

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

Resolution Number: 25-003

Record Number: PLN-12533-SP

Assessor's Parcel Numbers: 221-071-042 & 221-071-045

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Birds of Paradise Farms, LLC Special Permit.

WHEREAS, Birds of Paradise Farms, LLC submitted an application and evidence in support of approving a Special Permit for the continued operation of an existing 9,960 square foot (SF) outdoor commercial cannabis cultivation with 512 SF of ancillary propagation and a Special Permit for encroachment in a Streamside Management Area for the use and maintenance of a micro-hydro system on APN 221-071-045; 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, and the Zoning Administrator considered the Addendum and the MND. 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; and

WHEREAS, the Humboldt County Zoning Administrator held a duly-noticed public hearing on February 6, 2025, and reviewed, considered, and discussed the application for Special Permits, 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:** **Project Description:** A Special Permit for 9,960 square feet (SF) of existing outdoor commercial cannabis cultivation supported by a 512 SF ancillary propagation greenhouse. Water is sourced exclusively from rainwater catchment, captured and stored in three onsite ponds. The total storage capacity of the three ponds is approximately 640,000 gallons and there is 8,000 gallons of storage available in tanks. The annual estimated water budget is 112,275 gallons, or 11.27 gallons per square foot per year. Processing will occur onsite in an existing 900 SF building or will occur offsite at a licensed facility. Power is provided by a photovoltaic system and micro-hydro system, with a 25-kilowatt (kW) generator utilized only

for emergency backup. The applicant proposes a maximum of six employees in addition to the applicant themselves and their spouse.

EVIDENCE: a) Project File: PLN-12533-SP

2. FINDING: **CEQA.** The project complies with the requirements of the California Environmental Quality Act. The Humboldt County Zoning Administrator 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 section 15162(c) of CEQA Guidelines.
- c) A Site Management Plan (SMP) was prepared by the property owner, Dan Gribi, for the subject site in September 2023 in compliance with the State Water Resources Control Board (SWRCB) Cannabis General Order for Waste Discharge (WQ2019-0001-DWQ). The project is conditioned 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) Per review of CDFW's California Natural Diversity Database (CNDDDB) there is potential presence of giant fawn lily (*Erythronium oregonum*) on an adjacent parcel. The nearest mapped Northern Spotted Owl (NSO) (*Strix occidentalis caurina*) activity center (HUM0976) is approximately 2.1 miles to the north, and habitat for marbled murrelet (*Brachyramphus marmoratus*) exists approx. 1.3 miles north of the parcel boundary.

The project is for pre-existing cultivation, no new structures are proposed on this site that would impact the giant fawn lily, and the project has been conditioned to provide a seasonally appropriate botanical survey for any new ground disturbing activities. Artificial light will be blocked by blackout tarps to prevent any light from escaping the structures 30 minutes prior to sunset and 30 minutes

after sunrise. The generator used for emergency backup shall operate at or below 50 decibels (dB) at 100 feet or nearest forested edge, whichever is closer. As proposed and conditioned, the project is consistent with CMMLUO performance standards and CDFW guidance and will not negatively impact NSO or other sensitive species.

- e) Thomas Road is a Category 4 road according to Public Works' List of County Maintained Roads that meet (or are equivalent to) Road Category 4 standards for Cannabis Projects. The private driveway accessing the property is managed by a Road Maintenance Association in which the applicant is a member. Project conditions require the applicant to demonstrate within two years of project approval the private access driveway meets California Department of Forestry and Fire Protection (CalFIRE) Minimum State Responsibility Area (SRA) Fire Safe Regulations.
- f) The cultivation of cannabis will not result in the net conversion of timberland. Review of aerial imagery dating back to 2005 indicates the site contained existing open areas which will continue to be used for cultivation activities. Aerial imagery suggests that clearing of trees occurred between 2014 and 2016 on one of the TPZ zoned portions of the site, but this clearing is not proposed for any cultivation activities and no structures have been constructed or proposed within that clearing. Aerial imagery suggests new growth of foliage at various locations onsite since 2005. No tree removal is proposed or authorized by this permit.
- g) A Cultural Resources Investigation dated June 2019 was prepared by William Rich and found two sensitive cultural or historical resources, but all cultivation related activities are situated over 600 feet from either sensitive resource. The project is conditioned to implement inadvertent discovery protocol for any ground disturbing activities.

FINDINGS FOR 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) General agriculture is a use type permitted in the Agricultural Grazing (AG) land use designation. The proposed cannabis cultivation, an agricultural product, is within land planned and zoned for agricultural purposes, consistent with the use of Open Space land

for managed production of resources. The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.

4. FINDING: The proposed development is consistent with the purposes of the existing Agricultural Exclusive (AE), Unclassified (U), and Timber Production (TPZ) zones in which the site is located.

- EVIDENCE:**
- a) General agricultural uses are principally permitted in the U zone. The only aspect of the project on the property zoned U is a hydroelectric power source used for agricultural purposes.
 - b) General agricultural uses are principally permitted in the AE zone.
 - c) No activities associated with the project are located or proposed on the portions of the parcels zoned TPZ.
 - d) Section 55.4.9 of the CMMLUO allows cultivation of up to 10,000 square feet of existing cannabis a on a parcel over 1 acre subject to approval of a Special Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application for 9,960 SF of existing Outdoor commercial cannabis cultivation on a roughly 250 acre parcel is consistent with this and with the cultivation area verification prepared by staff.
 - e) All cultivation is at least 30 feet from all property lines and there are no public parks, churches, school bus stops or other sensitive receptors within 600 feet of the cultivation areas.

5. FINDING: The proposed development is consistent with the requirements of the CMMLUO Provisions of the Zoning Ordinance.

- EVIDENCE:**
- a) The CMMLUO allows existing cannabis cultivation to be permitted in areas zoned AE (CMMLUO Section 55.4.8.2.2).
 - b) The parcels were created in compliance with all applicable state and local subdivision regulations. The subject parcels have each been determined to be one legal parcel by Certificate of Subdivision Compliance 2022-019908 and per the completion of the conditions associated with PLN-2022-17998.

- c) The project will obtain water from rainwater catchment, an eligible water source. A provided rainwater catchment analysis demonstrates adequate water can be collected in low rainfall years.
- d) Thomas Road is a Category 4 road according to Public Works' List of County Maintained Roads that meet (or are equivalent to) Road Category 4 standards for Cannabis Projects. The private driveway accessing the property is managed by a Road Maintenance Association in which the applicant is a member. Project conditions require the applicant to demonstrate within two years of project approval the private access driveway meets California Department of Forestry and Fire Protection (CalFIRE) Minimum State Responsibility Area (SRA) Fire Safe Regulations.
- e) The slope of the land where existing cannabis will be cultivated is 0% to 30% on existing flats. No new grading will occur.
- f) The continued cultivation of cannabis will not result in the net conversion of timberland.
- g) Power will be provided by a combination of a photovoltaic system, and a micro-hydro system, with generator serving as emergency backup.
- h) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 feet from any property line and more than 600 feet from any school, church, public park, or Tribal Cultural Resource.

6. FINDING:

The continued cultivation of 9,960 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) Access roads are County-maintained, and project conditions require private driveway to meet CalFIRE SRA regulations pertaining to access roads and driveways.
- 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 rainwater catchment, an eligible water source.
- d) Provisions have been made in the applicant's Site Management Plan (SMP) to protect water quality and therefore 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 primary 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 and one residence is present onsite. The approval of cannabis cultivation on this parcel will not conflict with the residence on this parcel. A portion of 221-071-045 is included in the housing inventory of the Housing Element, but the inventoried portion of the property, former parcel number 221-071-019, does not overlap with the location of the micro-hydroelectric system and the micro-hydroelectric system would not conflict with the ability for a residence to be constructed or permitted on the parcel.

314-61.1.7.6.3.1 - Findings for Streamside Management Area Encroachment

8. FINDING: The mapping of the SMA is not accurate, there are no in-channel wetland characteristics or off-channel riparian vegetation, or the reduction will not significantly affect the biological resources of the SMA on the property.

EVIDENCE: a) The reduction will not significantly affect the biological resources of the SMA on the property because it will only apply to the point that the micro-hydro system is installed, and because the micro-hydro system will not remove any water from the tributary that flows through it. The LSAA onsite includes the micro-hydro system as one of the project encroachments, and requires removal of nearby

refuse as part of the improvements to comply with the LSAA. The project is conditioned to comply with the LSAA.

312-18.1 – Supplemental Finding for Conditionally Permitted Uses in an AE Zone

9. FINDING: The proposed use will not impair the continued agricultural use on the subject property or on adjacent lands or the economic viability of agricultural operations on the site.

EVIDENCE:

- a) The proposed cannabis cultivation is an agricultural product, so agricultural use will continue on the subject property as a result of this permit.
- b) There is no evidence that would suggest an impact to agricultural uses on adjacent lands as a result of the continued agricultural operation on the subject parcel.

Resolution 18-43 – Finding For Consistency with Watershed Cap

10. FINDING: Approval of this project is consistent with Humboldt County Board of Supervisors Resolution No. 18-43 which established a limit on the number of permits and acres which may be approved in each of the County's Planning Watersheds.

EVIDENCE:

- a) The project site is in the South Fork Eel Watershed, which under Resolution 18-43 is limited to 730 permits and 251 acres of cultivation. With the approval of the two adjacent projects together, the total approved permits in this Planning Watershed would be 288 permits and the total approved acres would be 86.1 acres of cultivation.
- b) The project is within the Salmon Creek subwatershed, which is one of the Cannabis Impacted watersheds, as identified in Resolution 18-43. Therefore, no expansion beyond the pre-existing cultivation site is permitted. The proposed project will not result in any expansion of cannabis activities that were not in existence prior to 2016.

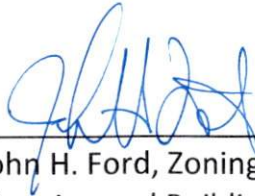
DECISION

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 for Birds of Paradise LLC Special Permit subject to the conditions of approval.

Adopted after review and consideration of all the evidence on **February 6, 2025**.

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 SPECIAL PERMIT (12533) 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 **A.7** through **A.9**. 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. As soon as practicable and before cultivating in 2025, the permittee shall install and utilize water meters at the points of use to continuously 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 rainwater catchment ponds and the amount of water available in storage tanks filled from said ponds. The water tracking log shall be provided annually prior to or during the annual inspection.
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 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.
5. Within 60 days of the effective date of project approval, 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.

6. Within 60 days of project approval, the applicant shall provide to the Humboldt County Planning Division a revised site plan depicting emergency vehicle turnaround, a minimum of 2,500 gallons of water storage dedicated to fire suppression, sufficient parking for the number of employees, and an ADA compliant parking space.
7. The permittee shall obtain permits or exemptions for all structures associated with the cannabis operation.
8. The applicant shall demonstrate that the private driveway meets California Department of Forestry and Fire Protection (CalFIRE) State Responsibility Area (SRA) Minimum Fire Safe Regulations within two years of project approval. A letter or similar from CalFIRE, or a licensed engineer, shall satisfy this requirement.
9. Applicant shall provide a less-than-3-acre conversion exemption to the Planning and Building Department, either for the approval of CalFIRE or approved by CalFIRE. Alternately, applicant may provide evidence that the landowner has already completed a civil or criminal process and/or entered into a negotiated settlement with CalFIRE.

B. General Conditions

1. Prior to any new ground-disturbing activities such as construction, or vegetation removal, the applicant must provide to the Planning and Building Department a seasonally appropriate botanical survey prepared by a qualified biologist. This botanical survey must assess the potential presence of special status species, particularly giant fawn lily (*Erythronium oregonum*), in the project area and ensure that the species will not be impacted by the ground-disturbing activities. If any special status species are identified onsite, the applicant must adhere to the biologist's recommendations. If any special status species are identified in the work area, the applicant must work with CDFW and the Planning Division and modify the project as necessary prior to continuing development.
2. All driveways and private road intersections onto the County Road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance).

3. All compost, imported soils, and discarded soils shall be fully contained in a manner that prevents runoff.
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.

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 areas identified as WRA-02 Gribi Site 2 and WRA-03 Gribi Site 3 in the Cultural Resources Investigation prepared by William Rich and Associates, dated June 2019, shall be treated as historical resources and presumed eligible to the California Register of Historic Resources (CRHR). WRA-03 may require further research to be performed to confirm or refute the presence of a subsurface deposit.
3. Trimming is allowed onsite only if it complies with Departmental Policy Statement (DPS) 21-02 OR takes place onsite within a commercially rated (F-1 Occupancy) building, the requirements from DPS 21-02 are listed below for convenience:
 - a. No use of employees for any onsite cannabis activity; AND
 - b. Takes place within a permitted residence or residential accessory structure; AND
 - c. Is for trimming no more than 10,000 square feet of canopy; AND
 - d. No structural, electrical, or plumbing alterations are necessary which are not customarily found in dwellings or residential accessory structures; AND
 - e. All building permits have been issued and finalized for the residence or residential accessory structure where trimming will occur; AND
 - f. Trimming will only be performed by residents of the onsite residence who are permit holders.
4. The applicant shall provide an invoice or equivalent documentation to the Planning Department to confirm the continual use of portable toilets used to serve the needs of the cultivation staff. In the event that an onsite wastewater treatment system (OWTS) is installed and permitted by the Department of Environmental Health, the project may choose not to utilize portable toilets for onsite wastewater treatment and shall submit proof of an OWTS permit to the Planning Department. Processing activities cannot begin in a processing structure in accordance with Condition C.4 until an OWTS permit is provided.
5. 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. The combined noise levels shall not be audible from neighboring residences. Conformance will be evaluated using current auditory disturbance guidance prepared by the United States

Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation. No generator use is authorized by this permit until the applicant can demonstrate compliance with this standard. Verification from Planning Division staff is required.

6. The applicant shall abstain from the use of heavy equipment during the nesting seasons of northern spotted owls and marbled murrelets, presently determined to be February 1st through September 30th.
7. The generator shall not be utilized except in emergency situations, defined as sudden, unexpected occurrences demanding immediate action.
8. 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 light or low spectrum light emitting diodes with a color temperature of 3000 kelvins or less and 3) only placed where needed. No use of artificial lighting is authorized by this permit until the applicant can demonstrate compliance with this standard. Verification from Planning Division staff is required.
9. 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 or the noise levels have been repaired, inspected, and corrected as necessary.
10. Prohibition of the use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any erosion control and/or cultivation 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.
11. The water tracking log shall be provided annually prior to or during the annual inspection.

12. 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.
13. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and shall be allowed to leave the work site unharmed.
14. The use of anticoagulant rodenticide is prohibited.
15. 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.
16. 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. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.
17. 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. 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.
18. Compliance with all statutes, regulations, and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
19. Confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet

from any school, school bus stop, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).

20. The applicant is required to adhere to and implement the requirements contained in the California State Water Resources Control Board's (SWRCB) Cannabis Cultivation Policy, the General Order, and the Site Management Plan. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) or Monitoring Log(s) shall be submitted annually to the Planning and Building Department concurrent with the submittal to the SWRCB.
21. The applicant is required to maintain enrollment in Tier 1, 2, or 3, certification with North Coast Regional Water Quality Control Board (RWQCB) Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
22. The applicant is required to 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). Reporting requirements shall be submitted to the Planning Department at 3015 H St and to the California Department of Fish and Wildlife at 619 Second Street, Eureka, CA 95501, no later than December 31 of each year.
23. 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.
24. 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.
25. 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. At time of issuance, that agency is the Department of Cannabis Control (DCC).
26. 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).

27. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide. All fuels, fertilizers, pesticides, fungicides, rodenticides, and herbicides must be stored in secondary containment within structures.
28. Pay all applicable fees associated with the application, review for conformance with conditions, and annual inspections.
29. 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.
30. The master logbooks maintained by the applicant to track production and sales shall be maintained for inspection by the County.
31. 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

32. 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."
33. 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).
34. 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.

35. 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.

36. 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

37. 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.

38. 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.

39. 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.

40. Acknowledgments 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.
41. 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. Acknowledgment of full responsibility for complying with the existing permit; and
 - e. Execution of an Affidavit of Non-diversion of Medical Cannabis.

Informational Notes:

1. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines, the Department will file the NOD and will charge this cost to the project.

MAY 2018

Cultivation and Operations Plan
for Birds of Paradise, LLC
APNs 221-071-027 & 221-071-042



PREPARED FOR

Humboldt County
825 5th St.
Eureka, CA 95501

PREPARED BY

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Stillwater Sciences

Suggested citation:

Stillwater Sciences. 2018. Cultivation and Operations Plan for Birds of Paradise, LLC, APNs 221-071-027 & 221-071-042. Prepared by Stillwater Sciences, Arcata, California for Humboldt County, Eureka, California.

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1 PROJECT DESCRIPTION

Birds of Paradise Farms, LLC seeks to obtain land use approval to cultivate 19,840 square feet (SF) of cannabis. Operations will take place on Humboldt County Assessor's Parcel Numbers, 221-071-027 & 221-071-042 located in the Salmon Creek Watershed. Operations will consist of full sun outdoor and light deprivation greenhouses. Post-harvest cannabis curing and processing will also generally take place on-site.

2 DESCRIPTION OF CULTIVATION ACTIVITIES

Cannabis Cultivation activities for these properties consist of full sun outdoor cultivation with greenhouses used to protect plants during early and late season. All greenhouses have earthen floor and footpaths, and thereby do not preclude the agricultural use of the underlying soil. Cultivation will be divided between two types of growing technique's:

1. Full Term Outdoor – Plants are grown in fields with no cover and allowed to mature naturally during the growing season, May-October. Currently there is approximately 10,000 SF of outdoor cultivation.
2. Light Deprivation Greenhouses – Plants are grown in two cycles during the year greenhouses are used to protect plant early and late in the season. A Run, plants are started early spring and deprived of light mid-summer to encourage early flowering, April-August. B Run, plants are started mid-season and allowed to mature naturally, July-November. Currently, there is approximately 9,840 SF of light deprivation cultivation.

To improve overall agricultural yield from the property, the landowner plans to convert additional Full Term Outdoor area to Light Deprivation Greenhouses in the future.

2.1 Mixed Light Cultivation

At this time, no supplemental lighting will be used for cultivation. However, in the future, some supplemental lighting may be used for plant starts during March and April.

3 SCHEDULE OF CULTIVATION ACTIVITIES BY MONTH

Operations schedule is based on previous years and may change due to new farming techniques and weather considerations.

Schedule of Cultivation Activities by Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General												
Facility Maintenance	X	X	X	X	X	X	X	X	X	X	X	X
Erosion Control	X	X	X	X						X	X	X
Water Storage Monitoring	X	X	X	X	X						X	X
Water Usage Monitoring				X	X	X	X	X	X	X		
Garden Preparation		X	X	X	X							
Garden/Property Winterization									X	X	X	X

Cultivation – Full Sun Outdoor											
Planting				X	X						
Harvesting								X	X		
Curing/Processing									X	X	X
Cultivation – Light Deprivation											
Raising Nursery Stock		X	X	X	X						
Light Deprivation					X	X	X				
First Harvest & Replanting							X				
Second Harvest									X	X	
Processing							X	X	X	X	
Generator Usage									X		

4 WATER SOURCE, STORAGE AND USE

The main source of water on the property for cannabis cultivation is stored rainwater. There are four off-channel, unlined rainwater catchment ponds on the property which have no significant sources of water other than rainwater catchment (and some minor groundwater percolation input/outflow). The locations of the ponds are shown in the plot plan (Appendix A) and each pond is described below:

- Pond 1 is the smallest pond on the properties with a volume of ~120,000 gallons. This pond is not currently supplying irrigation water and is the primary source for fire suppression. Approximately one-third of the pond's storage percolates into the ground in the early summer, but the pond holds ~80,000 gallons through the summer (excluding evaporation). The pond has a drainage area of less than 1 acre.
- Pond 2 has a capacity of ~230,000 gallons and holds water well throughout the summer. It is used for irrigation on APN 221-071-42. This pond is located on a ridge and has a drainage area of less than ½ acre.
- Pond 3: This pond has a capacity of ~210,000 gallons but only holds approximately 40,000 gallons of water by the beginning of summer with the rest of the water percolating into the ground. This pond is located on a ridge and has a drainage area of less than ¼ acre. The landowner plans to line this pond to increase water storage capacity on the properties.
- Pond 4: This pond has a capacity of ~200,000 gallons and holds water throughout the summer. It is used for irrigation on APNs 221-071-19 and 221-071-27. This pond has a drainage area of less than 1 acre.

Ponds 2 and 3 supply water to the cultivation site on APN 221-071-42 via solar pump, small tank, and piping. Pond 4 supplies water to APNs 221-071-05, 221-071-19 and 221-071-27 via pump, tank, and piping. As previously mentioned, the landowner is planning to line Pond 3 and is also considering installing additional storage based on further assessment of future operation plans. On dry years, a surface water diversion (POD2) is used to supplement the rainwater for irrigation uses.

There are four residences on the property with a connected water system. Domestic water demands are met predominantly from a shallow cistern diversion (POD3) and is occasionally

supplemented by two other surface water diversions (POD1 and POD2) on an as-needed basis. POD1 is located on APN 221-071-027; POD2 is located on APN 221-071-005; and POD3 is located on APN 221-071-005. The Point of Diversion locations can be found on the Plot Plan (Appendix A). Water from POD3 is pumped via a solar pump to poly tanks which gravity feed domestic water storage tanks and residences. There is 5,800 gallons of domestic water storage on APN 221-071-42, 4,000 gallons of domestic water storage on APN 221-071-05, 20,000 gallons of domestic water storage on APN 221-071-27. Domestic use across the five parcels is estimated at 800 gallons per day based off 200 gallons per day per household.

5 PROCESSING PRACTICES AND PLAN

Cannabis cultivated will be processed on-site as well as being delivered to off-site processing facilities. An existing processing building (See plot plan - 800 SF shed on APN 221-071-042 - built to code; owner-build permit to be applied for) will be used to dry and cure plants prior to trimming. A hand washing station for this facility will be located outside of building. A private road will be used to access the processing facility.

5.1 Summary of Processing Practices

- a. Great care is taken to maintain a clean working environment during all stages of processing. Work surfaces and equipment is kept in a clean and sanitary condition. Protocols to prevent contamination of cannabis product with mold or mildew are followed at all times.
- b. Harvested cannabis plants will be transported from garden area to processing area where the plants are inspected and the flower (Bud) with approximately 18 inches of stem is removed from the stalk of the plants to be hung for drying. Large water leaves are also removed during this process. All work is performed by gloved workers using sheers or clippers.
- c. Bud sections are then hung in an on-site drying shed for 7-10 days to dry. Natural wood heat and de-humidifiers are employed as necessary to help facilitate the drying process. During the drying process the buds are carefully monitored for moisture content and mold growth.
- d. Once it is determined that buds have reached the desired moisture content they are removed from the drying facility and placed in sealed totes to cure for 1-2 additional weeks.
- e. Post curing, totes are moved to trimming facility where gloved trimming technicians inspect buds for mildew and impurities, technicians then trim any remaining small leaves and stems from the buds. After trimming, Buds are stored in sealed containers to await distribution for medical use.

6 EMPLOYEE PRACTICES

Currently, work is conducted by family members that live onsite. If, in the future employees are hired, the following practices will be implemented:

1. Birds of Paradise Farms, LLC shall only employ persons for hire as allowable by law.
2. Birds of Paradise Farms, LLC 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, California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).

6.1 On-site housing

No worker housing is planned.

6.2 Worker Safety Practices

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

- 1) Employee accident reporting
- 2) Security breach
- 3) Fire prevention
- 4) Materials handling policies
- 5) Use of protective clothing such as long sleeve shirts, brimmed hats, and sunglasses.

Each garden site and or processing area have the following emergency equipment:

- 1) Personal protective equipment including gloves and respiratory protection are provided where necessary
- 2) Fire extinguisher
- 3) First Aid Kit
- 4) Snake Bite/Bee Sting Kit
- 5) Eye Washing Kit

7 WATERSHED & HABITAT PROTECTION/ SUSTAINABLE FARMING PRACTICES

To improve watershed and habitat conditions a holistic land management approach has been implemented. By managing the entire landscape, we can: protect water quality & quantity, reduce fire hazard through fuel load reduction, improve wildlife habitat conditions, and offset climate change through increased carbon storage. Specific measures taken to improve watershed conditions and protect habitat include, but are not limited to the following:

1. The majority of the 19,840 sf of proposed cultivation will be maintained on or near existing locations to minimize land disturbance. 5,000 sf of cultivation on APN 221-071-027 is proposed to be relocated in 2019 to a more suitable location on the parcel to protect water resources.
2. Approximately 16,000 SF of cultivation on APN 221-071-027 is being reduced to 9880 SF; the 15,023 sf of cultivation on APN 221-071-019 and the 8,644 sf of cultivation on APN 221-071-005 will be decommissioned and restored (no permit was applied for on APN 221-071-019, permit to be withdrawn on APN 221-071-005). Therefore, across the entire ownership, the overall square footage of cultivation will reduce from approximately 63,000 sf to 19,840 sf with implementation of the proposed plan.
3. The site has been assessed by Stillwater Sciences' engineer, and conditions are summarized in Appendix B (Monitoring and Reporting Program Details for the Regional Water Quality Control Board Waiver of Waste Discharge Order R1-2015-0023)

4. Soil management practices are transitioning toward development of regenerative, living soil to reduce offsite inputs and improve soil health.
5. Best practices have been employed to ensure minimal runoff from site.
6. Minimal organic fertilizers and pesticides are used for cultivation and are not stored onsite.
7. A Lake and Streambed Alteration Agreement was filed with the California Department of Fish and Wildlife for maintenance and replacement of 14 stream crossings, three surface water diversions and remediation of one of the cultivation sites.

7.1 Site Drainage, Runoff and Erosion Control Measures

Site drainage is shown on the Plot Plan in Appendix A. Roads and flats are properly engineered to disperse any run-off in a manner that slows, spreads, and sinks water into vegetated meadow or forest soil. Additionally, the landscape is monitored for erosion and pre-emptively maintained to prevent loss of topsoil and degradation of graded features.

7.2 Road Use

Birds of Paradise Farms, LLC will monitor and maintain the road network to ensure that it is in good condition and not a source of sediment. Workers will be instructed to drive minimally and share vehicles when possible. Workers will be encouraged to walk when possible to minimize environmental impact and improve personal health. Roads will be used minimally during wet winter months.

8 SOIL FERTILITY AND AGRO-CHEMICAL USE

8.1 Fertilizers, Amendments, and Other Agro-Chemicals

Birds of Paradise Farms, LLC will follow best organic operation practices. Fertilizers, amendments or other agro-chemicals will be stored in dedicated locations within 800 SF shed on APN 221-071-042. All fertilizers or other regulated and non-regulated agro-chemicals shall be stored within covered areas with secondary containment.

8.2 Fuels

Petroleum products are being stored adjacent to each residential area on each of the two parcels where cultivation is occurring (APNs 221-071-027 and 221-071-041). Each curtilage has approximately 500 gallons of diesel fuel and ~10 gallons of gasoline used for small machines. All petroleum products and liquid chemicals shall be stored in secondary containers that are sufficiently impervious and compatible with the substance being stored to prevent discharge or seepage. The registrant shall also implement spill prevention countermeasures and have spill kits with an ample supply of absorbent pads near storage and work areas.

9 DEPARTMENT OF ENVIRONMENTAL HEALTH INFORMATION

9.1 On-Site Wastewater Treatment

- Structures and manmade landscape features on the property. (See Plot Plan in Appendix A)

- Typically, 4 family members would be working under CMM Permit during production April-October. During peak harvest periods as many as 8 family members may be working on the property in September and October.
- There is one septic system (engineered but not yet permitted) on the property adjacent to the 800 SF shed on APN 221-071-042. In the future, as necessary, the applicant would consider installing temporary facilities (porta-potties) as needed.
- Distance between restrooms and work areas range from 200' to ~1 mile

9.2 Water Production/Well Construction

- Water source is shallow well water for drinking and stored rainwater for agriculture.
- Daily water demand will vary by season. Projected use during operational periods will vary from 800-3,200 gallons. For complete water use information please see submittals to Regional Water Board (Appendix B).

9.3 Hazardous Material

- Diesel, gasoline, and propane are stored on site for heating and power supply. All fuels shall be stored in approved storage containers. Diesel and gasoline shall be stored in covered areas with containment device.
- All fertilizers, soil amendments, and pesticides used on site are stored indoors in approved containers. See operations plan for list of products and storage procedure. Safety Data Sheets (SDS) for commercial products attached.
- Bleach and alcohol are used on site to clean small hand tools typically these products would be stored in office areas in one gallon bottles or smaller. Other household sanitizers may be used in kitchen and bathrooms.
- Small equipment and generator oil may be changed on site if so procedure will be completed over containment devices to prevent spillage

9.4 Solid Waste/Recycling

- Garbage is stored in secure areas within the 800 SF shed on APN 221-071-042. Covered recycling storage containers and provided at each work area.
- Garbage will be removed from property on a weekly basis.
- Solid waste is hauled to approved County collection locations.
- All spent growth medium will be tilled back into grow beds or deposited into approved composting bins for future re-use in soil medium.

10 DESCRIPTION OF GENERATOR USE, POWER SOURCE, AND STORAGE

Birds of Paradise Farms, LLC utilizes multiple solar PV systems and a micro-hydro system for operational power. During normal operation times and weather patterns these systems provide sufficient power. A 25 KW diesel generator is utilized to provide backup power at the processing building on an as-needed basis to augment solar PV system during peak demand periods.

The generator is a 25KW Multiquip Whisper Watt Diesel generator housed in a shed. The 25Kw Multiquip generator is rated at 63 Db 23 feet away from the generator. The expected noise level at the nearest property line (approximately 800 feet) calculated using

<https://www.engineeringtoolbox.com> is 32.2 dB. As previously mentioned, the generator is located in a shed, so the actual noise level is significantly less than those calculated above.

11 SECURITY PLAN

This security plan has been developed to incorporate best practices suggested by security industry professionals' and law enforcement personnel. Security plan will be continually updated and improved as further information is available.

1. First layer of security comes with the education of the workers and delivery personnel. All personnel are briefed in being discrete as well as professional in their jobs. They are also briefed with this plan and understand what is outlined here.
2. Very few people have access to the property, which lowers the probability of breach of security measures.
3. This property lies at the end of a single lane private road, no one else gets access through the property.
4. A neighborhood watch is in place to identify and alert land owners of possible suspicious activity or vehicles.
5. A locked gate is in place on the access to the property. The combinations are changed frequently. This is to help secure the property from people who have made deliveries or other access.
6. No trespassing signs are posted on the single access road.
7. Curtilage is fenced and posted with no trespassing signs.
8. Security cameras are to be placed along access road, and signs will be in place saying, "security cameras in use".
9. Motion sensor detection devices and lights are to be placed along access road. This will alert workers of incoming traffic.
10. Workers are to be briefed on evacuation plan if security is breached.
11. No large quantities of cash or valued items are to be left on the property at any time.
12. Workers are informed to call 911 and local responders in case of any emergency. They are also briefed on the address and access to the property in case of any emergency.

12 EMERGENCY CONTACTS

Birds of Paradise Farms, LLC shall visibly post and maintain an emergency contacts list which will include at a minimum:

1. Managerial and property owner contact(s):
 - a. Property Owner/Manager: Dan Gribi – (707)943-3006
2. Emergency responder contact(s):
 - a. EMERGENCY CALL 911
 - b. Nonemergency Sheriff: (707) 445-7251
3. Hazardous Material/Poison control contact(s):
 - a. EMERGENCY CALL 911
 - b. Poison Control Centers 1-800-222-1222
 - c. Humboldt County HazMat: (707)445-6215
 - d. Humboldt County Ag Dept: (707)441-5260

Appendix A Plot Plan

Appendix B
Regional Water Quality Control Board
Monitoring and Reporting Program Details

Operations Plan Addendum

Birds of Paradise Farms LLC

221-071-042

PLN-12533-SP

07/21/2023



This addendum to the previously submitted Operations/Cultivation Plan was prepared as a response to the incomplete letter dated 07/21/2023 for cultivation permit PLN-12533-SP.

Water Irrigation and Storage Plan

Irrigation water for this project is sourced from two rainwater catchment ponds located on the parcel. These ponds are labeled on the site map as pond 2 and pond 3. Pond 2 has a capacity of 230,000-gallons and retains its collected water throughout the summer months. Pond 3 has a capacity of 210,000-gallons. These rainwater catchment ponds provide more than enough water to supply the irrigation needs of this project. The main water source for this project is pond 2, and pond 3 is used on an as needed basis. The water is pumped from the ponds to the water tanks and circulated back to the ponds via a solar pump. Water use for this project is estimated to be 112,275-gallons annually.

A rainwater catchment analysis was completed using prism.oregonstate.edu/explorer to analyze the capability of the rainwater catchment to capture sufficient water for the project. The average rainfall was taken from the lowest rainfall years from the past 30 years (1991-2021), which were 1991 at 35.07", 2013 at 21.68" and 2020 at 32.53". Average rainfall amount is 29.76". The rainwater catchment surface of pond 2- $5,700\text{ft}^2 \times 29.76" \times 0.6234 = 105,748$ -gallons can be collected annually in this pond. Rainwater catchment surface of Pond 3- $4,500\text{ft}^2 \times 29.76" \times 0.6234 = 83,486$ -gallons can be collected annually in this pond. Total annual rainwater catchment for these two ponds is 189,234-gallons of rainwater collection annually. This is more than enough water to serve this project.

Domestic water is sourced from surface water diversions that are interconnected to all the residences on the multi-parcel property owned by the applicant. The main point of diversion utilized for domestic purposes is labeled as POD 3 and is located on adjacent parcel 221-071-005 under the same ownership. The applicant also utilizes and maintains points of diversion POD 1 and POD 2 on an as needed basis. POD 1 is located on adjacent parcel 221-071-027, and POD 2 is located on 221-071-005, also under the same ownership. There is a total capacity of 10,000-gallons of domestic water storage serving the five parcels that make up this multi-parcel property. Domestic water use is estimated at 800-gallons per day across all five parcels and multiple residences.

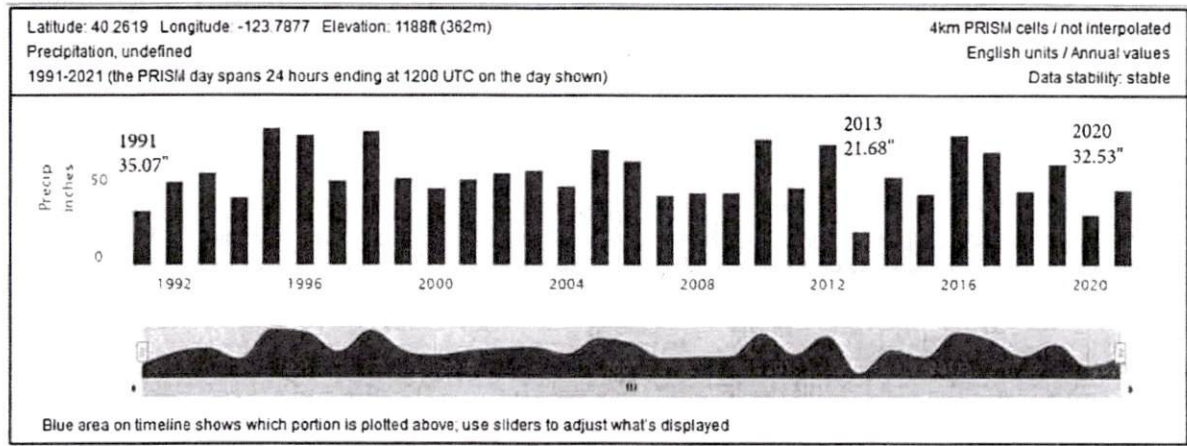
There is an additional pond on adjacent parcel 221-071-005 under the same ownership that is used strictly for fire protection. This pond is labeled as Pond 1 on the map. This pond has a capacity of 120,000-gallons. Even though this pond loses some water to ground percolation, it still maintains a capacity of approximately 80,000-gallons throughout the summer for fire protection use.

Type/Size of Infrastructure	Water Source	Use
2 qty. 2800-gal. HDPE tanks	Ponds 2 and 3	Irrigation
2 qty. 1200-gal. HDPE tanks	Ponds 2 and 3	Irrigation
2 qty. 3000-gal HDPE tanks	POD 3 (POD 1 & 2 as needed)	Domestic
1 qty. 2800-gal. HDPE tank	POD 3 (POD 1 & 2 as needed)	Domestic
1 qty. 1200-gal. HDPE tank	POD 3 (POD 1 & 2 as needed)	Domestic

Annual Water Usage

Month	Cannabis Use in Gallons	Domestic Use in Gallons (combined for all parcels)
January	0	24,800
February	0	22,400
March	3775	24,800
April	6200	24,000
May	11900	24,800
June	16700	24,000
July	22400	24,800
August	22400	24,800
September	18900	24,000
October	10000	24,800
November	0	24,000
December	0	24,800
Totals	112,275-gallons	292,000-gallons annually across 5 parcels

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



Noise Plan

The energy sources for this project are multiple Photovoltaic Solar systems and a Micro-Hydro Electric system with a Honda EU6500isA Generator at the processing building for back up. The generator is only used during times of low energy output from the solar and hydro systems, on an as needed basis during times of peak power demand. The generator is rated at 60db at 23' from the generator. The decibel level measured at 100' from the generator was 48db. The closest property line is 270' from the generator location.

Employees/Contractors

This project is operated by the family members that live on the property. In addition to the applicant and spouse, there is a maximum of six (6) family member employees at any time. The project is mostly run by the applicant and spouse, with supplemental help from additional family member employees as needed during peak operation times.

Worker Safety Practices

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

- Employee accident reporting
- Security breach
- Fire prevention
- Emergency Numbers

Materials handling policies

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

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

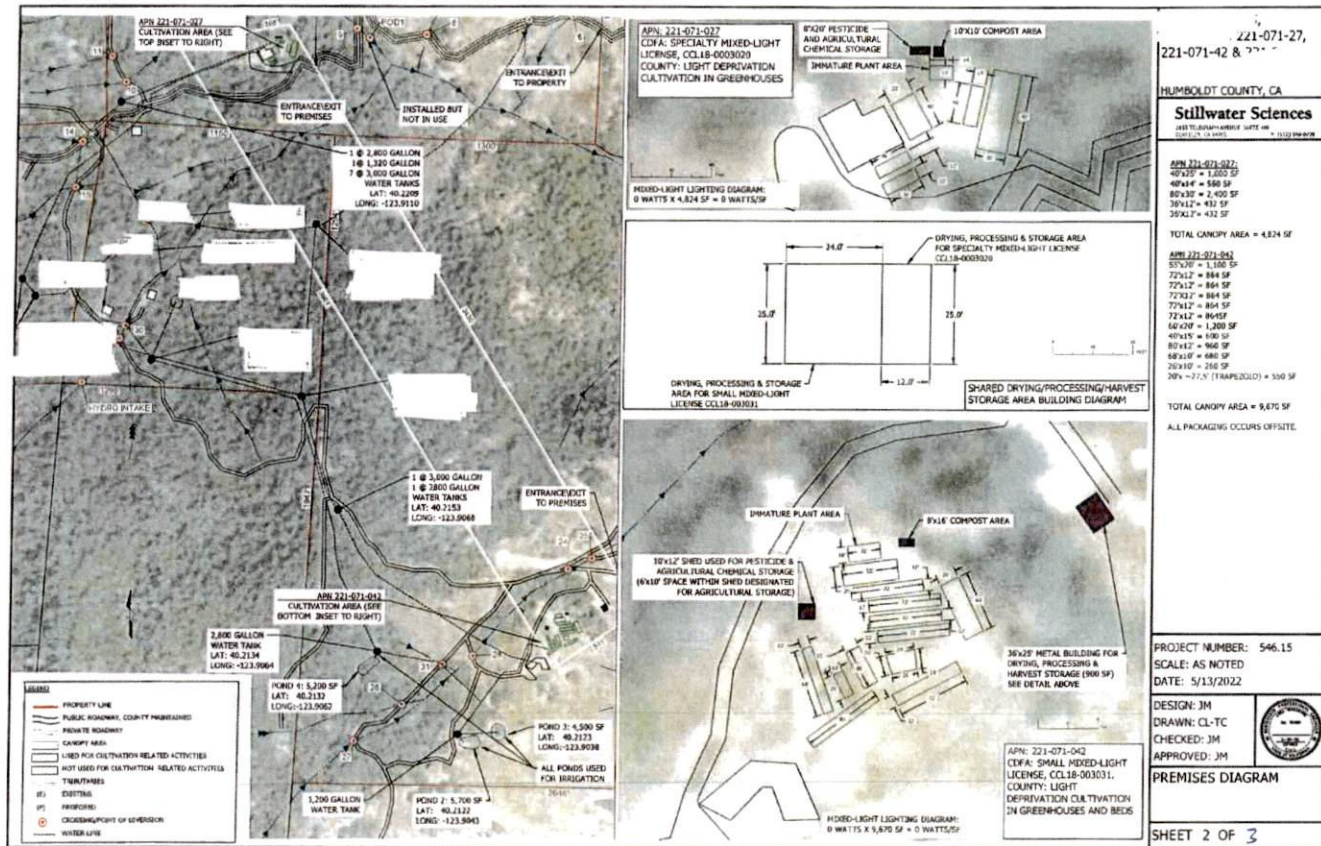
Fire extinguisher

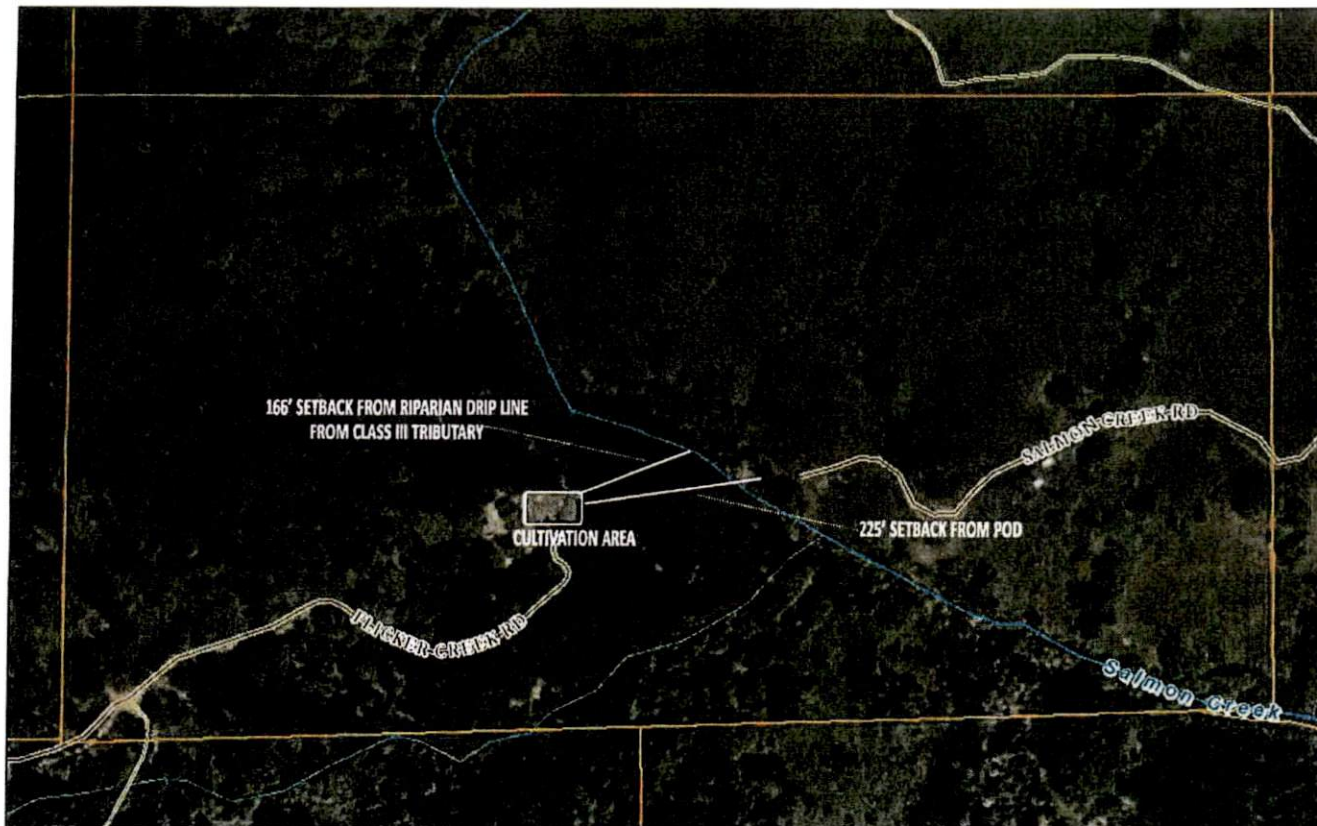
First Aid Kit

Snake Bite/Bee Sting Kit

Eye Washing Kit

Comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include federal and state wage and hour laws, CAL/OSHA, OSHA, California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).





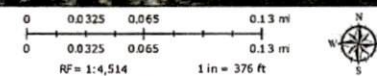
12535 221-071-027 BIRDS OF PARADISE FARMS
Humboldt County WebGIS
 WATER FEATURE SETBACK AREAS
 Humboldt County Planning and Building Department

8/11/2023, 11:05:51 AM

Web AppBuilder 2.0 for ArcGIS

Map Disclaimer:
 While every effort has been made to assure the accuracy of this information,
 it should be understood that it does not have the force & effect of law, rule, or
 regulation. Should any difference or error occur, the law will take precedence.

- | | | |
|---------------------|-------------------------|-------------------------------|
| Highways and Roads | Private or Unclassified | Intermittent |
| Principal Arterials | Major River or Stream | Subsurface |
| Minor Arterials | Blue Line Streams | City Boundary |
| Major Collectors | Perennial 1-3 | Countries |
| Minor Collectors | Perennial >4 | Parcels (no APN labels) |
| Local Roads | | <default layer do not remove> |



Sources: Humboldt County GIS
 Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user
 community
 FRAP, FEMA, USGS, ESA, CGS
 Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

3 of 3