

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

Resolution Number: 23-092

Record Number: PLN-11491-CUP

Assessor's Parcel Number: 522-021-010-000

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approves the Stay Humboldt LLC Conditional Use Permit.

WHEREAS, Stay Humboldt LLC, submitted an application and evidence in support of approving a Conditional Use Permit for 42,000 square feet of existing outdoor commercial cannabis cultivation; and

WHEREAS, the County Planning Division, the lead agency, prepared an Addendum to the Final Mitigated Negative Declaration (MND) prepared for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016. The proposed project does not present substantial changes that would require major revisions to the previous Mitigated Negative Declaration. No new information of substantial importance that was not known and could not be known at the time was presented as described by Section 15162(c) of CEQA Guidelines; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on October, 19 2023 and reviewed, considered, and discussed the application for the Conditional Use Permit and Special Permit, and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

1. FINDING:

A Conditional Use Permit for 42,000 square feet of existing outdoor commercial cannabis cultivation. Ancillary propagation will occur in existing greenhouses used for cultivation. Estimated annual irrigation water usage is 520,000 gallons and is sourced from an existing groundwater well, rainwater catchment is proposed. There are 20,000 gallons of existing water tank storage and a 1,000,000-gallon pond is proposed. Power is provided by a single 33KW generator and solar is proposed as part of the post-harvest processing structure. The 85'x56' building is proposed to handle the post-harvest processing needs that had been conducted in temporary structures at various locations on the parcel. This structure will have a 35'x85' residence on the second story. The first story will consist of a 12'x75' harvest storage room, a 12'x65' processing room with 10'x12' ADA restroom and a 32'x85' drying room. A 10'x12' detached bedroom will be permitted as part of the residence for employee housing. The project includes onsite relocation of three dispersed cultivation areas that total approximately 12,000 square feet. Restoration areas will be treated for erosion control and be revegetated with native plants. The operation is staffed by 3 full-time employees with up to 10 part-time employees for harvest processing.

EVIDENCE: a) Project File: PLN-11491-CUP

2. FINDING:

CEQA. The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Planning Commission has considered the adopted Mitigated Negative Declaration (MND) prepared for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016, and has considered the Addendum to the MND that was prepared for the Stay Humboldt, LLC. project.

EVIDENCE: a) Addendum prepared for the proposed project.

- b) The proposed project does not present substantial changes that would require major revisions to the previous MND. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.

- c) A Water Resources Protection Plan was prepared by Timberland Resource Consultants in 2017. The subject property contains two class three watercourses. One of the Class III watercourses is a tributary to Pine Creek. The project has been designed and conditioned such that surface water resources will not be impacted by water use for cannabis cultivation.
- d) A Lake or Stream Bed Alteration Agreement (LSAA) notification was received from the California Department of Fish and Wildlife (CDFW) on February 8, 2019. CDFW authorized the replacement of 3 culverts. As a condition of approval, the applicant shall execute the culvert replacements described in the LSAA notification issued by CDFW
- e) A Biological Assessment report was carried out by O'Brien Biological Consultants in 2019. The Assessment methods included a search of the California Natural Diversity Database and California Native Plant Society database. A biological assessment was conducted in the project area. No special-status species were observed during the assessment. Northern Spotted Owl habitat exists in the vicinity, but the nearest activity center is over 1.1 miles from the site. Conditions of approval will require noise to be at or below 50 decibels at 100 feet, which is below the guidance established by the California Department of Fish and Wildlife for protection of the species.
- f) A Timber Conversion Report was prepared Timberland Resource Consultants in December 2019 which indicated the initial conversion to create the cultivation areas occurred between 2006 and 2008. Approximately 3.41 acres of timberland was converted from 6 cultivation sites, which exceeds the 3-acre conversion exemption maximum. This total exceeds the three-acre conversion exemption maximum. The conversion activities conducted on the property do not comply with the California Forest Practice Act and the California Forest Practice Rules. The RPF recommends relocating Cultivation Site 3, 4, 5, and 6 (including the appurtenant access roads) into the footprint of Cultivation Site 1. The RPF recommends restocking Cultivation Site 3, 4, 5, and 6 per the Restocking Plan in the report.
- g) There was Cultural Resources Investigation performed in the project's area of potential effect. The investigation, conducted by Archeological Research and Supply in March of 2019, discovered no known tribal cultural resources on the project site.

The project was referred to the Northwest Information Center (NWIC) and the Hoopa Valley Tribe in 2017. The NWIC responded that their office has no record of any previous cultural resource studies for the project area but that the project area has the possibility of containing unrecorded archaeological site(s), and a study is recommended prior to commencement of project activities. Ongoing conditions of approval are incorporated regarding the Inadvertent Discoveries Protocol to protect cultural resources and tribal cultural resources.

- h) As requested by Public Works, a Road Evaluation Report was prepared to the site from Cloud Crossing Road and Old 3 Creeks Road to Highway 299 and concluded that the road segment is developed to the equivalent of a road category 4 standard.

FINDINGS FOR CONDITIONAL USE PERMIT AND SPECIAL PERMIT

- 3. FINDING:** The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program.

EVIDENCE: a) General agriculture is a use type permitted in the Timber Production Zone (TPZ) land use designation. The proposed cannabis cultivation, an agricultural product, is within land planned and zoned for agricultural purposes, consistent with the use of Open Space land for managed production of resources. The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.

- 4. FINDING:** The proposed development is consistent with the purposes of the existing TPZ-Zone in which the site is located.

EVIDENCE: a) The TPZ zone is applied to areas of the County in which timber production and recreation is the desirable predominant uses and general agriculture is the secondary uses.

- b) All general agricultural uses are principally permitted in the TPZ zone.

- c) Humboldt County Code Section 314-55.4.8.2.2 allows cultivation of up to 43,560 SF of existing outdoor cannabis and up to 22,000 SF of existing mixed light cannabis cultivation on a parcel over 5 acres subject to approval of a Conditional Use

Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application is for 42,000 SF of outdoor cultivation on a parcel 168-acres in size.

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

EVIDENCE: a) The CMMLUO allows existing cannabis cultivation to be permitted in areas zoned TPZ (Section 314-55.4.8.2.2).

b) The parcel was created in compliance with all applicable state and local subdivision regulations, a Notice of Lot Line Adjustment and COSC was issued in 2013, Document Number 2013-32534.

c) Water for irrigation will be provided by a permitted well and a proposed rainwater catchment pond. A well evaluation determined that there was little likelihood of significant hydrological connection between the well and surface water resources. The project proposes developing enough water storage to serve at least 100% of the total annual water budget for the cultivation operation though the May 15th to October 31st forbearance period.

d) The applicant submitted a Road Evaluation Report on September 10, 2018. The report states that the entire road segment is developed to the equivalent of road category 4 standard.

e) The cultivation of cannabis will not result in the net conversion of timberland.

f) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 feet from any property line and more than 600 feet from any school, church, public park or Tribal Cultural Resource.

6. FINDING: The cultivation of 42,000 square feet of outdoor cannabis cultivation with ancillary propagation and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE: a) The site is located on Cloud Crossing Road, a privately maintained road. The Road Evaluation Report concluded that the entire road segment is developed to the functional equivalent of a road category 4 standard and has been found to safely

accommodate the amount of traffic generated by the proposed cannabis cultivation.

- b) The site is in a rural part of the County where the typical parcel size is over 40 acres and many of the land holdings are very large. The proposed cannabis will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park, or other use which may be sensitive to cannabis cultivation. Approving cultivation on this site and the other sites which have been approved or are in the application process will not change the character of the area due to the large parcel sized in the area.
- c) Irrigation water will come from a groundwater well that has been permitted by the Division of Environmental Health.
- d) Provisions have been made in the applicant's proposal to protect water quality and thus runoff to adjacent property and infiltration of water to groundwater resources will not be affected.

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

EVIDENCE: a) The project site is in the Lower Trinity River Watershed, which under Resolution 18-43 is limited to 169 permits and 58 acres of cultivation. With the approval of this project the total approved permits in this Planning Watershed would be 59 cultivation permits and the total approved acres would be 26.77 acres of cultivation. If all the supply Creek projects on the agenda were to be approved there would be a total of 73 permits and 34 acres of cultivation.

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

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

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Conditional Use Permit for Stay Humboldt LLC., based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1A and incorporated herein by reference.

Adopted after review and consideration of all the evidence on **October 19, 2023**.

The motion was made by COMMISSIONER Brian Mitchell and second by COMMISSIONER Thomas Mulder and the following ROLL CALL vote:

AYES: COMMISSIONERS: Iver Skavdal, Thomas Mulder, Noah Levy, Brian Mitchell
NOES: COMMISSIONERS: Peggy O'Neill
ABSENT: COMMISSIONERS: Sarah West, Lonyx Landry
ABSTAIN: COMMISSIONERS:
DECISION: Motion carried 4/1

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



John Ford, Director
Planning and Building Department

CONDITIONS OF APPROVAL

APPROVAL OF THE SPECIAL PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS.

A. Conditions which must be satisfied before the provisional cannabis cultivation permit can be finalized and no longer considered provisional (unless otherwise indicated).

1. 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 described under Conditions of Approval A2 through A18. All activities described in the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
2. The permittee shall obtain grading permits for all existing, unpermitted grading associated with the cannabis operation.
3. The permittee shall obtain permits or exemptions for all structures and earthwork associated with the cannabis operation. When the permittee applies to the Humboldt County Building Department for the grading permit for the proposed pond, the permit application shall be referred to the California Department of Fish and Wildlife for comments and conditions.
4. The permittee may use portable toilets to support cultivation operations until a qualified professional certifies that the septic system meets Tier 0 status for the existing onsite wastewater treatment system serving the dwelling. Permittee must provide evidence of portable toilet use, e.g. invoice or equivalent documentation, as part of the annual compliance inspection. Onsite processing may not occur until the septic system is certified and accepted by the Division of Environmental Health.
5. The applicant shall implement all of the measures outlined in the Water Resources Protection Plan prepared by Timberland Resource Consultants dated August 25, 2017.
6. Prior to cultivating in 2024, the permittee shall remove all greenhouses and infrastructure associated with the three decommissioned cultivation sites on the parcel. All infrastructure and debris associated with the decommissioned cultivation areas are to be removed and properly disposed of or repurposed off site.
7. Within two years of the effective date of the permit the applicant shall demonstrate 520,000 gallons of stored cultivation water using a combination of a permitted pond and hard sided tanks.
8. No later than January 1, 2026, the permittee will develop and fully implement an alternative renewable energy (i.e., solar, wind, micro-hydro) plan for electricity serving the cannabis operation such that generator use may be reserved for emergency use only. The applicant shall submit a revised energy use plan that describes the power demand for the project that includes a description of what power is required for (e.g.,

propagation, cultivation, and processing), how the size of the generator is reasonable based on the power demand, and how the operation will transition to use of 100% renewable energy (e.g., solar, wind, and/or hydropower) sources by January 1, 2026.

9. Within two years of the effective date of the permit the applicant shall implement a Regeneration Plan prepared by Timberland Resource Consultants. The plan recommends the planting of Douglas-fir or ponderosa pine seedlings at a uniform spacing no less than 10-feet by 10-feet.
10. 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 and Building Department.
11. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. The Department will file the NOD and the applicant is responsible for this cost to the project.
12. 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.
13. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection to keep the permit valid.
14. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. All outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
15. The applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. 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.
16. The applicant shall install and utilize a water meter on all irrigation sources to demonstrate that there is sufficient water supply to meet the demands of the project. The water use for cultivation is limited to the use of the irrigation infrastructure described in the Operations Plan. The

applicant will maintain logs of water usage and make the logs available upon request. Water meters shall be installed prior to the commencement of the 2024 cultivation season.

17. The applicant shall complete the stream crossing culvert upgrades identified in the LSAA notification dated August 7, 2018. If these improvements are not completed by November 5, 2023 or the applicant shall resubmit a notification of Lake or Streambed Alteration to CDFW and obtain approval of an LSAA or confirmation of none required prior to completing the work.
18. The permittee shall take action to form or join a Road Maintenance Association (RMA) for the maintenance of the roads. In the event the applicant is unable to coordinate formation or join an RMA, the permittee shall pay fair-share cost for maintenance of the road to any road user engaged in maintaining the roads.

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

1. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, ground-stone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.
2. The combination of background, generator and greenhouse fan or other operational equipment created noise must not result in the harassment of Northern Spotted Owl species as required to meet the performance standards for noise set by Department Policy Statement No. 16-005. The combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.
3. All artificial lighting shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be shielded between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program. Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of low-pressure sodium (LPS) light or low spectrum light emitting diodes with a color temperature of 3000 kelvins or less and 3) only placed where needed.

4. Should the Humboldt County Planning Division receive complaints that lighting or noise is not complying with the standards listed above in this permit, within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the light shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
5. The use of monofilament netting for all uses, including but not limited for erosion control, shall be prohibited. Geotextiles, fiber rolls, and other erosion control measure materials shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves to minimize the risk of ensnaring and strangling wildlife.
6. All refuse shall be contained in wildlife proof containers, always, and relocated to an authorized waste management facility, in compliance with State and local laws, on a regular and on-going basis.
7. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
8. The use of anticoagulant rodenticide is prohibited.
9. The Applicant shall implement a Bullfrog Management Plan as described in attachment 5A in the staff report for the project.
10. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation, if applicable.
11. All components of the project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, the CMMLUO, and these conditions of approval.
12. 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.
13. Compliance with all statutes, regulations, and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other

watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.

14. 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).
15. Applicant must adhere to and implement the Site Management Plan. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted to the Planning and Building Department upon request.
16. Applicant must demonstrate and maintain enrollment in Tier 1 or 2 in accordance with State Water Resources Control Board Order No. WQ 2019-0001-DWQ, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
17. Comply with the terms of any applicable Lake and Stream Alteration (1600 or 1602) Permit obtained from the California Department of Fish and Wildlife (CDFW) if applicable.
18. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire), if applicable. The applicant shall have a fire suppression tank with a minimum of 2,500-gallon capacity. The designated fire suppression tank shall have the appropriate fire hose that meets CalFire SRA requirements.
19. Consent to an annual on-site compliance inspection, with at least CalFire 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).
20. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
21. Pay all applicable application, review for conformance with conditions and annual inspection fees.
22. 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.
23. The master logbooks maintained by the applicant to track production and sales shall be maintained for inspection by the County.
24. 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

25. 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.”
26. 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).
27. 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.
28. 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.
29. 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
30. Term of Commercial Cannabis Activity Permit. Any Commercial Cannabis Cultivation permit issued pursuant to the CMMLUO or CCLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.
31. Inspections. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether the permit holder has cured all issues of noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed.
- The permit holder and subject property owner are to allow the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.
32. 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.
33. 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.

34. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
- a. Identifying information for the new owner(s) and management as required in an initial permit application;
 - b. A written acknowledgment by the new owner in accordance as required for the initial permit application;
 - c. The specific date on which the transfer is to occur;
 - d. Acknowledgement of full responsibility for complying with the existing permit; and
 - e. Execution of an Affidavit of Non-diversion of Medical Cannabis.

Informational Notes:

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



Cultivation and Operations Manual
For
Stay Humboldt, LLC

Cannabis Cultivation Facilities
APN No. 522-021-010-000

Lead Agency:

Humboldt County Planning Department
3015 H Street
Eureka, CA 95501

Prepared By:
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In Consultation with:

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May 2021

September 2023

Table of Contents

1. Project Objective
2. Site Description
 - 2.1 Land Use
 - 2.2 CA Commercial Cannabis Activities Permit
 - 2.3 State Water Resource Control Board
 - 2.4 CalFire
 - 2.5 Department of Fish and Wildlife
 - 2.6 Cultural resources
3. Cultivation and processing
 - 3.1 Propagation and Initial Transplant
 - 3.2 Outdoor Cultivation plan and schedule
 - 3.3 Irrigation plan and schedule
 - 3.4 Harvesting, drying, & trimming
 - 3.5 Processing facility
 - 3.6 Employee plan
 - 3.7 Staffing requirements
 - 3.8 Employee training and safety
 - 3.9 Toilet and handwashing facilities
 - 3.10 Drinking water source
 - 3.11 Onsite housing
 - 3.12 Onsite parking
4. Security Plan
 - 4.1 Facility security
 - 4.2 Hours of operation
5. Environment
 - 5.1 Water Source and Projected Water Use
 - 5.2 Water Storage
 - 5.3 Site drainage runoff and erosion control
 - 5.4 Site drainage and runoff
 - 5.5 Erosion control
 - 5.6 Watershed and habitat protection – Invasive Species Control
 - 5.7 Monitoring and reporting
 - 5.8 Energy plan
 - 5.9 Noise source assessment and mitigation plan
 - 5.10 Light pollution control plan
 - 5.11 Best management practices
 - 5.12 Fertilizers
 - 5.13 Waste management plan
 - 5.14 Cultivation waste and soil management
 - 5.15 Materials management plan
 - 5.16 Wastewater management
 - 5.17 Storm-water management plan
6. Product Management
 - 6.1 Product testing and labeling
 - 6.2 Product inventory and tracking
 - 6.3 Transportation and distribution

1. Project Summary

1.1. Project Objective

Stay Humboldt, LLC is proposing to permit cannabis cultivation in accordance with the County Of Humboldt Commercial Marijuana Land Use Ordinance (CMLUO). The existing project consisted of 12,000 square feet of mixed light cultivation and 30,000 square feet of outdoor cultivation. The operator proposes to convert the mixed light cultivation to light deprivation cultivation and to utilize supplemental lighting only in the nursery.

The project is seeking a Conditional Use Permit for commercial cannabis cultivation of 36,000 total square feet of outdoor light deprivation cultivation along with 6,000 square feet of dual use nursery and flowering greenhouses.

The project includes on-site relocation of cultivation to consolidate the cultivation site and reduce the overall footprint of impact. Three cultivation flats will be relocated and restored reducing the road system on the property by over 0.4 miles and reducing distance traveled on the property by a over 1 mile (~0.60 miles of private access road will no longer be traveled for the operation but remains in place due to neighbors' easement for access).

Flowering will occur in twelve (12) 30'x100' cold frame greenhouses. Flowering and nursery activities will occur in two (2) 30'x100' cold frame greenhouse structures with supplemental lighting. Blackout tarps will be pulled over the greenhouses to induce flowering for two harvests per year.

A 85'x56' commercial building is proposed. This structure will have a 35'x85' residence on the second story. The first story will consist of a 12'x75' harvest storage room, a 12'x65' processing room with 10'x12' ADA restroom and a 32'x85' drying room. A 10'x12' detached bedroom will be permitted as part of the residence for employee housing.

Water will be provided by an existing permitted well. There are 20,000 gallons of water storage on-site in plastic tanks and a 1,000,000 gallon rain catchment pond is proposed to reduce the well to back-up usage only within 2 years of approval.

Power will be provided by a roof mounted solar array and 33KW generator. The solar array will be developed within 2 years to power the cultivation site including well pump, irrigation distribution pumps, nursery lights, and greenhouse fans within greenhouses. The 33KW generator will be used to power the proposed residence and will serve as back up to the solar array powering the cultivation site.

2. Land Use

2.1. Site Description

The Project is located near Willow Creek, CA (APN 522-021-010-000) just North of the intersection of Supply Creek and Old Three Creeks Roads. The subject parcel is zoned TPZ and is approximately 169.35 total acres in size (per the County of Humboldt's WebGIS). The northern half of the property is primarily forest, with Supply Creek intersecting the northeast corner of the property. Cultivation historically occurred on several logging flats throughout the property.

2.2. State of California Commercial Cannabis Activity License

Stay Humboldt, LLC will operate under a California Cultivation license.

2.3. State Water Resources Control Board

Water will be provided by an existing permitted well and 20,000 gallons total of water storage in four 5000 gallon plastic tanks. The project proposes a water storage pond with an additional 1,000,000 gallons of storage capacity. The property has been enrolled under the Waterboard's Cannabis Cultivation general order.

2.4. Cal Fire

The subject property is located within a State Responsibility Area (SRA) for fire protection and SRA requirements have been met. All structures on the property meet the 30-foot SRA setback requirement from property lines.

2.5. California Department of Fish and Wildlife

A Lake and Streambed Alteration Agreement (LSAA) from the Department of Fish and Wildlife (DFW) has been issued.

2.6. Cultural Resources

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

3. Cultivation and Processing

3.1. Propagation and Initial Transplant

Operator starts plants from cuttings from "mother" plants sourced from licensed nurseries.

The cuttings are transplanted into pots scaling up to a final 4" pot size within the nursery space to reach the appropriate size to plant.

String lights will be used with blackout covers for light control to maintain vegetative stage. Once at the appropriate, juvenile plants are then transplanted to the cultivation greenhouses.

3.2. Outdoor Cultivation Plan and Schedule

Cultivation activities will occur within fourteen (14) 30'x100' cultivation greenhouses in beds (both trenched and raised beds are used) as outlined in the site plan. Twelve (12) of the greenhouses are used for flowing and two (2) of the greenhouses are used for nursery and flowering.

See schedule of operations below.

Proposed Outdoor Cultivation Schedule

| Cultivation Operations Schedule | | | |
|---------------------------------|---|---|---------------------------------------|
| Month | Cultivation Activities | Nursery Activities | Processing Activities |
| January | No activity | No activity | No activity |
| February | No activity | No activity | No activity |
| March | No activity | Procure clones and maintain them in nursery | No activity |
| April | Greenhouse maintenance preparation | Maintain nursery starts | No activity |
| May | ~Mid may - begin to transplant starts into flowering greenhouses, watering/maintaining plants | Propagating immature plants/vegging up plants | No activity |
| June | Watering/maintaining plants | Propagating immature plants/vegging up plants | No activity |
| July | Watering/maintain plants | Propagating immature plants/vegging up plants | Bucking down plants, drying, trimming |
| August | Harvest/Transplant | No activity | Bucking down plants, drying, trimming |
| September | Watering/maintain plants | No activity | Bucking down plants, drying, trimming |
| October | Watering/maintain plants/harvest | No activity | Bucking down plants, drying, trimming |
| November | Finish harvest, Field Maintenance/Cover crop | No activity | Bucking down plants, drying, trimming |
| December | Field Maintenance/Cover crop | No activity | No activity |

3.3. Irrigation Plan and Schedule

Irrigation and fertigation of plants occurs using drip irrigation within the greenhouses and hand watering methods (nursery) at agronomic rates which conserves water by not allowing excess water runoff.

Water is also used for supplemental foliar spraying of pesticides and drip watering of inoculants such as compost tea, beneficial bacterial.

See section 5.1 for water usage estimates.

3.4. Harvesting, Drying, and Trimming

Plants that are ready for harvest have their flowering branches removed and are brought to the drying facility and then hung and suspended. The drying facilities are equipped with air conditioning and dehumidifiers to ensure proper curing and elimination of conditions for mold. All work surfaces are maintained in a clean and sanitary manner. Contamination prevention protocols are strictly followed within the facilities.

Dried plants are bucked off the stalks and put into totes for transfer to the dry space **e in the commercial building**. Material will be machine trimmed with hand trim finish. Waste plant material is composted onsite just outside the cultivation area.

3.5. Processing Facility

Drying will occur at the proposed 85'x56' commercial structure within the 32'x85' first floor space. Once cured, the cannabis will be trimmed at the proposed 12'x65' trimming room within the commercial building. Trimmed cannabis and cannabis "sugar leaf" is then placed into totes and returned to the 12'x75' storage area in the commercial building until sale.

3.6. Employee Plan

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

❑ Job Descriptions And Employee Summary

- Agent in Charge: Responsible for business oversight and management of the Stay Humboldt, LLC. Responsibilities include, but are not limited to: inventory and tracking, personnel management, record keeping, budget, and liaison with State and County inspectors as needed. This is a part-time to full-time, seasonal position.
- Operations and Compliance Managers: Oversight and management of the day to day cultivation of medical cannabis. Responsibilities include, but are not limited to: plant propagation and transplant, soil management, irrigation, fertilization, pesticide management, and harvest activities. This is a full-time, year-round position.

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

3.7. Staffing Requirements

Staffing is limited to one (1) lead agent, two (2) full time employees and ten (10) part time staff during planting/harvest/trimming for a peak of thirteen (13) employees onsite.

| Month | Cultivation | Harvest/Planting/ Processing |
|-----------|-------------|---------------------------------|
| January | 0 | 0 |
| February | 0 | 0 |
| March | 3 | 0 |
| April | 3 | 0 |
| May | 3 | 5 |
| June | 3 | 0 |
| July | 3 | 5 |
| August | 3 | 10 |
| September | 3 | 10 |
| October | 3 | 10 |
| November | 3 | 10 |
| December | 3 | 0 |

3.8. Employee Training and Safety

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

All employees are trained on proper safety procedures including fire safety; use of rubber gloves and respirators; proper hand washing guidelines; and protocol in the event of an emergency. Contact information for the local fire department, CAL FIRE, Humboldt County Sheriff and Poison Control as

well as the Agent in Charge will be posted at the employee restroom. Each employee is provided with a written copy of emergency procedures and contact information. The material safety data sheets (MSDS) are kept on site and accessible to employees.

3.9. Toilet and Handwashing Facilities

Portable toilets and handwashing stations will be provided until the septic and ADA toilet facility are developed.

3.10. Drinking Water Source

The well will provide potable water for the commercial building for employee drinking water use.

3.11. On Site Housing

A residence will be developed for the owner operator of the property. One 10x12 detached bedroom cabin is provided for the two full time cultivation employees. The remainder of employees will commute to the property.

3.12. On Site Parking

See plot plan for parking locations.

4. Security Plan and Hours of Operation

4.1. Facility Security

Entry gates are located at each entrance. The entry gates remain locked at all times and access to the cultivation area is limited exclusively to employees. Alarms located at access points and any buildings holding drying or processed inventory. The drying facility area has low intensity, downcast and shielded exterior lighting to illuminate the entrances, and will include a small number of motion activated security lights. All lighting will be designed and located so that direct rays are confined to the property. Security cameras and alarm system are installed at key locations.

4.2. Hours of Operation

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

5. Environment

5.1. Water Source and Projected Water Use

Water will be provided by an existing permitted well.

Stay Humboldt, LLC utilizes water management strategies such as drip irrigation to conserve water use.

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

| TABLE 4.1 ESTIMATED ANNUAL IRRIGATION WATER USAGE | | | | | | | | | | | |
|---|-----|-------|--------|--------|--------|---------|---------|---------|--------|-----|-----|
| JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
| --- | --- | 5,000 | 30,000 | 55,000 | 80,000 | 100,000 | 100,000 | 100,000 | 50,000 | --- | --- |

Approximately 520,000 (~12.38 gallons per square foot canopy) gallons of water is estimated to support the operation. The conversion from full sun outdoor in pots to light deprivation cultivation methods in beds and trenches with drip-irrigation will reduce water usage compared to the pre-existing operation.

5.2. Water Storage

There are 20,000 gallons total of water storage in four (4) 5000 gallon plastic tanks. **The project proposes a water storage pond with an additional 1,000,000 gallons of storage capacity.** The residence will be guttered to generate rainfall to supply the tanks and pond.

5.3. Site Drainage, Runoff, and Erosion Control

Stay Humboldt, LLC will enroll with the State Water Quality Control Board State general order and a Water Resource Protection Plan (WRPP) will be developed utilizing best management practices (BMP's) in accordance with the NCRWQCB's recommendations.

5.4. Site Drainage and Runoff

The site has a forested buffer surrounding the cultivation area and property to mitigate runoff. Drainage primarily from surface flows in the wet season runs from northwest to northeast. There are no stream crossings for this project. Buffers and setbacks from neighboring drainages are met.

5.5. Erosion Control

Stay Humboldt, LLC will utilize best management practices including but not limited to:

- Maintenance of roads, including rocking and armoring.
- Proper management of solid, liquid and cultivation waste (see section 3.8)

- Cultivation facilities and spoil stockpiles will meet all required setbacks from riparian and wetland areas.
- Irrigation and application of fertilizers will be applied at agronomic rates.
- Regulated products will be safely stored with secondary containment (see section 3.7)

5.6. Watershed and Habitat Protection

Adherence to the proposed best management practices ensures that the watershed and surrounding habitat are protected. The cultivation activities and associated structures meet all required setbacks from the nearest watercourse, providing a suitable buffer between the cultivation operation and habitat. Additionally, site development and maintenance activities utilize BMP's in accordance with the NCRWQCB's recommendations. Any grading and earthwork activities will be conducted by a licensed contractor in accordance with approved grading permits.

5.7. Monitoring and Reporting

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

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

A Monitoring and Reporting Form will be submitted upon initial enrollment in the Order and then annually by March 1 to the Water Board. The annual report will include data from the monitoring reports.

5.8. Energy Plan

The existing operation was powered by multiple Honda 3000 generators at each mixed light greenhouse and a Whisperwatt 25KW generator.

As part of relocation of the cultivation operation, the use of Honda 3000 and 25KW generator will be discontinued. A 33 KW generator will be used to power the residence and the site until the solar and battery system are developed to be the primary means of power for the site.

A rough schedule outlining power usage and source has been provided below:

January

No cannabis activity

February

No cannabis activity

March

Pumping well water to fill tanks or pond. 3 hours a day during daytime hours 3-4 times a week until storage tanks are full (power supplied by solar, generator back up only). Starting March 15th - supplemental string lights 4.5 to 5 hours per day in the nursery

April

Pump water from well. Water starts. 2 hours a day 3-4 times a week during daytime hours (power supplied by solar, generator back up only)

Supplemental string lights 4.5 to 5 hours per day in the nursery

May

Pump water from well. Water plants. 2 hours a day 3-4 times a week during daytime hours (power supplied by solar, generator back up only)

Supplemental string lights 4.5 to 3.5 hours per day, decreasing as month goes on in the nursery.

June

Pump water from well. Water plants. 3 hours a day 5-7 times a week during daytime hours (power supplied by solar, generator back up only)

July

Pump water from well. Water plants. 3 hours a day 5-7 times a week during daytime hours (power supplied by solar, generator back up only). Drying operations, power required 24 hours a day July 15-31

August

Pump water from well. Water plants. 3 hours a day 5-7 times a week during daytime hours (power supplied by solar, generator back up only)

8/1-8/14 Drying operations, power required 24 hours a day.

September

Pump water from well. Water plants. 3 hours a day 3-4 times a week during daytime hours (power supplied by solar, generator back up only)

Processing facility is powered during working hours (8 AM to 6 PM).

October

Pump water from well. Water plants. 3 hours a day 3-4 times a week during daytime hours (power supplied by solar, generator back up only)

Drying operations – power required 24/7

Processing facility is powered during working hours (8 AM to 6 PM).

November

Processing facility is powered during working hours (8 AM to 6 PM).

December

No proposed cannabis activity

5.9. Light Pollution Control Plan

The nursery greenhouse uses a blackout tarp over the lighted canopy area whenever supplemental lighting is utilized outside of daylight hours.

No lighting will be used in the “outdoor” greenhouses, plants of the appropriate size to flower will be developed in the nursery and also sourced from licensed nurseries.

All security lighting will be on motion sensors and will be screened and downcast.

The operation will conform to International Dark Sky Standards.

5.10. Best Management Practices

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

5.11. Fertilizers

Nutrients and biological inoculants used for cultivation and kept on site include:

Beds are amended with chicken manure, alfalfa meal, phyta grow, crab shell, kelp meal, bean seed meal, guano, bone meal, potash, humus, soybean meal, crab meal, fish bone meal and fish meal at start of season based on consultation with a soils lab. Up to one to two 50 pound bags of each of the above amendment may be kept onsite. Up to 25 gallons of the following liquid nutrients may be kept on site for fertigation use:

- ☐ Liquid Bone Meal
- ☐ Fish Emulsion

Pesticides and fungicides used for cultivation include:

- ☐ Neem oil (1 gallon max)
- ☐ Dr Zymes - up to 5 gallons

Fuels, oils other regulated substances stored on site include:

- ☐ Gasoline: 110 gallons
- ☐ Diesel: up to 1,000 gallons
- ☐ Propane: 2,000 gallons
- ☐ Isopropyl / Ethyl Alcohol – up to 5 Gallons

5.12. Waste Management Plan

Animal-proof trash and recycling containers are located near the greenhouses. Solid waste and recycling is hauled off-site to a transfer station at least once per month.

5.13. Cultivation Waste and Soil Management

Cultivation vegetative matter such as root balls are composted on site. Soil is amended in place and contained by the greenhouse beds.

5.14. Materials Management Plan

Waste bins with lids are kept adjacent to cultivation sites and emptied out the day they are filled up or weekly.

Waste materials are stored in a trailer and self-hauled off weekly to a licensed waste transfer station.

Soil management:

Current cultivation operations are conducted in trenches of amended soil for current outdoor cultivation and raised beds (for the greenhouse mixed light cultivation).

The proposed outdoor greenhouse cultivation will be conducted in trenches and raised beds.

There are no existing or proposed soil stockpiles on-site, all soil is amended in place.

Cannabis waste will be chipped and composted at the compost stockpile location on the plot plan.

5.15. Wastewater Management

Combination of hand watering and drip irrigation methods minimize the over-irrigation of plants and subsequent runoff. Moreover, the greenhouse floors are gravel/dirt and will absorb any excess runoff.

5.16. Storm-water Management Plan

Roads will be armored appropriately.

Soil beds will be utilized and cover cropped to reduce sediment delivery.

5.17. Noise Management Plan

The greenhouse fans will meet county decibel limits

The generators proposed will be placed in an enclosure to mitigate noise levels to meet county decibel limits.

6. Product Management

6.1. Product Testing and Labeling

Sampling and labeling is handled by the third party distributor off-site.

6.2. Product Inventory and Tracking

Site will be enrolled with the state METRC track and trace system and utilizes it to manage inventory and tracking.

6.3. Transportation and Distribution

Transportation will be handled by a third-party, contracted, licensed transporter/distributor in accordance with State and Local regulations. All merchantable product will be distributed through licensed medical cannabis dispensaries. Prior to moving packages from the on-site holding facility to another physical location, a transport manifest will be created by the distributor/transporter and will include:

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

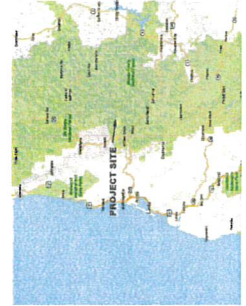
The Agent in Charge and the Cultivation Manager are responsible for performing a physical inventory of all packages being transported, and ensuring that the physical inventory coincides with the transport manifest.

APPROVED

OCT 19 2023
Humboldt County
PLANNING

STAY HUMBOLDT, LLC CONDITIONAL USE PERMIT APPLICATION

DIRECTIONS TO SITE:
FROM EUREKA, CA
-HEAD NORTH ON US-101 (APPROX 9 MI)
-TURN RIGHT ON CA-299 E (APPROX 18 MI)
-CONTINUE ONTO CA-299 E (APPROX 18 MI)
-TURN LEFT ONTO BAIR RD (APPROX 10.4 MI)
-TURN RIGHT ON UNNAMED STREET
-TURN RIGHT ON OLD 3 CREEK RD



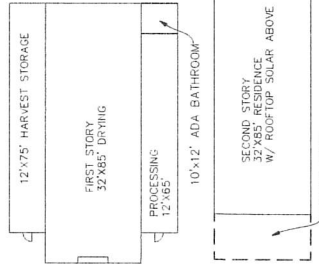
VICINITY MAP
NOT TO SCALE

PROJECT DESCRIPTION:

STAY HUMBOLDT, LLC IS PROPOSING TO PERMIT EXISTING MEDICAL CANNABIS CULTIVATION ACTIVITIES IN ACCORDANCE WITH THE HUMBOLDT COUNTY COMMERCIAL CANNABIS CULTIVATION ORDINANCE (HCCCO) AND THE HUMBOLDT COUNTY COMMERCIAL CANNABIS CULTIVATION REGULATIONS (HCCCR). THE EXISTING OPERATION INCLUDES APPROXIMATELY 42,000 SQUARE FEET (SF) OF MEDICAL CANNABIS CULTIVATION AREA WHICH INCLUDES 30,000 SF OF OUTDOOR CULTIVATION AND 12,000 SF OF INDOOR CULTIVATION. THE PROPOSED DEVELOPMENT IS TO CONVERT THE MIXED LIGHT CULTIVATION INTO 36,000 SF OF OUTDOOR LIGHT DEPRIVATION CULTIVATION, 6,000 SF OF DUAL PURSANT/FLORERING CULTIVATION, AND 10,000 SF OF INDOOR CULTIVATION. THE PROPOSED DEVELOPMENT IS APPROPRIATE TO THE CULTELLA, INCLUDING GREENHOUSES, FACILITIES FOR DRYING, CURING, GRADING AND TRIMMING OF MEDICAL CANNABIS, WATER TREATMENT, AND STORAGE OF MEDICAL CANNABIS.

GENERAL NOTES:

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM HUMBOLDT COUNTY RECORDS AND HAS NOT BEEN VERIFIED BY THIS PROJECT BOUNDARY.
3. THERE ARE NO NEARBY SCHOOLS, SCHOOL BUS STOPS, OR OTHER SENSITIVE RECREATION OR RECREATION RESOURCES WITHIN 600 FEET OF THE CULTIVATION AREA.
4. THERE ARE NO RESIDENCES ON ADJOINING PARCELS WITHIN 500 FEET OF THE CULTIVATION AREA.
5. ANY EXISTING DEVELOPMENT CONSTRUCTED WITHOUT THE BENEFIT OF COUNTY REVIEW WILL BE SUBJECT TO THE REQUIREMENTS OF THE HUMBOLDT COUNTY COMMERCIAL CANNABIS CULTIVATION REGULATIONS UPON APPROVAL OF THE CONDITIONAL USE PERMIT.



85'X56' COMMERCIAL BUILDING
22x34 SHEET. 1"=20'



PROJECT INFORMATION:

APPLICANT:
STAY HUMBOLDT, LLC
3054 ALICE AVE
ARCATA, CA 95521

PROPERTY OWNER:
KEVIN DOBOSH
3054 ALICE AVE
ARCATA, CA 95521

OWNERS AGENT:
SL CONSULTING SERVICES INC
1000 10TH AVE
EUREKA, CA 95501
(707) 440-9033

SITE ADDRESS:
522-021-010 ROAD
WILLOW CREEK, CA 95573

TREES TO BE REMOVED: = NONE

EXISTING CULTIVATION AREA:
30,000 SQ. FT. OUTDOOR
12,000 SQ. FT. MIXED LIGHT

PROPOSED CULTIVATION AREA:
36,000 SQ. FT. OUTDOOR
6,000 SQ. FT. DUAL USE NURSERY/FLORERING

EARTHWORK QUANTITIES: = TBD

WATER:
SEWER = PRIVATE
PARCEL SIZE = ±168 ACRES

ZONING:
GENERAL PLAN DESIGNATION = IP2

BUILDING SETBACKS:

| TPZ | SRA |
|-----------|-----|
| FRONT 20' | 30' |
| SIDE 30' | 30' |
| REAR 30' | 30' |

MAX. BLDG. HT. = 35'

SRA AREA:
IN COASTAL ZONE = NO
IN 100' IR FLOOD ZONE = NO

SHEET INDEX:

CO - ZONING PLOT PLAN, VICINITY MAP, &
PROJECT NOTES

PLOT PLAN
22x34 SHEET: 1"=200'
11x17 SHEET: 1"=400'

0 100' 200' 400'

CO
2023 WCA
SHEET

STAY HUMBOLDT, LLC
OLD 3 CREEK ROAD, WILLOW CREEK CA 95521/APN-2-021-010
ZONING PLOT PLAN, VICINITY MAP, AND PROJECT NOTES