors

Employees will not be anticipated until ADA bathroom is completed. Employees will be seasonal and subcontracted as possible. Employees and contractors will have access to parking, spacious work zone, clean supplies for task, hand washing areas with soap, bathroom with sink and flushing toilet and break area. Fresh spring water is available, but workers are encouraged to bring their own drinking water. All areas are kept clean and in good condition All employees and/ or contractors will have access to personal safety equipment to meet the needs of the job for example, face mask, gloves, Tyvek suits, safety glasses, rubber boot covers etc. There are no worker sleeping quarters on site. Workers are encouraged to carpool to work daily, and applicant intends to mitigate any additional traffic on Upper Samuels Ranch Loop Rd., by reducing his own travel during times he has workers.

Worker Safety Practices

Safety protocols will be implemented to protect the health and safety of employees. All employees shall be provided with adequate safety training relevant to their specific job functions, which may include:

Employee accident reporting

Security breach

Fire prevention

Emergency Numbers

Materials handling policies

Use of protective clothing such as long sleeve shirts, brimmed hats, and sunglasses. Each garden site and or processing area have the following emergency equipment:

Personal protective equipment including gloves and respiratory protection are provided where necessary

Fire extinguisher

First Aid Kit

Snake Bite/Bee Sting Kit

Eye Washing Kit

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, California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).

Parking Plan

There is one parking space in front of the cultivation area. There are also three parking spaces adjacent to the lower cultivation area. Once ADA bathroom is completed, the upper cultivation area parking space and one space next to lower cultivation area will conform to ADA regulations.

Security Plan

The private driveway off Lower Samuels Ranch Loop Road has a gate that we keep locked at sensitive times for security purposes. The secured harvest storage area for cannabis is always locked. No items of value shall be left in visible areas. The applicant plans to add a camera system to each of the gardens with a central base at the residence or connected to smartphone. Applicant plans to have this system fully functional by 2025.

Domestic Wastewater

Domestic wastewater for this project is currently handled by a portable toilet with a service contract. Applicant is proposing to eventually build an ADA compliant restroom in association with this project.

Water Irrigation and Storage Plan

Water Storage and Usage

Irrigation water for this project is sourced from an off-stream rainwater catchment pond with a total capacity of 273,715-gallons and 18,000-gallons in HDPE tank storage. Rainwater is collected from the rainwater catchment pond and fills the HDPE water storage tanks. The rainwater catchment pond is 9,100ft² and 8 feet deep and has sufficient size to collect more than enough rainwater to support the project. This rainwater catchment system will collect more water than is needed for this project. See rainwater analysis below. Water use for this project is estimated to be 155,500-gallons annually (8.17-gal/ft²). There is an additional rainwater catchment pond on the parcel that is used for aesthetic purposes and fire protection. This pond is 4,200ft² and 6 feet deep and contains 94,497-gallons of water.

Water Infrastructure

Type/Size of infrastructure	Water Source	Use
9,100ft ² rainwater catchment pond	Rain	Irrigation
1 QTY 5,000-gallon HDPE tank	Rain	Irrigation
3 QTY 3,000-gal. HDPE tank	Rain	Irrigation
1 QTY 2,000-gal. HDPE tank	Rain	Irrigation
2 QTY 1,000-gal HDPE tank	Rain	Irrigation
Direct Diversion-gravity fed	Groundwater Well	Domestic
Lower pond	Rain	Aesthetic/Fire Protection

Annual Water Usage

Month	Cannabis water use in Gallons	Domestic Water Use in Gallons
January	0	3,000
February	0	3,000
March	0	3,000
April	11,600	3,000
May	22,500	3,000
June	26,500	3,000
July	26,600	3,000
August	26,600	3,000
September	21,700	3,000
October	20,000	3,000
November	0	3,000
December	0	6,000
Totals	155,500-gallons	39,000-gallons

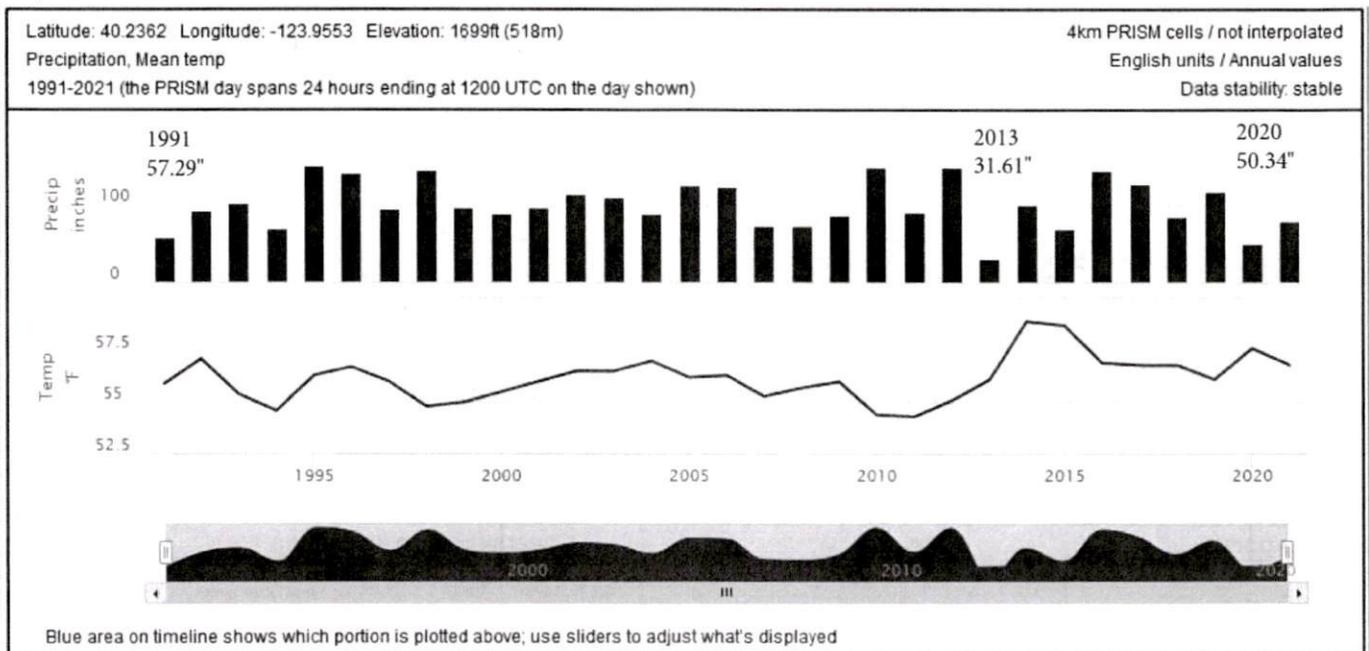
Rainwater Catchment Analysis

Irrigation water for this project is sourced from an off-stream rainwater catchment pond with 18,000-gallons in HDPE tank storage. Rainwater is collected from the rainwater catchment pond and fills the HDPE water storage tanks. A rainwater catchment analysis was completed using prism.oregonstate.edu/explorer to analyze the capability of the rainwater catchment to capture sufficient water for the project. The rainwater catchment surface is 9,100ft². The average rainfall was taken from the lowest rainfall years from the past 30 years (1991-2021), which were 1991 at 57.29", 2013 at 31.61" and 2020 at 50.34". Average rainfall amount is 46.41".

The rainwater catchment system will collect rainwater in the off-stream rainwater catchment pond.

Rainwater catchment surface 9,100ft² x 46.41 x 0.6234 = 263,281-gallons annually can be collected from this system.

Water use for this project is 155,500-gallons. This water system will provide more than enough water to serve the project.



Rainwater Catchment Analysis Graph from Prism.oregonstate.edu/explorer- Annual Values over 30 years

Noise Control Plan

Noise from this cannabis cultivation operation would be limited to the noise from fans in the greenhouses, and fans and dehumidifiers in the drying room. Power for this project is currently a 40kw generator, with a smaller 25kw generator as emergency back-up. Applicant proposes to install a solar system to supplement power supply and reduce carbon footprint of the operation. The 40kw generator is rated at 65 decibels at 23' from the system and is housed in a shed to reduce noise output. Generator noise was measured at 39.7 decibels at 100' from the unit.

Invasive Species Control Plan

Invasive plant species must be managed on cultivation sites in Humboldt County, under the current regulations governing cannabis cultivation activities.

The sixteen most harmful weeds in Humboldt County include: Scotch broom (*Cytisus scoparius*), Pampas grass (*Cortaderia jubata*), gorse (*Ulex Europaea*), Himalaya berry (*Rubus discolor*), English ivy (*Hedera helix*), Cape ivy (*Delairia odorata*), European beachgrass (*Ammophila arenaria*), Ice plant (*Carpobrotus edulis*), yellow bush lupine (*Lupinus arboreus*), yellow star thistle (*Centaurea solstitialis*), spotted & diffuse knapweed (*Centaurea maculosa* & *Centaurea diffusa*), bull & Canada thistle (*Cirsium Vulgare* & *Cirsium arvense*), common reed (*Phragmites australis*), Spanish heath (*Erica lusitanica*), and Chilean cordgrass (*Spartina densiflora*). Most potential invasive species are likely limited to species such as Pampas grass, Scotch Broom, Himalayan Blackberry, Italian Thistle, Canada Thistle and English Ivy.

Invasive plant species easily colonize new and disturbed areas with increased traffic. Invasive species should be dealt with immediately by manual/mechanical labor such as removing the plant, root ball and remaining vegetation by hand shovel, cutting, and sawing. Prevention can be encouraged with mulching. Biological controls are not recommended as this is not usually an effective method and can enter streams and waterways.

The applicant employs following methods to help prevent the introduction and spread of invasive species.

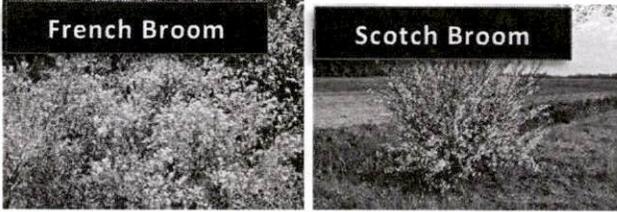
- Cleans outdoor recreation gear.
- Not releasing any unwanted pets or fish into the wild
- Identifying the most troublesome invasive species, avoid spreading them, and trying to control them.
- Using only native plants that are appropriate for the region.
- Cleans all machines before and after use.
- Avoid disturbing natural areas whenever possible.
- Remove any invasive plant species using the hand pulling method to mitigate regrowth and the spread of seed.

If any of these invasive species are encountered, the applicant will use the hand pulling method to remove the invasive species, while mitigating regrowth and preventing the spread of seed. All Hand pulling of invasive species will be done wearing gloves and protective clothing. The applicant will mitigate the spread of invasive species by removing invasive species throughout the cultivation area and around the parcel using hand pulling method and dispose of them in a manner that would prevent spread.

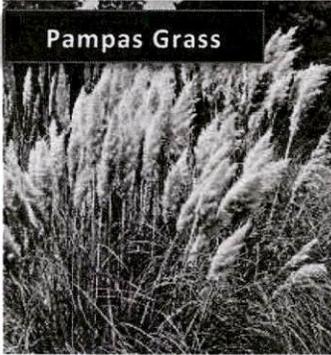
Several site visits have been conducted by our in-house biologist. He has reviewed these materials with the farm operators. All invasive species located have been removed thus far. The site will be monitor regularly for invasive species and they will be removed promptly once located and identified.

The following Invasive Species occur in Humboldt County. This list is being provided for easy referral to identify potential species. ***This is not a representation of the actual site.***

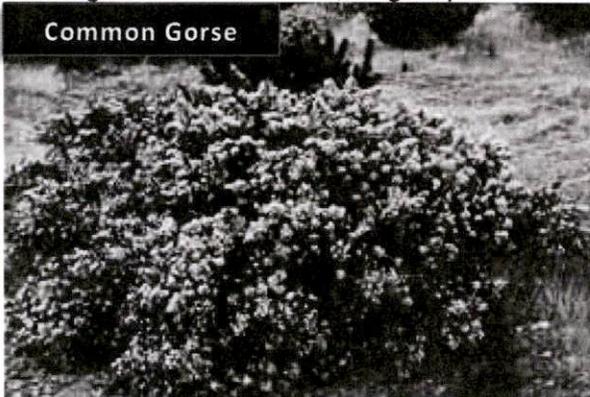
French and Scotch Broom (*Genista & Cytisus spp.*) With many roadside and grassland populations scattered throughout Humboldt County, brooms threaten to rapidly convert productive grasslands to unproductive shrub stands. Brooms are easily identified as yellow-flowered shrubs with small or no leaves.



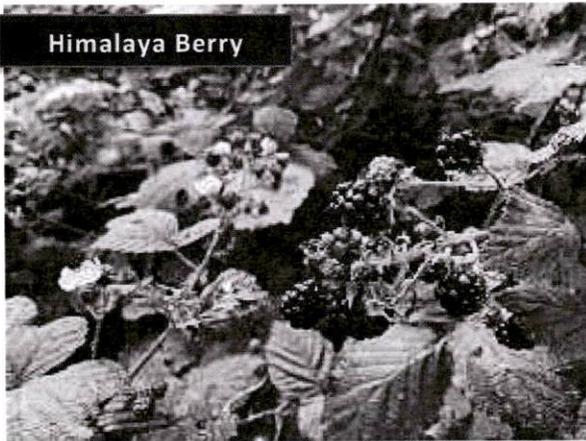
Pampas / Jubata Grass (*Cortaderia spp.*) Present throughout Humboldt County, Pampas grass alters native shrub, grass and post-logging forest lands by excluding native plants. It is easily identified by its tall, feather-like seed stalks. Difficult to pull once large, plants are better removed when small.



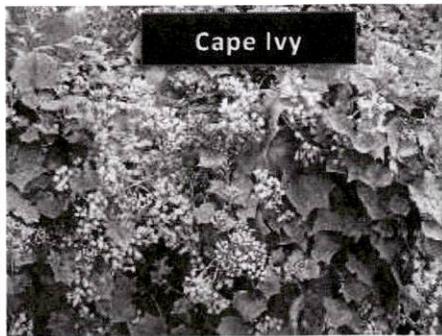
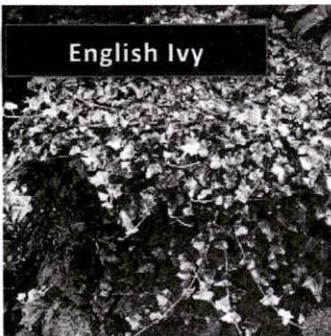
Common Gorse (*Ulex europaea*) An invader of native coastal prairies, this shrub is most easily identified by its long, sharp spines, fuzzy foliage, and yellow flowers. Like brooms, this plant threatens to change diverse, native grasslands to dense, single species stands of shrubs. The plant's flowers are a deep yellow color.



Himalaya Berry (*Rubus armeniacus*), the Himalayan blackberry or Armenian blackberry, is a species of Rubus in the blackberry group Rubus subgenus Rubus series Discolores Focke. It is native to Armenia and Northern Iran, and widely naturalised elsewhere



English and Cape Ivy (*Hedera* spp. & *Delairea odorata*) These invasive vines climb over and cover native plants and trees growing in shaded places. Ivies will smother and weigh down trees and will carpet over a previously rich forest floor.



European Beachgrass (*Ammophila arenaria*) is a clumping perennial grass (family Poaceae) found in coastal dune systems from Santa Barbara County north. European beachgrass grows more densely than native American dunegrass trapping passing sand and creating steep dunes. This stop new sand from reaching interior dunes, changing the structure and ecology of dune ecosystems. Native plants often cannot compete with dense stands of European beachgrass.

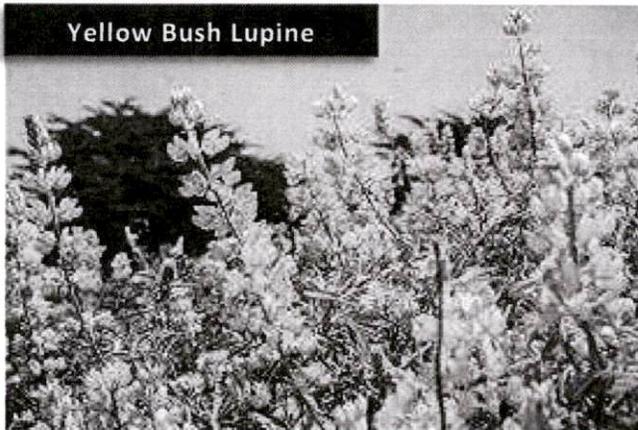


Ice plant (*Carpobrotus edulis*) is a ground-hugging succulent perennial that roots at the nodes, has a creeping habit, and often forms deep mats covering large areas. Shallow, fibrous roots are produced at

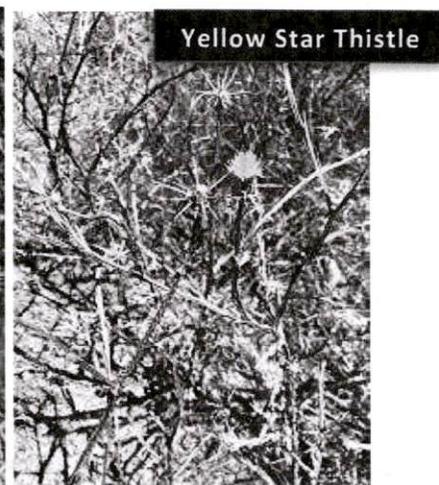
every node that is in contact with the soil.



Yellow Bush Lupine (*Lupinus arboreus*) An invader of coastal dunes, this plant overwhelms diverse native dune flowers and enriches the soil, paving the way for invasive annual grasses. It is easily identified as the shrub in the dunes with the many bright yellow spikes of flowers.



Italian, Yellow Star, Canada, and Bull (*Centaurea* & *Cirsium* spp.) This suite of invasive thistles infests native grasslands, roadsides and fields. These species displace native plants and are often noxious to native wildlife and livestock.





Bull Thistle



Canada Thistle

Spotted Knapweed (*Centaurea maculosa*) is a biennial or short-lived perennial with a deep taproot. The taproot forms a new shoot each year. Early in the season, the plant appears as a rosette, a leafy prostrate plant. Its rosette leaves develop on short stalks at the base of the plant. They are grayish green and deeply divided into oblong lobes.



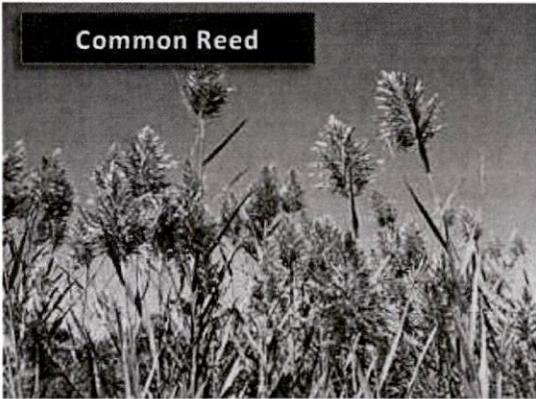
Spotted Knapweed

Spanish Heath (*Erica lusitanica*) While this low woody shrub is native to Europe, it now grows here in open, coastal areas with sandy soils. The shrub's flowers appear as many pinkwhite bells hanging on branches with soft, needle-like leaves.



Spanish Heath

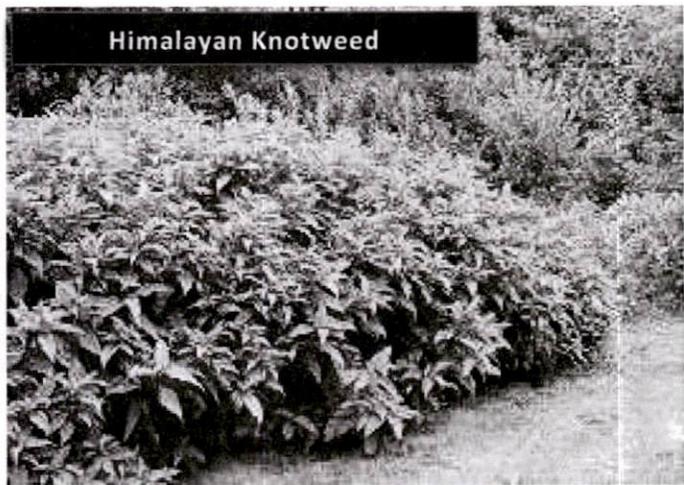
Common Reed (*Phragmites australis*) More invasive strains originated in Europe. Invasive European strains probably introduced during the 1800s Crowds out native species to prevent growth.



Chilean Cordgrass (*Spartina densiflora*) a dense-flowered cordgrass is a rhizomatous perennial grass (family Poaceae) found in salt marshes in Humboldt Bay and San Francisco Bay. Dense-flowered cordgrass may have been introduced to Humboldt Bay from Chile by lumber ships in the 19th century.



Japanese and Himalayan Knotweed (*Polygonum* spp.) Invasive knotweeds can grow from very small amounts of leaf or stem, increasing the chance that plants growing on stream banks may aggressively expand and outcompete native plants.



Soils Management Plan

Cultivation Soils

All soil from cultivation site will be reused and never dumped. Reused meaning the applicant either tills the soils in place in the garden areas or creates a pile with straw waddles at the bottom and covers with black plastic. These areas will meet all BMP's required. Applicant amends the garden soils every year with basic amendments. Greenhouses plants are planted in beds directly in the ground. Protection from overuse of inputs and reuse of these soils shall be a key component of operations. Operations will protect the resources through the following means:

The Site management plan will be implemented, Cultivations will occur in beds, air pots, or in the ground. Mixing, tilling, and amending of soils will occur within the receptacles. Composting is in a secure dedicated area. Vegetative materials will be chipped back into the compost pile. Cover crops will be utilized when not in cultivation for a month or more to reduce soil loss. Garbage from the cultivation is limited to bags from amendments and fertilizer containers. All items will be cleaned out properly into the garden area, recycled if possible and if not removed to the transfer station.

Cultivation-related wastes including, but not limited to, empty soil/soil amendment/ fertilizer/pesticide bags and containers, empty plant pots or containers, dead or harvested plant waste, and spent growth medium shall, for as long as they remain on the site, be stored at locations where they will not enter or be blown into surface waters, and in a manner that ensures that residues and pollutants within those materials do not migrate or leach into surface water or groundwaters.

Stormwater management Plan

Erosion Control

This cultivation site is flat. Daily inspections to verify that spoils are not stored or placed in or where they can enter any surface water. Spoils will be adequately contained or stabilized to prevent sediment delivery to surface waters. Spoils generated through development or maintenance of roads, driveways, earthen fill pads, or other cleared or filled areas shall not be side cast in any location where they can enter or be transported to surface waters. We will use appropriate erosion control measures to minimize erosion of disturbed areas, potting soil, or bulk soil amendments to prevent discharges of waste. Fill soil shall not be placed where it may discharge into surface water. Weed-free straw mulch is

Erosion Control cont.

used on exposed soils and, if warranted by site conditions, shall be secured to the ground. We will not plant or seed noxious weeds. Prohibited plant species, only locally native, non-invasive, and non-persistent grass species will be used for temporary erosion control. We will incorporate erosion control and sediment detention devices and materials into the design, work schedule, and implementation of all cannabis cultivation activities. Measures to limit or prevent erosion, include, but are not limited to, removal of fill from watercourses, stream restoration, riparian vegetation planting and maintenance, soil stabilization, erosion control, upgrading stream crossings if needed, road out sloping and rolling dip installation where safe and suitable as needed, installing ditch relief culverts and over side drains if prescribed, stabilizing unstable areas, reshaping cut banks, and rocking native- surfaced roads. We will do our best to implement all applicable Erosion Control and Soil Disposal and Spoils Management Requirements in addition to the Winterization Requirements below by the onset of the winter period (November 15).

Measures to Protect Watershed

All spraying of plants for any type of pest control, mildew/mold control or foliage feeding is done when winds are at 0 and sprayed directly onto plants without over spray. No generators or household projects of any sort happen within 200 ft feet of the watershed. No pumping or dumping ever occurs in watershed. All fertilization of plants is monitored closely. Fertilizer comes from separate tanks. Implementing water conservation measures, irrigating at conservative rates, applying fertilizers at conservative rates, applying chemicals according to the label specifications, and maintaining stable soil and growth media should serve to minimize the amount of runoff and the concentration of chemicals in that water. If irrigation runoff occurs, measures shall be in place to treat/control/contain the runoff. We try to be water conservative and use no more then what is required. Irrigation runoff will be contained so that any pollutants are trapped in the ditch relief. Irrigation runoff will be managed so that any entrained constituents, such as fertilizers, fine sediment and suspended organic particles, and other oxygen consuming materials are not discharged to nearby watercourses. We will do our best to ensure that irrigation tailwater is not discharged towards or impounded over unstable features or landslides.

Light Pollution Control Plan

The only light applicant uses is supplemental light for immature plants. Immature plants located in the propagation greenhouse. Supplemental light consists of 30-40 22w light bulbs. Entire propagation greenhouse is blacked out with blackout plastic to prevent light leaks. Greenhouse is checked daily while lights are in use for potential light leaks. Applicant guarantees that there are no light leaks coming from the greenhouses.

APN 221-021-003
PLOT PLAN

HUMBOLDT COUNTY, CA

Stillwater Sciences
385 TELEGRAPH AVENUE, SUITE 900
BERKELEY, CA 94705
P. (510) 848-0998

PLOT PLAN

APN 221-021-003

HUMBOLDT COUNTY, CA

OWNER:
DJMO FOLEY
5500 DOWDELL AVE, APT #246
ROHNERT PARK, CA 94928
(202) 372-6977
DJMOFOLEY4@GMAIL.COM

AGENT:
JOEL MONSCHKE PE
STILLWATER SCIENCES
850 G STREET, SUITE K
ARCATA, CA 95521
707-496-7075
JMONSCHKE@STILLWATERSCI.COM

PROJECT NOTES:

APN 221-021-003: <E> 14,939 SF OUTDOOR CULTIVATION AREA
<E> 4,100 SF MIXED LIGHT CULTIVATION AREA

POND NOTES:

- 200,000 GALLONS <E>
- 200,000 GALLONS <E>
- EXISTING & PROPOSED POND: RAINWATER CATCHMENT
- WATER USE FOR EXISTING & PROPOSED POND: IRRIGATION & FIRE SUPPRESSION

ADDITIONAL NOTES:

- PARCEL EXTERNT TAKEN FROM HUMBOLDT COUNTY GIS AND ASSESSORS PARCEL MAPS; MODIFIED BASED ON FIELD CONDITIONS; APPROXIMATE ONLY.
- SLOPE DIRECTION AND GRADIENT CONE DETERMINED USING SCALE BAR AND UNDERLYING USGS TOPO MAPS.
- NO SCHOOLS, BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS, OR TRIBAL CULTURAL RESOURCES WITHIN 600' OF PROPERTY.
- ALL ROADS AND PARKING AREAS SURFACED WITH GRAVEL, MAIN COMMUNITY ROAD THROUGH PROPERTY IS 16' - 20' WIDTH, 0-15% GRADE, PRIVATE DRIVEWAYS - 12' - 14' WIDTH 0-25% GRADE.
- EXISTING AND PROPOSED BUILDINGS ARE SHOWN ON SHEET 1 OF THIS PLOT PLAN.
- BUILDINGS LABELED ON SHEET 2 IF THEY WILL BE USED FOR ANY CULTIVATION OR PROCESSING ACTIVITY.

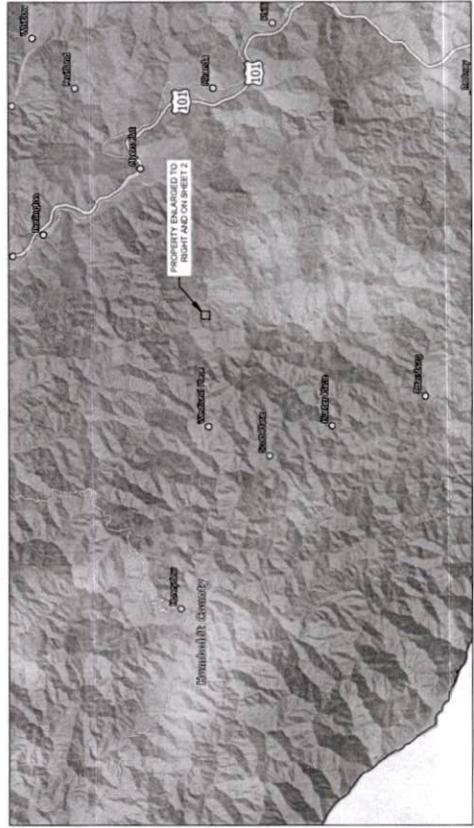
CALIFORNIA LOCATION MAP



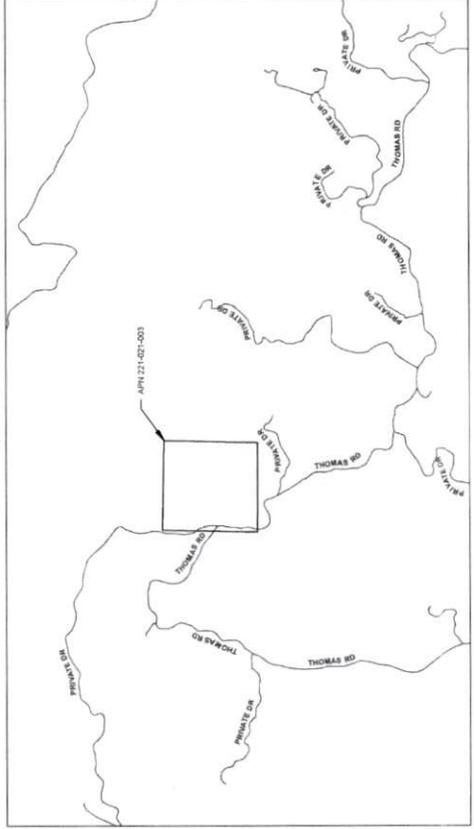
HUMBOLDT COUNTY MAP
NTS

CALIFORNIA MAP
NTS

REGIONAL LOCATION MAP



VICINITY LOCATION MAP



PROJECT NUMBER: 546.50

SCALE: AS NOTED

DATE: 4/17/2020

DESIGN: CL

DRAWN: CL

CHECKED: JM

APPROVED: JM

TITLE SHEET

SHEET 1 OF 2



APN 221-021-003
PLOT PLAN

HUMBOLDT COUNTY, CA

Stillwater Sciences
11111 WILSON AVENUE, SUITE 500
REDWOOD CITY, CA 94063 P: (650) 948-6008

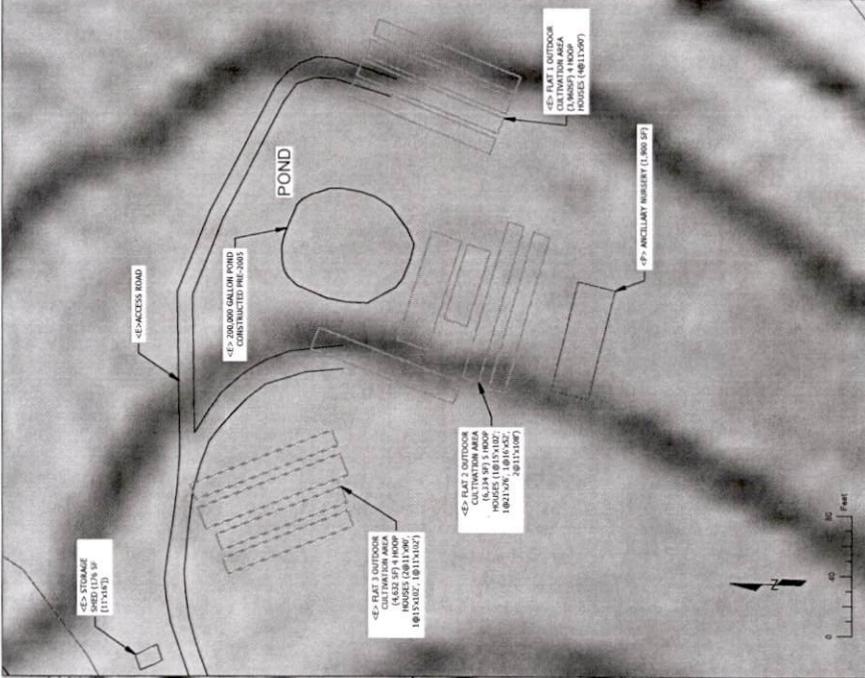
PROJECT NUMBER: 546.50
SCALE: AS NOTED
DATE: 4/16/2020



DESIGN: CL
DRAWN: CL
CHECKED: JM
APPROVED: JM

PLOT PLAN

SHEET 2 OF 2



LEGEND	
	CLASS 2 TRIBUTARY
	CLASS 3 TRIBUTARY
	ROADS
	STRUCTURES
	PRIMARY PARCELS
	ADJACENT PARCELS
	←> CULTIVATION AREAS
	←> CULTIVATION AREAS
	POND
	CROSSING POINT OF DIVERSION (1,865 SF) (1806591)
	EASEMENT OF RECORD
	SEPTIC TANK AND LEACH FIELD

