



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Hearing Date: March 24, 2022

To: Humboldt County Zoning Administrator

From: Cliff Johnson, Supervising Planner

Subject: **Season George, Special Permits**
Application Number: PLN-11933-SP
Assessor's Parcel Number: 033-271-009
325 US Highway 101, Garberville, CA

Table of Contents

Page

Agenda Item Transmittal	2
Recommended Action and Executive Summary	3
Draft Resolution	6
Maps	
Topo Map	11
Zoning Map	12
Aerial Map	13
Site Plan	14
Public Accommodations Map	
Attachments	
Attachment 1: Recommended Conditions of Approval	16
Attachment 2: CEQA Addendum	23
Attachment 3: Applicant's Evidence in Support of the Required Findings	27
Attachment 4: Referral Agency Comments and Recommendations	43
Attachment 5: Public Comment	44

Please contact Rodney Yandell, Senior Planner, at 707-445-7541 or by email at ryandell@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date March 24, 2022	Subject Special Permits	Contact Rodney Yandell
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Project: A Special Permit for 2,000 square feet of existing full-sun outdoor cannabis cultivation and 1,000 square feet of new full sun outdoor cannabis cultivation. Water for irrigation is provided by rainwater catchment. There is 10,000 gallons of tank storage on site and the annual estimated water budget is 10,000 gallons. No employees are required as operations will be conducted by the resident operator. Power is provided by PG&E, and solar is proposed. Also requested is a Special Permit to allow cannabis tour visits, which will be conducted by a licensed third-party tour operator.

Project Location: The project is located in Humboldt County, in the Garberville area, on the east side of US Highway 101, approximately 500 feet north from the intersection of Cooks Valley Road and State Highway 101, on the property known as 325 US Highway 101.

Present Plan Land Use Designations: Residential Agriculture (RA), Density: Range is 5 to 20 acres per unit, 2017 General Plan, Slope Stability: Low Instability (1).

Present Zoning: Unclassified (U)

Record Number: PLN-11933-SP

Assessor's Parcel Number: 033-271-009

Applicant

Season George
PO Box 721
Garberville, CA 95542

Owner

Jesse Parsons
2877 Spruce St.
San Diego, CA 92104

Agent

None

Environmental Review: An Addendum to a previously adopted Environmental Impact Report has been prepared for consideration per §15164 of the State CEQA Guidelines.

State Appeal Status: Project is NOT appealable to the California Coastal Commission.

Major Issues: None

Recommended Zoning Administrator Action

1. Describe the application as part of the Consent Agenda.
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as a part of the consent agenda:

Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section §15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permits and adopt the Resolution approving the Season George Special Permits as recommended by staff subject to the recommended conditions.

Executive Summary: Season George seeks a Special Permit 2,000 square feet of existing full-sun outdoor cannabis cultivation and 1,000 square feet of new full sun outdoor cannabis cultivation, and a Special Permit in order to allow cannabis tour visits, which will be conducted by a licensed third-party tour operator. Cultivation will take place in one area near the center of the parcel. Propagation occurs in two areas. One is a 12' x 18' seasonal hoop house, location shown on site map. The other is a 15'x15' outdoor area shown on the site map. An ancillary nursery space within the processing facility will be used to nurture young seedlings and clones. Within that space cultivation lights will be used. Artificial lighting used for ancillary propagation will adhere to shielding and International Dark Sky Association standards as set forth in the CCLUO. Processing will occur within a permitted onsite barn which is shown on the Site Plan. The farm is operated by the applicant and no employees are required for the operation. Power is provided by PG&E, and solar is proposed.

Water Resources

Irrigation water is sourced from a rainwater catchment system that collects rainwater falling on the roof of the barn on site that is routed to two 5,000-gallon rigid plastic water storage tanks. Water use will range from approximately 17 to 350 gallons per day, on average. During the peak cultivation season, cannabis plants will require approximately 700 gallons of water every other day. During the propagation phase, seedlings and clones will require approximately 33 gallons of water every other day. Total annual water use is estimated to 10,000 gallons.

Biological Resources

The California Natural Diversity Database (CNDDDB) indicates there are mapped rare or endangered species located on the parcel (pallid bat, foothill yellow-legged frog and coast fawn lily). However, the existing operation takes place within the curtilage of the historically developed homestead site, and no impacts to these species are anticipated. The nearest mapped Northern Spotted Owl (NSO) activity center is located approximately 2.27-miles north from the project site and the nearest NSO observation is mapped approximately 0.43 mile southwest from the project site. Marbled murrelet habitat is mapped 0.4 mile north from the project site. The project is unlikely to have a direct or indirect impact to NSO or Marbled Murrelet because the energy source for the project is sourced from PG&E, and solar is proposed, and all artificial lighting used for ancillary propagation will adhere to shielding and International Dark Sky Association standards as set forth in the CCLUO.

Tribal Consultation

The project is located within the Bear River Band and Sinkyone tribal Aboriginal Territories. The project is located in the Bear River Band Rancheria and Sinkyone Aboriginal Ancestral Territories. The project was referred to the Northwest Information Center, Bear River Band, and Sinkyone Tribe. The Bear River Band recommended the applicant to have a Cultural Resource Study prepared for the project site.

Archaeological Research and Supply Company prepared a Cultural Resource Survey for the parcel in January 2022. There are no previously recorded resources on the subject property, however one previously recorded precontact resource was updated as a result of this investigation that extends into the project parcel. Ongoing conditions of approval are incorporated regarding the Inadvertent Discoveries Protocol to protect cultural resources and tribal cultural resources.

Noise

Performance Standards required in the CCCLUO, per section 55.4.12.6, states that noise from cultivation and related activities shall not result in an increase of more than three decibels of continuous noise above existing ambient noise levels at any property line of site. The applicant has performed a Noise Study, which took noise measurements at the south, north and west property lines. The Noise Study found that existing average decibel levels at the south, north and west property lines were 63.0, 61.0, and 58.0 respectively. The project is conditioned to not to go over three decibels above the measured ambient noise levels found at each property line for the life of the project.

Operations & Public Accommodations

A licensed third-party tour operator will be responsible for collecting and transporting visitors to and from the site. Hours of operation for tours and public access will be limited to between 9:00 am and 6:00 pm. The schedule of tours will vary on a seasonal basis. During peak season in spring and summer, the applicant anticipates that tours will occur no more than seven days out of the week, with only one tour visit per day. All tour visits will be scheduled in advance, and no drop in tour visits will be allowed. All existing agricultural exempt structures will be restricted to public visitors. Season George will ensure that the tour operator complies with standards for tour operators by ensuring that tour guests are 21 years of age or older before conducting the tour, and by ensuring that no sound amplification equipment outside of the tour vehicle is used.

An ADA compliant bathroom and hand sanitizing station will be onsite for all tour visitors' use. It will be recommended that each guest bring their own water to consume while on tour. However, drinking water will be provided if needed. The ADA restroom will be located on the tour parking lot platform approximately 20 feet from the designated farm tour space. ADA compliant portable access ramps will be available and accessible in relevant tour areas. Each guest will receive custom printed materials that include a tour schedule, agenda, and a farm map. The farm map will outline all relevant guest areas, including restroom facilities, hand sanitizing stations, emergency information, and guest accessible areas.

Access/Parking

The property is accessed via private driveway directly off of Cooks Valley Road, which is a paved county-maintained road with a centerline stripe. The project was referred to the Department of Public Works Land Use Division (PW) and the California Department of Transportation (CalTrans) on November 20, 2020. PW responded stating that "the Site plan does not show access location at Cooks Valley Road (a paved County maintained road) or State Hwy 101. It appears that the parcel access is thru the State Highway right of way with a driveway at Cooks Valley Road (Non-County maintained portion). The County maintained portion of Cooks Valley Road starts at the eastern right of way line of State Hwy 101. Therefore the access improvements are under CalTrans District 1 jurisdiction". CalTrans did not respond to the County. With a total of seven tours maximum per week (14 total vehicle trips per week), and reviewing the access route to the site, the department has determined that no significant increased road traffic will be a result of the proposed project, and that the site is suitable for the proposed activities.

The driveway is in conformance with all requirements under Section 55.4.12.14 (e) HCC *Road Systems & Driveways* and (f) *Parking*.

Consistency with Humboldt County Board of Supervisors Resolution No. 18-43

Planning staff determined approval of this project is consistent with Humboldt County Board of Supervisors Resolution No. 18-43, which established a limit on the number of cannabis cultivation permits and acres which may be approved in each of the County's Planning Watersheds. The project site is

located in the South Fork Eel Planning Watershed, which under Resolution 18-43 is limited to 730 permits and 251 acres of cultivation. With the approval of this project the total approved permits in this Planning Watershed would be 280 cultivation permits and the total approved acres would be 75.66 acres of cultivation.

RECOMMENDATION: Based on a review of Planning Division reference sources, Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approval of the Special Permit.

Alternatives: Several alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; 3) The Zoning Administrator could deny approval of the requested permits if you are unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.

cultivation and public tours of cannabis facilities would be permissible provided that the sites met the specific performance criteria.

- c) Site Management Plan prepared by Compliant Farms Certified November 5, 2019, to outline measures required to comply with standard conditions of the State Water Resources Control Board's General Order WQ 2019-0001-DWQ.
- d) The project was referred to the Northwest Information Center, Bear River Band, and Sinkyone Tribe. The Bear River Band recommended the applicant to have a Cultural Resource Study prepared for the project site. Archaeological Research and Supply Company prepared a Cultural Resource Survey for the parcel in January 2022. There are no previously recorded resources on the subject property, however one previously recorded precontact resource was updated as a result of this investigation that extends into the project parcel. Ongoing conditions of approval are incorporated regarding the Inadvertent Discoveries Protocol to protect cultural resources and tribal cultural resources.

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

General and intensive agriculture are allowed uses in lands designated RA. The proposed tour activities are accessory to the permitted cannabis cultivation site. 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 use is consistent with the purposes of the existing U zone in which the site is located.

EVIDENCE

- a) Humboldt County Code section 314-55.4.6.5.3 allows for cultivation of up to 3,000 sq. ft. of outdoor or mixed-light commercial cannabis cultivation on U-zoned parcels between one acre and five acres in size with a Special Permit. Humboldt County Code section 314-55.4.12.14 identified U-zoned parcels as sites where public visitation and tours of sites host to Commercial Cannabis Activities may be authorized with a Special Permit at locations meeting the Performance Standards for Public Accommodation and Tours.

5. FINDING

The proposed development is consistent with the requirements of the CCLUO Provisions of the Zoning Ordinance.

EVIDENCE

- a) The CCLUO allows for cultivation of up to 3,000 sq. ft. of outdoor or mixed-light commercial cannabis cultivation on parcels between one acre and five acres in size with a Special Permit.
- b) The parcel has been deemed to be a legal parcel per DS 06-93 COSC 1994-27387.
- c) The project will source water from a non-diversionary source.
- d) The location of the cultivation complies with all setbacks required in

Section 314-55.4.6.4.4. It is more than 30 from any property line, more than 300 feet from any residence on an adjacently owned parcel and more than 600 feet from any school, church, public park or Tribal Cultural Resource. It is however within 270 feet of undeveloped land owned by CalTrans, but that land is a designated highway right-of-way and does not support residential development.

- e) Slopes where the new cultivation will be located are less than 15 percent in grade.
- f) Water for irrigation will come from a non-diversionary source.
- g) Power for cannabis related activities will be provided by solar panels.
- h) There are no prime soils mapped on the property.
- i) The applicant has performed a Noise Study, which took noise measurements at the south, north and west property lines. The Noise Study found that existing average decibel levels at the south, north, and west property lines were 63.0, 61.0, and 58.0 respectively. The project is conditioned to not to go over three decibels above the measured ambient noise levels found at each property line for the life of the project.
- k) Public visitation may be permitted with a Special Permit at sites located within those zones listed under 55.4.6.1.1 (AE, AG, FR, and U), when meeting the requirements of Section 55.4.12.14, Performance Standards for Public Accommodations.
- l) Hours of operation for public access will be limited to between 9:00 am and 6:00 pm.
- m) All facilities open to the public (parking, structures, restrooms, etc.) will be designed and managed in compliance with relevant provisions for accessibility, as established in compliance with the Americans with Disabilities Act (ADA).
- n) Agricultural-exempt structures will not be opened to visitation by the general public.
- o) The parcel is located on a road that is paved with a centerline stripe.
- p) The driveway is constructed to a minimum Road Category 1 standard, with a 10-foot traffic lane and an unobstructed vertical clearance of 15 feet along the entire length.
- q) The driveway is approximately 950 feet in length with a turnout and turnaround at approximately 725 feet into the property and one turnout at approximately 350 into the property.
- r) There are turnarounds within 50 feet of all possible parking areas.
- s) There is a large turnaround near the center of the project site exceeding 60 feet in width and length.
- t) There is adequately sized parking on site for four vehicles.

- u) There is parking on site for more than seven vehicles.

6. FINDING

The cultivation of 3,000 square feet of cannabis with accommodations for cannabis tours, and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE

- a) The site is 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 or hosting cannabis tours. Approving cultivation and cannabis tour visits on this site will not change the character of the area due to the large parcel sizes in the area.
- b) The project will source water from a non-diversionary source.
- c) Provisions have been made in the applicant's proposal to protect water quality and thus runoff to adjacent property and infiltration of water to groundwater resources will not be affected.

7. FINDING

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

EVIDENCE

- a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element. The approval of tour visits on this parcel will not conflict with the ability for a residence to be constructed on this parcel.

8. FINDING

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

EVIDENCE

- a) The project is located in the South Fork Eel Planning Watershed, which under Resolution 18-43 is limited to 730 permits and 251 acres of cannabis cultivation. With the approval of this project the total approved permits in this Planning Watershed would be 280 permits and the total approved acres would be 75.66 acres of cultivation.

9. FINDING

Per Section 1276.01 (a) of State Fire Safe Regulations - Setback for Structure Defensible Space.

All parcels shall provide a minimum thirty (30) foot setback for all buildings from all property lines and/or the center of a road.

EVIDENCE

- a) The applicant is proposing to construct an accessible restroom to accommodate the proposed cannabis tours and a storage container within approximately 20 feet of the 30-foot State Responsibility Area (SRA) setback of the property line to the east. However, the property to the east is an easement owned by California Department of Transportation (CalTrans) and is approximately 170 feet wide at that point. Since the applicant gets credit for half of the road easement to the east (85 feet) the proposed development meets the 30-foot SRA setback requirement.

DECISION

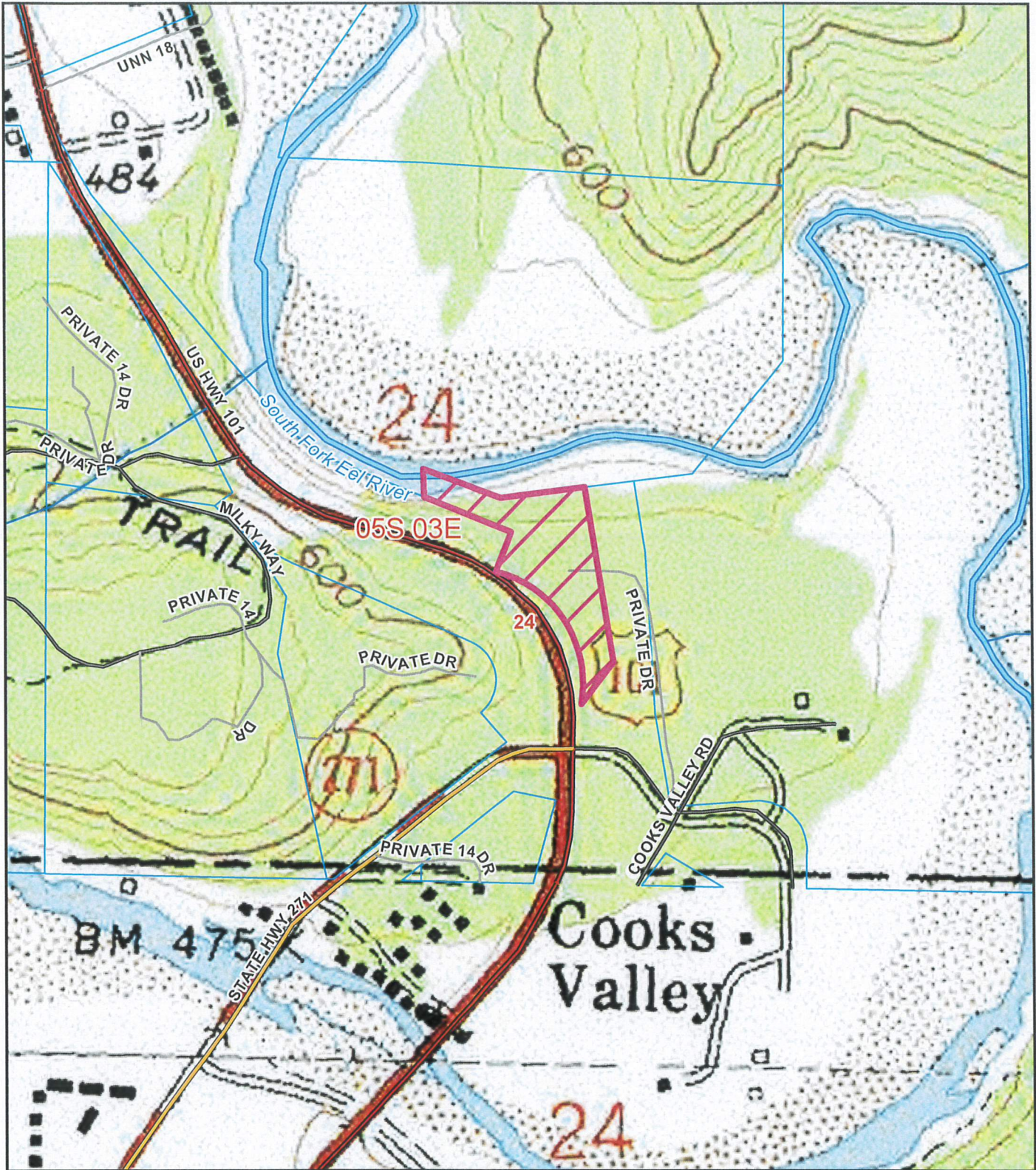
NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Special Permits for Season George based upon the Findings and Evidence and subject to the conditions of approval attached here to as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on **March 24, 2022**.

I, John 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

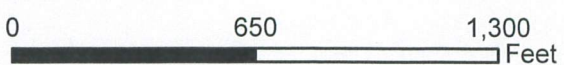


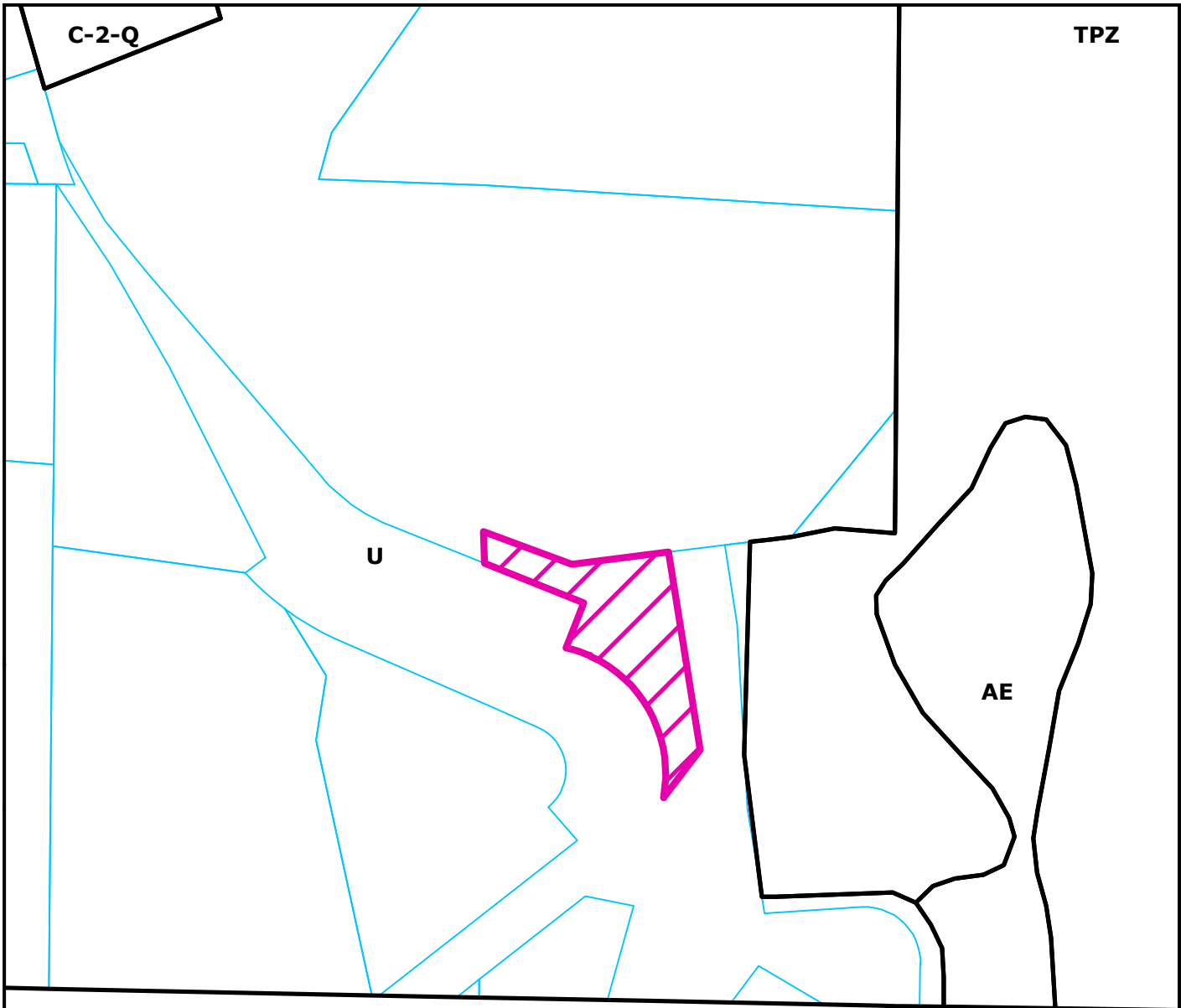
TOPO MAP
PROPOSED FIVE SISTERS FARMS
COOKS VALLEY AREA
PLN-11933-SP
APN: 033-271-009-000
T05S R03E S24 HB&M (GARBERVILLE)

Project Area = 



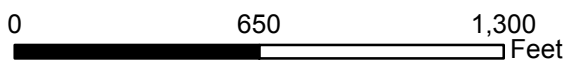
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Project Area = 

ZONING MAP
PROPOSED FIVE SISTERS FARMS
COOKS VALLEY AREA
PLN-11933-SP
APN: 033-271-009-000
T05S R03E S24 HB&M (GARBERVILLE)



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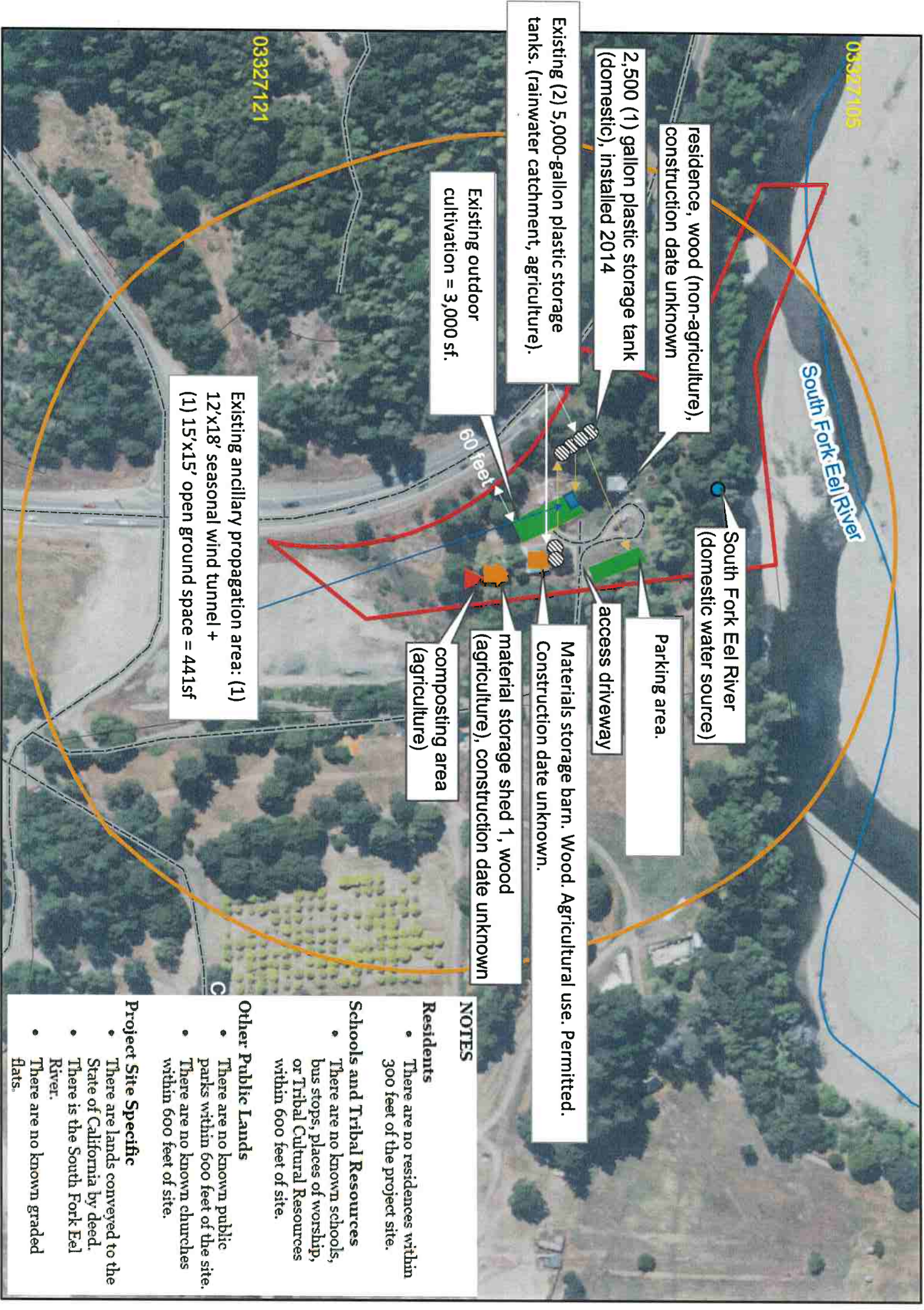
AERIAL MAP
PROPOSED FIVE SISTERS FARMS
COOKS VALLEY AREA
PLN-11933-SP
APN: 033-271-009-000
T05S R03E S24 HB&M
(GARBERVILLE)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



Site Map, Application Name: Season George
 APN 033-271-009-000
 December 10, 2020



Source: California Department of Fish and Wildlife, 2016; Humboldt County, 2016. Prepared by Laura Hall Consulting on August 26, 2017. Parcel line is approximate.

0 100 200 Feet

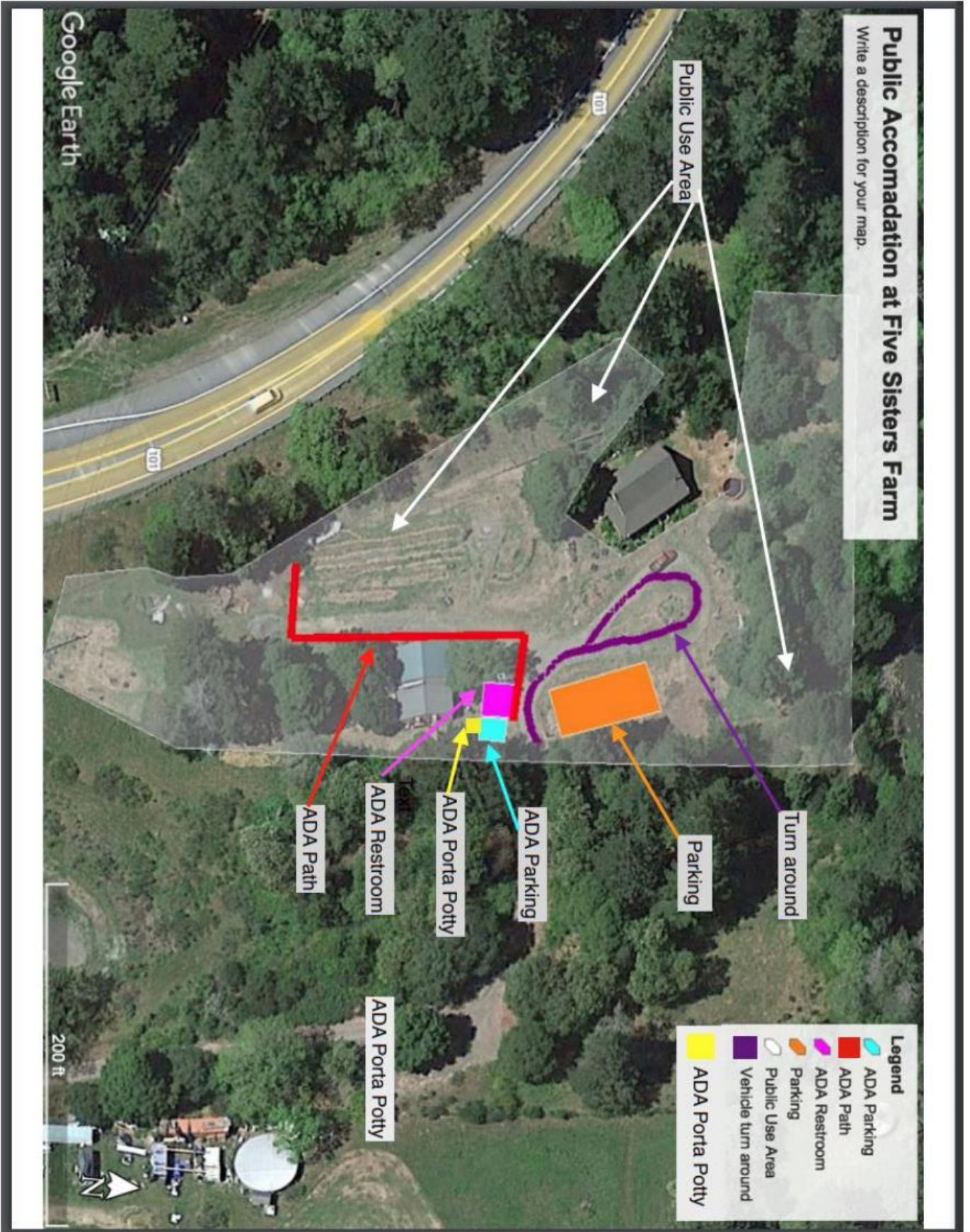
1 inch = 217 feet

parcel_boundary

water reconveyance

600-foot buffer

N



ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE SPECIAL PERMITS IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE PROVISIONAL PERMIT CAN BE FINALIZED.

1. 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.
2. 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. Any and 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.
3. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. 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 (currently \$750) shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
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 will charge this cost to the project.
5. Processing and nursery propagation shall not commence until solar is installed or renewable grid power is secured for the processing structure and the nursery greenhouse.
6. Within 60 days of the effective date of permit approval, the applicant shall execute a Compliance Agreement with the Humboldt County Planning and Building Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval #7 through #10. The agreement shall provide a timeline for completing all outstanding items. All activities detailed under 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.
7. The applicant shall secure permits for all structures related to the cannabis cultivation and other commercial cannabis activity, including but not limited to, existing and proposed structures associated with drying and storage or any activity with a nexus to cannabis and/or cannabis tour accommodations. The plans submitted for building permit approval shall be consistent with the project description and the approved project site plan. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation and tour accommodations are permitted will satisfy this condition.
8. The applicant shall implement all corrective actions detailed within the Site Management Plan developed for the parcel, prepared pursuant to Tier 1 enrollment under the State Water Quality Control Board Cannabis Waste Discharge Regulatory Program, including those measures later determined necessary during annual and periodic site inspections in accordance with the

monitoring element until the Applicant has demonstrated enrollment in the State Cannabis Cultivation Discharge Program.

9. The applicant shall contact the local fire service provider [Garberville Volunteer Fire Department] and furnish written documentation from that agency of the available emergency response and fire suppression services and any recommended project mitigation measures. Mitigation measures shall be incorporated into the project, if applicable. If emergency response and fire suppression services are not provided, the applicant shall 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.
10. Operator shall apply to install a permitted Onsite Waste Treatment System (OWTS) within 12 months and obtain final approval of the installation within 24 months of receiving Planning approval. The use of portable toilets in the interim is approved in accordance with the following condition.

Prior to renewal of permit the operator is required to submit receipts or copy of contract confirming sufficient use of portable toilets to serve cultivation staff for duration of first year. Cultivation and Operations Plan describes sinks in processing facility and near storage shed connected to unpermitted graywater system(s). Applicant shall obtain Graywater Permit(s) for sinks or connect sinks to permitted OWTS; alternatively, applicant may decommission sinks.

11. The applicant 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 Division.
12. 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 in order to keep the permit valid.

B. Ongoing Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project:

1. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plans, both Plan of Operations, 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.
2. The project shall not to go over three decibels on average above the measured noise levels at the south, north and west property lines 63.0, 61.0, and 58.0 respectively (66.0, 64.0, and 61.0 decibels) for the life of the project.
3. The combination of background, 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 CCLUO 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 shall be obtained should any structures be necessary for noise attenuation. The applicant is to limit the use of heavy equipment during nesting season February 1st through August 15th.
4. All artificial lighting shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). 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/>.

5. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above in items B.3. and B.4., within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
6. If renewable grid power is secured in lieu of installing solar for the processing structure and the nursery greenhouse the applicant shall have proof of service on site for department review during annual inspections.
7. Prohibition on 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.
8. This permit does not authorize the sale of cannabis products onsite.
9. Hours of operation for public access shall be limited to between 9:00 am and 6:00 pm. ADA portable restroom facilities are to be provided for tour visitors until permanent facilities are in place. A letter or portable toilet service receipts, or similar communication from the DEH verifying that this has been completed will satisfy this condition.
10. The structures identified as residences and agriculturally exempt structures onsite shall not be accessed or inhabited by public visitors. All facilities open to the public shall be designed and managed in compliance with relevant provisions for accessibility.
11. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
12. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
13. The use of anticoagulant rodenticide is prohibited.
14. The operator shall provide information to all workers 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.
15. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CCLUO and MAUCRSA, as applicable to the permit type.
16. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning and Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort toward compliance can be shown within the two years following the issuance of the provisional clearance or permit, the Department may, at the discretion of the

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

17. 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.
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 North Coast Regional Water Quality Control Board (RWQCB) Order 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. 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).
21. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
22. Pay all applicable application, review for conformance with conditions and annual inspection fees.
23. 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.
24. The master log-books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
25. 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

26. 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."
27. 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).
28. 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.
29. 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.
30. 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
31. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation SP issued pursuant to the 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.
32. 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 Special 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.

33. 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.
34. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this section in the event that environmental conditions, such as a sustained drought or low flows in the watershed in which the cultivation area is located, will not support diversions for irrigation.
35. 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 CCLUO 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 Cannabis.
36. 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. Pursuant to Section 314-55.4.11(a) of the CCLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state or county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity but in no event more than two (2) years after the date of issuance of the provisional clearance or permit. Plans for curing the violations shall be submitted to the Planning and Building Department by the permittee within one (1) year of the issuance of the provisional certificate or permit. The terms of the compliance agreement may be appealed pursuant to Section 314-55.4.13 of the CCLUO.
2. This provisional permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"), except where the Compliance Agreement per Condition of Approval #6 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions of the Ongoing Requirements/Development Restrictions, above.
3. 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, groundstone 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.

ATTACHMENT 2

**CEQA ADDENDUM TO THE
FINAL ENVIRONMENTAL IMPACT REPORT FOR THE COMMERCIAL CANNABIS LAND USE ORDINANCE**

**Commercial Cannabis Land Use Ordinance Final Environmental Impact Report (EIR)
(State Clearinghouse # 2017042022), January 2018**

**APN 033-271-009, 325 US Highway 101
Garberville, County of Humboldt**

**Prepared By
Humboldt County Planning and Building Department
3015 H Street, Eureka, CA 95501**

February 2022

Background

Modified Project Description and Project History –

The Commercial Cannabis Land Use Ordinance (CCLUO) updated the County's existing Commercial Medical Marijuana Land Use Ordinance (Section 313-55.4 and 314-55.4 of Chapter 3 of Division 1 of Title III of the County Code) as well as repeal of the Medical Cannabis Testing and Research Laboratories provisions and onsite consumption prohibition found in Sections 313-55.3.15, 314-55.3.15, 313-55.3.11.7, and 314-55.3.11.7 of Division 1 of Title III of the County Code, respectively. These regulations establish land use regulations for the commercial cultivation, processing, manufacturing, distribution, testing, and sale of cannabis within Humboldt County. These regulations were developed in concert with the Final Environmental Impact Report (EIR) that was adopted for the ordinance in order to implement the mitigation measures of the EIR. The EIR addressed the broad environmental impacts that could be expected to occur from the adoption and implementation of the ordinance. The proposed project is consistent with all regulations within the CCLUO and all mitigation measures of the EIR. The current project was contemplated by the EIR and compliance with the provisions of the CCLUO will fully mitigate all environmental impacts of the project to a less than significant level.

The modified project is a Special Permit 2,000 square feet of existing full-sun outdoor cannabis cultivation and 1,000 square feet of new full sun outdoor cannabis cultivation. Water for irrigation is provided by rainwater catchment. There is 10,000 gallons of tank storage on site and the annual estimated water budget is 10,000 gallons. No employees are required as operations will be conducted by the resident operator. Power is provided by PG&E, and solar is proposed. Also requested is a Special Permit to allow cannabis tour visits, which will be conducted by a licensed third-party tour operator.

Habitat for Northern Spotted Owl exists within approximately 0.43 miles of the project site, but as no generators are proposed the noise impacts on NSO from the project will be well below the thresholds that could cause disturbance of the species. The site has been analyzed for cultural resources and determined to not have sensitive cultural or archaeological resources that could be impacted by the project.

The modified project will also comply with provision of the CCLUO intended to eliminate impacts to sensitive species from noise and from light and noise. Compliance with these and other measures of the CCLUO ensure consistency with the EIR.

Purpose - Section 15164 of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an addendum to a previously certified Final Environmental Impact Report (EIR) if some changes or additions are necessary but none of the conditions described in Section 15162 calling for a subsequent EIR or Negative Declaration have occurred. Section 15162 states that when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Final EIR was certified as complete, shows any of the following: A) the project will have one or more significant effects not discussed in the previous Final EIR; B) significant effects previously examined will be substantially more severe than

shown in the Final EIR; C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or D) mitigation measures or alternatives which are considerably different from those analyzed in the Final EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Summary of Significant Project Effects and Mitigation Recommended

No changes are proposed for the Final EIR recommended mitigations. The proposal to authorize the project and minor improvements necessary to bring the operation into compliance with the CCLUO is fully consistent with the impacts identified and adequately mitigated in the Final EIR. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the Final EIR.

In reviewing the application for consistency with the adopted EIR the County considered the following information and studies, among other documents:

- Site Management Plan (SMP), prepared by Compliant Farms Certified, dated November 5, 2019.
- Notice of Applicability for Season George.
- Cultural Resource Investigation Report prepared by Archaeological Research and Supply Company, dated January 2022.
- Site Plan, Public Accommodations Map, and Operations Plans for Season George.
- County GIS.
- Decibel findings for Season George.

Other CEQA Considerations

Staff suggests no changes for the revised project.

EXPLANATION OF DECISION NOT TO PREPARE A SUPPLEMENTAL MITIGATED NEGATIVE DECLARATION OR ENVIRONMENTAL IMPACT REPORT

See Purpose statement above.

In every impact category analyzed in this review, the projected consequences of the current project proposal are either the same or less than significantly increased than the initial project for which the EIR was adopted. Based upon this review, the following findings are supported:

FINDINGS

1. The proposed project will permit an existing cannabis operation with farm tours proposed and bring the operation into compliance with County and State requirements intended to adequately mitigate environmental impacts.
2. The circumstances under which the project was approved have not changed substantially. There are no new significant environmental effects and no substantial increases in the severity of previously identified effects.
3. For the current proposed project, there has been no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted as complete.

CONCLUSION

Based on these findings it is concluded that an Addendum to the previous Final EIR is appropriate to address the requirements under CEQA for the current project proposal. All of the findings, mitigation requirements, and mitigation and monitoring program of the EIR, remain in full force and effect on the original project.

There are no new significant environmental effects and no substantial increases in the severity of previously identified effects. For the current proposed project, there has been no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted as complete.

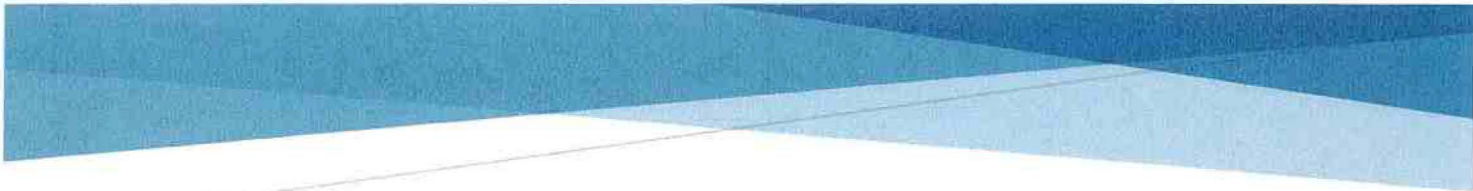
ATTACHMENT 3

Applicant's Evidence in Support of the Required Findings

Attachment 3 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

1. The name, contact address, and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (Not applicable)
3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within one-quarter mile (1,320 feet) of a school, school bus stop, church or other place of religious worship, public park, or tribal cultural resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. **(Attached – in maps)**
4. An cultivation and operations plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel; and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season; and that meets or exceeds minimum legal standards for commercial cannabis tours and tour sites. **(Attached)**
5. Copy of the statement of water diversion, or other permit, license or registration filed with the State Water Resources Control Board, Division of Water Rights, if applicable. (Not applicable)
6. Copy of Notice of Applicability (NOA) demonstrating enrollment in the State Resources Water Quality Control Board Waste Discharge Requirements Water Quality Order WQ 2019-0001-DWQ, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (On file)
7. If any onsite or off-site component of the cultivation facility, including access roads, water supply, grading or terracing, impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the California Department of Fish and Wildlife. (Not applicable)
8. If the source of water is a well, a copy of the County well permit, if available. (Not applicable)
9. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under Section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with Cal Fire. (Not applicable)

10. Consent for onsite inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
11. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in Section 55.4.8.2.3, and plan for compliance with applicable building codes. (Not applicable)
12. Acknowledge 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, will not support diversions for irrigation. (On file)
13. Acknowledge that the County reserves the right to engage with local tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize, or mitigate impacts to tribal cultural resources, as defined herein. Examples include, but are not limited to, conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The County shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On file)



OPERATIONS PLAN: FIVE SISTER'S FARM

Humboldt County APN 033-271-009-000, Apps# 11933

December 10, 2020

December 10, 2020

Table of Contents

- Project Description 2**
- Water Source, Storage and Use 2**
 - Water Source 2
 - Water Storage 2
 - Irrigation Methodology 2
 - Projected Water Usage by Month 2
- Site Drainage, Including Runoff and Erosion Control Measures 2**
 - Site Drainage 2
 - Runoff and Erosion Control Measures 3
- Watershed & Habitat Protection..... 3**
 - Invasive Species Management Plan..... 3
 - Noise 3
- Sustainable Farming Practices..... 3**
- Cultivation Activities..... 4**
- Schedule of Activities 4**
- Description of Generator Use, Power Source, and Storage..... 4**
- Protocols for Proper Storage and Use of Fertilizers, Pesticides, and Other Regulated Products Utilized 4**
- Processing Practices and Plan 4**
 - Description of Toilet and Handwashing Facilities 4
 - Description of Plumbing and/or Septic System and Whether or Not the System is Capable of Handling Increased Usage 5
 - Description of Increased Road Use Resulting from Processing and a Plan to Minimize That Impact.. 5
 - Summary of Processing Practices 5
 - Processing Plan 5
- Employee Practices..... 5**
- Safety Equipment 6**
 - Emergency Contacts..... 6
- Road Use 6**
- Security Plan..... 6**
- Farm Tours 7**
- Department of Environmental Health Information 7**
 - Onsite Wastewater 7
 - Water Production/ Well Construction 7
 - Hazardous Materials 7
 - Solid Waste/ Recycling..... 7

December 10, 2020

Cultivation and Operations Plan

Project Description

The proposed project is for a Zoning Clearance Certificate to cultivate 3,000 square feet of commercial cannabis outdoors. Prior to January 1, 2016, non-commercial cannabis cultivation occurred at this scale on the project site.

Water Source, Storage and Use

The following provides a description of where irrigation water is sourced and stored, and an overview of the irrigation plan and projected water usage.

Water Source

Irrigation water is sourced from a rainwater catchment system that collects rainwater falling on the roof of the processing center.

Water Storage

Irrigation water will be stored in two 5,000-gallon rigid plastic water storage tanks. The location of the 10,000 gallons of rainwater storage is shown on the Site Plan.

Storage Type	Quantity	Capacity	Total Capacity
Rigid Plastic	2	5,000 gallons	10,000 gallons

Irrigation Methodology

At this time, primary irrigation is done by drip that is supplemented by hand watering. However, if a more efficient technology is identified in the future, it will likely be adopted.

Projected Water Usage by Month

Water use will range from approximately 17 to 350 gallons per day, on average. During the peak cultivation season, cannabis plants will require approximately 700 gallons of water every other day. During the propagation phase, seedlings and clones will require approximately 33 gallons of water every other day. The table below presents projected water use volumes, in gallons, by month. The total annual irrigation water demand is estimated to be

Source	J	F	M	A	M	J	J	A	S	O	N	D	Annual Total
Stored Rainwater	0	0	0	500	500	2,500	2,500	2,000	2,000	0	0	0	10,000 gallons

Site Drainage, Including Runoff and Erosion Control Measures

Site Drainage

The site consists of gently sloped, well drained terrain.

December 10, 2020

Runoff and Erosion Control Measures

All storm water infiltrates the soil onsite. Vegetative surfaces and properly maintained roads prevent erosion from occurring.

Watershed & Habitat Protection

To maintain and enhance watershed and habitat conditions, management of the land is done in a manner that accomplishes the following: protects water quality and quantity, reduces fire hazard through fuel load reduction, improves pollinator habitat conditions, and offsets climate change through increased carbon storage. Specific measures taken to enhance watershed conditions and protect habitat include, but are not limited to:

1. Protection of and setbacks from riparian areas.
2. Monitor and maintain roads.
3. Store winter rainwater for summertime use.
4. Fuel load reduction.
5. Plant a diversity of flowering plants to provide pollinator habitat.
6. Implement the Water Resources Protection Plan created by Compliant Farms Certified to exceed the requirements established by the Regional Water Quality Control Board's Cannabis Cultivation Discharge Waiver program.

Invasive Species Management Plan

Invasive plant species management onsite pertain to Himalayan Blackberry and Scotch Broom. Both are removed manually on a routine basis. Once removed prevention of regrowth is accomplished by either seeding with native plant species or applying sheet mulch. Native plants are integrated into the integrated pest management system as well.

Noise

Noise associated with the operation will be minimal. No generators are used. Any exhaust fans on the processing building will be very quiet in nature. Voices and the sound of shovels in soil are the primary sources of noise. Noise reduction is achieved by operating a regenerative, sun grown cannabis space that does not require loud equipment.

Sustainable Farming Practices

In 2014, the United States Department of Agriculture Natural Resources Conservation Service (NRCS) mapped a large portion of the site as "Farmland of Statewide Importance". Farmland of Statewide Importance is land which has a good combination of physical and chemical characteristics for the production of crops. Pride is taken in the production of high quality, fish friendly cannabis on Farmland of Statewide Importance, and a commitment is made to enhance soil health through the maintenance of healthy soil microbiology communities and the addition of organic matter.

December 10, 2020

Cultivation Activities

One outdoor cannabis crop per year will be cultivated. Propagation occurs in two outdoor areas. One is a 12' x 18' seasonal wind tunnel, location shown on site map. The other is a 15'x15' area shown on the site map.

Schedule of Activities

An ancillary nursery space within the processing facility will be used to nurture young seedlings and clones. Within that space cultivation lights will be used.

1. January – Winter monitoring of site.
2. February- Winter monitoring of site.
3. March- Winter monitoring of site.
4. April- Amend soil and prepare garden space, including cover crop maintenance. Preparing garden space and cultivation. Begin propagating clones and seeds in ancillary propagation area.
5. May- Preparing garden space and cultivation. Continue seed, clone stock propagation.
6. June- Plant full season crop.
7. July- Water and maintain full season crop.
8. August- Water and maintain full season crop.
9. September- Water and maintain full season crop.
10. October- Water and maintain full season crop.
11. November- Maintain and harvest full season crop. Process harvest.
12. December- Winter monitoring of site.

Description of Generator Use, Power Source, and Storage

No generator or power is used.

Protocols for Proper Storage and Use of Fertilizers, Pesticides, and Other Regulated Products Utilized

Very limited supplemental fertilizers are used. When used, they are organic. Pest control is derived primarily from an Integrated Pest Management program based on polyculture techniques. Pest control may be supplemented with organic, plant derived materials if needed. All agricultural products are stored in secondary containment and out of the weather.

Processing Practices and Plan

Processing will occur within a permitted onsite barn which is shown on the Site Plan.

Description of Toilet and Handwashing Facilities

Handwashing occurs at a sink adjacent to small storage shed which drains into a greywater system. There is also a sink inside the processing facility and another within the onsite residence. The toilet is inside of residence.

December 10, 2020

Description of Plumbing and/or Septic System and Whether or Not the System is Capable of Handling Increased Usage

Toilet drains into permitted septic. No increase usage will occur in relation to commercial cannabis cultivation. All handwashing flows into the greywater system. A rented and portable toilet is maintained onsite.

Description of Increased Road Use Resulting from Processing and a Plan to Minimize That Impact

No increased road use is expected.

Summary of Processing Practices

The following Processing Practices shall be implemented onsite at all times:

1. Great care is taken to maintain a clean working environment during all stages of processing. Work surfaces, and equipment, are kept in a clean and sanitary condition. Protocols to prevent contamination of cannabis product with mold or mildew are followed at all times. Owners shall clean hands sufficiently when handling cannabis or use gloves.
2. During harvest cannabis plants are cut down to approximately 18 inch lengths of stem and transported from the garden area to the processing area to be hung for drying. Large water leaves are also removed during this process. All work is performed while wearing gloves using sheers or clippers.
3. Bud sections are hung in an on-site drying shed for 5-7 days. Electric heat is employed as necessary to help facilitate the drying process. During the drying process, the buds are carefully monitored for moisture content and mold growth.
4. Once it is determined that buds have reached the desired moisture content, stems are removed and flowers are cured in open bags. Cured cannabis is stored securely in the processing shed.

Processing Plan

Processing plan of cultivated cannabis consists of:

- Harvesting cannabis which occurs twice per year.
- Drying of the harvested cannabis would occur in the processing facility which would be heated with wood.
 - Processing of the dried cannabis occurs in the processing facility.
 - Processed cannabis is weighed, packaged, and labeled.
 - Packaged cannabis shall be distributed in compliance with California law and shall adapt as changes occur.

Employee Practices

No employees will be used.

December 10, 2020

Safety Equipment

Each garden site and/or processing area will 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
6. Epi pen.

Emergency Contacts

Operations and processing facilities shall visibly post and maintain an emergency contact list which includes at a minimum:

- Land Owner Contact(s):
 - Land Owner: Season George, Phone (619) 756-5871
- Emergency Responder Contact(s):
 - EMERGENCY CALL 911
 - Nonemergency Sheriff: (707)445-7251
 - Piercy Volunteer Fire Department, phone: (707) 247-3333
- Poison Control Contact(s):
 - EMERGENCY CALL 911
 - Poison Control Centers (800) 222-1222

Road Use

Roads will be monitored and maintained to ensure they remain in good condition and do not become a source of sediment.

Security Plan

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

- This property is located at the end of a single lane private road; there is no easement access through the property.
- 'No Trespassing' signs are posted on the single-access road.
- Motion triggered security light on presence.
- The cultivation site shall be secured behind a primary locked gate to the property.
- The cultivation area is visually obscured from the main road.
- The processing facility shall be a secure lockable structure.
- Operations shall be discreet and not draw attention.

December 10, 2020

Farm Tours

Future plans for the farm may include hosting farm tours by appointment from June thru October. Additionally, educational classes may be provided. The intention of farm tour and education classes will be to demonstrate fish friendly heritage farming practices.

Department of Environmental Health Information

Onsite Wastewater

- Structures and manmade landscape features on the property (see Site Map).
- Typically, one to two owners will be working under the permit during the cultivation season from April to October.
- Residence has toilet that is attached to a permitted septic system.
- Processing building and materials storage building at work areas have handwashing stations that are served by greywater system.
- Distance between restrooms and work areas:
 - Upper garden: approximately 70 feet
 - Lower garden: approximately 50 feet

Water Production/ Well Construction

- Drinking water is from an onsite spring.
- Irrigation water is sourced from captured and stored rainwater.
- Daily water demand will vary by season. Projected use during operational periods will vary from 16 to 350 gallons per day.

Hazardous Materials

- Gasoline (approximately 3-gallons at any time) is stored onsite. All fuels are stored in approved storage containers. Gasoline is stored in covered area with containment device.
- All fertilizers, soil amendments, and pesticides used onsite are stored indoors in approved containers. See operations plan for list of products and storage procedure. Safety Data Sheets (SDS) for commercial products are attached.
- Hydrogen peroxide, bleach and alcohol is used onsite to clean small hand tools. Other household sanitizers may be used in kitchen and bathrooms.

Solid Waste/ Recycling

- Garbage is stored in secure areas within a rodent proof enclosed container (see Site Plan), in sealed storage containers that are self-closing.
- Garbage will be picked up from the property on a weekly basis by Recology.
- Excess used soils are cover cropped, amended and reused.



Five Sisters Farm
Tourism Operations Plan
12/19/21
APN#033-271-009

Prepared by Season George.

Fivesistersfarm101@gmail.com, 1-707-247-0015, 325N.Hwy 101, Piercy CA, 95587

TABLE OF CONTENTS

<i>The guest experience</i>	3
Road Access & Parking.....	3
Guest Arrival Protocol	3
Tour Description.....	3
Tour education	4
Schedule of activities during each month of the Tour Season	4
<i>Broader Financial Impact for Humboldt County Businesses</i>	5
<i>Safety Precautions</i>	5
<i>Performance Standards to be Met</i>	6

TOUR OPERATIONS PLAN

THE GUEST EXPERIENCE

Five Sisters Farm greets guests at the Mendo/Humboldt County Line on the Hwy 101. Guests experience an example of regenerative and heritage farming practices. Demonstrations of input crafting, plant and insect identification, hugelkulture and living soil maintenance, water conservation strategies.

ROAD ACCESS & PARKING

Five Sisters Farm is located directly off the County-owned and maintained Valley Road east of Highway 101. From Valley Road, tour vehicles will pass through a privately maintained Caltrans easement that ends at private gate. Tour vehicles arrive on rocky private driveway to a marked ADA parking. The visitors will disembark the tour vehicle at this designated location.

GUEST ARRIVAL PROTOCOL

At arrival location, appropriate signage will be in place for the guest to identify their surroundings and up to date safety information. Americans with Disabilities Act (ADA) portable restroom facilities will be located on the tour parking lot platform approximately 20 feet from designated farm tour space. ADA compliant portable access ramps will be available and accessible in relevant tour areas. Each guest will receive custom printed materials that include a tour schedule, agenda, and farm map. The farm map will identify all relevant guest areas, including restroom facilities, hand sanitizing stations, emergency information, and guest accessible areas.

TOUR DESCRIPTION

The tour location consists of a beautiful garden overlooking the South Fork Eel river featuring a picturesque commercial cannabis cultivation farm. Access to the garden's general visitor space is comprised of compacted pathways & portable ADA compliant access ramps as is needed.

Lead by the farm tour coordinator, visitors will make their way to the garden showcasing native plants, organically grown vegetables, a diversity of flowers, and fruit trees. Five Sisters Farm will inform visitors about the two environmental certifications it carries, DEmpure and Sun and Earth Certified, promoting the many craft sungrown brands that also carry these certifications from Southern Humboldt across the state. The farm logo will be present to serve as a visual identifier in brand recognition. There will be tour garden seating available in the form of chairs, picnic tables, and flat wheelchair accessible table and chair space.

Throughout all aspects of the tour, all current COVID-19 guidelines will be implemented. Lunch and beverages may be preordered and delivered to the farm by a certified caterer prior to the tour. Alternatively, visitors may bring their lunch. Garbage, recycling receptacles, and a hand sanitizing station will be on site. Due to COVID-19, it will be recommended that each guest bring their own water to consume while on tour. Additionally, pre-packaged, individual servings of drinking water will be available as needed. All accommodations will be coordinated with the tour driver and Five Sisters Farm tour coordinator.

Once tour guests are settled for lunch, Five Sisters Farm owner, Season George, will give an hour-long presentation while visitors enjoy lunch and beverages in the garden sun or shade as is preferred. During this presentation, Ms. George will elaborate on her personal experience as a legacy cannabis farmer in Southern Humboldt. After about an hour of presentation and discussion, the group will be free to wander in the area of the designated grounds for an additional thirty-minutes.

TOUR EDUCATION

Overall, the tours' educational theme will be environmentally-friendly cannabis as a cornerstone of community sustainability through the preservation of culture, environmental health, and economic stability.

Season George, owner of Five Sisters Farm has been a garden educator for 17 years. In addition to growing cannabis over the years, Ms. George has worked for non profit Damayan Garden Project, and Helix Water Conservation Demonstration Garden, managed his land to provide a xeriscape that provides wildlife habitat. As such, Ms. George's life story embodies the cultural aspect of the educational component. From her perspective shared via heartfelt and sincere storytelling of her life experiences, tour attendees will gain a deep understanding of how cannabis culture is synonymous with community sustainability in Humboldt County.

Five Sisters Farm is managed to provide forest, fish, and cannabis plant health within environmental sustainability. Two third-party certifications validate this success, Dragon Fly Earth Medicine and Sun and Earth Certified. As such, the tour location is surrounded by easily visible lessons for environmental sustainability with topics ranging from topsoil conservation, habitat restoration, to fire-safe landscape to rainwater supplied cannabis irrigation. As the farm manager and overall designer, Ms. George, will delight visitors by weaving practical landscape management lessons with the landscape on stunning visual display for all to see and understand.

SCHEDULE OF ACTIVITIES DURING EACH MONTH OF THE TOUR SEASON

The schedule for tours will vary on a seasonal basis. During peak spring, summer, and fall months, tours could be 7-days per week. All tours will be scheduled in

advance. No drop-in tours or visitation will be allowed. Additional ADA accommodations will be provided upon request with a minimum of one week's notice.

BROADER FINANCIAL IMPACT FOR HUMBOLDT COUNTY BUSINESSES

Agricultural tourism is widely proven to stimulate rural economies by increasing product value, increasing sales of local crafts, foods, and services, and promoting overnight accommodations. To help visitors find tourism-related activities, information will be provided about where Five Sisters Farm cannabis products can be purchased and where available hospitality services such as lodging resources in the greater Humboldt County area exist.

In support of Five Sisters farm' success and the success of the Humboldt County commercial cannabis industry in general, Ms. George partners with cannabis focused non-profits, trade organizations, and governmental agencies to educate the public. Following is a list of just a few of the news media and promotional activities engaged in thus far:

- Project Trellis
- SHBVB
- CTAI
- HUMBOLDT CANNABIS TOURS
- HCGA
- HUMBOLDT CANNA
- HIPCAMP

SAFETY PRECAUTIONS

The following safety precautions will be implemented to provide a safe tour experience:

1. Five Sisters Farm will follow all COVID-19 precautions.
2. A Humboldt County approved COVID-19 Certified tour guide will transport tours to and from the site.
3. Huckleberry Hill Farms will work directly with the tour operators to follow and exceed all County and State COVID-19 requirements.
4. The county road's farm gate will remain closed and locked until thirty minutes before designated tour start times.
5. Necessary safety information related to applicable COVID-19 precautions will be posted at the tour arrival location.
6. Laminated COVID-19 educational materials will be posted in ADA compliant restroom.
7. Masks will be worn if required.

8. Disinfection of group/shared tour spaces before and after the tour of picnic areas, ramp guardrails, ADA Compliant portable restroom, and hand sanitizing station will occur.
9. The following emergency contacts will be posted visibly at the tour arrival location:
 - a. Operations manager/owner contact(s): Season George (619)756-5871
 - b. Emergency responder contact(s): EMERGENCY CALL 911
 - c. Nonemergency Sheriff: (707)445-7251
 - d. Piercy Volunteer Fire Department: (707) 247-3333
 - e. Poison control contact(s): EMERGENCY CALL 911
 - f. Poison Control Centers 1-800-222-1222

PERFORMANCE STANDARDS TO BE MET

At a minimum, the following performance standards will be met:

1. Hours of operation for public access other than employees and owner/operators will be limited to between 9:00 am and 6:00 pm.
2. Restroom facilities shall be provided for visitors to the site.
3. All facilities open to the public (parking, structures, restrooms, etc.) shall be designed and managed in compliance with relevant provisions for accessibility, as established in compliance with the Americans with Disabilities Act.
4. Agricultural-exempt structures will not be opened to visitation by the general public.
5. The site will provide adequately sized on-site parking for tour vehicles.
6. Tour operators will not use sound amplification equipment outside of the tour vehicle.
7. Tour guests will be restricted to adults 21 years of age or older. Age shall be verified before the start of any tour by the tour operator.

ATTACHMENT 4

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

The project was referred to the following referral agencies for review and comment. Those agencies that provided written comments are checked off.

Referral Agency	Response	Recommendation	Location
Division Environmental Health	✓	Conditional approval	On file
Public Works, Land Use Division	✓	Comments	On file
Cal FIRE			
California Department of Fish & Wildlife			
Building Inspection	✓	Approval	On file
Northwest Information Center	✓	Further study	On file and confidential
Bear River Band of The Rohnerville Rancheria	✓	Conditional approval	On file and confidential
Sheriff	✓	Approval	On file
CalTrans District 1			
CA State Water Resources Control Board – Division of Water Rights			
NCUAQMD			
Ag Commissioner			
RWCQB			
Southern Humboldt Joint Unified School District			
Garberville Volunteer Fire Department			
District Attorney			
Intertribal Sinkyone Wilderness Council			

ATTACHMENT 5
PUBLIC COMMENT



Matt Kurth
Humboldt Cannabis Tours
(707) 839-4640
3215 Halfway Ave. Unit A
McKinleyville CA 95519

September 1, 2021

RE: Five Sisters Farms Public Accommodation

To whom it may concern,

As Humboldt County's only currently licensed cannabis tour operator it is critical to my success that our community licenses more farms for public accommodation. Additionally, myself and many others have come to the conclusion that cannabis tourism is critical to our community's success. Cannabis tourism will only continue to expand its share of our local cannabis economy as legal markets mature.

Five Sisters Farms has included public accommodation in their business plan from day one. They have recognized that small sustainable cannabis farms can add more than their production value by including the public. That interaction with the public has the potential to not only drive local economies but magnify our Humboldt brand around the globe.

Five Sisters Farm has a perfect location for welcoming the public. Once licensed, I would like the opportunity to visit every day from June 1 to October 31. My visits would occur between the hours of 9:00 am and 6:00 pm. I would like to visit with a maximum of 11 visitors at one time.

I fully support Five Sisters Farms becoming permitted for public accommodations. Please let me know if there are any questions or I can provide any information. Thank you for your consideration on this matter.

A handwritten signature in black ink, appearing to read 'Matt Kurth', with a long horizontal flourish extending to the right.

Matt Kurth

September 14th, 2017

To Whom it May Concern,

My name is Dr. Peter Huson, as a local business owner and neighbor, I am writing this letter in support of Season Georges' commercial cultivation permit application. Season's love and care for her garden and it's surrounding environment and watershed is only matched by her love and care for her community. As a local business owner and neighbor, farmers like Season George are the types of operations that deserve approvals in Humboldt County – long standing members of the SoHum that go above and beyond to ensure the quality of life and rich history is maintained here now and for years to come.

Respectfully,



Peter Huson, PhD

Project Engineer, OTGS

Manager, One Log House

705 US Highway 101

Garberville, CA 95542





Board of Supervisors
Humboldt County
825 5th St
Eureka, CA 95501

October 18, 2020

Dear Esteemed Members of the Board,

My name is Victor Pinho and I am a resident of Castro Valley in Alameda County. I own and operate Emerald Farm Tours – California’s most experienced cannabis tourism company – located on Fisherman’s Wharf in San Francisco.

I am writing to express my support for Season George and Five Sisters’ Farm plan to create and curate a cannabis tourism destination on the property at 325 N US-101 in Piercy.

When I began Emerald Farm Tours, it was my goal to bridge the gap between consumers in the Bay and the multi-generational family farmers for whom cannabis was their livelihood. Showcasing the ethos of the Humboldt County heritage farmer is invaluable to both the individual consumer and the preservation of California cannabis culture. Bringing additional Bay Area consumers closer to the Humboldt County producers will benefit existing and future small businesses positioned along the US-101 corridor leading all the way into Garberville/Redway.

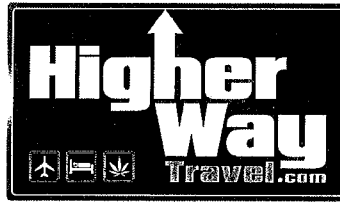
For nearly 20 years, my passions in cannabis have focused on activism, education, and breaking down stigma around responsible adult use. Ms. George’s property, passion, and persona make for a remarkable opportunity for safe and responsible cannabis education and tourism into Humboldt County.

Sincerely,

A handwritten signature in black ink, appearing to read "Victor Pinho", written in a fluid, cursive style.

Victor Pinho

Founder & CEO, Emerald Farm Tours
155 Jefferson St, Suite 7
San Francisco, CA 94133
victor@emeraldfarmtours.com



Humboldt County Board of Supervisors
520 E. Street
Eureka, CA 95501

October 24, 2020

Honorable Members of the Board:

Hello—my name is April Price and I'm the founder & CEO of Higher Way Travel. We're a boutique tour operator based on the Central Coast that specializes in custom-curated events and vacation experiences for cannabis enthusiasts. I'm writing to you today to show our support for establishing a destination for cannabis tourism by Season George at Five Sisters' Farm at 325 N US-101 in Piercy.

I have been in the hospitality business since 2004, and have been booking cannabis travel since 2008. In 2016, my husband and I created Higher Way Travel as a way to connect cannabis lovers like ourselves with fun, fulfilling cultural experiences in various 420-friendly destinations. Whether in Jamaica, Barcelona, Amsterdam, Hawaii, Costa Rica, or right here in California, we always strive to make our vacation packages, group trips, and events as intimate, engaging, and enlightening as possible for our customers. Unfortunately, with international leisure travel effectively shut down due to the Covid epidemic, we have been forced to put our adventures abroad on hold indefinitely; but every setback also provides an opportunity, so for the time being we're shifting our focus to building such getaways here in California. Humboldt County's natural beauty and long, proud tradition of sun-grown cannabis farming make it an ideal setting for getaways like our Higher Health Retreat—a cannabis wellness retreat that incorporates activities such as yoga, hiking, essential oil workshops, and farm-to-table organic dining, among others. Five Sisters Farm is exactly the kind of property we look for to partner with on hosting small-scale events such as this.

This year's devastating wildfires, exacerbated by the effects of climate change, are a tragic example of what happens when we as humans try to live and work in defiance of the natural environment rather than in harmony with it. Now more than ever, it's so important for people to re-establish their relationships with the earth. Five Sisters Farm helps facilitate that by offering its guests valuable educational experience in the area of sustainable, regenerative farming—inspiring them to incorporate those practices at home in their own medicinal cannabis and food gardens. But more than that, the Farm provides a sort of spiritual sanctuary—an opportunity to relax the mind, recharge the body, and reconnect with nature.

We would be proud to have our brand associated with Five Sisters Farm and look forward to building a lasting partnership with Ms. George and her team in the years to come. We encourage you to please lend your approval to their noble endeavors.

Sincerely,

April Price
Founder & CEO, Higher Way Travel

McClenagan, Laura

From: Season George <bornseasoned@gmail.com>
Sent: Tuesday, February 22, 2022 12:06 PM
To: Planning Clerk
Subject: Letters of Support Five Sisters Farm hearing 3/3/22
Attachments: Season George - Letter of Recommendation - Emerald Farm Tours.pdf; recomendation letter.rtf; letter of rec for season.docx; HCT Support Letter, Trellis .pdf; letter about tours.rtf

Follow Up Flag: Follow up
Flag Status: Completed

Hello ,

Please attach these letters to my file for review on my cultivation/ tourism permit for apn 033-271-009. Hearing scheduled for March 3.

thank you,

Season George



Board of Supervisors
Humboldt County
825 5th St
Eureka, CA 95501

October 18, 2020

Dear Esteemed Members of the Board,

My name is Victor Pinho and I am a resident of Castro Valley in Alameda County. I own and operate Emerald Farm Tours – California’s most experienced cannabis tourism company – located on Fisherman’s Wharf in San Francisco.

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For nearly 20 years, my passions in cannabis have focused on activism, education, and breaking down stigma around responsible adult use. Ms. George’s property, passion, and persona make for a remarkable opportunity for safe and responsible cannabis education and tourism into Humboldt County.

Sincerely,

Victor Pinho

Founder & CEO, Emerald Farm Tours
155 Jefferson St, Suite 7
San Francisco, CA 94133
victor@emeraldfarmtours.com

-----Original Message-----

From: Peter Huson <peter@oneloghouse.com>

Sent: Thursday, April 11, 2019 1:34 PM

To: Ashton, Mary Jane <MAshton@co.humboldt.ca.us>

Subject: Five Sisters Farm Support

Greetings,

My name is Dr. Peter Huson and I am writing you today as an owner of the One Log House and neighbor to Season George and Five Sisters Farm.

As part owner in the One Log House, located less than a half mile north of the farm, the economic development and attraction to the area is a critical component to the area.

Bringing people to her farm will bring people to my store. Tours are something the OLH has been interested in and I we believe we could have a symbiotic relationship in providing a wide breadth of cultivation styles here in the county.

We are the gateway from South to Humboldt County and are committed to giving an inviting and welcoming experience to visitors passing our businesses.

Thank you for considering the value of cannabis tours and supporting Five Sisters Farm,

Peter Huson, PhD

415.302.4688

Hello,

I am Alicia Renata and I own and operate Blue Rock Gardens in Benbow.

I am part of the SoHum Farm group with Season George and Five Sister's.

Our area would greatly benefit from Season's proposal. It is close by, excellent location for all of Southern Humboldt, and badly needed.

I've been meeting with Season for a long while now, her farm is wonderful, and she is completely capable of making this project a success.

Please invest in this and help us grow sustainably, and be an asset to our community.

Sincerely,

Alicia Renata

CEO Blue Rock Gardens

707-362-5722

Bluerockgardens@gmail.com

To Mary- Jane Ashton

Humboldt County Senior Planner

I am writing you on behalf of Five Sisters Farm, located on the Southern Humboldt County Line at 325 N Hwy 101. This letter asking for support is not just representing my farm, but the collective body of small sungrown farmers of the entire region. The unique location allows for customer outreach and education on the whole health and environmental benefits of choosing sungrown outdoor produced on small family farms. Not only does the farm have the ability to capture some of the 1.8 million drivers passing by on the 101 annually but also give the patrons of the two festivals that take place adjacent to the farm an enhanced experience of a regenerative farm. I have developed a friendly and wholesome greeting to the county implementing beyond organic practices guided by the consulting firm Compliant Farms and receiving the prestigious internationally recognized Dragon Fly Earth Medicine certification. The importance of protecting the pristine environment I live and grow on has always been at my core values. Engaging visitors on the proposed tours will be a valuable tool in preserving and building a market for our region's favored export.

As you may know Humboldt county and particularly Southern Humboldt has put a lot of funds and PR into tourism development. As Secretary of the Garberville Town Square for 7 years, I have worked closely with the SHBVB. Being the Ambassador lounge coordinator for ROTR for since its inception and on the Square often, I have grown into this ambassador role and take it seriously. During my time in Capital of Florida, I worked for the Damayan Garden Project a 27 yr old educational community garden non profit, where the organization was awarded the Gardens for Good grant from Nature Path Organics and Organic Gardening Mag under my management. I have witnessed and experienced that creating a garden as teaching space will build better communities. I committed to positioning myself as an integral player in keeping the area I live thriving by giving visitors a positive and memorable experience they want to come back to or tell their family about.

Please consider what hosting these tours can do for promoting all the small farms in the region. With the advantages of the location it is a unique opportunity to help brand the Humboldt experience as a safe, positive, environmentally responsible and healing one.

Thank you for your time,

Season George
Five Sisters Farm

Hello,

My name is Matt Kurth. I am the owner of Humboldt Cannabis Tours, based in Eureka. Our mission is to deepen people's relationship with cannabis and those who grow it. We have been in operation throughout Humboldt County since 2015. I have lived in McKinleyville for ten years and plan to spend many more in the county.

Humboldt County has a unique opportunity to leverage our reputation for craft cannabis to drive tourism spending in the area. This spending will create jobs, increase tax revenue and support small legacy cannabis farmers transition into the regulated market. This growth comes at a relatively small cost to our environment. Many of us in the cannabis community envision Humboldt becoming to cannabis what France is to wine.

Season George and Five Sisters Farm are perfectly situated to provide a foundational model for cannabis tourism in Humboldt. This is one of the only farms that tourism and education have been a part of the business plan from day one. Season has a talent for and experience educating the public about cannabis, organic and natural farming methods. She also has a crystal clear vision of what the farm can become. The farm itself is ideally located very near Highway 101 at the gateway to our county. The combination of the location and the personalities and experiences of the staff make Five Sisters the perfect seed for a cannabis tourism industry.

I believe that Five Sisters Farm will prove to be a model for other cannabis businesses, giving farmers and regulators the confidence to push through barriers to cannabis tourism. I fully support Five Sisters Farm and hope to bring my tours there once that is possible. This farm is a great investment for a Trellis grant. The grant monies will come back to our community many times over through a sustainable cannabis tourism economy.

Please let me know if you have any questions or want to talk more about cannabis tourism. Thank you for your consideration in this matter and for helping our community in this time of transition.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Kurth', with a long horizontal flourish extending to the right.

Matt Kurth
Humboldt Cannabis Tours
(707) 839-4640
MattKurth@HumCannabis.com