

Honeydew Ranch, LLC Project Description Revised May 2020

Honeydew Ranch, LLC, is proposing to permit existing commercial cannabis cultivation activities that are currently permitted under an interim permit in accordance with the County of Humboldt Commercial Medical Marijuana Land Use Ordinance (CMMLUO). Honeydew Ranch, LLC is also the proposed receiving site for a total of nine retirement, remediation, and relocation (RRR) cannabis cultivation projects. The Honeydew Ranch, LLC, project site includes 40.2 acres of prime agriculture soil and will facilitate 3.17 acres of Mixed Light cultivation and 1.56 acres of outdoor cultivation, for a total of 4.73 acres of cannabis cultivation. The existing cultivation requires a Conditional Use Permit (CUP) for 16,175 square feet (SF) of existing mixed light cultivation, Special Permit for a 14,000 SF nursery, and a Special Permit for a 3 million-gallon rain catchment pond. Currently there is 191,330 Gallons of Water Storage Tanks on site.

Currently, there is a 2,800 SF Ag Exempt Drying/Curing Barn, a 2,100 SF Processing Building which will not be used until County Permits and State License are in place. Until these licenses are obtained processing will occur off site at a local licensed processing facility. Two 600 SF storage sheds are used to store (1) Pesticides and Nutrients (1) Harvest Storage Area. Three greenhouses that support the existing Honeydew Ranch, LLC cultivation operations totaling 16,175 SF.

There have been two RRR projects that have been approved by the Humboldt County Planning Department and have been relocated to Honeydew Ranch, LLC which are both licensed with CDFR. Natural Ascent, LLC has been restored in Sprowl Creek and relocated to Honeydew Ranch for a total of 20,000 SF of Mixed Light Cultivation in 3 greenhouse structures. Mossy Stone Creek Ranch, LLC has been restored in Sprowl Creek and relocated to Honeydew Ranch for a total of 20,000 SF. There are 2 existing Non-Cannabis Residence on the site.

To support the entire project an application is on file with the Humboldt County Planning Department for a 14,000 SF proposed nursery, a proposed 5,000 SF processing building, and a three-million-gallon rainwater catchment pond capable of providing irrigation water to the RRR cultivation operations that are proposed to relocate to Honeydew Ranch. The proposed Mixed Light and Outdoor Cultivation would total 4.73 acres on the 49-acre parcel (9.65% total lot coverage). The existing buildings, proposed buildings, and proposed pond cover an additional 3.0 acres (6% of lot coverage) for a total lot coverage of 15.65%. When fully developed, lot coverage will not exceed 35%, which is the maximum allowable in the Agriculture Exclusive zoning district. All RRR projects relocating to the subject parcel would operate under the supervision of Honeydew Ranch, LLC. Reference Figure 2 for the site plan denoting that the cultivation would occupy less than 20% of the prime agricultural soils.

There are currently 7 RRR sites are in the application process. All 7 sites have developed Restoration Plans that have been submitted to the Planning Department in 2018 and are awaiting County approval to be restored.