

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

**Resolution Number: 24-030**

**Record Number: PLN-11165-CUP**

**Assessor's Parcel Number: 211-151-017, 211-151-018**

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

**WHEREAS**, Eel River Family Farms, MBC provided an application and evidence in support of approving a Conditional Use Permit for an existing 17,996 square foot mixed light and 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 June 6, 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 17,996 square foot of existing mixed light commercial cannabis cultivation. Estimated annual water usage is 204,000 gallons and is sourced from an existing permitted well (16/17-0149; WCR2017-001434). Water storage totals 114,000 gallons with an additional 90,000 proposed for a total of 204,000. Trimming and bucking will occur onsite while all other processing will be taken off-site to a licensed facility. Power is sourced from PG&E with a backup generator used for emergency purposes only.

**EVIDENCE:**   a) Project File: PLN-11165-CUP

- 2. FINDING:**           **CEQA.** The project complies with the requirements of the California Environmental Quality Act. The Humboldt County Planning Commission has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use

Ordinance as well as the Addendum to the Mitigated Negative Declaration that was prepared for the project pursuant to Section 15164 of the CEQA guidelines.

- EVIDENCE:**
- a) Addendum prepared for the proposed project.
  - b) The proposed project does not present substantial changes that would require major revisions to the previous MND. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.
  - c) A Site Management Plan (SMP) showing compliance with the State Water Board Cannabis General Order for Waste Discharge. Conditions of approval require the applicant to adhere to and implement the recommendations of the SMP and maintain enrollment in the State Cannabis Cultivation Policy for the life of the project.
  - d) The project is for pre-existing cultivation. The nearest spotted owl activity center is approximately 0.75 miles to the southeast and additional owl activity centers are further from the site. Use of the generator is subject to the standard condition limiting noise to 50dB at 100 feet from the generator or at the edge of the nearest forest habitat, whichever is closer. As proposed and conditioned, the project is consistent with CMMLUO performance standards and CDFW guidance and will not negatively affect the northern spotted owl or other sensitive species.
  - e) A Road Evaluation Report concludes the route leading to the subject parcel is developed to the equivalent of a category 4 road standard, is in good condition, and does not have any evidence of a site-specific safety problem.

### **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 Agriculture Exclusive (AE) and Timberland (T) 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 the Open Space Action Program.

- 4. FINDING:** The proposed development is consistent with the purposes of the existing Timberland Production (TPZ) zone in which the site is located.

- EVIDENCE:**
- a) The Timberland Production Zone (TPZ) is intended to be applied to areas of the County in which primary uses include the growing and harvesting of timber and timber production facilities, including portable processing equipment. Compatible uses other than the direct growing, harvesting, and portable processing of timber include grazing and other agricultural uses.
  - b) All accessory agricultural uses are principally permitted in the Timberland Production Zone (TPZ).
  - c) Humboldt County Code section 314-55.4.8.2.2 allows cultivation of up to 43,560 square feet of existing outdoor cannabis cultivation and up to 22,000 square feet of existing mixed-light commercial 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 17,966 square feet of cultivation on a 30-acre parcel is consistent with this and with the cultivation area verification prepared conducted by staff.
  - d) All cultivation is at least 30 feet from all property lines and there are no public parks, school bus stops or other sensitive receptors within 600 feet of the cultivation areas. Religious organization/church

- 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 TPZ (HCC 314-55.4.8.2.2).
  - b) The legal parcel consists of APN 211-151-017 and 211-151-018, which were established as a single parcel through a Lot Line Adjustment that is memorialized by Parcel Map 927, filed on January 10, 1977 in Book 8, Page 49 of Parcel Maps and deeds recorded on January 10, 1977 in Volume 1388, Pages 456 and 457 of Official Records. The Parcel Map in combination with these deeds established the eastern boundary of the lands owned at the time by Henry and Charlotte Null consisting of the lands currently identified as APN's 211-151-017 and 211-151-018, as the eastern boundary of APN 211-151-018.
  - c) The project will obtain water from a permitted well (16/17-0149;

WCR2017-001434), which is an eligible water source.

- d) A Road Evaluation Report found the access roads to be functionally appropriate for the expected traffic.
- e) The slope of the land where cannabis will be cultivated are graded flat areas within a larger area of 15% to 30 % slope.
- f) The cultivation of cannabis will not result in the conversion of timberland. No timber conversion has occurred post environmental baseline (January 1, 2016).
- g) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 feet from any property line and more than 600 feet from any school, public park, or Tribal Cultural Resource. The project is within 600 feet of a church; however, the church has submitted a notice of consent from the church for cultivation within the subject parcel.

**6. FINDING:**

The continued cultivation of 17,966 square feet of existing 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. The entire road segment is developed to Category 4 road standards (20 feet wide) or better.
- 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) Irrigation water will come from a permitted well (16/17-0149; WCR2017-001434), which is an eligible water source.
- d) Provisions have been made in the applicant's proposal to protect water quality and thus runoff to adjacent property and infiltration of water to groundwater resources will not be affected.



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

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

**8. FINDING:** 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 Middle Main Eel Planning Watershed, which under Resolution 18-43 is limited to 360 permits and 125 acres of cultivation. With the approval of the project the total approved permits in this Planning Watershed would be 105 permits and the total approved acres would be approximately 42.91 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 Eel River Family Farms, LLC subject to the conditions of approval attached hereto as Attachment 1.

Adopted after review and consideration of all the evidence on June 6, 2024.

The motion was made by COMMISSIONER Noah Levy and second by COMMISSIONER Jerome Qiriaz and the following vote:

AYES:	COMMISSIONERS:	Iver Skavdal, Noah Levy, Jerome Qiriaz, Peggy O'Neill, Lorna McFarlane
NOES:	COMMISSIONERS:	
ABSENT:	COMMISSIONERS:	Thomas Mulder, Sarah West
ABSTAIN:	COMMISSIONERS:	
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.



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John Ford, Director  
Planning and Building Department



## **ATTACHMENT 1A**

### **Conditions of Approval**

#### **APPROVAL OF THE CONDITIONAL USE PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS.**

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

1. Within 60 days of the effective date of permit approval, the permittee shall execute a Compliance Agreement with the Humboldt County Planning and Building Department described under Conditions of Approval **A2** through **A17**. All activities described in the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
2. Within 60 days of permit approval, the permittee shall install a water meter on all irrigation sources to demonstrate that there is sufficient water supply to meet the demands of the project. The water use for cultivation is limited to the use of the irrigation infrastructure described in the approved Operations Plan. The applicant will maintain logs of water usage and make the logs available upon request.
3. The permittee shall adhere to the recommendations within the Site Management Plan to manage sediment discharge.
4. Within 60 days of permit approval, the permittee shall provide documentation to the satisfaction of the Planning and Building Department and CDFW that the work completion dates in section 3.2 of the LSAA have been updated and that the applicant is making good faith progress toward completing the scope of work in the LSAA.
5. Within 60 days of permit approval, the permittee shall provide documentation demonstrating that foreign materials including water lines have been removed from stream channels.
6. Within 60 days of the effective date of project approval, the permittee shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning and Building Department.
7. The permittee shall obtain a will serve letter from the Fire Protection District OR cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE

EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required.

8. The permittee shall pay a conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The permittee is responsible for costs for post-approval review for determining project conformance with conditions. Payment shall be made to the Humboldt County Planning Division, 3015 H Street, Eureka. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection.
9. Within 60 days of the effective date of project approval, the permittee shall fully contain compost piles on site and provide documentation to the Planning and Building Department.
10. The permittee shall obtain grading permits for all existing, unpermitted grading associated with the existing cannabis operation. No new grading is authorized.
11. The permittee shall obtain permits or exemptions for all structures associated with the cannabis operation.
12. Within 60 days of the effective date of permit approval, the permittee shall obtain a final LSAA from CDFW and submit this to the Planning Department.
13. The permittee shall complete and maintain STX-1 and STX-2 (as identified in the expired LSAA – 1600-2017-0547-0000-R1) and hydrologically disconnect the road approaches by October 15, 2024.
14. The permittee shall implement substantive containment of all operation related generators, water pumps, and fans.
15. The permittee shall relocate all fences and gates out of the county right away. This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-sign off for a building permit, or Public Works approval for a business license.
16. The permittee shall pave the driveway apron for a minimum width of 18 feet and a length of 50 feet. Sign off from the department of Public Works shall satisfy this requirement.



17. The permittee shall provide evidence of completion of the remedial measures identified in the Less than Three Acre Conversion Mitigation Plan prepared by Mad River Properties, Inc for conversion sites A through C.
18. The permittee shall provide evidence that the second, unpermitted well has been retroactively permitted through DEH, obtained legal conforming status, or destroyed after obtaining a well destruction permit.

#### **B. General Conditions**

1. Onsite processing is not authorized until a commercial structure is permitted and an adequate and approved wastewater system installed. Processing will occur offsite at a licensed facility until an eligible onsite structure is completed and approved.
2. The permittee shall follow the recommendations of the Biologist as described on page 26 of the Biological Assessment:
  - a. Fertilizers and pesticides shall be stored in secured facilities;
  - b. Erosion control measures shall be implemented;
  - c. Trash and food waste stored in animal proof containers;
  - d. Conduct nesting bird surveys if there is any significant vegetation removal between March 1 and August 31;
  - e. Monitor for invasive species and remove them when discovered;
  - f. Prior to any ground disturbance, a qualified biologist shall conduct a protocol level floristic survey for rare plants including, but not limited to, Two flowered pea (*Lathyrus biflorus*);
  - g. Road maintenance shall occur outside nesting period for Spotted owls, February 1 to July 9.
3. Cultivation activities may be supported by portable toilets. An invoice or equivalent documentation confirming the continued use of portable toilets shall be provided upon request.
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 the applicant is responsible for this cost to the project.
5. 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.
6. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection to keep the permit valid.

7. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. All outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
8. All driveways and private road intersections onto the County Road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance).

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

1. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, ground-stone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.
2. The combination of background, generator and greenhouse fan or other operational equipment created noise must not result in the harassment of Northern Spotted Owl species as required to meet the performance standards for noise set by Department Policy Statement No. 16-005. The combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.
3. All artificial lighting shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be shielded between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program.



Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of low-pressure sodium (LPS) light or low spectrum light emitting diodes with a color temperature of 3000 kelvins or less and 3) only placed where needed.

4. Should the Humboldt County Planning Division receive complaints that lighting or noise is not complying with the standards listed above in this permit, within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the light shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
5. The use of monofilament netting for all uses, including but not limited for erosion control, shall be prohibited. Geotextiles, fiber rolls, and other erosion control measure materials shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves to minimize the risk of ensnaring and strangling wildlife.
6. All refuse shall be contained in wildlife proof containers, always, and relocated to an authorized waste management facility, in compliance with State and local laws, on a regular and on-going basis.
7. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
8. The use of anticoagulant rodenticide is prohibited.
9. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.
10. All components of the project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, the CMMLUO, and these conditions of approval.
11. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning and Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort toward compliance can be shown within the two years following the issuance of the provisional clearance or permit, the Department may, at the discretion

of the Director, provide for extensions of the provisional permit to allow additional time to meet the outstanding requirements.

12. Compliance with all statutes, regulations, and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
13. Confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
14. Applicant must adhere to and implement the Site Management Plan. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted to the Planning and Building Department upon request.
15. Applicant must demonstrate and maintain enrollment in Tier 1 or 2 in accordance with State Water Resources Control Board Order No. WQ 2019-0001-DWQ, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
16. Comply with the terms of any applicable Lake and Stream Alteration (1600 or 1602) Agreement obtained from the California Department of Fish and Wildlife (CDFW).
17. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire), if applicable.
18. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).
19. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
20. Pay all applicable application, review for conformance with conditions and annual inspection fees.



21. Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's Certified Unified Program Agency (CUPA) program, and in such a way that no spillage occurs.
22. The master logbooks maintained by the applicant to track production and sales shall be maintained for inspection by the County.
23. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

Performance Standards for Cultivation and Processing Operations

24. Pursuant to Business and Professions Code section 26051.5(a)(8), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
25. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include federal and state wage and hour laws, Cal/OSHA, OSHA, the California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
26. Cultivators engaged in processing shall comply with the following Processing Practices:
  - a. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
  - b. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
  - c. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
  - d. Employees must wash hands sufficiently when handling cannabis or use gloves.
27. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
  - a. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
    - (1) Emergency action response planning as necessary;
    - (2) Employee accident reporting and investigation policies;
    - (3) Fire prevention;
    - (4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);

- (5) Materials handling policies;
  - (6) Job hazard analyses; and
  - (7) Personal protective equipment policies, including respiratory protection.
- b. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
    - (1) Operation manager contacts;
    - (2) Emergency responder contacts; and
    - (3) Poison control contacts.
  - c. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
  - d. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
28. All cultivators shall comply with the approved processing plan as to the following:
- a. Processing practices
  - b. Location where processing will occur
  - c. Number of employees, if any
  - d. Employee Safety Practices
  - e. Toilet and handwashing facilities
  - f. Plumbing and/or septic system and whether or not the system is capable of handling increased usage
  - g. Drinking water for employees
  - h. Plan to minimize impact from increased road use resulting from processing
  - i. On-site housing, if any
29. Term of Commercial Cannabis Activity Permit. Any Commercial Cannabis Cultivation permit issued pursuant to the CMMLUO or CCLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.
30. Inspections. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to



request reinspection or to cure any items of noncompliance shall terminate the Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed.

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

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

#### **Informational Notes:**

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

EEL RIVER FAMILY FARMS, LLC  
APNs: 211-151-017  
CULTIVATION AND OPERATIONS MANUAL  
HUMBOLDT COUNTY, CA

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COMMERCIAL CANNABIS  
CULTIVATION FACILITIES



PREPARED FOR:



UPDATED MARCH 2024



**Commercial Cannabis Cultivation Facilities**  
APN: 211-151-017

Lead Agency:

***Humboldt County Planning Department***  
3015 H Street  
Eureka, CA 95501

Prepared By:



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In Consultation with:

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1752 Dyerville Loop Road  
McCaan, CA 95571

**March 2024**

OPERATIONS MANUAL  
EEL RIVER FAMILY FARMS, LLC

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## Contents

<b>EEL RIVER FAMILY FARMS, LLC.....</b>	<b>1</b>
<b>APNS: 211-151-017 .....</b>	<b>1</b>
<b>CULTIVATION AND OPERATIONS MANUAL.....</b>	<b>1</b>
<b>HUMBOLDT COUNTY, CA.....</b>	<b>1</b>
<b>.....</b>	<b>1</b>
<b>COMMERCIAL CANNABIS .....</b>	<b>1</b>
<b>CULTIVATION FACILITIES .....</b>	<b>1</b>
<b>1. PROJECT SUMMARY .....</b>	<b>5</b>
1.1. PROJECT OBJECTIVE.....	5
1.2. SITE DESCRIPTION.....	5
1.3. LAND USE.....	5
1.4. STATE AND LOCAL COMPLIANCE.....	5
1.4.1. Department of Cannabis Control – CalCannabis .....	5
1.4.2. State Water Resources Control Board – Water Rights .....	5
1.4.3. State Water Resources Control Board and North Coast Regional Water Quality Control Board – Water Quality .....	5
1.4.4. Humboldt County Building Department.....	6
1.4.5. Cal Fire .....	6
1.4.6. California Department of Fish and Wildlife .....	6
1.4.7. Cultural Resources .....	6
<b>2. CULTIVATION AND PROCESSING .....</b>	<b>6</b>
2.1. PROPAGATION AND INITIAL TRANSPLANT .....	6
2.2. OUTDOOR CULTIVATION PLAN .....	7
2.3. IRRIGATION PLAN AND SCHEDULE .....	7
2.4. PROCESSING (HARVESTING, DRYING AND TRIMMING) .....	7
2.5. EMPLOYEE PLAN.....	7
2.5.1. Job Descriptions And Employee Summary .....	7
2.5.2. Staffing Requirements .....	8
2.5.3. Employee Training and Safety .....	8
2.5.4. Toilet and Handwashing Facilities .....	8
2.5.5. On Site Housing .....	8
2.5.6. Parking Plan .....	8
2.6. SECURITY PLAN AND HOURS OF OPERATION.....	8
2.6.1. Facility Security .....	8
2.6.2. Hours of Operation .....	8
<b>3. ENVIRONMENT .....</b>	<b>8</b>
3.1. WATER SOURCE, STORAGE, AND PROJECTED USE.....	8
3.1.1. Site Drainage, Runoff, and Erosion Control .....	9
3.1.2. Stormwater Management Plan .....	9
3.1.3. Erosion Control .....	9



OPERATIONS MANUAL  
EEL RIVER FAMILY FARMS, LLC

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3.2. WATERSHED AND HABITAT PROTECTION .....	9
3.3. INVASIVE VEGETATIVE SPECIES CONTROL PLAN .....	10
3.4. MATERIALS MANAGEMENT PLAN .....	10
3.5. SOILS MANAGEMENT PLAN.....	11
3.6. HAZARDOUS WASTE STATEMENT .....	11
3.7. ENERGY PLAN .....	11
3.8. WASTE MANAGEMENT.....	11
3.8.1. Cultivation.....	11
3.8.2. Sewage Disposal Plan .....	11
<b>4. PRODUCT MANAGEMENT.....</b>	<b>11</b>
4.1. PRODUCT TESTING AND LABELING .....	11
4.2. PRODUCT INVENTORY AND TRACKING .....	11
4.3. TRANSPORTATION AND DISTRIBUTION .....	12

APPENDICES

Appendix A: Site Map

Appendix B: Cultivation Activities Schedule

Appendix C: References

## 1. PROJECT SUMMARY

### 1.1. PROJECT OBJECTIVE

Eel River Family Farms, LLC is applying for a Conditional Use Permit on APN:211-151-017 through the County of Humboldt's Commercial Medical Marijuana Land Use Ordinance (CCMLUO). The applicant seeks to permit 17,996 sq. ft. of mixed light cultivation. Cultivation is proposed to occur in a combination of eight (8) greenhouses that range in width from 20' to 35 ft and length from 72 ft to 150 ft.

The project proposal includes the reorganization of the upper site to remove the existing greenhouses outside of the 30' SRA setback and the addition of (18) 5,000-gallon water storage tanks. Proposed water storage is 204,000 gallons and is estimated to be 100% of the project needs. Energy is sourced through PG&E and will be required to enroll in the renewable energy program.

### 1.2. SITE DESCRIPTION

The project site is located on APN 211-151-017 in the Redcrest area, on the west side of Dyerville Loop Road, on the property known as 1752 Dyerville Loop Road. The site is 32 acres in the Cameron Creek-Eel River HUC-12 watershed. The subject property has been historically used for timber and cannabis cultivation. The existing cannabis cultivation site activities total approximately 17,996 sq. ft. The existing upper site encroaches into the 30's SRA setback and into the parcel to the north by 13-21 ft. The greenhouses are proposed to be reorganized and relocated outside of the SRA setback. The approximate 2,500 sq. ft. of disturbance that is located on the northern parcel includes weed fabric and a gravel base. Weed fabric and gravel will be removed with native grass seed and straw will be applied.

### 1.3. LAND USE

The property is zoned Timber Production Zone (TPZ). Land uses surrounding the parcel are comprised of TPZ or Unclassified with a general plan designation of Timber (T).

### 1.4. STATE AND LOCAL COMPLIANCE

#### 1.4.1. DEPARTMENT OF CANNABIS CONTROL – CALCANNABIS

Eel River Family Farms, LLC has obtained a Commercial Cannabis Activity license from the State of California for the pre-existing cannabis cultivation.

#### 1.4.2. STATE WATER RESOURCES CONTROL BOARD – WATER RIGHTS

Water is sourced from an existing permitted well (16/17-0149; WCR2017-001434). Water will be pumped and stored during the winter and spring months. Eel River Family Farms is proposing to have 100% of the estimated water demand stored in hard sided tanks. No diversionary water source is proposed for this project.

#### 1.4.3. STATE WATER RESOURCES CONTROL BOARD AND NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD – WATER QUALITY

The applicant is enrolled for coverage as a Tier 1, Low Risk (WDID: 1\_12CC417268) under the SWRCB General Order WQ 2019-0001-DWQ *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Dischargers of Waste Associated with Cannabis Cultivation Activities* Order. The purpose of the SWRCB Order is to implement the requirements for waste discharges associated with cannabis cultivation as described in SWRCB's *Cannabis Cultivation Policy – Principles*



*and Guidelines for Cannabis Cultivation* ("Policy"). Prior to the commencement of cultivation operations, a Site Management Plan will be developed for the property to describe how the discharger is complying with the applicable Best Practicable Treatment or Control (BPTC) Measures listed in Attachment A of the Order/Policy.

The Tier 1, Low Risk discharger status reflects current operations that disturb less than one acre. The applicant's proposal will keep all cultivation activities out of riparian setbacks to maintain Low Risk status with SWRCB.

#### **1.4.4. HUMBOLDT COUNTY BUILDING DEPARTMENT**

Upon project approval, all necessary building permits will be obtained from the Humboldt County Building Department for all existing/proposed structures and supporting infrastructure.

#### **1.4.5. CAL FIRE**

The subject property is located within a State Responsibility Area (SRA) for fire protection. Proposed improvements include management of trees and vegetation around existing structures to maintain the required 100-foot defensible space. All structures on the property meet the 30-foot SRA setback requirement from property lines. The project proposes a designated fire turn-around and pull-out area for emergency vehicles and one (1) 2,500-gallon water tank dedicated to SRA emergency response. If needed, risers to SRA specifications will be installed for firefighting purposes.

#### **1.4.6. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE**

A Lake and Streambed Alteration Agreement (LSAA) was notified to the Department of Fish and Wildlife. An agreement was issued under 1600-2017-0547-R1. There are two stream crossings on the parcel.

#### **1.4.7. CULTURAL RESOURCES**

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

## **2. CULTIVATION AND PROCESSING**

### **2.1. PROPAGATION AND INITIAL TRANSPLANT**

The applicants propose to propagate juvenile plants on-site from seeds and mother plants within the proposed 15'x85' building or retain clones from an offsite-licensed facility. Mother plants will remain in the vegetative stage solely for propagation. Cuttings will be sampled from the mother plants and rooted into a growing medium (e.g. oasis cubes) to produce clones. When the clones reach a juvenile state they will then be transferred to the cultivation area, and after 2-3 weeks will be transplanted into the raised beds in the flowering greenhouses. The juvenile plants will be irrigated using hand watering methods, and after three weeks they will continue their vegetative cycle and eventually flower. For the artificial lighting used to assist with the enhancement of plant growth, the lights will

be set on timers that activate ½ hour before sunset daily. Prior to sunset each day, blackout tarps are automatically or manually pulled over the mixed light greenhouses and nursery to prevent all light from escaping. The blackout tarps are constructed out of 2 ply-10-millimeter plastic with internal threading for shear strength.

## **2.2. OUTDOOR CULTIVATION PLAN**

The existing cultivation total is 17,796 sq. ft. and uses approximately 204,000 gallons per year. The mixed light cultivation is proposed to occur in eight (8) greenhouses that range in width from 20' to 35 ft and length from 72 ft to 150 ft. The greenhouses consist of heavy gage steel tubing covered with a woven poly translucent opaque tarp or corrugated plastic. Greenhouses are proposed to be ventilated by intake and exhaust fans and will not require a slab foundation or improved flooring. Raised beds will run the length of each greenhouse. The monthly Cultivation Schedule in Appendix C details the cultivation activities associated with the outdoor light deprivation cultivation operation for a typical two cycle year.

## **2.3. IRRIGATION PLAN AND SCHEDULE**

The existing cultivation currently uses an estimated 204,000 gallons of water for 17,796 sq. ft. of cultivation area (11.2 gal/sq.ft.). The monthly Cultivation Schedule in Appendix C details the irrigation activities associated with all cultivation.

## **2.4. PROCESSING (HARVESTING, DRYING AND TRIMMING)**

Drying and curing will occur in the summer and fall months in the existing 15'x85' building. This building will be shared by the nursery in the late winter/early spring. All processing (trimming and packaging) will occur off-site. Plants that are ready for harvest will have their flowering branches removed and placed in plastic containers and transported to the 15'x85' building where they will be suspended and left to dry for approximately one week. The dried flowers will be bucked into manageable buds and transported to an off-site processing facility.

All cannabis processing (trimming) will occur off site.

## **2.5. EMPLOYEE PLAN**

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

### **2.5.1. JOB DESCRIPTIONS AND EMPLOYEE SUMMARY**

- *Agent in Charge*: Responsible for business oversight and management. Responsibilities include, but are not limited to: inventory and tracking, personnel management, record keeping, budget, and liaison with State and County inspectors as needed. This is a part-time to full-time, seasonal position.
- *Lead Cultivator*: Oversight and management of the day to day cultivation of commercial cannabis. Responsibilities include but are not limited to: plant propagation and transplant, soil management, irrigation, fertilization, pesticide management, and harvest activities. This is a full-time, year-round position.
- *Assistant Cultivator / Processing Manager*: Provides support to the *Lead Cultivator* in their day to day duties and takes the lead role during times when the *Lead Cultivator* may be off site. Once processing activities commence, the *Assistant Cultivator* duties switch to oversight and management of processing the dried commercial cannabis. This is a full-time, seasonal position.



- Seasonal Laborer: Provides cultivation support, harvesting, drying support and processing of cannabis. This is a part-time to full-time, seasonal position.

#### **2.5.2. STAFFING REQUIREMENTS**

In addition to the *Agent in Charge*, *Lead Cultivator*, up to three (3) part-time seasonal labor positions. The number of seasonal laborers varies based on the needs of the farm during the cultivation and harvest. During peak operational periods, the operation may require up to five (5) employees.

#### **2.5.3. EMPLOYEE TRAINING AND SAFETY**

On-site cultivation, harvesting and drying will be performed by employees trained on each aspect of the procedure including cultivation/harvesting techniques, use of pruning tools, and proper application/storage of pesticides and fertilizers. All cultivation staff will be provided with proper hand, eye, body and respiratory Personal Protective Equipment (PPE). Access to the on-site cultivation and drying facilities will be limited to authorized and trained staff. All employees will be trained on proper safety procedures including fire safety, use of PPE, proper hand washing guidelines, and emergency protocol. Contact information for the local fire department, Cal Fire, Humboldt County Sheriff and Poison Control as well as the Agent in Charge will be posted at the employee restroom. Each employee is provided with a written copy of emergency procedures and contact information. The material safety data sheets are kept on site and accessible to employees.

#### **2.5.4. TOILET AND HANDWASHING FACILITIES**

A temporary portable toilet and handwashing station will be used on site for the cultivation employees. Cultivation employees will have access to anti-bacterial Liquid Soap and paper hand towels. Work will occur at a distance no greater than 600 feet from the restroom facility.

#### **2.5.5. ON SITE HOUSING**

There is no residential structure on the subject parcel. Employees will commute to the site.

#### **2.5.6. PARKING PLAN**

Parking is proposed to be located on both the upper and lower cultivation sites. Five (5) parking spaces are located near the drying and curing area. (Appendix A).

### **2.6. SECURITY PLAN AND HOURS OF OPERATION**

#### **2.6.1. FACILITY SECURITY**

The property is accessed through an entry gate that remains locked at all times. Cultivation facilities (greenhouses, storage sheds, drying facility) will only be accessible through the locked gate. Access to the area is limited to employees and approved personnel including agency staff, consultants, and distributors.

#### **2.6.2. HOURS OF OPERATION**

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

## **3. ENVIRONMENT**

### **3.1. WATER SOURCE, STORAGE, AND PROJECTED USE**

Irrigation water is proposed to be sourced from the permitted well. Water will be pumped from a non-diversionary ground water well. Water storage is comprised of a total of 204,000-gallon in hard



sided tanks. The well will be used in the winter and spring months to fill the 204,000 gallons of storage. The proposed storage is estimated to be 100% of the project demand. Refer to section 2.3 for a summary of irrigation practices.

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

The annual water demand is estimated to be approximately 204,000 gallons (11.2 gallons/sq. ft.). Table 1 outlines the estimated irrigation water usage for cultivation during a typical year. Variables such as weather conditions and specific cannabis strains will have a slight effect on water use.

*Table 1: Estimated Annual Irrigation Water Usage (gallons)*

Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
0	0	4,000	10,000	20,000	35,000	45,000	45,000	35,000	10,000	0	0	204,000

#### **3.1.1. SITE DRAINAGE, RUNOFF, AND EROSION CONTROL**

The applicant has enrolled with the State Water Resources Control Board (SWRCB) for coverage under the General Order. A Site Management Plan (SMP) for existing site conditions has been developed; the SMP will be updated to will the proposed expansion and detail erosion control and sediment capture measures, as well as road maintenance and runoff activities.

#### **3.1.2. STORMWATER MANAGEMENT PLAN**

The proposed cultivation activities will take place in the existing flats on slopes less than 10%. The greenhouse skins will be removed each season before the rainy season begins. Raised beds will be planted with cover crop. No other structures are proposed. Impermeable surfaces are not proposed to increase.

Stormwater management for the remainder of the property is addressed in the SMP, which will also include recommendations for road network maintenance. Existing and proposed structures are located over 50-ft from any watercourses, providing a sufficient buffer to prevent potential sediment or nutrient delivery.

#### **3.1.3. EROSION CONTROL**

The SMP will include erosion and sediment control best practicable treatment controls (BPTCs) designed to prevent, contain, and reduce sources of sediment. Additionally, the SMP will include site-specific corrective actions to ensure property maintenance and erosion control.

### **3.2. WATERSHED AND HABITAT PROTECTION**

All proposed cultivation activities will meet setbacks and should provide a suitable buffer between the cultivation operation and sensitive habitat. No new ground disturbance is proposed as all cultivation is located on already-disturbed ground. No major grading is proposed.

All light from the nursery shall be attenuated so that it does not create a new source of light or glare that could adversely impact local wildlife. Proposed activities would not increase ambient noise by greater than 3 decibels. Additionally, adherence to the Site Management Plan will ensure that erosion control and sediment capture BPTC measures are in place to prohibit water quality degradation of the nearby river.

### 3.3. INVASIVE VEGETATIVE SPECIES CONTROL PLAN

Once proposed cultivation activities commence, the cultivation area will be monitored for invasive species. If invasive species are located, hand tools (shovels, weed wrenches, trowels, or hand saws) may be used to remove them. The exact rate and method of invasive species removal will be determined based on the species identified. The areas of disturbance shall be surveyed and maintained twice each year, at a minimum, as part of the invasive species control plan.

The following is a partial list of websites to be used for proper identification and treatment:

1. <https://calflora.org//>
2. <https://plants.usda.gov/java/>
3. <https://www.cal-ipc.org/>
4. <https://www.cal-ipc.org/solutions/>
5. <http://www.rareplants.cnps.org/>
6. <https://www.wildlife.ca.gov/Conservation/Plants#22064102-california-native-plant-information>
7. <http://ucjeps.berkeley.edu/>
8. [http://wetland-plants.usace.army.mil/nwpl\\_static/v33/home/home.html](http://wetland-plants.usace.army.mil/nwpl_static/v33/home/home.html)
9. <https://www.fws.gov/invasives/partnerships.html>

### 3.4. MATERIALS MANAGEMENT PLAN

Cultivation, harvesting, and drying shall be performed by employees trained on each aspect of the procedure, including cultivation, and harvesting techniques, the use of pruning tools, and proper application/storage of pesticides/ and fertilizers. All cultivation and processing staff are provided with proper hand, eye, body and respiratory Personal Protective Equipment (PPE). Access to the onsite cultivation, drying and processing facilities are limited to authorized and trained staff. Mixing of fertilizers in small storage tanks is solely conducted in a designated area (to be determined) where the mix will not enter surface waters. For young plants, the mix is applied via watering wand and mature plants are fertigated at agronomic rates by drip emitters or hand watering methods. Spent soil is amended and reused as needed. The application of any agricultural chemical products will be conducted according to the manufacturer's recommendation.

Employees are trained on usage and handling procedures of associated equipment and cleaning procedures. Chemicals and hazardous materials are only used with equipment as recommended by manufacturers. Cleaning will occur regularly with instructions based on the manufacturer's recommendations. All cleaning materials will be put away and stored properly within secondary containment when not in use and hazardous containers will be properly disposed of. Additionally, if there are any spills on site, there will be a spill kit with sorbent pads that will be accessible.

On-site inventory is kept for all chemicals. Chemicals are used and stored based on manufacturer's recommendations and requirements. Any materials required for the use of chemicals will be provided to employees. The material safety data sheets (MSDS) are kept on site and accessible to employees.

All hazardous waste will be stored within secondary containment. Additionally, a log will be kept in order to keep the volume of hazardous waste accounted for. Fertilizers and pesticides are being stored in a separate location from petroleum products. The aforementioned products will be located within secondary containment in a storage shed. No rodenticides will be used on site. At the end of the season, any unused liquid products are stored in secondary containment and will be applied the following year. Before unused products are stored at the end of the season, an employee will take inventory on the volumes and products. Additionally, all waste will be properly disposed of off-site



and the correct facility. All trash, empty product containers, and recycling are hauled off-site bi-weekly to nearest licensed waste management facility.

Appropriate BPTC measures are being utilized when storing, handling, mixing, applying, and disposing of all fertilizers, pesticides, herbicides, rodenticides, or any other hazardous materials. Each year an inventory is conducted prior to the beginning of the grow season and necessary products are delivered to the site as needed.

### **3.5. SOILS MANAGEMENT PLAN**

The applicant is proposing to plant all cultivation in raised beds within the greenhouse structures. The applicants will account for and keep records of annual and seasonal volumes of soil imported and exported on and off site. Any purchased soils will be reamended for use the following year. During the wet season, any soil piles will be located in a flat area outside of riparian setbacks and winterized, likely with a tarp underneath the pile and straw wattles located around the pile to prevent leachate from entering surface waters. Potential spent soils will be properly disposed of off-site at an appropriate facility.

### **3.6. HAZARDOUS WASTE STATEMENT**

There are no hazardous materials mapped onsite. A search of the EnviroSTOR database shows no GeoTracker Cleanup Programs on-site.

### **3.7. ENERGY PLAN**

Power will be sourced from the existing PG&E drop. A generator will remain onsite for backup emergency use.

### **3.8. WASTE MANAGEMENT**

#### **3.8.1. CULTIVATION**

Organic cultivation-related waste, including root balls, branches, and leaves will be hauled off site to a green waste management facility as needed. Trash and recycling from cannabis operations, including empty soil or fertilizer bags, liquid fertilizer bottles, cultivation supplies, etc., will be taken to the nearest waste management facility as needed.

#### **3.8.2. SEWAGE DISPOSAL PLAN**

A temporary portable toilet and handwashing station will be used on site for the cultivation employees. Cultivation employees will have access to anti-bacterial Liquid Soap and paper hand towels. Work will occur at a distance no greater than 600 feet from the restroom facility.

## **4. PRODUCT MANAGEMENT**

### **4.1. PRODUCT TESTING AND LABELING**

Samples will be selected from individual harvested cannabis strains and tested by a licensed third-party lab in accordance with State and local standards. The finished product is labeled and will include tracking ID's provided by the California Cannabis Track-and-Trace (CCTT) METRC system.

### **4.2. PRODUCT INVENTORY AND TRACKING**

The applicants will follow all regulations and requirements set by the CCTT-METRC system. After approval of state licenses related to the proposed cultivation, the applicants will request credentials



and order unique identifiers (UIDs) which will be assigned to each immature lot, flowering plant, and distinct cannabis product.

#### **4.3. TRANSPORTATION AND DISTRIBUTION**

Transportation will be handled by a licensed transporter/distributor in accordance with State and Local regulations. All merchantable product will be distributed through licensed commercial cannabis dispensaries. The CCTT-METRC system will be used for all transactions with distributors or transporters.

OPERATIONS MANUAL  
EEL RIVER FAMILY FARMS, LLC

**APPENDIX B: CULTIVATION ACTIVITIES SCHEDULE**

Item	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Drainage, Runoff, and Erosion Control	Winterization (storage of pots/greenhouse covers)												
	Temporary Erosion Control BMP's (straw, seeding, fiber rolls, etc)												
	Road maintenance												
	Culvert and inboard ditch maintenance/inspection		X										
	Cultivation waste hauled off site												
	Cover soil beds and seed/straw with cover crop												
Irrigation Activities	Irrigation of juvenile plants /clones												
	Irrigation of flowering plants												
Pre-cultivation Activities	Transplant cuttings into pots												
	Transplant clones into beds												
	Amend soil in greenhouses												
	Import new cultivation soil												
Outdoor Cultivation and Harvest Schedule	Outdoor Cultivation Cycle												
	Harvest activities												
Drying and Processing	Drying activities												
	Trimming activities (Will take place offsite)												
Staffing Presence	Agent in Charge												
	Lead Cultivator												
	Seasonal Laborors												

## APPENDIX C: REFERENCES

Bass, Ronald E., Kenneth M. Bogdan, and Terry Rivasplata. 2013. CEQA Desktop. Point Arena, CA; Solano Book Press. Page 44.

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State Board of Equalization. Information on the Sales and Registration for Marijuana Sellers. June 2007.  
<<http://www.boe.ca.gov/news/pdf/173.pdf>>

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<[http://www.ag.ca.gov/cms\\_attachments/press/pdfs/n1601\\_medicalmarijuanaguidelines.pdf](http://www.ag.ca.gov/cms_attachments/press/pdfs/n1601_medicalmarijuanaguidelines.pdf)>



# EEL RIVER FAMILY FARM, LLC CONDITIONAL USE PERMIT APPLICATION

APN: 211-151-017



PROJECT SITE

## VICINITY MAP NOT TO SCALE

### DIRECTIONS TO SITE

- FROM EUREKA, CA
- TAKE US-101 S FOR APPROX. 41.8 MILES TO EXIT 663 - BULL CREEK FLATS ROAD
- TAKE LEFT ONTO BULL CREEK FLATS ROAD
- TAKE RIGHT ONTO US-254 AVENUE OF THE
- TAKE LEFT ONTO DYERVILLE LOOP ROAD
- TRAVEL ON DYERVILLE LOOP ROAD FOR APPROX. 2 MILES
- PROJECT LOCATION WILL BE ON THE RIGHT

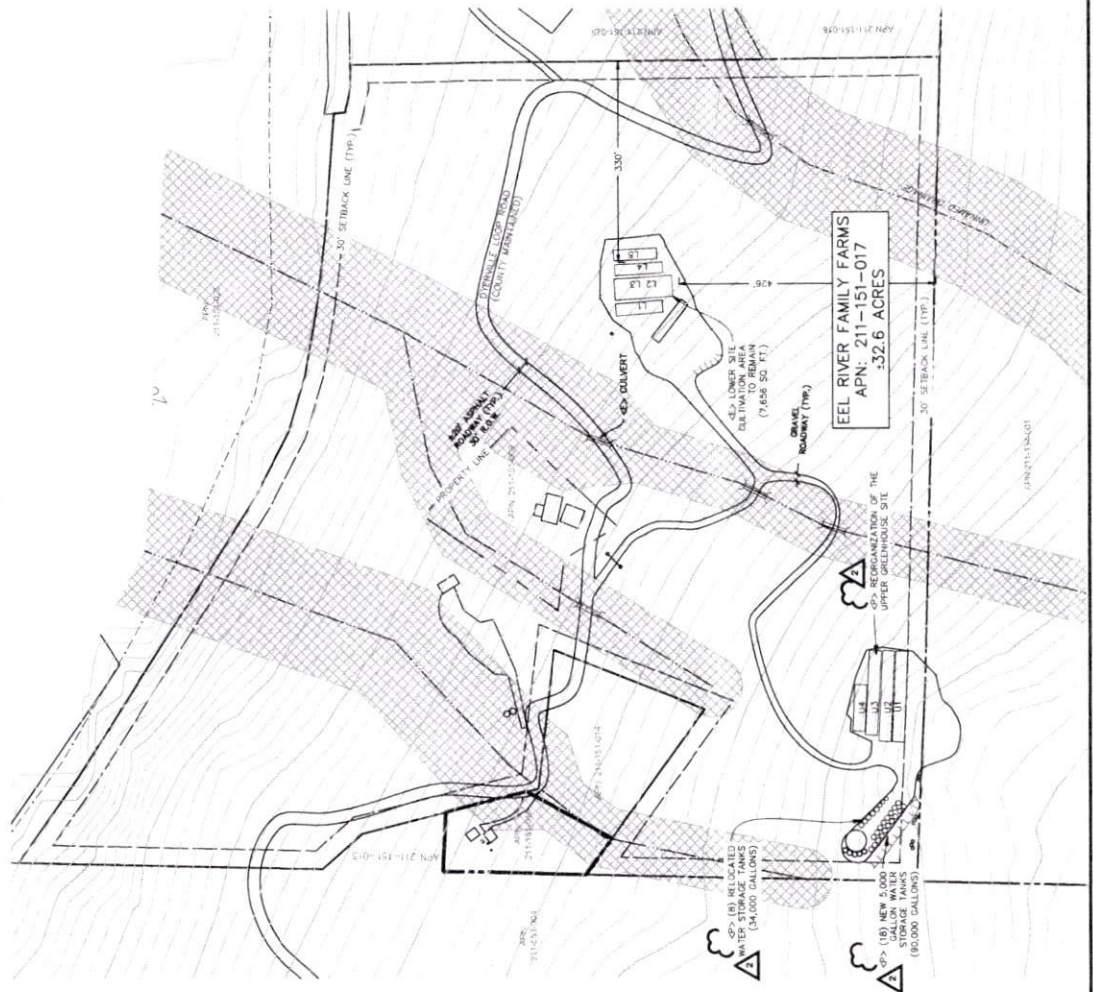
### PROJECT DESCRIPTION

EEL RIVER FAMILY FARM, LLC (APPLICANT) IS PROPOSING TO PERMIT EXISTING CANNABIS CULTIVATION ACTIVITIES IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT COUNTY (COUNTY), ORDINANCE NO. 2554. THE EXISTING OPERATION INCLUDES APPROXIMATELY 17,986 SQUARE FEET (SF) OF MIXED LIGHT MEDICAL CANNABIS CULTIVATION. THE PROPOSED PROJECT WILL REORGANIZE THE EXISTING CANNABIS CULTIVATION AREA TO INCREASE THE GREENHOUSES OUTSIDE OF THE 30' SETBACK. THE DEVELOPMENT OF FACILITIES APPURTENANT TO THE CULTIVATION, INCLUDING GREENHOUSES, FACILITIES FOR DRYING AND CURING, NEW 5,000 GALLON WATER STORAGE TANKS.

TOTAL WATER STORAGE ON-SITE IS PROPOSED TO BE 204,000 GALLONS. THE PROPOSED PROJECT WILL BE REQUIRED TO ENSURE THE RENEWABLE ENERGY PROGRAM.

### GENERAL NOTES

- DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM HUMBOLDT COUNTY 2015 GIS DATA. NORTHPOINT CONSULTING GROUP, INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
- THERE ARE NO NEARBY SCHOOLS, SCHOOL BUS STOPS, PUBLIC PARKS OR TRIBAL RESOURCES WITHIN 500 FEET OF THE PROPOSED CULTIVATION AREA. APN: 211-151-025 IS A NEIGHBORING PARCEL TO THE WEST. THE PROPOSED PROJECT IS 650 FT SETBACK TO 300 FT SETBACK.
- THERE ARE NO RESIDENTS ON ADJOINING PARCELS WITHIN 350 FEET OF THE PROPOSED PROJECT.
- EXISTING DEVELOPMENT ON THIS PARCEL WAS CONSTRUCTED WITHOUT THE BENEFIT OF COUNTY REVIEW.



### PROJECT INFORMATION

APPLICANT:  
EEL RIVER FAMILY FARM, LLC  
100 BULL CREEK FLATS ROAD  
FORTUNA, CA 95540

PROPERTY OWNER:  
DYERVILLE LOOP, LLC  
P.O. BOX 443  
FORTUNA, CA 95540

OWNERS AGENT:  
NORTHPOINT CONSULTING GROUP, INC.  
1177 SAMOYA BLVD.  
FORTUNA, CA 95540  
(707) 798-6438

SITE ADDRESS:  
1177 SAMOYA BLVD.  
1752 DYERVILLE LOOP ROAD  
MCCANN, CA 95571

IRRES TO BE REMOVED = 0  
EXISTING MIXED LIGHT CULTIVATION AREA = 17,986 SQ. FT.  
PROPOSED MIXED LIGHT CULTIVATION AREA = 15,256 SQ. FT.

EARTHWORK QUANTITIES = TBD  
WATER = PRIVATE  
SEWER = PRIVATE  
PARCEL SIZE = 32.6 ACRES  
ZONING = TPZ

BUILDING SETBACKS:	
FRONT	30'
REAR	30'
SIDE	30'
MAX. BLDG. HT.	35'

SRA AREA = YES  
IN COASTAL ZONE = NO  
IN 100 YR FLOOD ZONE = NO

### PLOT PLAN

22x34 SHEET 11=100  
11x17 SHEET 11=200  
0 50 100 200

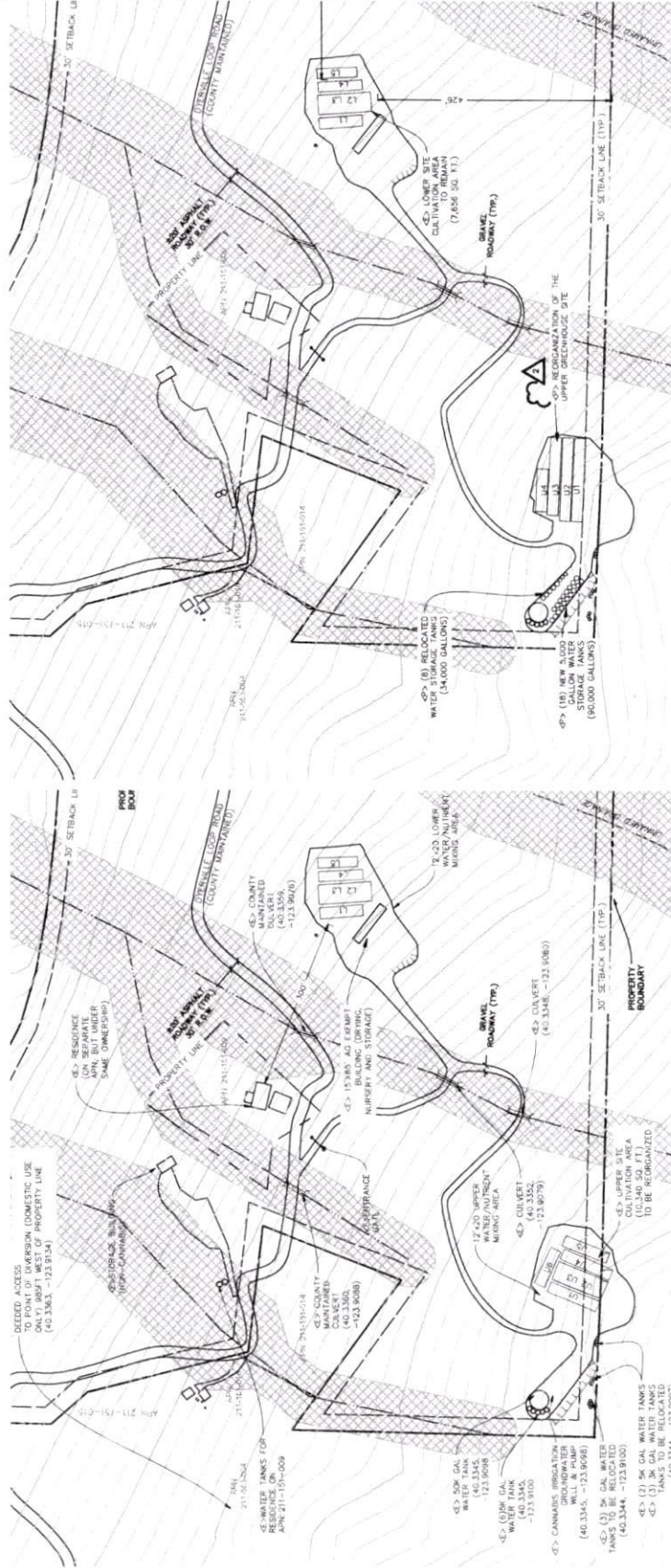
### SHEET INDEX

00 - SITE PLAN, VARIETY MAP, & PROJECT NOTES  
C1 - PROPOSED SITE PLAN

# EEL RIVER FAMILY FARM, LLC CONDITIONAL USE PERMIT APPLICATION

APN: 211-151-017

**APPROVED**  
JUN - 6 2024  
Humboldt County  
PLANNING



EXISTING SITE		PROPOSED SITE	
UPPER GREENHOUSE DIMENSIONS		UPPER GREENHOUSE DIMENSIONS	
U1-	20x96	U1-	20x150
U2+U3-	35x46	U2-	35x46
U4-	20x45	U3-	20x140
U5-	20x45	U4-	20x77
U6-	20x72		
TOTAL UPPER AREA	= 10,340 SF	TOTAL UPPER AREA	= 10,340 SF
LOWER GREENHOUSE DIMENSIONS		LOWER GREENHOUSE DIMENSIONS	
L1-	20x78	L1-	20x78
L2+L3-	35x46	L2-	35x46
L4-	20x45	L3-	35x46
L5-	18x72	L4-	18x72
TOTAL LOWER AREA	= 7,656 SF	TOTAL LOWER AREA	= 7,656 SF
TOTAL CULTIVATION AREA = 17,996 SF		TOTAL CULTIVATION AREA = 17,996 SF	

