

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

Resolution Number: 24-073

Record Number: PLN-18697-CUP

Assessor's Parcel Number: 033-271-021

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the RiveRidge Farms, LLC Conditional Use Permit and Special Permit.

WHEREAS, RiveRidge Farms, LLC provided an application and evidence in support of approving a Special Permit for 34,705 square feet of new mixed light commercial cannabis cultivation, distribution, non-volatile manufacturing, and offsite processing. Evidence was also provided in support of approving a Conditional Use Permit for farm-based retail sales; and

WHEREAS, the lead agency, prepared an Addendum to the Final Environmental Impact Report (EIR) prepared for the Commercial Cannabis Land Use Ordinance adopted by the Humboldt County Board of Supervisors on May 8, 2018. The proposed project does not present substantial changes that would require major revisions to the previous EIR. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on October 3, 2024 and reviewed, considered, and discussed the application for a 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:** **Project Description:** A Special Permit for 34,705 square feet of new mixed light commercial cannabis cultivation, distribution, non-volatile manufacturing, and off-site processing. Also proposed is a Conditional Use Permit for farm-based retail sales with customer traffic. The project parcel has a previously approved Special permit (10993) for 8,855 square feet of existing mixed light commercial cannabis cultivation. If approved total cultivation will be one acre of mixed light commercial cannabis cultivation. The estimated annual water usage of 560,000 gallons for the entire operation is sourced from rainwater catchment supported by a proposed 950,000-gallon

pond. The existing approved irrigation groundwater well will transition to a backup and supplemental water source once rainwater catchment infrastructure is installed. Power is sourced from an existing PGE connection and a proposed solar array.

EVIDENCE: a) Project File: PLN-2023-18697

2. FINDING: **CEQA.** The project complies with the requirements of the California Environmental Quality Act. The Humboldt County Planning Commission has considered the Environmental Impact Report previously adopted for the Commercial Cannabis Land Use Ordinance as well as the Addendum to the Environmental Impact Report that was prepared for the project pursuant to Section 15164 of the CEQA guidelines.

EVIDENCE:

- a) Addendum prepared for the proposed project.
- b) The proposed project does not present substantial changes that would require major revisions to the previous Final Environmental Impact Report. 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 biological and botanical report concluded there would not be a significant impact.
- d) Continued use of the existing, approved, and permitted well will not impact Public Trust Resources.
- e) The cultivation area takes access from a private road that is equivalent to Category 4. The retail area takes access from Highway 271 which is Category 4.
- f) A rainwater catchment analysis concluded that sufficient rainfall can be collected in low rainfall years to provide the estimated annual irrigation needs.
- g) Energy will be provided through an eligible renewable energy program.

- h) Consultation with the Bear River Band of the Rohnerville Rancheria resulted in the standard inadvertent discovery protocol and cultural monitoring as a condition of approval.
- i) There are no positive Northern Spotted Owl sightings according to recent surveys within 1.3 miles and no recorded activity centers within 2.1 miles. No habitat removal is proposed by the project.

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 Residential Agriculture (RA) 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 Unclassified (U) zone in which the site is located.

EVIDENCE: a) The Unclassified (U) zone is intended to be applied to areas of the County that have not been sufficiently studied to justify precise zoning classifications. Principally permitted uses in the Unclassified (U) zone include general agriculture.

b) All accessory agricultural uses are principally permitted in the Unclassified (U) zone.

5. FINDING: The proposed development is consistent with the requirements of the CCLUO provisions of the Zoning Ordinance.

EVIDENCE: a) The CCLUO allows existing cannabis cultivation to be permitted in areas zoned Unclassified (U) (HCC 314-55.4.6.1.1).

- b) The parcel was created in compliance with all applicable state and local subdivision regulations, as it was created in its current configuration by a deed recorded before the establishment of county and state subdivision regulations that would have applied to the creation of the parcel. Its current configuration was also altered by a parcel boundary correction in 2018 as described in 074RS042.
- c) The project will obtain water from rainwater catchment, an eligible water source. A provided rainwater catchment analysis demonstrates adequate water can be collected in low rainfall years. An existing, previously approved and permitted well will be used for supplemental and emergency purposes once the proposed pond and rainwater catchment system is constructed.
- d) A Road Evaluation Report found the access roads to be functionally appropriate for the expected traffic.
- e) The proposed cultivation will take place in an area of slopes 15% or less.
- f) No timber conversion will occur.
- g) Coverage of prime soils by the proposed project is approximately 0% which is below the 20% maximum allowed under the CCLUO.
- h) The location of the cultivation complies with the setbacks required in Section 314-55.4.6.4.4.
- i) Energy is provided by PGE through an eligible renewable energy program.

6. FINDING:

The cultivation of 34,705 square feet of new mixed light commercial cannabis cultivation, adding distribution, offsite processing, and onsite farm-based retail sales, 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 road that 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 sizes in the area.
- c) Irrigation water will come from rainwater catchment, an eligible water source. An existing, previously approved and permitted well will be used for supplemental and emergency purposes once the proposed pond and rainwater catchment system is constructed.
- 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.
- e) The location of the proposed cannabis cultivation is more than 300 feet from the nearest off-site residence.
- f) The project is subject to specific limits on noise at the property line.
- g) The project is subject to Dark Sky standards for light pollution.

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 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.

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 site is in the South Fork Eel River 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 for cultivation in this Planning Watershed would be 301 permits and the total approved acres would be 86.21 acres of cultivation.

9. FINDING: The continued use of the existing, approved, and permitted well for irrigation purposes will not have any adverse impacts on any public trust resources.

EVIDENCE: a) In the resolution (21-55 for the previous Special permit (10993) the Zoning Administrator found the well is not hydrologically connected to surface water. Therefore, continued use of groundwater well will not interfere with the Public Trust or substantially impair the public rights to navigation, fisheries, or water related activities or access.

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 and Special Permit for RiveRidge Farms, LLC subject to the conditions of approval attached hereto as Attachment 1.

Adopted after review and consideration of all the evidence on **October 3, 2024**.

The motion was made by COMMISSIONER SARAH WEST and second by COMMISSIONER NOAH LEVY and the following vote:

AYES: COMMISSIONERS: Sarah West, Noah Levy, Iver Skavdal, Thomas Mulder, Peggy O'Neill, Lorna McFarlane

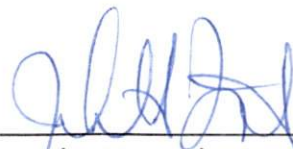
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Jerome Qiriazhi

ABSTAIN: COMMISSIONERS:

DECISION: Motion carried 6/0

I, John H. 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 H. Ford, Director
Planning and Building Department

**CONDITIONS OF APPROVAL
PLN-2023-18697**

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

A. Conditions that must be completed within specified time frames or completed prior to commencing cultivation.

1. Cultivation is limited to 31,304 square feet until the pond is constructed and contains at least 560,000 gallons. Use of the groundwater well may not exceed 360,000 gallons per year.
2. Prior to using the pond for irrigation, the permittee shall install a wildlife exit ramp according to specifications to the satisfaction of California Department of Fish and Wildlife.
3. Construction or ground disturbance shall not occur between February 1 and July 31 unless a preconstruction survey for raptors is conducted that demonstrates to the satisfaction of the Planning and Building Department that no impact to raptors will occur. See also A7.
4. Per the recommendations of the Biological Assessment, no heavy equipment is allowed to be used between February 1 and July 31.
5. The permittee shall follow the invasive species control plan as described in the Operations Plan (Attachment 1C). Additionally, the invasive species control plan shall incorporate the recommendation of the Botanical Survey (Attachment 4C) regarding French broom, Scotch broom, and Himalayan blackberry.
6. The permittee shall coordinate with the Bear River Tribal Historic Preservation Office to ensure a cultural monitor is present during any ground disturbance that requires a grading permit including but not limited to the excavation for the pond.
7. Construction shall not occur during the nesting bird season of March 1 to August 15 unless protocol level surveys are conducted that demonstrate to the satisfaction of the Planning and Building Department that there will be no impact to nesting birds. See also A3.
8. No later than October 15, 2024, the permittee shall provide documentation demonstrating to the satisfaction of the Planning and Building Department that all

compost and soil management areas are contained and properly managed and maintained.

9. Prior to any construction of the commercial area taking access from Highway 271, the permittee shall provide documentation demonstrating to the satisfaction of the Planning and Building Department that an authorized encroachment from CalTrans has been issued.
10. Prior to constructing or installation any cultivation authorized by this permit, the permittee shall provide documentation from a qualified engineer demonstrating that new cultivations will be in areas where the natural, unmodified grade is 15% slope or less.
11. Any new structure authorized by this permit must be located at least 30 feet from existing trees. If tree removal for the new structures authorized by this permit is recommended by a registered professional forester, then one of the following must occur: 1) Relocate the structure to avoid tree removal; OR 2) Remove the structure and convert to a compatible use (e.g. remove greenhouse and convert to full sun cultivation; OR 3) Provide additional biological assessment conducted by a qualified professional demonstrating to the satisfaction of the Planning and Building Department that the tree removal will not have an impact on habitat or species or sensitive communities.
12. Within 60 days of the effective date of project approval, the permittee shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning and Building Department.
13. Within 60 days of the effective date of project approval, the permittee shall pay a conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The permittee is responsible for costs for post-approval review for determining project conformance with conditions. Payment shall be made to the Humboldt County Planning Division, 3015 H Street, Eureka. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection.

B. General Conditions

1. The Permittee shall adhere to all previously adopted conditions of approval for cannabis entitlements on the property unless superseded by conditions in this Conditional Use and Special Permit.
2. There shall be no interconnectivity between cannabis irrigation infrastructure and domestic water systems, nor shall there be connections to ineligible or unapproved water sources (e.g. the domestic well).
3. Water meter(s) shall be placed within the irrigation system to track both total well use, total rainwater use and total irrigation use. The water use for cultivation is limited to the use of the irrigation infrastructure described in the approved Operations Plan and Site Plan. The applicant will maintain monthly logs of water usage and make the logs available upon request. Monthly logs include photographing the meter reading(s) monthly.
4. Upon request, the permittee shall provide documentation that electricity for all cannabis operations on the property are sourced through an eligible renewable energy program. The generator is reserved for emergency use only.
5. All cannabis facilities shall be placed a minimum of 15 feet horizontal distance from PGE facilities.
6. The Permittee shall attempt to form or join a Road Maintenance Association for Milky Way. In the absence of a Road Maintenance Association, the permittee shall pay a fair and proportional share of the cost of necessary road improvements and maintenance.
7. Cultivation area is limited to the proportion of irrigation water available for the growing season. If adequate water is unavailable, the cultivation area must be proportionally reduced. Increasing the amount of water taken from the well above what is described in the staff report may not occur without permit modification.
8. Construction hours shall be limited to between the hours of 8:00 a.m. and 7:00 p.m. Monday through Friday, and between 9:00 and 7:00 p.m. on Saturdays. No heavy equipment or noise generating construction activities shall be allowed on Sundays or nationally recognized holidays.
9. The permittee must fully contain compost piles and imported soil and/or properly dispose of at a waste management facility.

10. 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.
11. 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.
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 to keep the permit valid.
13. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. All outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

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

1. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, ground-stone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.
2. The following noise standards shall be followed:

- a. 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.
 - b. The following noise limits are required at the property line as follows:
 - i. 49.1 dB at the eastern property line; and
 - ii. 47.1 dB at the southeastern property line; and
 - iii. 43.5.5 dB at the western property line.
 - c. If more than one noise standard applies (e.g. generator and property line) then the more restrictive standard shall be used.
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 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 synthetic or monofilament (e.g. plastic or nylon) netting for all uses, including but not limited to erosion control, shall be prohibited. The prohibition includes biodegradable plastic netting. 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 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.
10. 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.
11. 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.
12. 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.
13. 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).

14. 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.
15. 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.
16. Comply with the terms of any applicable Lake and Stream Alteration (1600 or 1602) Agreement obtained from the California Department of Fish and Wildlife (CDFW).
17. 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.
18. 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).
19. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
20. Pay all applicable application, review for conformance with conditions and annual inspection fees.
21. 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.
22. The master logbooks maintained by the applicant to track production and sales shall be maintained for inspection by the County.
23. 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

24. 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.”

25. 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).
26. 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.
27. 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.
28. 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
29. 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.
30. Inspections. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance.

Failure to request reinspection or to cure any items of noncompliance shall terminate the Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed.

The permit holder and subject property owner are to allow the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

31. 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.
32. 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.
33. 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. None

RIVERIDGE FARMS, LLC
APNs: 033-271-021
CULTIVATION AND OPERATIONS MANUAL
HUMBOLDT COUNTY, CA

COMMERCIAL CANNABIS
CULTIVATION FACILITIES



PREPARED FOR:



Revised September 2024
April 2023

Commercial Cannabis Cultivation Facilities
APN: 033-271-021

Lead Agency:

Humboldt County Planning Department
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1. PROJECT SUMMARY

1.1. PROJECT OBJECTIVE

RiveRidge Farms, LLC is proposing to permit new cannabis cultivation activities in accordance with the county of Humboldt's (County) Commercial Cannabis Land Use Ordinance (CCLUO AKA 2.0). The existing operation includes 8,855 sq. ft. of mixed light cultivation that has been approved under PLN-10993. The proposed project includes a Special Permit for new mixed light cultivation for 34,705 sq. ft., a cannabis support facility for on and off site processing, distribution, a non-flammable extraction and Conditional Use Permit a farm based retail sales.

Water for proposed cultivation is to be sourced from a proposed 950,000-gallon rainwater collection pond and will be supplemented by the existing permitted well on-site. Electrical is provided by a combination of proposed solar and the existing PG&E.

1.2. SITE DESCRIPTION

The Project is located at 701 Milky Way in the Piercy area (APN: 033-271-021). The southern portion of the property runs parallel to State Hwy 271, the north and east property line is approximately 250-300 feet from US Hwy 101.

1.3. LAND USE

The subject property has a General Plan designation of Rural Agriculture (RA) as identified by the Humboldt County General Plan and is zoned Unclassified. Land uses surrounding the parcel are comprised of Rural Agriculture. The surrounding parcels are zoned Unclassified (U).

1.4. STATE AND LOCAL COMPLIANCE

1.4.1. DEPARTMENT OF CANNABIS CONTROL – CALCANNABIS

RiveRidge, LLC currently holds a small mixed light state license and will continue to comply with California Department of Cannabis Control (DCC) cannabis laws, licensing, and regulations.

1.4.2. STATE WATER RESOURCES CONTROL BOARD – WATER RIGHTS

Water for irrigation purposes will be primarily sourced from a proposed rain catchment pond. The site is enrolled with the State Water Resources Control Board (WDID:1_12CC416515) for coverage as a Tier 1 Low Risk Site for Order WQ 2017-0023-DWQ. A Site Management Plan (SMP) has been developed by Timberland Resources Consulting.

1.4.3. STATE WATER RESOURCES CONTROL BOARD AND NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD – WATER QUALITY

The applicant is enrolled for coverage as a Tier 1, Low Risk under the SWRCB General Order WQ 2019-0001-DWQ *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Dischargers of Waste Associated with Cannabis Cultivation Activities Order*). The purpose of the SWRCB Order is to implement the requirements for waste discharges associated with cannabis cultivation as described in SWRCB's *Cannabis Cultivation Policy – Principles and Guidelines for Cannabis Cultivation* ("Policy"). Prior to the commencement of cultivation operations, a Site Management Plan will be developed for the property to describe how the discharger is complying with the applicable Best Practicable Treatment or Control (BPTC) Measures listed in Attachment A of the Order/Policy.

The Tier 1, Low Risk discharger status reflects current operations that disturb less than one acre. The applicant's proposal will keep all cultivation activities out of riparian setbacks to maintain Low Risk status with SWRCB.

1.4.4. HUMBOLDT COUNTY BUILDING DEPARTMENT

Upon project approval, all necessary building permits will be obtained from the Humboldt County Building Department for all existing/proposed structures and supporting infrastructure.

1.4.5. CAL FIRE

No conversion of timberland or tree removal is proposed as a part of this project. The subject property is located within a State Responsibility Area (SRA) for fire protection. Proposed improvements include management of trees and vegetation around existing structures to maintain the required 100-foot defensible space. All structures on the property meet the 30-foot SRA setback requirement from property lines. The project proposes a designated fire turn-around and pull-out area for emergency vehicles and one (1) 2,500-gallon and one (1) 5,000-gallon water tank dedicated to SRA emergency response with risers to SRA specifications will be installed for firefighting purposes.

1.4.6. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

A Lake and Streambed Alteration Agreement has been executed (Notification # 1600-2019-0707-R1) for one point of diversion. Water is only diverted as part of the riparian right for domestic purposes only. No water diversion is proposed for the proposed cultivation for this parcel's application.

1.4.7. 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.

2. CANNABIS CULTIVATION AND ACTIVITIES

2.1.1. PROPAGATION AND INITIAL TRANSPLANT

The applicants propose to propagate juvenile plants on-site from mother plants within the proposed ancillary nursery. The 35'x100' (3,500 sq. ft.) nursery will only be used for on-site function that allows RiveRidge Farms to start and boost a variety of strains to account for changes in market demand. Mother plants will remain in the vegetative stage solely for propagation. Cuttings will be sampled from the mother plants and rooted into a growing medium (e.g., oasis cubes) to produce clones. The clones will then be transferred to the vegetative nursery area, and after 2-3 weeks will be transplanted into one-gallon pots, or similar. The juvenile plants will be irrigated using hand watering methods, and after three weeks they will be transferred and transplanted into their final location where they will continue their vegetative cycle and eventually flower. Any use of lights will be powered by the proposed solar. Low wattage lighting will be used to keep plants in a vegetative state. Nursery greenhouses will be equipped with blackout systems. Blackout systems shield greenhouses to prevent the escape of light and are designed to prevent visibility from neighboring properties between sunset and sunrise. Artificial light(s) used to enhance plant growth will be set on timers that activate ½-hour

before sunset, daily. Prior to sunset each day, black out tarps are automatically or manually pulled over the mixed light greenhouses and nursery to prevent all light from escaping. The blackout tarps are constructed out of 2-ply 10-millimeter plastic with internal threading for shear strength.

2.1.2. MIXED LIGHT CULTIVATION PLAN

The project proposes the expansion of the 8,855 sq. ft. of existing mixed light cultivation to a total of 43,560 sq. ft. of mixed light cultivation. Cultivation is proposed to occur in a variety of sized greenhouses that are ideal mixed light cultivation use and light deprivation techniques. When air flow is required, the sides of the greenhouses will be rolled up allowing for a natural breeze. When additional airflow is required exhaust fans will be used to enhance the airflow in the summer months. Greenhouses will be equipped with blackout systems. Blackout systems shield greenhouses to prevent the escape of light and are designed to prevent visibility from neighboring properties between sunset and sunrise. Artificial light(s) used to enhance plant growth will be set on timers that activate ½-hour before sunset, daily. Prior to sunset each day, black out tarps are automatically or manually pulled over the mixed light greenhouses and nursery to prevent all light from escaping. The blackout tarps are constructed out of 2-ply 10-millimeter plastic with internal threading for shear strength.

2.1.3. IRRIGATION PLAN AND SCHEDULE

Irrigation and fertigation of plants will occur using drip irrigation. While most irrigation will be applied via an automatic drip system, some irrigation and fertigation may be more efficiently managed via hand watering, which allows for daily inspection of each plant by the cultivator. Daily inspection of each plant allows the cultivator to tailor irrigation and nutrient application based on the needs of each individual plant. The monthly Cultivation Schedule in Appendix B details the irrigation activities associated with all cultivation.

2.1.4. PROCESSING (HARVESTING, DRYING AND TRIMMING)

Plants that are ready for harvest will have their flowering branches removed and placed in either the existing 1,200 sq. ft. ag exempt structure or the proposed drying and curing area or in the proposed 50'x100' two-story drying building (Appendix A), where they will be suspended and left to dry for approximately one to three weeks. The dried flowers will be bucked into manageable buds and transported to the processing facility.

RiveRidge will also operate as a commercial processor of bulk cannabis in the proposed 50'x100' commercial building. Deliveries of bulk cannabis from off-site, client farms will be received, logged, and tracked through all stages of the drying and trimming process in conformance with chain of custody requirements established by the client farm, State of California, and the County of Humboldt. The finished product is stored in the processed materials room before being transported to a licensed distribution facility. The waste product, or 'trim', is collected and placed into bins to be weighed, labeled, and sealed. Trim taken to the licensed manufacturing facility or composted on site at the designated location.

2.2. DISTRIBUTION

2.2.1 DISTRIBUTION SUMMARY

RiveRidge distribution will receive cannabis product (cannabis flower, biomass, trim, post-processed material) at prescheduled times from licensed distributors. Product will enter the site and be unloaded in the secure delivery bay and be taken to the distribution office to begin the evaluation process with the responsible party present.

2.2.2 DISTRIBUTION FACILITY

The facility will generally operate as:

1. Product Evaluation, Tracking and Sorting
2. Vault for Quarantine
3. Packaging, Processing, and Quality Control
4. Vault for Finish Product
5. Secure exchange and transport

2.2.3 PRODUCT EVALUATION, TRACKING AND SORTING

RiveRidge distribution office will receive and evaluate the incoming product. The product will be received by a Distribution Associate and will be logged into RiveRidge's inventory and tracking system. The distribution associate will sort the product for quarantine based on the expected final produced product. Sorted product will be weighed, labeled, and sent to either the Humidor or the Cold Intake areas (20° or 34°) for quarantine.

2.2.4 VAULT FOR QUARANTINE

RiveRidge will have different quarantine areas- Humidor and Cold Intake. The Humidor is for dried products and is equipped with ventilation systems to control temperature and humidity.

Each quarantine area will secure and store product while RiveRidge sends the required batches of product to a licensed 3rd party testing lab. When the results have been approved by the testing lab, RiveRidge Distribution will transfer vaulted product to RiveRidge processing or manufacturing.

2.2.5 PACKING, PROCESSING AND QUALITY CONTROL.

The packing, processing, and quality control phase will begin when either flowered product needs processed and packaged, or once RiveRidge Manufacturing has finished processing of product. RiveRidge Distribution will be transferred the manufactured product and will begin packing and processing product into the desired finished product. Packaging will meet the California standards for cannabis products. All packaging will be certified child-resistant and tamper evident. Labeling will include a "Primary Panel" and the "Information Panel." The California THC label will be clearly printed and featured on packaging. Products will not be marketed, alluring, or attractive to children and will be sent to the finished product vault in their final form.

2.2.6 VAULT FOR DISTRIBUTION

The finished vault for RiveRidge distribution will record and hold all products that have been received from RiveRidge manufacturing areas or processed and packaged from the RiveRidge distribution. The vault will require ventilation systems to control temperature and humidity.

2.2.7 SECURE EXCHANGE AND TRANSPORT

The final stage of the RiveRidge distribution is secure exchange and transport. Transportation of products may be handled by RiveRidge or a licensed transporter depending on market demands. Prior to moving products from the vault distribution area to another physical location, a transport manifest will be created. This distribution document is required for each movement of packages and will be recorded in the RiveRidge inventory and tracking system.

The Director of Distribution or associate *is* responsible for performing a physical inventory of all products being transported, ensuring that the physical inventory reconciles with the transport manifest. The distribution document records the current location and status of the packages, such as "in-transit" or "received." The manifest contains details such as:

- Time of departure
- Time of arrival
- Product and product count
- Route to be travelled
- Origin and destination address

2.3. MANUFACTURING SUMMARY

RiveRidge intends to manufacture cannabis concentrates using non-volatile solvent-based extraction methods. To ensure that all cannabis products manufactured at the processing facility are done so in a manner that is compliant with local and state ordinances.

The Manufacturing facility generally operates as follows:

1. Holding and Staging
2. Pre-Processing
3. Primary Extraction
4. Post Processing

2.3.1 HOLDING AND STAGING

RiveRidge Manufacturing begins with the transfer of product from the distribution and has been logged and checked into the holding and staging area. Product will be prepared to begin pre-processing. Once the product has completed all the manufacturing operations, the product will return to the holding and staging area to be transferred back to distribution.

2.3.2 PRE-PROCESSING

All manufacturing operations will follow California Building Codes, local regulations, and State Licensing requirements. RiveRidge manufacturing pre-processing methods generally included preparation of product, cleaning, and sterilized equipment, grinding and staging for manufacturing activities. Pre-processing prep is the stage where the product is broken down, remaining stems are removed, and organized into manageable amounts to be processed.

2.3.3 PRIMARY EXTRACTION

RiveRidge will only use non-flammable manufacturing. Non-flammable manufacturing is using solvents in the manufacturing process that included cold water, heat press, lipid, or other non-chemical extraction methods to make bubble hash, kief, rosin, and cannabis-infused lipids. Ethanol, alcohol, and Co2-based solvents extraction to make cannabis concentrates/oils are also a proposed extraction technique.

Ethanol will be a solvent used by RiveRidge for nonvolatile manufacturing. The process involves the product/biomass mixed in an ethanol solution. The use of a centrifuge to agitate the mixture while the biomass is contained in a filter bag. A second option is for the plant material to be loaded into an extraction tank with cooled ethanol drawn into the tank via a vacuum. The ethanol is recirculated over the plant material to improve efficiency. After the extraction process the ethanol can be recovered by rotary evaporator system under vacuum and low heat to recover and reuse the ethanol.

All extraction activities and facilities will be compliant with the California Building Code, California Department Public Health, the State Fire – Fire Marshall, and State and Local requirements.

2.3.4 POST PROCESSING

Post processing occurs after the primary extraction and is intended to prepare cannabis manufacture products for retail products. This can include removing unwanted solvents, further refinement of crude oils through distillation, or reintroduction of flavor. When post processing is complete, the product will be transferred back to the manufacturing holding and storage area.

2.4 FARM BASED RETAIL

RiveRidge is proposing to provide a farm-based retail services to the public. The retail services will be provided in a portion of the proposed 50'x100' mixed use commercial building. The proposed building is located directly off Hwy 271. The Hwy 271 is paved with a centerline stripe and will require an encroachment permit from Cal-Trans.

Retail services will have limited hours that do not exceed 9:00 am to 6:00 pm. Parking and restroom facilities will be provided and comply with the Americans with Disabilities Act (ADA). Any agricultural exempt structures on-site will not be opened to the public.

RiveRidge will only sell products produced on the RiveRidge premises. Cannabis products produced off-site are prohibited to be sold.

2.5 EMPLOYEE PLAN

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

2.5.1 STAFFING REQUIREMENTS

At full build out RiveRidge will have 24 employees during a peak shift. This includes both full-time and seasonal labor. Below is a breakdown of the estimate number of employees during peak shifts for all aspects of the proposed operations:

Activity	Full-time	Seasonal Labor	Total
Mixed Light Cultivation	4	4	8
Processing	1	10	11
Distribution	1	1	2
Manufacturing	1	-	1
Farm-based Retail	1	1	2
Total	8	17	24

2.5.2 EMPLOYEE TRAINING AND SAFETY

On-site cultivation activities will be performed by employees trained on each aspect of the procedure, including cultivation/harvesting techniques, use of pruning tools, and proper application/storage of pesticides and fertilizers, and manufacturing processes. As per Pesticide compliance, training must occur before a new employee begins to work in the field. Safe move to state all training occurs before the worker begins. All cultivation staff will be provided with proper hand, eye, body and respiratory

Personal Protective Equipment (PPE). Access to the on-site cultivation and drying facilities will be limited to authorized and trained staff. All employees will be trained on proper safety procedures including fire safety, use of PPE, proper hand washing guidelines, and emergency protocol. 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 are kept on site and accessible to employees.

2.5.3 TOILET AND HANDWASHING FACILITIES

The proposed commercial building will include at least one (1) ADA-compliant restroom, including a working flush toilet and a sink with hot and cold running water. Anti-bacterial liquid soap and hand towels will be available. Employees will work at a distance no greater than 2,000 ft from the restroom facility. 5-gallon bottle drinking water will be brought on site for employees and retail customers. Portable toilets will be used on the upper site during the cultivation season.

2.5.4 ON-SITE HOUSING

There is a residential structure on the project site. The residence is not proposed as part of cultivation operations and will not be associated with the proposed project.

2.5.5 PARKING PLAN

Parking is proposed to be located near the cultivation area and at the commercial building location. (Appendix A).

2.5.6 FACILITY SECURITY

The portion of the property that is accessed from Milky Way Road and has an existing entry gate that is to remain locked at all times. Cultivation facilities (greenhouses, storage sheds, nursery) will only be accessible through the locked gate. Access to this area is limited to employees and approved personnel including agency staff, consultants, and distributors.

The commercial building located off Hwy 271 will have an entry gate that will remain locked and closed during non-business hours. A proposed perimeter fence is a standard 6-foot chain link fencing feet. The fence will not contain any signage. The distribution office onsite will include a monitoring area for digital surveillance viewing and recording system with cameras installed. The recording system will have 24-hour monitoring and a minimum of 45-day archiving of video. Cameras will have a minimum resolution of 1280 x 720 pixels. The storage device and camera will be transmission control protocol (TCP) capable of being accessed through the internet. Areas that have limited access will have a door and lock that meets commercial grade standards. The project site will have low intensity exterior lighting to illuminate the entrances and will include a small number of motions activated security lights. All lighting will be designed and located so that direct rays are confined to the property. Security cameras will be installed at the main access gates and at entrances to the facilities and will include an alarm system.

2.5.7 HOURS OF OPERATION

Activities associated with cultivation in the greenhouses (watering, transplanting, and harvesting) generally occur during daylight hours. All other activities such as harvesting and drying typically occur no earlier than 8 AM and extend no later than 8 PM. Farm based retail hours are limited from 9am -6 pm. Overnight or off shift work may be on a limited basis due to unknown variables that can occur during a cultivation cycle.

3 ENVIRONMENT

3.1 WATER SOURCE, STORAGE, AND PROJECTED USE

The annual water demand is estimated to be approximately 560,000 gallons. Water for the cultivation is estimated at 500,000 gallons (11.5 gal/sf/year) with an additional 60,000 gallons used as part of the cannabis support facility. The water source for the proposal is a 950,000-gallon rain catchment pond. Table 1 outlines the estimated irrigation water usage for cultivation during a typical year. Variables specific to cultivated cannabis strains may have a slight effect on water use.

Table 1: Estimated Annual Irrigation Water Usage (gallons)

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Cultivation	10k	15k	25k	30k	55k	75k	80k	85k	70k	35k	10k	10k	500,000
Processing	1k	1k	1k	1k	1k	1k	1k	1k	1k	1k	1k	1k	12,000
Distribution	0	0	0	0	0	0	0	0	0	0	0	0	0
Manufacturing	2k	2k	2k	2k	2k	2k	2k	2k	2k	2k	2k	2k	24,000
Farm-Based Retail	0	0	0	0	0	0	0	0	0	0	0	0	0
Support Facilities (Bathroom and handwashing)	2k	2k	2k	2k	2k	2k	2k	2k	2k	2k	2k	2k	24,000
Total Estimated Annual Use	15k	20k	40k	60k	75k	100k	100k	115k	95k	35k	15k	15k	560,000

3.1.1 RAINWATER CATCHMENT

The estimated amount of available rainwater was based on the existing and proposed capture area and historic rainfall data. Rainfall data was sourced from PRISM Climate Group (PRISM Climate Data, 2023), which provides site-specific average annual rainfall data based on topography and historic precipitation values. Based on rainfall values from 2000-2022, the average rainfall for the project area is 64.5 inches (5.37 ft.). The lowest rainfall year was 2013 and totaled 23.35 inches (1.94 ft.).

Rainwater catchment is proposed to be implemented are comprised of three (3) potential catchment surfaces: the proposed pond and drying building. Refer to Table 2 for details of the catchment areas and potential harvest volumes during average and record-low precipitation years.

Table 2: Rainwater catchment surface details and harvest volume potential during an average year.

Catchment Surface	Catchment Area (sf)	Average Annual Rainfall (in)	Low Rainfall year (in)	Potential Harvest Volume (gal) in average year	Potential Harvest Volume (gal) in low rainfall
<P>Rain Catchment Pond	16,000	64.5	23.3	643,500	232,400
<P> 50'x100' Drying Building	5,000	64.5	23.3	201,100	72,600
<P> Lower Site Parking Area	10,760	64.5	23.3	430,000	156,300

<P> 13,000 sq. ft. of greenhouse	13,000	64.5	23.3	522,000	188,000
Total	44,760			1,796,600	649,300

On an average rainfall year, an estimated 1,796,600 gallons of potential rainwater can be harvested from proposed structure and developed areas. During the driest year on recent record, an estimated 649,300 gallons of potential rainwater can be harvested from proposed structure and developed areas. During both an average rainfall year and a record-low rainfall year, there is an excess of rainwater catchment potential to fulfill 100 percent of irrigation demands for the proposed project (Table 3).

3.1.2 SUPPLEMENTAL WELL

The existing well is permitted through the Department of Water Resources (WCR2020-009348) and the Humboldt County Department of Health and Human Services (19/20-0793). The well will be used to supplement the rain catchment pond as a secondary source for the cannabis operations. The well is not proposed to use more than the 360,000 gallons that was approved in the existing 1.0 project (PLN-10993). Once the project is fully constructed the use of this well will assist RiveRidge in filling the pond during years with lower rainfall and to serve as a backup in case of emergencies like water pump failure, ensuring a secondary water source is available. This size of the pond’s proposed capacity will provide additional storage that will allow RiveRidge to rely less on the supplemental well, while also offering additional benefits, including emergency fire water, drought resilience of over 2-3 years, and a potential domestic water source for landscaping and fruit trees.

3.2 SITE DRAINAGE, RUNOFF, AND EROSION CONTROL

The applicant has enrolled with the State Water Resources Control Board (SWRCB) for coverage under the General Order. Upon approval, a Site Management Plan (SMP) for the proposed expansion will be developed; the SMP will detail erosion control and sediment capture measures, as well as road maintenance and runoff activities.

3.2.1 STORMWATER MANAGEMENT PLAN

The proposed infrastructure totals approximately 70,000 sq. ft of increase onsite impermeable surfaces. This 70,000 sq. ft. of impermeable surface comprises approximately 11% percent of the 583,700-sq. ft. (13.4-acre) parcel. Drainage and stormwater runoff will be addressed in the Erosion and Sediment Control Plan, which will be submitted to the Humboldt County Planning and Building Department with the Grading Permit application. Stormwater management for the remainder of the property will follow the Humboldt County Low Impact Development Stormwater Manual and will also be addressed in the Site Management Plan (SMP), which will also include recommendations for road network maintenance. In addition, the proposed development is located greater than 100-feet from any watercourses, providing a sufficient buffer to prevent potential sediment or nutrient delivery.

3.2.2 EROSION CONTROL

The SMP and the Grading Permit will include erosion and sediment control best practicable treatment controls (BPTCs) designed to prevent, contain, and reduce sources of sediment. Additionally, the SMP will include site-specific corrective actions to ensure property maintenance and erosion control.

3.3 WATERSHED AND HABITAT PROTECTION

All proposed cultivation activities will be set back at least 100-ft from any wetlands, drainages and watercourses on site, greater than the 50-ft setback required by the County’s Streamside Management Ordinance. These setbacks should provide a suitable buffer between the cultivation

operation and habitat. Adherence to the Site Management Plan will ensure that erosion control and sediment capture BPTC measures are in place to prohibit water quality degradation of the nearby river. Any grading and earthwork activities will be conducted by a licensed contractor in accordance with approved grading permits.

Additionally, the applicant will follow all recommendations in the Biological Resources Assessment, which has been prepared for the property by Naiad Biological Consulting (2021).

3.4 INVASIVE VEGETATIVE SPECIES CONTROL PLAN

Once proposed cultivation activities commence, the cultivation area will be monitored for invasive species. If invasive species are located, hand tools (shovels, weed wrenches, trowels, or hand saws) may be used to remove them. The exact rate and method of invasive species removal will be determined based on the species identified. The areas of disturbance shall be surveyed and maintained twice each year, at a minimum, as part of the invasive species control plan.

The following is a partial list of websites to be used for proper identification and treatment:

1. <https://calflora.org/>
2. <https://plants.usda.gov/java/>
3. <https://www.cal-ipc.org/>
4. <https://www.cal-ipc.org/solutions/>
5. <http://www.rareplants.cnps.org/>
6. <https://www.wildlife.ca.gov/Conservation/Plants#22064102-california-native-plant-information>
7. <http://ucjeps.berkeley.edu/>
8. http://wetland-plants.usace.army.mil/nwpl_static/v33/home/home.html
9. <https://www.fws.gov/invasives/partnerships.html>

3.5 MATERIALS MANAGEMENT PLAN

Cultivation, harvesting, and drying shall be performed by employees trained on each aspect of the procedure, including cultivation, and harvesting techniques, the use of pruning tools, and proper application/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 cultivation, drying and processing facilities are limited to authorized and trained staff. The mixing of fertilizers in small storage tanks is solely conducted in a designated area (to be determined) where the mix will not enter surface waters. For young plants, the mix is applied via watering wand and mature plants are fertigated at agronomic rates by drip emitters or hand watering methods. Spent soil is amended and reused as needed. The application of any agricultural chemical products will be conducted according to the manufacturer's recommendation.

Employees are trained in usage and handling procedures of associated equipment and cleaning procedures. Chemicals and hazardous materials are only used with equipment as recommended by manufacturers. Cleaning will occur regularly with instructions based on the manufacturer's recommendations. All cleaning materials will be put away and stored properly within secondary containment when not in use and hazardous containers will be properly disposed of. Additionally, if there are any spills on site, there will be a spill kit with sorbent pads that will be accessible.

On-site inventory is kept for all chemicals. Chemicals are used and stored based on manufacturer's recommendations and requirements. Any materials required for the use of chemicals will be provided to employees. The material safety data sheets (MSDS) are kept on site and accessible to employees.

All hazardous waste will be stored within secondary containment. Additionally, a log will be kept in order to keep the volume of hazardous waste accounted for. Fertilizers and pesticides are being stored in a separate location from petroleum products. The products will be located within secondary containment in a storage shed. No rodenticides will be used on site. At the end of the season, any unused liquid products are stored in secondary containment and will be applied the following year. Before unused products are stored at the end of the season, an employee will take inventory of the volumes and products. Additionally, all waste will be properly disposed of off-site and in the correct facility. All trash, empty product containers, and recycling are hauled off-site bi-weekly to nearest licensed waste management facility.

Appropriate BPTC measures are being utilized when storing, handling, mixing, applying, and disposing of all fertilizers, pesticides, herbicides, rodenticides, or any other hazardous materials. Each year an inventory is conducted prior to the beginning of the grow season and necessary products are delivered to the site as needed.

3.6 SOILS MANAGEMENT PLAN

The applicant is proposing to plant all cultivation in raised beds or pots in the greenhouse structures. The growing medium will be reused and reamended each year until it is required to be removed from the site and sent to the correct disposal station. If stored on site during the wet season, any growing medium spoils piles will be in a flat area outside of riparian setbacks and winterized, likely with a tarp underneath the pile and straw wattles located around the pile to prevent leachate from entering surface waters. Potential spent soils will be properly disposed of off-site at an appropriate facility.

3.7 HAZARDOUS WASTE STATEMENT

There are no hazardous materials mapped onsite. The site has been historically utilized for residential property and agriculture. A search of the EnviroSTOR database shows no GeoTracker Cleanup Programs on-site.

3.8 ENERGY PLAN

Power will be sourced from the existing PG&E drop and a proposed solar array located on the 50'x100' proposed commercial building. An upgrade in service to PG&E will be applied for give the project more resiliency and flexibility in the future. The service upgrade is not required for the proposal. A generator will remain onsite for backup emergency use.

3.9 WASTE MANAGEMENT

3.9.1 CULTIVATION

Organic cultivation-related waste, including root balls, branches, and leaves will be hauled off site to a green waste management facility as needed. All cultivation waste weight is recorded and logged for compliance purposes. Trash and recycling from cannabis operations, including empty soil or fertilizer bags, liquid fertilizer bottles, cultivation supplies, etc., will be taken to the nearest waste management facility as needed.

3.9.2 SEWAGE DISPOSAL PLAN

The applicant has a proposed ADA bathroom in the commercial building. A portable toilet will be brought on-site during peak operation season to accommodate for the increase demand.

4 PRODUCT MANAGEMENT

4.1 PRODUCT TESTING AND LABELING

Samples will be selected from individual harvested cannabis strains and tested by a licensed third-party lab in accordance with State and local standards. The finished product is labeled and will include tracking ID's provided by the California Cannabis Track-and-Trace (CCTT) METRC system.

4.2 PRODUCT INVENTORY AND TRACKING

The applicants will follow all regulations and requirements set by the CCTT-METRC system. After approval of state licenses related to the proposed cultivation, the applicants will request credentials and order unique identifiers (UIDs) which will be assigned to each immature lot, flowering plant, and distinct cannabis product.

4.3 TRANSPORTATION AND DISTRIBUTION

Transportation will be handled by a licensed transporter/distributor in accordance with State and Local regulations. All merchantable products will be distributed through licensed commercial cannabis dispensaries. The CCTT-METRC system will be used for all transactions with distributors or transporters.

APPENDIX A: PRISM RAINFALL DATA

PRISM day definition: 24 hours ending at 1200 UTC on the day shown

Grid Cell Interpolation: Off

Time series generated: 2023-Apr-28

Details: http://www.prism.oregonstate.edu/documents/PRISM_datasets.pdf

Date ppt (inches)

2000 57.21

2001 62.12

2002 72.91

2003 72.38

2004 58.41

2005 86.18

2006 76.36

2007 46.08

2008 49.91

2009 54.94

2010 91.13

2011 61.88

2012 96.2

2013 23.35

2014 69.2

2015 50.01

2016 96.96

2017 87.89

2018 57.51

2019 78.5

2020 35.48

2021 57.24

2022 41.98

OPERATIONS MANUAL
RIVERIDGE FARMS, LLC

APPENDIX B: CULTIVATION ACTIVITIES SCHEDULE

Item	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Drainage, Runoff, and Erosion Control	Winterization (storage of pots/greenhouse covers)												
	Temporary Erosion Control BMP's (straw, seeding, fiber rolls, etc.)												
	Road maintenance												
Irrigation Activities	Cover soil beds												
	Irrigation of juvenile plants/clones												
Mixed Light Cultivation and Harvest Schedule	Irrigation of flowering plants												
	Mixed Light / Light Dep Cycle 1												
	Mixed Light / Light Dep Cycle 2												
	Mixed Light / Light Dep Cycle 3												
	Mixed Light / Light Dep Cycle 4												
	Mixed Light / Light Dep Cycle 5												
	Harvest activities												
Drying and Processing	Light deprivation: Greenhouses are covered with blackout covers												
	Drying Activities												
	Trimming Activities												

APPENDIX C: REFERENCES

Bass, Ronald E., Kenneth M. Bogdan, and Terry Rivasplata. 2013. CEQA Desktop. Point Arena, CA; Solano Book Press. Page 44.

California Code of Regulations. Health and Safety Code Section 11357-11362.9.
<<http://www.leginfo.ca.gov/cgi-bin/displaycode?section=hsc&group=11001-12000&file=11357-11362.9>> Date accessed: July 16, 2014.

California NORML. SB 420 Establishes Prop. 215 Guidelines, Voluntary Patient Identification Card System.
<<http://www.canorml.org/laws/sb420.html>> Date accessed: July 21, 2014.

County of Humboldt. *Medical Marijuana Land Use Ordinance (MMLUO) – Phase IV, Commercial Cultivation, Processing, Manufacturing and Distribution of Cannabis for Medical Use* (Staff Report to the Board of Supervisors). January 26, 2016. <<https://humboldt.legistar.com/Calendar.aspx>> Date accessed: March 28, 2016.

North Coast Regional Water Quality Control Board. 2016. *Cannabis Cultivation Waste Discharge Regulatory Program*. http://www.waterboards.ca.gov/northcoast/water_issues/programs/cannabis/. Date accessed: March 28, 2016.

State Board of Equalization. Information on the Sales and Registration for Marijuana Sellers. June 2007.
<<http://www.boe.ca.gov/news/pdf/173.pdf>>

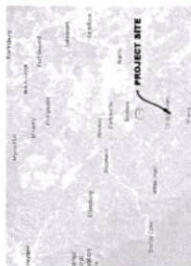
State of California. Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use. August 2008.
<http://www.ag.ca.gov/cms_attachments/press/pdfs/n1601_medicalmarijuanaguidelines.pdf>

RIVERIDGE FARMS CONDITIONAL USE PERMIT

APN: 033-271-021

DIRECTIONS TO SITE:

- FROM EUREKA, CA
- TAKE US-101 S (74.9 MILES)
- TURN RIGHT ONTO MILKYWAY LOOP
- KEEP LEFT ON MILKYWAY LOOP (463 FT)
- PROJECT SITE ON THE LEFT



VICINITY MAP
NOT TO SCALE

PROJECT DESCRIPTION:

RIVERIDGE FARMS, LLC IS PROPOSING TO PERMIT NEW CANNABIS CULTIVATION ACTIVITIES IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT'S (COUNTY) COMMERCIAL CANNABIS CULTIVATION ACT. THE PROPOSED CANNABIS CULTIVATION OPERATION INCLUDES 8,855 SQ. FT. OF MIXED LIGHT CULTIVATION THAT HAS BEEN APPROVED UNDER PLN-10993. THE PROPOSED PROJECT INCLUDES A SPECIAL PERMIT FOR NEW CANNABIS CULTIVATION, A CANNABIS CULTIVATION FACILITY, SUPPORT FACILITY FOR ON AND OFF SITE PROCESSING, DISTRIBUTION, A NON-FLAMMABLE EXTRACTION AND CONDITIONAL USE PERMIT A FARM BASED RETAIL SALES. THE PROPOSED PROJECT INCLUDES A PROPOSED 950,000-GALLON RAINWATER COLLECTION POND. ELECTRICAL IS PROVIDED BY A COMBINATION OF PROPOSED SOLAR AND THE EXISTING POLE.

GENERAL NOTES:

- DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM HUMBOLDT COUNTY RECORDS. THE BOUNDARY INFORMATION HAS NOT BEEN VERIFIED. THIS PROPERTY BOUNDARY HAS NOT BEEN VERIFIED BY THE COUNTY OF HUMBOLDT.
- THERE ARE NO KNOWN NEARBY SCHOOLS, SCHOOLS, BUS FACILITIES, OR OTHER PUBLIC OR PRIVATE INSTITUTIONS WITHIN 800 FEET OF THE PROPOSED CULTIVATION AREA.
- THERE ARE NO KNOWN RESIDENCES OR ADJACING PARCELS WITHIN 300 FEET OF THE PROPOSED CULTIVATION AREAS.
- CLASSIFICATION OF WATERCOURSES AS IDENTIFIED IN THE SITE MANAGEMENT PLAN.

IRRIGATION AND DOMESTIC WATER USE

- WATER FOR THE BRIGATION USE WILL BE SUPPLIED THROUGH THE PROPOSED RAIN CATCHMENT POND. THE WELL WILL BE USED AS A SECONDARY SOURCE IN THE WINTER MONTHS.
- WATER FOR DOMESTIC USE WILL BE SUPPLIED THROUGH AN EXISTING PERMITTED WELL. A REGISTERED POINT OF DIVERSION WILL BE USED AS AN ACCESSORY FOR DOMESTIC USES ONLY.

STATE WATER RESOURCE CONTROL

BOARD NOTICE OF APPLICABILITY

THE SUBJECT PARCEL HAS BEEN ENROLLED IN THE STATE WATER BOARD CANNABIS CULTIVATION POLICY-PRINCIPLES AND GUIDANCE. THE CANNABIS CULTIVATION OPERATION IS SUBJECT TO THE DISCHARGE REQUIREMENTS AND WAIVER OF WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF WASTE ASSOCIATE WITH CANNABIS CULTIVATION ACTIVITIES. VOID NUMBER L172C416515

PROJECT INFORMATION:

APPLICANT:
RIVERIDGE FARMS, LLC
1117 SAMOIA BLVD.
CARRIBERVILLE, CA 95542

PROPERTY OWNER:
NORTHPOINT CONSULTING GROUP, INC.
713 HELOTROPE AVE.
CORONA DEL MAR, CA 92625

APPLICANTS AGENT:
NORTHPOINT CONSULTING GROUP, INC.
1117 SAMOIA BLVD.
ARCATA, CA 95521
(707) 798-6438

SITE ADDRESS:
APN 033-271-021
RIVERIDGE FARMS, LLC
PERCERY, CA 95587

EXISTING MIXED LIGHT CULTIVATION AREA = 8,855 SQ.FT.

WATER = PRIVATE
SEWER = PRIVATE

PROPERTY SIZE = ±13.04 ACRES

ZONING = UNCLASSIFIED

GENERAL PLAN DESIGNATION = RA5-20

COMMUNITY PLAN = INLAND GP

BUILDING SETBACKS:

	U	SFA
FRONT	20'	30'
SIDE	5'	30'
REAR	10'	30'

SEVA AREA = YES
IN COASTAL ZONE = NO
IN 100 YR FLOOD ZONE = NO



SHEET INDEX:

- C0 - PLOT PLAN, VICINITY MAP, & PROJECT NOTES
- C1 - EXISTING AND PROPOSED UPPER SITE PLAN
- C2 - EXISTING AND PROPOSED LOWER SITE PLAN



PLOT PLAN

22x34 SHEET: 1"=100'
11x17 SHEET: 1"=200'



1.0 APPROVED PROJECT (8,855 SQ. FT.)

PROPOSED 2.0 CULTIVATION (NEW 34,705 SQ.FT.; TOTAL 43,560)

DATE	BY	DESCRIPTION
8/12/24	MM	ISSUE FOR PERMITTING
8/12/24	MM	ISSUE FOR PERMITTING

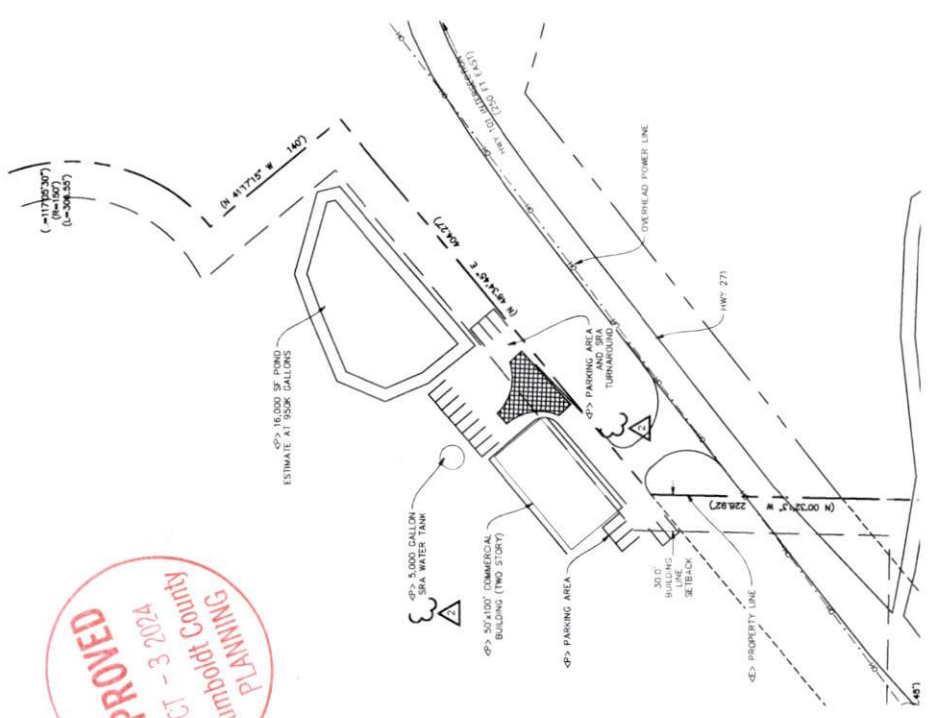
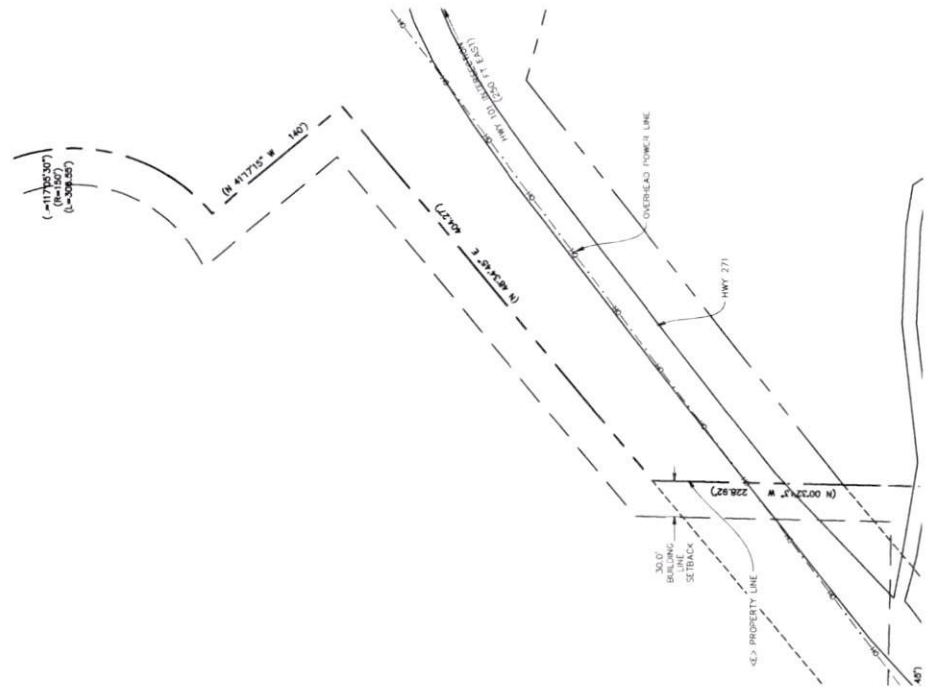
NORTHPOINT
CONSULTING GROUP, INC.
1117 SAMOIA BLVD., ARCATA, CA 95521

RIVERIDGE FARMS, LLC
900 MILKY WAY PERCY, CA 95587
CONDITIONAL USE SITE PLAN

C0
SHEET INDEX

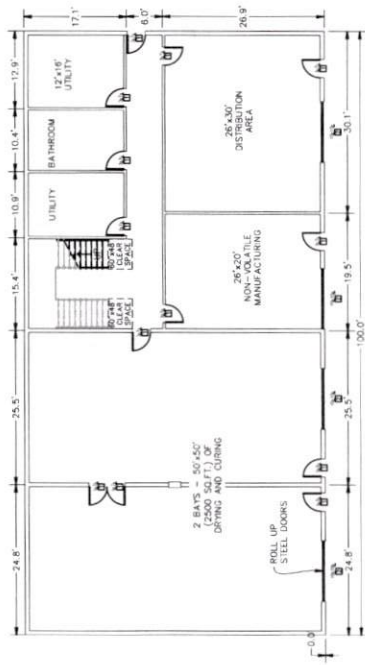
RIVERIDGE FARMS, LLC EXISTING AND PROPOSED 2.0 SITE PLAN

APN: 033-271-021



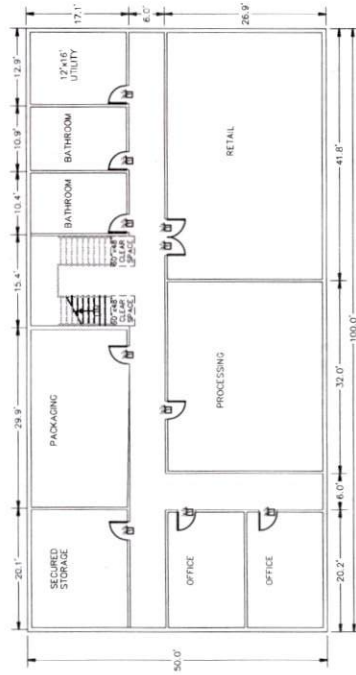
RIVERIDGE FARMS, LLC PROPOSED FLOOR PLAN

APN: 033-271-027



50' x 100' BUILDING - FIRST FLOOR PLAN

SCALE: 1"=10' (11X17 SHEET: 1"=20')



50' x 100' BUILDING - SECOND FLOOR PLAN

SCALE: 1"=10' (11X17 SHEET: 1"=20')

RIVERIDGE FARMS, LLC		DATE: 10/10/2024	SHEET: 01
900 MILKY WAY PIERCY, CA 95587		PROJECT: PROPOSED FLOOR PLAN	
NORTHPOINT CONSULTING GROUP, INC.		1177 SAMOEA BLVD., ARCATA, CA 95521	20-039