

**Site Plan Overview and Cultivation and Operations Plan**

**Applicant/Owner**

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Garberville, CA 95542

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## I. Site Plan Overview

### 1.0 Project Information

MMF Management V, LLC. (“Applicant”) is submitting this application for a Use Permit for commercial cannabis cultivation on their 20- acre farm, located near Garberville, CA (“Parcel”), Assessor’s Parcel Number 033-120-009. This application is submitted through their agent, Shawn Richter, and has been prepared in accordance with Humboldt County’s (“County”) Commercial Medical Marijuana Land Use Ordinance (“CMMLUO”).

The Use Permit would achieve the following results for the Applicant:

- a. Bring the Applicant's existing 33,699 square feet of outdoor and 650 square feet of mixed light commercial cannabis cultivation activities in existence prior to January 1, 2016 into compliance with the County CMMLUO.
- b. Comply with applicable standards for water quality maintenance and watershed protection through the Waiver of Waste Discharge requirements of the North Coast Regional Water Quality Control Board ("Water Board") and California Department of Fish and Wildlife ("Fish and Wildlife").

## **2.0 Project Location**

The Applicant's Parcel is located in the inland zone of Humboldt County near Meyers Flat, CA. The Parcel is comprised of approximately 23.41-acres and is identified by Assessor's Parcel Number ("APN") 033-120-009. The street address for the Parcel is 1391 Red Rock Road Garberville, CA.

### **2.1 Zoning Classification**

The County's Zoning Classification of the Parcel is Agriculture Exclusive (AE). The CMMLUO permits existing commercial cannabis cultivation on land zoned as Agriculture Exclusive with a Use Permit.

### **2.2 Site Topography**

A map of the Parcel's topography is included as Attachment "A."

## **3.0 Easements**

No easements required.

## **4.0 Natural Waterways**

There are no natural waterways.

The water used for cannabis cultivation is gathered from 3 existing rainwater catchment ponds (1) 200,000 gallon rainwater catchment pond, (1) 75,000 gallon rainwater catchment pond, and (1) 65,000 gallon pond, and applicant wishes to drill 1 non hydrologically connected well to supplement water use, however, the primary water source will be rain catchment and storage of such water. A Small Domestic Use Registration has been submitted with the State Water Resources Control Board Division of Water Rights.

The Applicant estimates their yearly water usage for cannabis to be 650,000 gallons and can meet that water storage requirement for the forbearance period with 55 5,000-gallon water tanks with rain catchment capabilities which the Applicant fills from November through March. The Applicant also has three (1) 500-gallon tanks used for cannabis watering. The Applicant also has three (3) 2,500-gallon and two (1) 2,500-gallon hard storage water tanks designated for fire department use.

The Applicant has a Water Resource Protection Plan (“WRRP”) for the Parcel and is enrolled in the Water Board’s Waiver of Waste Discharge program as a Tier II discharger. A copy of the WRRP is included in the Other Permits, Licenses and Documents section of this application.

## **5.0 Location and Area of Existing Cultivation**

The 33,699 square feet of outdoor cannabis cultivation and 650 mixed light cannabis cultivation located on the Parcel was existing prior to the January 1, 2016 deadline provided by the County. The existing 33,699 square feet of outdoor and 650 square feet mixed light cultivation to be located as provided on the Site Plan.

### Cultivation Area

Cultivation Area is identified on the Site Plan.

## **6.0 Setbacks of Cultivation Area**

### Cultivation Area

Cultivation Area setbacks from the Parcel lines are in full compliance with county regulations.

## **7.0 Access Roads**

The Parcel is located on Brown Road, which is maintained by the County.

## **8.0 Graded Flats**

There are no graded flats that require permitting located on the Parcel.

## **9.0 Existing and Proposed Buildings**

### Residence

The residences located on the parcel are properly permitted by Humboldt County.

### Shop

The applicant will be drying, curing and processing the cannabis in a proposed shop to be located on the parcel as provided on the Site Plan. The applicant will be drying, curing and processing the cannabis in the basement of the Residence 1 as identified located as provided on the Site Plan.

## **10.0 Water Storage, Use and Watershed Protection**

### **10.1 Water Storage**

~~The water used for cannabis cultivation is gathered from 3 existing rainwater catchment ponds (1) 200,000 gallon rainwater catchment pond, (1) 75,000 gallon rainwater catchment pond, and (1) 65,000 gallon pond, and applicant wishes to drill 1 non hydrologically connected well to supplement water use, however, the primary water source will be rain catchment and storage of such water. A Small Domestic Use Registration has been submitted with the State Water Resources Control Board Division of Water Rights. See Addendum.~~

The Applicant estimates their yearly water usage for cannabis to be 650,000 gallons and can meet that water storage requirement for the forbearance period with 55 5,000-gallon water tanks with rain catchment capabilities which the Applicant fills from November through March. The Applicant also has three (1) 500-gallon tank used for cannabis watering. The Applicant also has three (3) 2,500-gallon and two (1) 2,500-gallon hard storage water tanks designated for fire department use.

### **10.2 Water Use**

The amount of water used for the cultivation of cannabis will vary throughout the year, with peak periods of water use occurring during the summer months. The Applicant's cultivation and water use is outlined in the Cultivation and Water Usage Chart, attached as Attachment "B."

All water used for the cultivation of cannabis is sourced on-site from 3 existing rainwater catchment ponds (1) 200,000 gallon rainwater catchment pond, (1) 75,000 gallon rainwater catchment pond, and (1) 65,000 gallon pond, and applicant wishes to drill 2 non hydrologically connected well to supplement water use, however, the primary water source will be rain catchment and storage of such water. A Small Domestic Use Registration has been submitted with the State Water Resources Control Board Division of Water Rights.

The Applicant estimates their yearly water usage for cannabis to be 650,000 gallons and can meet that water storage requirement for the forbearance period with 55 5,000-gallon total 275,000 gallons in water tanks with rain catchment capabilities which the Applicant fills from November through March. The Applicant also has three (1) 500-gallon tank used for cannabis watering. The Applicant also has three (3) 2,500-gallon and two (1) 2,500-gallon hard storage water tanks designated for fire department use.

All irrigation of cannabis is completed by a timed drip irrigation system, which allows water to be monitored and distributed at an agronomic rate which prevents any over watering or run off.

### **10.3 Watershed Protection**

The Applicant has a Water Resource Protection Plan ("WRRP") for the Parcel and is enrolled in the Water Board's Waiver of Waste Discharge program as a Tier II discharger. A copy of the WRRP is included in the Other Permits, Licenses and Documents section of this application.

### **11.0 Distances from Significant Landmarks**

There are no schools, school bus stops, places of worship, public parks or Tribal Cultural Resources within 600 feet of the cultivation site. There also are not any off-site residences within 300 feet of the cultivation site

## **II. Cultivation and Operations Plan**

## **1.0 Water Use**

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## **2.0 Watershed Protection**

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## **3.0 Materials Storage**

Currently, there are no pesticides or herbicides registered specifically for use directly on cannabis. Neem oil, horticulture oil and sulfur are used to control mites and powdery mildew. These items were accepted under Legal Pest Management Practices for Marijuana Growers in California.

The applicant is currently not using any fertilizers or nutrients on his plants, but is brewing his own compost tea on site. The storage area is in need of posted instructions for storing fertilizers and amendments, instructions for cleaning up spills and a spill kit that contains a container, gloves, towels, absorbent socks and an absorbent material (kitty litter). This is outlined in the Applicant's included Water Resource Protection Plan.

## **4.0 Cultivation Activities**

Cultivation activities are outlined below per greenhouse.

Greenhouse	Plant-Harvest 1	Plant-Harvest 2	Plant-Harvest 3	Plant-Harvest 4	Plant-Harvest 5
1-10	5/15 to 7/22	7/25 to 9/10			
10-20	5/19 to 7/27	7/30 to 9/15			

20-26	5/23 to 8/05	8/08 to 9/20			
27	1/24 to 3/24	3/27 to 5/27	6/2 to 8/2	8/6 to 10/6	10/8 to 12/17

The lighting for the greenhouses permitted for mixed light cultivation will be used when ambient light is insufficient for cultivation needs. The preference will be to use as much natural light as possible. The Parcel has solar power sufficient to cultivate the mixed light cultivation, the parcel has also applied for grid power, and Applicant will use solar power and when available and needed, grid power for cultivation needs. When the lighting needs exceed available grid power and or solar power, applicant will use generator as backup power where needed. All generators used on property will comply with all noise and pollution requirements then in effect for their operation for cannabis cultivation. Greenhouses are supplied with blackout tarps to prevent light from escaping the greenhouses during sunset hours.

## **5.0 Processing Practices**

After being harvested, the cannabis is taken into the Shop (see Site Plan) where it will be dried, cured and stored. Machine trimming will take place in the Shop building by the applicant. There be a maximum of eight (8) employees. Applicant will meet all ADA standards for the addition of employees. Applicant may also from time to time use a third party properly permitted and licensed to be a processor of cannabis. Processing will occur throughout the year, in alignment with the cultivation schedule.

All work surfaces and equipment are maintained in a clean, sanitary condition. Protocols to prevent the spread of mold are strictly followed. The final cannabis product is stored in a secure location.

All cultivation related waste is stored in trash containers and kept on site near the Shop. When necessary, waste is taken to the nearest facility for processing. Green waste is also appropriately stored and taken to the nearest facility for processing when necessary.

The Applicant will be utilizing the California track and trace program known as Metrc and will comply with any program adopted by the state of California or Humboldt County, and will abide by all appropriate record keeping practices.

## **6.0 Security Measures**

The road/driveway accessing the Property is blocked by locked gates. Gates are of heavy steel construction and a 5/16 inch harden steel shackle combination lock is used. There are also four (4) game cameras strategically placed around the Parcel.