

**RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE COUNTY OF HUMBOLDT**

Resolution Number: 24-101

Record Number: PLN-12464-SP

Assessor's Parcel Number: 220-171-001

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Sunshine Meadows, LLC Special Permit request.

WHEREAS, Sunshine Meadows, LLC, submitted an application and evidence in support of approving Special Permits for 4,000 square feet of existing and 6,000 square feet of new outdoor commercial cannabis cultivation and for remediation efforts proposed to be conducted within the Streamside Management Area; 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, and the proposed project does not present substantial changes that would require major revisions to the previous Mitigated Negative Declaration, and no new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines; and

WHEREAS, the Humboldt County Zoning Administrator held a duly-noticed public hearing on December 19, 2024, and reviewed, considered, and discussed the application for a Special Permit, and reviewed and considered all evidence and testimony presented at the hearing.

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

- 1. FINDING:** A Special Permit for 4,000 square feet of existing and 6,000 square feet of new outdoor commercial cannabis cultivation. The project will be supported by a proposed 1,000 square foot propagation greenhouse. Water for irrigation is sourced from an existing permitted well. The projected annual water usage totals 110,000 gallons and existing water storage totals 140,000 gallons. Drying and curing occurs onsite, further processing occurs offsite at a licensed third-party facility. Energy for the operation is sourced from a solar array consisting of (9) 240-watt panels, which also serves the residence. A 7-kW generator and 3-kW generator are onsite to provide supplemental energy however generators will be reserved for emergency use only after December 31, 2025. Two employees

are utilized in the operation. A Special Permit is also requested for remediation efforts proposed to be conducted within the Streamside Management Area.

EVIDENCE: a) Project File: PLN-12464-SP

2. FINDING: **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Zoning Administrator has considered the Addendum to 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.

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 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.

c) A Site Management Plan (SMP; WDID-1_12CC417095) was prepared for multiple subject sites on the parcel (APN: 220-171-001). The SMP details existing conditions and how the sites are or will meet the provisions and requirements of the North Coast Regional Water Quality Control Board (NCRWQCB).

The applicant has been conditioned to maintain compliance with the Site Management Plan prepared for the property for the life of the project.

d) Staff conducted a well evaluation which concluded the well has a low likelihood of having any direct connection to surface waters. The well appears to be hydrologically isolated from all nearby wells, surface waters, springs, or wetlands.

e) The project is within the historic aboriginal territory of the Bear River Band of the Rohnerville Rancheria and the Intertribal Sinkyone Wilderness Council. The project was referred to the Northwest Information Center at Sonoma State, Bear River, Intertribal Sinkyone Wilderness Council on February 8, 2020. The Bear River Band of the Rohnerville Rancheria requested a cultural resources inventory for the proposed project. Arsenault & Associates completed a cultural resources investigation of an approximately 25-acre study area on the subject parcel in November 2024. No cultural resources were identified by the pedestrian survey or background research. The

inventory concluded that the existing cannabis cultivation development has not adversely impacted any cultural resources. The cultural resources investigation was forwarded to the Bear River Band's Tribal Historic Preservation Officer (THPO) for review. The THPO concurred with the findings in the investigation and indicated that the proposed project will not result in any adverse changes to historical or archaeological resources and requested the Inadvertent Discovery Protocol be included in the project's conditions of approval

- f) Access to the site is directly off Eubanks Road that is 0.67 miles to the subject parcel via a private road. Northpoint Consulting prepared a Road Evaluation Report, dated April 17, 2019, that covered the 0.67-mile private road from Eubanks Road that provides access to the project. The road evaluation deemed the road segment to be developed to the equivalent of a category 4 road standard and with maintenance would be adequate to serve the needs of the project and the surrounding parcels. A separate road evaluation was prepared for an approximately 2-mile section of Eubanks Road that joins Ettersberg/Honeydew Road. The road evaluation concluded that the entire road segment is developed to the equivalent of a category 4 road standard. Road evaluations are included as Attachment 4-E. The project is conditioned such that the applicant will be required to join a road maintenance association or provide a fair share contribution for the purpose of maintaining access roads to the project. A gate controls access to the site. Restricted access signs will be posted conspicuously at the entrance.

FINDINGS FOR THE SPECIAL PERMIT

- 3. **FINDING:** The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program.
EVIDENCE: a) The property has land use designations of Residential Agriculture (RA40). The RA designation is not designated as an open space designation and is not part of the Open Space Action Program. Cannabis cultivation is an agricultural product and is consistent with the use of Open Space land for managed production of resources. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.
- 4. **FINDING:** The proposed development is consistent with the purposes of the existing zone in which the site is located

- EVIDENCE:**
- a) The Unclassified (U) Zone is intended to be applied to areas of the County where the highest and best use of the parcel has yet to be determined.
 - b) All general agricultural uses are principally permitted in the U zone.
 - c) Humboldt County Code section 314-55.4.8.2.2 allows cultivation of up to 10,000 square feet of existing outdoor cannabis on a parcel over 5 acres subject to approval of a Special Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application for 10,000 square feet of existing and new outdoor cultivation on a 42.4-acre parcel is consistent with the CMMLUO 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) Humboldt County Code section 314-55.4.8.2.2 allows cultivation of up to 10,000 square feet of existing outdoor cannabis on a parcel over 1 acre in size with unclassified (U) zoning subject to approval of a Special Permit and a determination that cultivation on the site was in existence prior to January 1, 2016. The application for 10,000 sf of existing and new outdoor cultivation on a 42.42-acre parcel is consistent with this and with the cultivation area verifications prepared by the County.
 - b) APN: 220-171-001-000: The legality of the parcel is confirmed with a Certificate of Subdivision Compliance, Humboldt County recorded document number 2023-001866.
 - c) The project sources irrigation water from an existing groundwater well. The project stores 100% of the annual water budget in hard-sided tanks and per a staff level determination, the well is hydrologically disconnected from surface waters and therefore it does not require additional water rights from the State Water Resources Control Board (SWRCB) and is not subject to forbearance or water storage requirements. Conditions of approval require the applicant to monitor water use from the well and water storage tanks annually to demonstrate there is sufficient water available to meet operational needs.

The site is currently enrolled in the State Water Resources Control Board's (SWRCB) General Order (No. WQ 2019-0001-DWQ) for Waste Discharge Requirements and Water Quality as a Tier I Low Risk site under WDID 1_12CC417095. The applicant has submitted a

Site Management Plan (SMP) prepared by Timberland Resource Consultants, dated November 2019. The SMP states that there was a cultivation area and drainage facility installed in the stream side management area (SMA) and recontour the culverted drainage facility such that it resembles a natural watercourse per a revised LSAA agreement with the California Department of Fish and Wildlife. The project is conditioned that the applicant shall adhere to the corrective actions listed in the SMP.

The California Department of Fish and Wildlife (CDFW) conducted a site visit on April 26, 2022. Per CDFW referral comments additional conditions are recommended to prevent impacts. Recommended conditions of approval to address CDFW comments include: Prior to cultivating in 2025, the permittee shall submit a Restoration Plan and a Major Amendment to the Lake and Streambed Alteration Agreement (LSAA) (1600-0210-0000-R1) to restore the habitat within the SMA. The Restoration Plan and Major Amendment to the LSAA shall be submitted to the California Department of Fish and Wildlife for review and approval. Within 2 years of project approval the applicant must implement the Restoration Plan and Major Amendment to the LSAA (Conditions of Approval A-7 and A-8). CDFW also requested that the applicant implement a site management plan (Attachment 4D) to prevent sedimentation of surface waters. As part of the ongoing conditions, the project is prohibited from the use of synthetic netting (i.e. plastic or nylon) including photo or biodegradable plastic netting.

- d) The project is located on the north side of Eubanks Road, approximately 0.54 miles southwest from the intersection of Eubanks Road and Ettersburg-Honeydew Road, then right onto a private road for approximately 0.43 miles, then left onto a private road for approximately 0.61 miles, on the property known as 605 Eubanks Road. Northpoint Consulting prepared a Road Evaluation Report, dated April 17, 2019, that covered the 0.67-mile private road from Eubanks Road that provides access to the project. The road evaluation deemed the road segment to be developed to the equivalent of a category 4 road standard and with maintenance would be adequate to serve the needs of the project and the surrounding parcels. A separate road evaluation was prepared for an approximately 2-mile section of Eubanks Road that joins Ettersburg/Honeydew Road. The road evaluation concluded that the entire road segment is developed to the equivalent of a category 4 road standard. The project is conditioned such that the applicant will be required to join a road maintenance association or provide a fair

share contribution for the purpose of maintaining access roads to the project. A gate controls access to the site. Restricted access signs will be posted conspicuously at the entrance.

- e) The slope of the existing and proposed cultivation is less than 15% per USGS slope data.
- f) The location of the cultivation complies with most setbacks required in Section 314-55.4.11.d. It is more than 30 feet from any property line and more than 600 feet from any school, church, or Tribal Cultural Resource.

6. FINDING:

The cultivation of 10,000 sf of existing and new outdoor 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 is located on the north side of Eubanks Road, approximately 0.54 miles southwest from the intersection of Eubanks Road and Ettersburg-Honeydew Road, then right onto a private road for approximately 0.43 miles, then left onto a private road for approximately 0.61 miles, on the property known as 605 Eubanks Road. Northpoint Consulting prepared a Road Evaluation Report, dated April 17, 2019, that covered the 0.67-mile private road from Eubanks Road that provides access to the project. The road evaluation deemed the road segment to be developed to the equivalent of a category 4 road standard and with maintenance would be adequate to serve the needs of the project and the surrounding parcels. A separate road evaluation was prepared for an approximately 2-mile section of Eubanks Road that joins Ettersburg/Honeydew Road. The road evaluation concluded that the entire road segment is developed to the equivalent of a category 4 road standard. The project is conditioned such that the applicant will be required to join a road maintenance association or provide a fair share contribution for the purpose of maintaining access roads to the project. A gate controls access to the site. Restricted access signs will be posted conspicuously at the entrance.
- 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) Irrigation water is sourced from a permitted groundwater well that has been determined to be hydrologically disconnected from adjacent surface waters.

A hydrological connectivity analysis was prepared by Humboldt County Planning Staff that assessed the potential for the well to be hydrologically connected to surface waters or any adjacent wetlands or wells, and if pumping the well could affect such waters. Given the physical characteristics of the well, the lateral distance of the well away from surrounding watercourses, the hydrological profile of the area in relation to the well, and the geologic characteristics of the well's substrate, it is unlikely that the well has any geologic connection to surface water resources. Accordingly, there will be no adverse impact on public trust resources associated with Eubanks Creek or the Mattole River as a result from the use well for irrigation purposes. Bolstering this finding is the fact that the applicant has developed enough water storage to meet the annual domestic and cultivation water needs for the project.

- 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. Measures are included in a Site Management Plan (SMP) developed for this parcel by Timberland Resource Consultants. The project is conditioned that the applicant shall adhere to the corrective actions listed in the SMP for the life of the project
- e) Energy is currently provided by a 3.8kWh solar array, with ten REC 385Watt solar panels with an inverter, and a 7.5 kWh battery bank. A Honda 7kW and Honda 3kW generator is currently used to provide supplemental electricity from October to April when the sun does not provide adequate energy. The noise level produced by the generators will not exceed 50 dBa at either 100-feet from its location, the edge of the nearest forested habitat, or the nearest property line. The generator will have secondary containment along with any fuel storage. The existing and proposed outdoor cultivation greenhouse is open-ventilated and does not use electricity or fans. The project is conditioned to transition to full solar power, by December 31, 2025.

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 is currently developed with one housing unit. The approval of cannabis cultivation on this parcel will not conflict with the ability for the existing residence to continue to be utilized 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) Approval of the 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. The project site is in the Cannabis Impacted HUC-12 Headwaters Mattole River watershed within the greater Cape Mendocino Planning Watershed, which under Resolution 18-43 is limited to 650 permits and 223 acres of cultivation. With the approval of this project, the total approved permits in this Planning Watershed would be 205 permits and the total approved acres would be 82.2 acres of cultivation.

9. FINDING: The use of the well for irrigation and domestic use purposes will not have any adverse impacts on any public trust resources.

EVIDENCE: a) The project utilizes a well for irrigation purposes. The project is in the Impacted HUC-12 Headwaters Mattole River watershed within the greater Cape Mendocino Planning Watershed; the project is 1.4 miles east of the Mattole River. There are class I, II, and III watercourses on the parcel; the land slopes down towards the watercourses but does not include any diversions or collection of surface waters. Eubanks Creek, a class I watercourse, is a tributary to the Mattole River which provides recreational opportunities for swimming, boating, and fishing. The project utilizes a well for water and stores 100% of its water for cultivation in tanks. The well is unlikely to be connected to surface water resources and will therefore be unlikely to impact public trust resources on the Mattole River. The project has no significant impact on flows during the dry season, thus the use of the stored water for irrigation purposes will not cause any significant adverse impact to the Mattole River or otherwise substantially impair the public trust uses or values related to commerce, navigation, fisheries, public access, preservation of

trust lands in their natural state, or water-related-recreation and other activities. Based on the staff assessment of the research, it was determined that there is a low likelihood of the well being hydrologically connected to surface waters in any manner that could affect adjacent springs, wetland, and/or surface waters in the vicinity, or to any of the Public Trust resources associated with the Cape Mendocino watershed including the Mattole River and Eubanks Creek.

DECISION

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

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Special Permit and Lot Line Adjustment for Sunshine Meadows, LLC subject to the conditions of approval attached hereto as Attachment 1A.

Adopted after review and consideration of all the evidence on **December 19, 2024**.

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



John H. Ford, Zoning Administrator,
Planning and Building Department

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 A5 through A9. 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 the effective date of permit approval, the Permittee shall install a water meter at the wellhead. The permittee shall keep monthly records of water usage. The water meter records shall be made available to the Planning Department at each annual inspection or as requested by planning staff.
3. Within 60 days of the effective date of project approval, the permittee shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning and Building Department.
4. Within 60 days of the effective date of project approval, the permittee shall obtain a will-serve letter from the Fire Protection District OR cause to record an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required.
5. Prior to cultivating in 2025, the permittee shall submit a Restoration Plan and a Major Amendment to the Lake and Streambed Alteration Agreement (LSAA) (1600-0210-0000-R1) to restore the habitat within the SMA. The Restoration Plan and Major Amendment to the LSAA shall be submitted to the California Department of Fish and Wildlife for review and approval.

6. The Permittee shall secure building permits for all structures and grading associated with the cannabis cultivation project. Permits or exemptions will be required for any significant grading that occurred to facilitate the cultivation operation.
7. The permittee shall implement the Restoration Plan as approved by the California Department of Fish and Wildlife under a Major Amendment to the Lake and Streambed Alteration Agreement (1600-0210-0000-R1) to restore the habitat within the SMA.
8. The permittee shall provide documentation to the Humboldt County Planning and Building Department demonstrating participation in Road Maintenance Associations for Eubanks Road and for the private shared road leading to the project. Road Associations shall adhere to and implement the recommendations included in the engineered road evaluations prepared for the project's access roads. If the applicant is unable to coordinate road improvements through the Road Maintenance Association, the applicant shall pay fair-share cost for maintenance of the road to any road user engaged in maintaining the road. Evidence of such payments shall be submitted to Humboldt County Planning and Building Department.
9. The Permittee shall treat the Douglas-fir and non-native pine log deck as mapped and photographed in the timber conversion report attached to the staff report as **Attachment 5G**.
10. No later than January 1, 2026, the permittee will develop and fully implement an alternative renewable energy (i.e., solar, wind, micro-hydro) plan for electricity serving the cannabis operation such that generator use may be reserved for emergency use only.
11. The permittee 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.
12. The designated fire suppression tank, 2,500-gallon minimum, shall have the appropriate fire hose that meets CalFire SRA requirements and shall have and maintain signing and building numbers and shall implement fuel modification standards.

B. 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 permittee 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 Permittee must demonstrate that a properly functioning onsite wastewater treatment system serves the operation. This can be accomplished by either installing a new, permitted septic system; or alternatively, permittee shall provide DEH with an assessment of the existing system performed by a qualified professional engineer, geologist, soil scientist, or REHS that certifies that the existing system complies with the State RWQCB definition of a Tier 0 system - not impairing groundwater or surface water resources. Until such time that this condition is satisfied, the permittee must use a portable toilet to support the cultivation operation.
3. The permittee shall adhere to the ongoing monitoring and maintenance protocols listed in the table of the Site Management Plan as amended.
4. The permittee shall maintain compliance with Lake and Streambed Alteration Agreement (LSAA, 1600-2016-0210-0000-R1) for water diversion from Eubank Creek.
5. After December 31, 2025, generators shall be used for emergency purposes only.
6. The combination of background, generator and greenhouse fan or other operational equipment created noise must not result in the harassment of Northern Spotted Owl species as required to meet the performance standards for noise set by Department Policy Statement No. 16-005 clarifying CMMLUO Section 55.4.11 (o) requirements. The combined noise levels measured at 100 feet or the edge of habitat, whichever is

closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. A building permit should be obtained should any structures be necessary for noise attenuation.

7. All artificial lighting shall be fully contained within propagation structures such that no light escapes (e.g., through blackout tarps). Structures shall be enclosed 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; see: <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/> Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of Low-Pressure Sodium (LPS) light or low spectrum Light Emitting Diodes (LED) with a color temperature of 3,000 kelvins or less and 3) only placed where needed.
8. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above in items B.7 and B.8, within ten (10) working days of receiving written notification that a complaint has been filed, the permittee shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
9. Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any materials that contain synthetic (e.g., plastic or nylon) netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.
10. All refuse shall be contained in wildlife proof storage containers, always, and disposed of at an authorized waste management facility. This includes plastic irrigation lines when not in use during the growing season.
11. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
12. The use of anticoagulant rodenticide is prohibited.
13. All components of the project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Cultivation & Operations Plan, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1,

Minor Deviations to Approved Plot Plan.

14. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MAUCRSA, as applicable to the permit type.
15. If operating pursuant to a written approved compliance agreement, the 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. The 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.
16. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
17. 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.
18. 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).
19. Maintain enrollment in Tier 1, or 2 certification with State Water Resource Control Board (SWRCB) Order No. WQ 2019-0001-DWQ, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
20. 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.

21. 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).
22. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
23. Pay all applicable application, review for conformance with conditions and annual inspection fees.
24. 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.
25. The master logbooks maintained by the permittee to track production and sales shall be maintained for inspection by the County.
26. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).
27. The permittee is not allowed to utilize stringed lighting in the outdoor cultivation greenhouses, and this must be demonstrated through a site inspection.
28. The permittee shall have a dedicated fire suppression tank with a minimum of 2,500-gallon capacity. The designated fire suppression tank shall have the appropriate pipe size and valving requirements for such structures according to the Humboldt County Fire Safe Regulations Ordinance No. 2540 (Humboldt County, 2015) and shall meet minimum CalFire SRA requirements.

Performance Standards for Cultivation and Processing Operations

29. 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).
30. 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.
31. 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.

32. 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

33. Term of Commercial Cannabis Activity Conditional Use Permit & Special Permits. Any Commercial Cannabis Cultivation CUP issued pursuant to the CMMLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.

34. 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 Conditional Use Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Section 55.4.13.

35. 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.

36. 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 if 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.
37. 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.
38. Inspections. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

Informational Notes:

1. 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.
2. The permittee shall be aware that the Federal Government considers the cultivation of cannabis to be an illegal activity. This project is accessed by using roads that pass-through lands owned by the Federal Government. The Federal Government may not allow the permittee to use these roads to transport cannabis. In such case, Humboldt County will not provide relief to the permittee. Approval of this permit does not authorize transportation of cannabis across Federal lands.

SUNSHINE MEADOWS, LLC
CULTIVATION AND OPERATIONS MANUAL
HUMBOLDT COUNTY, CA

PROPOSED CANNABIS
CULTIVATION FACILITIES



PREPARED FOR:



January 2019
Updated November 2021

**Cultivation and Operations Manual
For
SUNSHINE MEADOWS, LLC
APPS# 12464**

Proposed Medical Cannabis Cultivation Facilities

Lead Agency:

Humboldt County Planning Department
3015 H Street
Eureka, CA 95501

Prepared By:

NorthPoint Consulting Group, Inc.

In Consultation with:

SUNSHINE MEADOWS, LLC
605 Eubanks Road
Whitethorn, CA 95589

November 2021

OPERATIONS MANUAL
SUNSHINE MEADOWS, LLC

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1. PROJECT SUMMARY

1.1. PROJECT OBJECTIVE

Sunshine Meadows, LLC is proposing to permit cannabis cultivation activities in accordance with the county of Humboldt (county) Commercial Cannabis Land Use Ordinance (CMMLUO), Ordinance No. 2554. The operation includes 10,000 square feet (sf) of cannabis cultivation area, plus 1,000 sf of non-commercial nursery space in a proposed 20'x50' greenhouse. The project proposal includes permitting of 4,000 sf of existing outdoor cultivation and 6,000 sf of new outdoor cultivation, and the development of facilities appurtenant to the cultivation, including greenhouses, facilities for drying and curing of cannabis, and water irrigation systems with appropriate storage. The applicant aims to become fully compliant with State and Local cultivation regulations. An additional special permit is required for the two (2) existing structures (40'x65' shop and 15'x30 storage shed) that were built in 2012 inside the Streamside Management Area (SMA).

1.2. SITE DESCRIPTION

The Project is located at 605 Eubanks Road, Whitethorn, CA 95589, (APN 220-171-001). The subject parcel is approximately 42.4 acres in size (per the County of Humboldt's WebGIS). The southern center portion of the property is primarily characterized as open grasslands and is developed with an existing ag-exempt shop building and existing cultivation greenhouses. The north center portion of the property consist of open grass land and prime agricultural soils. A prime agricultural exploration and report was conducted by Lindberg Geologic Consulting. Results of the report found approximately 190,400 sf of prime agricultural soils. The 6,000 sf of proposed cultivation is well under the 20% threshold of allowable cultivation on prime agricultural soils.

1.3. LAND USE

The subject property has a General Plan designation of Agricultural Land (AL) as identified by the Humboldt County General Plan and is zoned Unclassified. Land uses surrounding the parcel are comprised of agriculture. The surrounding parcels are zoned Unclassified (U).

1.4. STATE AND LOCAL COMPLIANCE

1.4.1. STATE OF CALIFORNIA COMMERCIAL CANNABIS ACTIVITY LICENSE

SUNSHINE MEADOWS, LLC has obtained a Provisional Commercial Cannabis License from the Department of Cannabis Control for a Small Mixed Light Tier 1 License.

1.4.2. STATE WATER RESOURCES CONTROL BOARD

Water for cultivation uses is provided by the parcels well. A diversion from Eubank Creek provides domestic use. An initial statement of diversion and use has been filed for the pumped diversion (SO25513). No surface water diversion will be used for the irrigation of cannabis cultivation.

1.4.3. NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD

SUNSHINE MEADOWS, LLC has enrolled as a Tier 1, Low Risk with the State Water Resources Control Board (SWRCB) General Order WQ 2017-0023-DWQ *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Dischargers of Waste Associated with Cannabis Cultivation Activities (WDID:1_12CC417095)*. A Site Management Plan has been developed for this parcel by Timberland Resource Consultants.

1.4.4. HUMBOLDT COUNTY BUILDING DEPARTMENT

All necessary building permits will be obtained from the Humboldt County Building Department for all existing and proposed structures and supporting infrastructure upon approval of the Special Permit.

1.4.5. CAL FIRE

The subject property is located within a State Responsibility Area (SRA) for fire protection. Several improvements are proposed in order to meet SRA requirements, including designating a fire turn-around and pull-out area for emergency vehicles, and 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 applicant will install a 2,500-gallon water tank near the residence that will be filled by the well and dedicated for fire protection water only.

1.4.6. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

A Lake and Streambed Alteration Agreement (LSAA) from the Department of Fish and Wildlife (DFW) has been obtained (LSAA 1600-2016-0210-R1).

2. CULTIVATION AND PROCESSING

2.1. PROPAGATION AND INITIAL TRANSPLANT

A 2,800 sq. ft. nursery was constructed and now has been removed and it proposed to be relocated to an environmentally superior area. The 2,800 sq. ft. nursery was constructed inside of the stream side management area. A restoration plan has been developed. A 20'x50' greenhouse nursery is purposed on the previously disturbed area located where the pre-existing 2,592 sq. ft. greenhouse. Nursery and propagation greenhouse will use LED or fluorescent lighting to keep the mothers and juvenile plants in the 'vegetative' cycle. Any propagation area with supplemental lighting will be properly maintained and shielded to avoid being visible between 30 minutes prior sunset and until 30 minutes after sunrise using black-out tarps that will be hand pulled. The site will comply with International Dark Sky Association standards for Lighting Zone 0 and prevent light spillage which may impact local wildlife. Any and all complaints received in writing regarding light spillage will be corrected within 10 business days from the date of receipt.

Juvenile plants are propagated on site from 'mother plants' that demonstrate the desired genetics for the specific cannabis strain. Mother plants remain in the vegetative stage solely for propagation. Cuttings are sampled from the mother plants and are rooted into a growing medium, typically oasis cubes, to produce 'clones.' The clones will be fully rooted after 2-3 weeks. The rooted clones are transplanted directly into 4" pots in the sites non-commercial nursery. The juvenile plants are irrigated using hand watering methods. After 4 weeks, the clones are then transplanted into 5- to 20-gallon pots with a soil and perlite medium and allowed to grow in a 'vegetative' state until they are ready to be transplanted into the flowering greenhouses.

2.2. OUTDOOR CULTIVATION PLAN AND SCHEDULE

The 10,000 sq. ft. of outdoor cultivation will occur in (5) 20'x100' greenhouses. The outdoor greenhouses utilize a combination of natural light and light deprivation to produce up to two (2) flowering cycles per year. The monthly Cultivation Schedule in Appendix B details the cultivation activities associated with the outdoor cultivation operation for a typical two-cycle year.

2.3. IRRIGATION PLAN AND SCHEDULE

Irrigation and fertigation of plants occurs using top-feed hand watering methods. SUNSHINE MEADOWS, LLC maintains that irrigation and fertigation is more efficiently managed via hand watering, allowing for daily inspection of each plant by the cultivator and tailored irrigation and nutrient application depending on the needs of each individual plant. Adult plants will be watered with drip emitters. The monthly Cultivation Schedule in Appendix B details the irrigation activities associated with all cultivation.

2.4. HARVESTING, DRYING, AND TRIMMING

Plants that are ready for harvest have their flowering branches removed and suspended in the existing shop building, which is equipped with ventilation fans. The drying process takes approximately two weeks.

The dried flowers are then bucked into manageable buds and transported to an off-site processing facility.

2.5. PROCESSING FACILITY

No cannabis processing outside of drying and curing will occur on site. SUNSHINE MEADOWS, LLC will contract with a licensed off-site processing facility and/or sell bulk cannabis to a medical cannabis manufacturer.

2.6. EMPLOYEE PLAN

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

2.6.1. JOB DESCRIPTIONS AND EMPLOYEE SUMMARY

- *Agent in Charge*: Responsible for business oversight and management of the SUNSHINE MEADOWS, LLC. 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 position.
- *Seasonal Laborer*: Provides cultivation and harvesting support. This is a part-time to full-time, seasonal position.

2.6.2. STAFFING REQUIREMENTS

In addition to the one (1) *Agent in Charge*, one (1) seasonal laborers are employed. The number of employees varies based on the needs of the operation during the cultivation and harvest seasons. During the peak harvest season, there are an estimated total of two (2) employees on site.

2.6.3. EMPLOYEE TRAINING AND SAFETY

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

All employees are trained on proper safety procedure including fire safety; use of rubber gloves and respirators; proper hand washing guidelines; and protocol in the event of an emergency. Contact

information for the local fire department, CAL FIRE, Humboldt County Sheriff and Poison Control as well as the Agent in Charge will be posted at the employee restroom. Each employee is provided with a written copy of emergency procedures and contact information. The material safety data sheets (MSDS) are kept on site and accessible to employees.

2.6.4. TOILET AND HANDWASHING FACILITIES

A septic suitability study has been conducted and has identified an area for a primary leach field and a reserve field. The proposed septic will allow for the property to have a working flush toilet as well as a sink with hot and cold running water. Anti-bacterial Liquid Soap and paper hand towels will be made available. Employees will work at a distance typically no greater than 1,300 feet from the restroom facility. A portable toilet will be used on-site until the proposed permitted septic has been installed. Drinking water for employees will be provided by the permitted well.

2.6.5. ON SITE HOUSING

There is an existing residence on site that is occupied by the agent in charge and seasonal employee of the operation. Use of the existing residence on site will lessen the required amount employee travel and reduce the amount of use on the road to the site.

2.7. SECURITY PLAN AND HOURS OF OPERATION

2.7.1. FACILITY SECURITY

A gate controls access to the site. Restricted access signs will be posted conspicuously at the entrance. The cultivation facility area will have low-intensity exterior lighting to illuminate the entrances and will include a small number of motion activated security lights. All lighting will be designed and located so that direct rays are confined to the property.

2.7.2. HOURS OF OPERATION

Activities associated with cultivation in the greenhouses (watering, transplanting, and harvesting) generally occur during daylight hours. All other activities typically occur no earlier than 8 AM and extend no later than 5 PM.

3. ENVIRONMENT

3.1. WATER SOURCE AND PROJECTED WATER USE

Water for cultivation uses will be provided by the existing permitted well (17/18 0136). Water for domestic use will be provided by a spring. Approximately 110,000 gallons of water is required to irrigate the 10,000 sq. ft. of cultivation (11 gal/sq.ft.) The applicant is proposing to voluntarily forbear from the well for irrigation purposes during the dry season (April-Nov).

Refer to section 2.4 for a summary of irrigation practices, and Appendix B for the monthly irrigation schedule.

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

Table 3.1: Estimated Annual Irrigation Water Usage (Gallons) per 10,000 SF of Cultivation											
Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
500	500	1,000	5,000	10,000	17,000	24,000	24,000	17,000	10,000	500	500

3.2. WATER STORAGE

There is an existing 90,000-gallon water tank and ten (10) 5,000-gallon water tanks for a total of 140,000 gallons of existing water storage. The capacity of the existing water storage meets the needs of the cannabis irrigation use.

3.3. SITE DRAINAGE, RUNOFF, AND EROSION CONTROL

SUNSHINE MEADOWS, LLC has enrolled as a Tier 1, Low Risk with the State Water Resources Control Board (SWRCB) General Order WQ 2017-0023-DWQ *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Dischargers of Waste Associated with Cannabis Cultivation Activities (WDID:1_12CC417095)*. A Site Management Plan has been developed for this parcel by Timberland Resource Consultant.

3.3.1. SITE DRAINAGE AND RUNOFF

The site generally drains from the north to the southwest. There are four stream crossings on the site. Three of the crossing shall be upgraded as the existing culverts are undersized. The existing 2,800 sq. ft. nursery greenhouse on the lower flat has been relocated to outside of the required 50' buffer for the culverted class III drainage that runs through the lower site.

Site investigation for the development of the Site Management Plan (SMP) showed no evidence of surface runoff associated with cultivation. Cultivation structures will be located 50 feet from the nearest water course, providing a sufficient buffer to prevent sediment and nutrient delivery. To further prevent runoff to riparian areas, water conservation and containment measures will be implemented, including the use of hand irrigation to prevent excessive water use and the maintenance of a stable, vegetated buffer between the cultivation area and riparian zone.

3.3.2. EROSION CONTROL

Sources of potential erosion on the site are limited due to relatively flat topography. The access road and parking areas will be maintained and rocked. Compost and soil stockpile areas will be wattled and seeded with cover crops in the winter. These practices will ensure the risk of sediment delivery will be minimized.

3.4. WATERSHED AND HABITAT PROTECTION

The cultivation activities and associated structures are >50 feet from the nearest watercourse, providing a suitable buffer between the cultivation operation and habitat. Additionally, site development and maintenance activities utilize BMPs in accordance with the NCRWQCB's recommendations. Any grading and earthwork activities will be conducted by a licensed contractor in accordance with approved grading permits and the WRPP.

3.5. MONITORING AND REPORTING

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

Onsite monitoring shall occur:

- Before and after any significant alteration or upgrade to a given stream crossing, road segment, or other controllable sediment discharge site. Inspection should include photographic documentation, with photo records to be kept on site.
- Prior to October 15 and December 15 to evaluate site preparedness for storm events and stormwater runoff.
- Following any rainfall event with an intensity of 3 inches precipitation in 24 hours. Precipitation data can be obtained from the National Weather Service by entering the site zip code at <http://www.srh.noaa.gov/forecast>.

3.6. ENERGY AND GENERATOR USE

On-site electricity is provided by an existing solar array for all domestic uses and supplements the irrigation system and drying facility. The solar array is (9) 240-watt panels and was constructed in 2012. A Honda 7kW and Honda 3kW generator is currently used to provide additional electrical needs for the nursery and the drying and curing of the commercial cannabis, and backup power for the residence. The noise level produced by the generator will not exceed 50 dBA at either 100-feet from its location, the edge of the nearest forested habitat, or the nearest property line. The generator will have secondary containment along with any fuel storage. The existing and proposed outdoor cultivation greenhouse is open-ventilated and does not use electricity or fans.

3.7. USE AND STORAGE OF REGULATED PRODUCTS

3.7.1. BEST MANAGEMENT PRACTICES

Best Management Practices (BMPs) will be employed when storing, handling, mixing, application and disposal of all fertilizers, pesticides and fungicides. All nutrients, pesticides and fungicides will be located in a locked storage room and contained within water-tight, locked and labeled containers in accordance with manufacturer's instruction. Application rates will be tracked and reported with the end of the year monitoring report required in the Water Resources Protection Plan (WRPP). Employees responsible for application are trained to handle, mix, apply or dispose of pesticides/fungicides with proper hand, eye body and respiratory protection in accordance with the manufacturer's recommendations.

3.7.2. FERTILIZERS

Nutrients and biological inoculants to be used annually per 10,000 sf of cultivation include:

- GH Organics Bio Thrive Nitrogen: 40 gallons
- GH Organics Bio Thrive Bloom: 96 gallons
- GH Bio Bud Bloom Booster: 64 gallons
- GH Armorsi Silica: 40 gallons
- GH Bio Marine Base Supplement: 48 gallons
- Bone Meal: 200 lbs
- Dr Earth Organic (2-3-3): 600 lbs
- Organic Bat Guano (0-3-7): 200 lbs
- Organic Bat Guano (7-1-1): 200 lbs

3.7.3. PESTICIDES AND FUNGICIDES

Pesticides and fungicides to be used annually per 10,000 sf of cultivation include:

- Plant Therapy: 8 gallons

- Organicide: 4 gallons
- Einstein Oil: 4 gallons
- Azamax: 4 gallons
- Coco Wet: 8 gallons
- SM90: 4 gallons

3.7.4. FUELS AND OILS

Approximately four 5-gallon gas cans are kept in the shop building for the generator.

3.8. WASTE MANAGEMENT PLAN

3.8.1. SOLID WASTE MANAGEMENT

Trash and recycling containers are located near the residence. The trash containers are enclosed within a fenced area to prevent animal intrusion. Solid waste and recycling is hauled off-site to the Eel River Disposal station at least once per week.

3.8.2. CULTIVATION WASTE AND SOIL MANAGEMENT

Cultivation vegetative matter such as root balls, branches, and leaves are composted at a designated area. Spent potting soil is sent to the nursery area for use after each grow season. Cultivation activities within structures for the nursery operations are done in a soil medium to avoid the production of liquid waste.

Soils are analyzed by DBS, a local consulting firm providing soil testing, analysis, and management services. After consultation, the soils are amended and reused. All packaging from soil amendments and fertilizers will be collected and disposed at an appropriate facility.

3.8.3. WASTEWATER MANAGEMENT

The water management plan aims to achieve an entirely closed-cycle irrigation and nutrient system. Hand watering methods minimize excess irrigation of plants and subsequent runoff. Any run-off within the greenhouses will soak into the earthen floors.

4. PRODUCT MANAGEMENT

4.1. PRODUCT TESTING AND LABELING

Samples are selected from individual harvested cannabis strains and are tested by a licensed third-party lab in accordance with State and local standards.

4.2. PRODUCT TESTING AND LABELING

Samples are selected from individual harvested cannabis strains and are tested by a licensed third-party lab in accordance with State and local standards.

4.3. PRODUCT INVENTORY AND TRACKING

Sunshine Meadows, LLC is enrolled in the California Cannabis Track & Trace (CCTT) METRC program and complies with all METRC regulations.

4.4. 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 medical cannabis dispensaries. Prior to moving packages from the on-site holding facility to another physical location, a transport manifest will be created by the distributor/transporter and will include:

- Product ID numbers and product weight
- Route to be travelled
- Origin and destination addresses
- Time of departure
- Time of arrival

The *Agent in Charge* and the *Processing Manager* are responsible for performing a physical inventory of all packages being transported and ensuring that the physical inventory coincides with the transport manifest. Journey Aquarian is enrolled in the California Cannabis Track & Trace (CCTT) METRC program and complies with all METRC regulations.

Appendix A: Site Plan

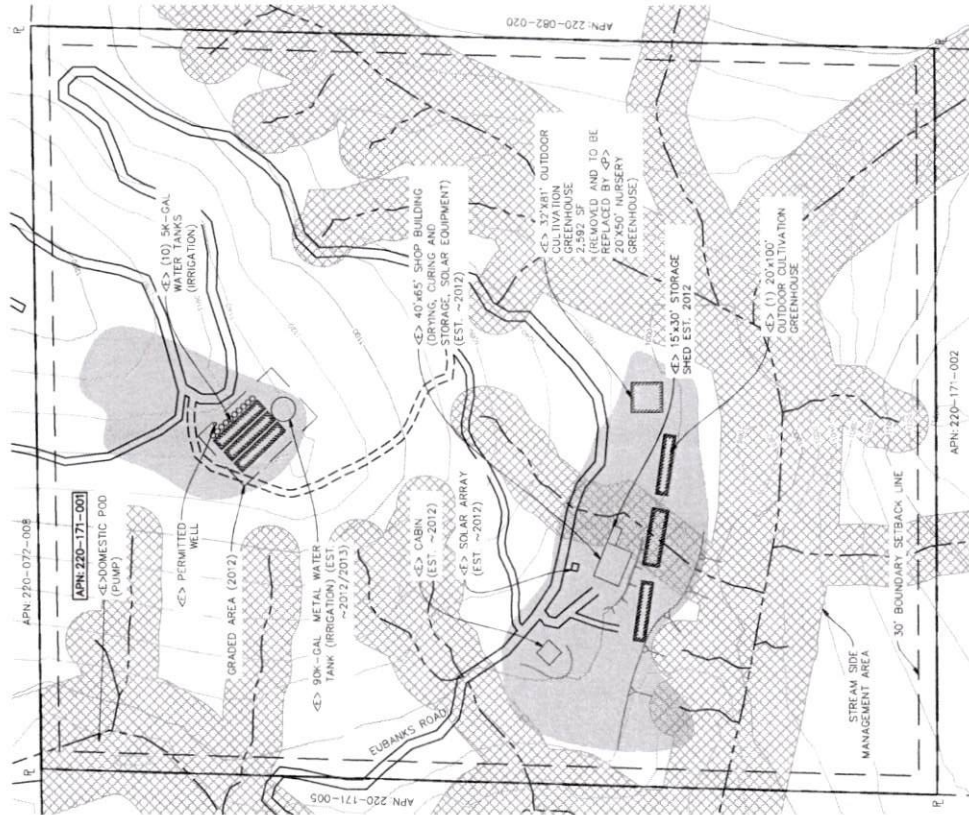
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SUNSHINE MEADOWS, LLC

EXISTING AND PROPOSED SITE PLAN

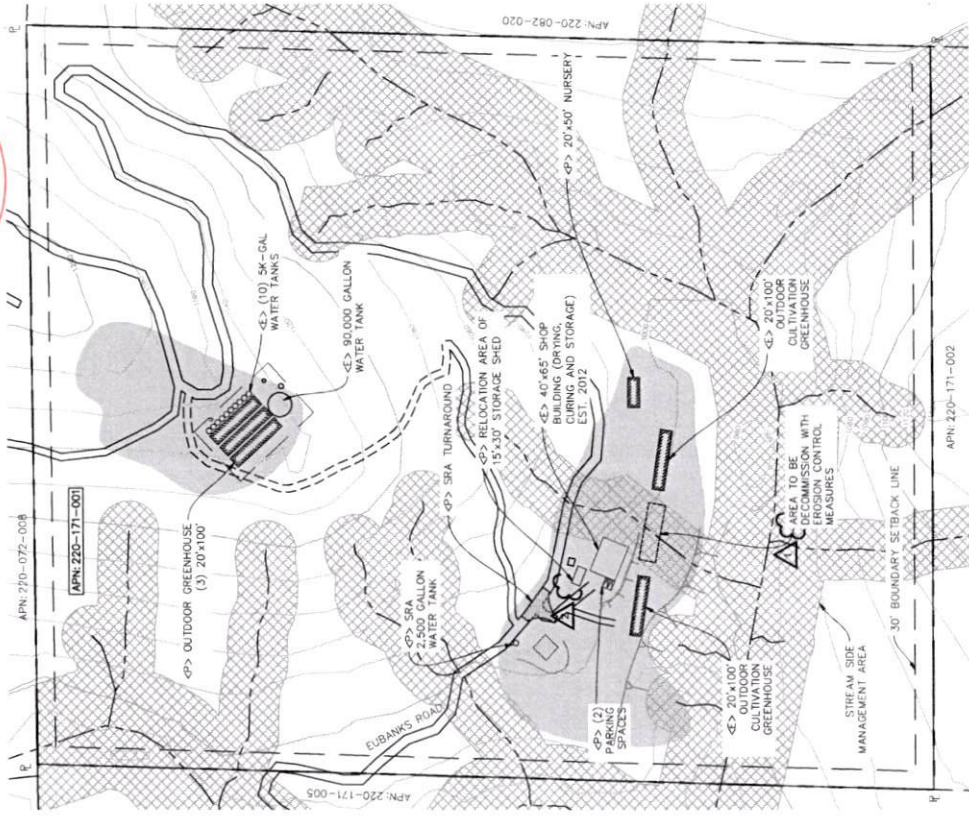
APN: 220-171-001

APPROVED
DEC 19 2024
Humboldt County
PLANNING



PRE 2016 EXISTING SITE PLAN

22x34 SHEET: 1"=100'
11x17 SHEET: 1"=200'



PROPOSED SITE PLAN

NORTHPOINT
CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

SUNSHINE MEADOWS, LLC / APN: 220-171-001
605 EUBANKS ROAD, WHITETHORN, CA 95569
EXISTING AND PROPOSED SITE PLAN

SHEET
01
16-118