

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

**Resolution Number: 24-45**

**Record Number: PLN-12321-SP**

**Assessor's Parcel Number: 210-131-018**

**Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Green With Envy, LLC Special Permit.**

**WHEREAS**, Green With Envy, LLC provided an application and evidence in support of approving a Special Permit for an existing 8,370 square foot outdoor commercial cannabis cultivation operation; and

**WHEREAS**, the lead agency, prepared an Addendum to the Mitigated Negative Declaration (MND) prepared for the Commercial Medical Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016. 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 §15162(c) of CEQA Guidelines; and

**WHEREAS**, the Humboldt County Planning Commission held a duly-noticed public hearing on August 1, 2024 and reviewed, considered, and discussed the application for a 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 8,370 square feet of existing outdoor commercial cannabis cultivation on parcel 210-131-018 supported by a 700 square foot ancillary nursery on adjacent parcel 210-131-017. Estimated annual irrigation water usage is approximately 67,000 gallons. Irrigation water is sourced from two rainwater catchment ponds located on parcel 210-131-015 with a total storage capacity of 465,930 gallons. The water sources are also shared with applications 11942 and 12323 which are owned and operated by the same applicant. Drying will occur onsite on parcel 210-131-018 and trimming will occur offsite at a licensed facility. Power is provided by generators with a transition to renewable energy by January 2026 reserving generator use for emergencies only. The Special Permit includes encroachment into streamside

management areas for irrigation water lines.

**EVIDENCE:** a) Project File: PLN-12321-SP

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

**EVIDENCE:**

- a) Addendum prepared for the proposed project.
- b) The proposed project does not present substantial changes that would require major revisions to the previous MND. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.
- c) The project is conditioned to demonstrate compliance with the State Water Board Cannabis General Order for Waste Discharge. Conditions of approval require the applicant to adhere to and implement the recommendations of the Site Management Plan and maintain enrollment in the State Cannabis Cultivation Policy for the life of the project.
- d) The project is for pre-existing cultivation. The nearest mapped Northern Spotted Owl activity center (HUM0548) is 0.6 miles to the southeast and another (HUM0532) is approximately 0.74 miles to the northwest. The project utilizes pre-existing disturbed areas and cultivation does not use artificial light except for the ancillary nursery. Use of the generator is subject to the standard condition limiting noise to 50dB at 100 feet from the backup generator or at the edge of the nearest forest habitat, whichever is closer. As proposed and conditioned, the project is consistent with CMMLUO performance standards and CDFW guidance and will not negatively affect the northern spotted owl or other sensitive species.
- e) Staff review of the CNDDDB concluded that continuing the operation will not impact species of concern as it is pre-existing disturbance.

- f) A Road Evaluation Report concludes the route leading to the subject parcel is developed to the equivalent of a category 4 road standard, is in good condition, and does not have any evidence of a site-specific safety problem.
- g) The continued cultivation of commercial cannabis will not result in a net timber conversion.
- h) Consultation with the Bear River Band of the Rohnerville Rancheria resulted in the standard inadvertent discovery protocol as a condition of approval.

### **FINDINGS FOR SPECIAL PERMIT**

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

**EVIDENCE:** a) General agriculture is a use type permitted in the 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 Forestry Recreation (FR) zone in which the site is located.

**EVIDENCE:** a) The Forestry Recreation (FR) zone is intended to be applied to areas of the County in which primary uses include the growing and harvesting of timber and timber production facilities, including portable processing equipment. Compatible uses other than the direct growing, harvesting, and portable processing of timber include grazing and other agricultural uses.

b) All accessory agricultural uses are principally permitted in the FR zone.

c) Humboldt County Code section 314-55.4.8.2.2 allows cultivation of up to 43,560 square feet of existing outdoor cannabis cultivation and up to 22,000 square feet of existing mixed-light commercial cannabis

on a parcel over 1 acre subject to approval of a Conditional Use Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application for 8,370 square feet of existing cultivation on a 40-acre parcel is consistent with this and with the cultivation area verification prepared conducted by staff.

- d) All cultivation is at least 30 feet from all property lines and there are no public parks, churches, school bus stops or other sensitive receptors within 600 feet of the cultivation areas.

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

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

b) The parcel was created in compliance with all applicable state and local subdivision regulations. The subject parcel is part of Deerfield Ranch Unit 4 filed with the State in 1967.

c) The project will obtain water from rainwater catchment, an eligible water source. A provided rainwater catchment analysis demonstrates adequate water can be collected in low rainfall years.

d) A Road Evaluation Report found the access roads to be functionally appropriate for the expected traffic.

e) The slope of the land where existing cannabis will be cultivated is 0% to 15% on existing flats. No new grading will occur.

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

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

**6. FINDING:** The continued cultivation of 8,370 square feet of existing cannabis cultivation and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

- EVIDENCE:**
- a) 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.
  - 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:** 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 Van Duzen Planning Watershed, which under Resolution 18-43 is limited to 425 permits and 146 acres of cultivation. With the approval of the three adjacent projects together, the total approved permits in this Planning Watershed would be 134 permits and the total approved acres would be approximately 45.06 acres of cultivation.

## 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 Green With Envy, LLC subject to the conditions of approval attached hereto as Attachment 1.

Adopted after review and consideration of all the evidence on **August 1, 2024**.

The motion was made by Commissioner Noah Levy and seconded by Commissioner Sarah West and the following vote:

AYES: Commissioners: Noah Levy, Iver Skavdal, Jerome Qiriaz, Peggy O'Neill, Sarah West

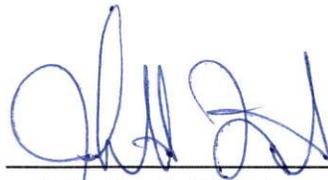
NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners: Thomas Mulder, Lorna McFarlane

DECISION: Motion carried 5/0

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.



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John Ford, Director  
Planning and Building Department

## CONDITIONS OF APPROVAL

PLN-12321-SP

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

**A. Conditions subject to the compliance agreement must be satisfied before the provisional cannabis cultivation permit is no longer considered provisional. This section also includes conditions that must be completed within specified time frames or completed prior to commencing cultivation.**

1. Within 60 days of the effective date of permit approval, the permittee shall execute a Compliance Agreement with the Humboldt County Planning and Building Department described under Conditions of Approval **A8** through **A9**. All activities described in the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
2. As soon as practicable, the permittee shall install water meters on all irrigation water sources sufficient to track 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.
3. Within 60 days of the effective date of project approval, the permittee shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning and Building Department.
4. Within 60 days of the effective date of project approval, the permittee shall 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.

5. Within 180 days of the effective date of project approval, the permittee shall provide documentation demonstrating they have provided a Bull Frog Management Plan and altered the spillways for the irrigation ponds to the satisfaction of the California Department of Fish and Wildlife.
6. Prior to October 15, 2024 the permittee shall provide documentation demonstrating the remaining violations described in the October 23, 2023 Notice of Violation have been resolved to the satisfaction of the California Department of Fish and Wildlife. The permittee shall adhere to the terms of the Lake and Streambed Alteration Agreement.
7. Within 90 days of the effective date of project approval, the permittee shall:
  - a. Provide an updated Site Plan that depicts emergency vehicle turnarounds, location of water storage dedicated to fire protection, and parking areas for employees; and
  - b. Provide documentation demonstrating buildings have been numbered for purposes of emergency response; and
  - c. Provide a copy of a Notice of Applicability demonstrating enrollment in the State Water Boards General Order.
8. The permittee shall obtain grading permits for all existing, unpermitted grading associated with the existing cannabis operation. No new grading is authorized.
9. The permittee shall obtain permits or exemptions for all structures associated with the cannabis operation.
10. Prior to January 1, 2025, an appropriate instrument shall be recorded on APNs 210-131-018, 210-131-017, and 210-131-015 granting APNs 210-131-018 and 210-131-017 the right to use the irrigation ponds and the ability to convey the water from Parcel 210-131-015. The recorded instrument shall be reviewed and approved by the County Planning and Building Department prior to recordation.
11. No later than January 1, 2026, the permittee shall 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.

## **B. General Conditions**

1. Cultivation area is limited to the proportion of irrigation water stored prior to April 1 of each year. Domestic water or other water sources shall not be used. The third, southern most pond on APN 210-131-015 shall not be used for irrigation.
2. Portable toilets shall be used to serve for cultivation activities until the septic system is permitted or certified by DEH.
3. The permittee shall join the Burr Valley Road Maintenance Association (RMA) for the maintenance of the roads. The permittee shall pay their dues and fair-share cost for maintenance of the road to any road user engaged in maintaining the roads.
4. Because the three adjacent parcels share water, nursery, and processing facilities, any permit transfer, property transfer, or cessation or change in operation will require immediate notification to the Planning and Building Department and a permit modification.
5. Processing in the form of trimming and/or final packaging will occur offsite at a licensed facility.
6. 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.
7. 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.
8. 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.
9. 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 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 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 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. Per Section 1273.03 of State Fire Safe Regulations: (a) At no point shall the grade for all roads and driveways exceed 16 percent; (b) The grade may exceed 16%, not to exceed 20%, with approval from the County of Humboldt Planning & Building Department with mitigations, such as paving, to provide for the same practical effect.
2. 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 US Forest Service. 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.

**Green With Envy LLC**

**June 16th, 2023**

**Revised Operations/Cultivation Plan**

Location: 5188 Burr Valley Rd. Bridgeville, CA 95526

APN: 210-131-017/210-131-018

PLN-12321-CUP

PLN-11942-SP

Prepared by: ETA Humboldt LLC

P.O. Box 147 Phillipsville, CA 95542

707-923-1180

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## **Operations Plan**

### **Project Description**

This project consists of 8,370 ft<sup>2</sup> of pre-existing outdoor light deprivation cultivation for application 12321 and 7,680ft<sup>2</sup> of pre-existing outdoor light deprivation cultivation for application 11942, contained within seven greenhouses. There are two flowering greenhouses in association with project 11942, and five flowering greenhouses in association with project 12321. (See individual greenhouse sizes in table below) The project will also utilize a 20' x 70'= 1400ft<sup>2</sup> propagation greenhouse in association with this project on parcel 210-131-017.

Water for this project is sourced from two rainwater catchment ponds with a total capacity of 465,930-gallons and is stored in a series of HDPE water storage tanks. (See water infrastructure table below) Water storage for this project includes 24,000-gallons of HDPE water storage that will be filled from the ponds for cannabis use. Rainwater analysis shows that the ponds have a total capture potential of 465,930-gallons. This project and the adjacent project PLN-12323, apn 210-131-015, both utilize the rainwater catchment ponds for water diversion. These ponds have a sufficient amount of water in drought year conditions to support this project and adjacent project PLN-12323-CUP, apn 210-131-015. Domestic water for this project is sourced from the spring diversion. There is one additional pond on parcel 210-131-017 that not for cannabis use. This pond is denoted on the map and is for aesthetic use and fire protection/prevention.

Power for this parcel will be provided by a 25kw diesel generator. There is also a 45kw diesel generator on site for emergency back-up. The applicant is proposing to install a solar system consisting of 16 (sixteen) 250-Watt solar panels and 16 (sixteen) 385AH L16 batteries to power the project in the future. The applicant is anticipating that it will take four years to build and complete the solar array to use as primary power source.

Pesticides and nutrients will be stored in a locked 20'x 8', 160ft<sup>2</sup> storage container and will be shared with PLN-12323, apn 210-131-015. Drying, curing and secure harvest storage will take place in two (2) 20' x 8' (160ft<sup>2</sup> each) storage containers, also shared with PLN-12323-CUP.

The applicant will process off site and utilize a Portable Toilet with a service contract until an ADA compliant restroom can be built.

### **Land Features**

Cultivation greenhouses have been built on existing flats at the time of purchase. These flats appear to have been graded at some point between 2012 and 2014 by a previous owner. The greenhouses are pre-existing, however, a few of them will be relocated. They will be relocated to an environmentally superior area further away from the SMA. The relocation area is pre-disturbed by operations currently. The area will be smoothed with hand tools to accommodate the relocation. See Justification of relocation document. No new ground disturbance is anticipated.

### **Access to Property**

The site is located on Burr Valley Road, off US Highway 36, a State maintained road, in the Dinsmore Area. Personal driveway is shared with no additional neighbors. See Google maps for specific directions.

### **Proximity**

The nearest neighboring properties are 409 feet to the South, 64 feet to the west, 290 feet to the North, and 157 feet to the East from the cultivation sites. Adjacent parcel to the East is under the same ownership. There are no schools, school bus stops, public parks, public lands, hiking trails or tribal resources within 600 ft of the property.

## **Equipment/ Power**

This is an outdoor light deprivation cultivation operation, with processing to occur off-site at a licensed facility. The energy utilized by the applicant will be for flowering in two of the greenhouses and ancillary cannabis activities including but not limited to:

- Drying room implements dehumidifiers, fans and lights for visibility.
- Water and air pumps for fertilizer
- Atomizer (for foliage feeding and pest/disease)
- Mixed-lighting in the two mixed-light greenhouses
- Supplemental lighting in the propagation greenhouse

Power for this parcel will be provided in the short term by a 25kw diesel generator. There is also a 45kw diesel generator on site for emergency back-up. The applicant is proposing to install a solar system consisting of 16 (sixteen) 250-Watt solar panels and 16 (sixteen) 385AH L16 batteries to power the project in the future. The applicant is anticipating that it will take four years to build and complete the solar array to use as primary power source.

## **Petroleum Based/ Fuel Products**

Project site will not store any Hazardous Waste in threshold beyond domestic use. If any additional storage of hazardous waste becomes necessary, an appropriate application will be filed with DHHS.

Any above ground storage tanks and containers shall be provided with a secondary means of containment for the entire capacity of the largest single container and sufficient freeboard to contain precipitation. Onsite fuel storage tank is on a flat stable surface, within secondary containment and under a roof. All five-gallon gasoline cans are stored with secondary containment inside of shed or similar enclosure on flat, stable areas. The applicants will implement spill prevention, control, and countermeasures (SPCC). There are no underground storage tanks on the property. All petroleum products on property are stored with secondary containment inside of a shed or similar enclosure on flat, stable areas.

## **Solid Waste/ Recycling**

Solid waste and recycling shall be stored in a location and manner that prevents its discharge to receiving waters and prevents any leachate or contact water from entering or percolating to receiving waters. All solid waste and recycling are stored in cans with lids on a stable, flat area. The cans are secured to exclude wildlife. Solid waste and recycling shall be disposed of at an authorized municipal waste transfer station. It will be taken to by personal vehicle, i.e., truck, 1-3 times per month depending on garbage accumulation.

## **Solid Waste and Recyclables Disposal**

Recology Eel River  
965 Riverwalk Dr.  
Fortuna, CA 95540 707-725-5156  
<https://www.recology.com/recology-eel-river>

## Cultivation Plan

This project will consist of seven (7) outdoor light deprivation greenhouses between the two projects with one small ancillary propagation area. See individual greenhouse sizes and associated project number in the table below. All cannabis will be grown in greenhouses. All cannabis is harvested and dried on site.

## Cultivation Areas

Project Number	Cultivation Area	Cultivation Type	Cultivation Area	Structure Sizing
PLN-11942-SP	Greenhouse 1	Outdoor Light Deprivation	3,840 ft <sup>2</sup>	32' x 120'
PLN-11942-SP	Greenhouse 2	Outdoor Light deprivation	3,840 ft <sup>2</sup>	32'' x 120'
PLN-12321-CUP	Greenhouse 3	Outdoor Light deprivation	1,674ft <sup>2</sup>	93' x 18'
PLN-12321-CUP	Greenhouse 4	Outdoor Light Deprivation	1,674ft <sup>2</sup>	93' x 18'
PLN-12321-CUP	Greenhouse 5	Outdoor Light Deprivation	1,674ft <sup>2</sup>	93' x 18'
PLN-12321-CUP	Greenhouse 6	Outdoor Light Deprivation	1,674ft <sup>2</sup>	93' x 18'
PLN-12321-CUP	Greenhouse 7	Outdoor Light Deprivation	1,674ft <sup>2</sup>	93' x 18'
Shared-located on parcel 210-131-017	Propagation area	Ancillary Propagation	1,400ft <sup>2</sup> ,	20' x 70'

Greenhouse 1- This is a 32' x 120' (3,840ft<sup>2</sup>) greenhouse that will be utilized for Outdoor Light Deprivation cultivation.  
 Greenhouse 2- This is a 32' x 120' (3,840ft<sup>2</sup>) greenhouse that will be utilized for Outdoor Light Deprivation cultivation.  
 Greenhouse 3- This is a 93' x 18' (1,674ft<sup>2</sup>) greenhouse that will be utilized for Outdoor Light Deprivation Cultivation.  
 Greenhouse 4- This is a 93' x 18' (1,674ft<sup>2</sup>) greenhouse that will be utilized for Outdoor Light Deprivation Cultivation.  
 Greenhouse 5- This is a 93' x 18' (1,674ft<sup>2</sup>) greenhouse that will be utilized for Outdoor Light Deprivation Cultivation.  
 Greenhouse 6- This is a 93' x 18' (1,674ft<sup>2</sup>) greenhouse that will be utilized for Outdoor Light Deprivation Cultivation.  
 Greenhouse 7- This is a 93' x 18' (1,674ft<sup>2</sup>) greenhouse that will be utilized for Outdoor Light Deprivation Cultivation.  
 Propagation Area- This is a 20' x 70' (1,400ft<sup>2</sup>) greenhouse located on parcel 210-131-017 that will be utilized for ancillary propagation. This greenhouse will contain supplemental lighting to aid the plants in early season vegetation.

## Ancillary Support Structures

Pesticide Nutrient Storage (shared with 12321)	8' x 20'	160ft <sup>2</sup>
Drying, Curing, Harvest Storage 1 (shared with 12321)	8' x 20'	160ft <sup>2</sup>
Drying, curing, Harvest Storage 2 (shared with 12321)	8' x 20'	160ft <sup>2</sup>

Pesticides and nutrients will be stored in a locked 8'x 20', 160ft<sup>2</sup> connex container. Drying, curing and secure harvest storage will take place in (2) two 8' x 20' connex containers. The applicant will process off site and utilize a Portable Toilet with a service contract.

## Immature Plants

Each spring the Applicant takes cuttings or clones from mother plants or buys clones from a licensed nursery and rears them in propagation greenhouse till plants are ready to be moved to flowering greenhouses. Immature plants will be cultivated in one (1) greenhouse. Artificial lights will facilitate plant growth and hinder plants from moving into flowering stages ahead of cultivation schedule. All lighting will be shielded with black out tarps and checked daily for light leaks.

**Cultivation Cycles**

The Applicant cultivates in light deprivation greenhouses in two cycles from April to October. The first cycle is from April to July, the second cycle is from roughly July to October. The Applicant uses supplemental light inside the propagation greenhouse to start plants. The Applicant uses a blackout tarp over the light deprivation flowering greenhouses, at regular intervals to impede natural sunlight. All greenhouses will be equipped with fans.

There are companion plants, native grasses and indigenous plants that grow in the garden and around the area to also help control any type of run off. There are no signs of wastewater runoff or erosion in these gardens. Hay is also spread around the area and on the topsoil. The water line as well as manifolds and fittings will be checked on a regular basis for leak or cracks.

**Monthly Cultivation Site Activities**

Month	Activities
January	Finish processing of fall harvest, trimming and storage. Plan new year. Mow cover crop. Check greenhouses for issues/fix. Check water lines, tanks and all equipment for repairs or damages. Make plan for repairs. . Check status of all paperwork and reporting that is due for previous years. Renew State license.
February	Work on trenches/and holes for plants layer more compost in beds. Treat compost if necessary. Finishing processing last year’s crop if still necessary.
March	Get clones from licensed nursery. Transplant and move into greenhouse with seedlings. Amend beds, fix fences, service equipment, make plan for independent contractors i.e.; painting, fence building, greenhouse fixing, etc.
April	Amend and start turning beds, prep dirt and supplies for greenhouse plants Add nematodes compost for pest prevention. Mid- April move first round of plants to greenhouses. Weed whacking, mowing, and brush cleanup.
May	Spray with preventive sulfur. Treat with biodynamic preparations for pest control and mold control. Greenhouse plants switched into flower using a blackout cover mid-late May. Turn beds, fix/ replace and clean drip emitters, check timers. Double check all water systems for leaks and clogs. Put out sound sensors for rodents.
June	Regular feeding schedule of compost teas adhered to. Pests are dealt with as they arise with oils, nematodes and predator mites from compost. Procure next round of plants from licensed nursery.
July	Harvest greenhouse mid-month, replant with new clones from a licensed nursery. Treat plants with preventive measures. Harvested flowers to hang in drying area then to be cured and hand trimmed per processing plan.
August	Finish processing July's harvest. Monitor water supply, check lines and all areas for insect/ animal disturbance.
September	Prepare for Harvest. Clean and prepare lines and drying spaces in drying room. Clean all

	supplies and purchase new items needed. Harvest, cure and trim as outlined above in processing plan.
October	Harvest greenhouses. Process as outlined above. Pull all root-balls, pack hay and cover crop seeds on beds. Pull drip system. Check all equipment and tools for leaks and damages before storing for winter. Store all supplies possible, cleanup site.
November	Finish harvesting plants if necessary. Winterize water system, greenhouses, and sheds. Clean up drying rooms remove all lines and debris. Put away all supplies i.e. fans, dehumidifiers. Continue processing cannabis as outlined above.
December	Start amendments for winter. Prep all water and water storage system for shut down. Clean all garden implements. Put all left over supplies away. Driveway fixing, other farm/garden maintenance.

## Processing Plan

### Harvest

Cannabis will be harvested using gloves and clean tools. All cannabis will be hung to dry in the existing drying room. Dehumidifiers and fans will aid drying in the building. Cannabis will be dried for 10-14 days on lines in these areas depending on weather. The room will have proper ventilation, fans, and dehumidifiers to maintain proper environment. Moldy cannabis will be removed and destroyed using county and state approved procedures for holding and destroying unwanted product.

### Curing

Curing will take place after cannabis is dried on the lines. Cannabis will be visually checked for mold then placed into plastic totes for curing. During this time the bins will be checked for mold and moisture consistency. Curing cannabis will be stored in drying room. Moldy or defective cannabis will be removed and destroyed using county and state approved procedures for holding and destroying unwanted product.

### Processing

Cannabis Trimming will occur as cannabis becomes ready from curing process. Trimming will physically take place off site at a licensed processing facility. If needed, he will hire 1-3 employees or contractors to help. Processed cannabis will be bagged into turkey bags or sealed bags to be held until a distributor is ready. The trim or remaining leaves from processed cannabis, will be bagged into contractor bags to be stored until needed, sold, or destroyed in the legal manner.

### Processing- Employees and Contractors

Employees will be seasonal and subcontracted as possible. Employees and contractors will have access to parking, spacious work zone, clean supplies for task, hand washing areas with soap, bathroom with sink and flushing toilet and break area. Fresh spring water is available, but workers are encouraged to bring their own drinking water. All areas are kept clean and in good condition All employees and/ or contractors will have access to personal safety equipment to meet the needs of the job for example, face mask, gloves, Tyvek suits, safety glasses, rubber boot covers etc. There are no worker sleeping quarters on site. Workers are encouraged to carpool to work daily, and applicant intends to mitigate any additional traffic on Burr Valley Rd., by reducing his own travel during times he has workers.

### Worker Safety Practices

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

- Employee accident reporting
- Security breach

- Fire prevention
- Emergency Numbers

**Materials handling policies**

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

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

- Fire extinguisher
- First Aid Kit
- Snake Bite/Bee Sting Kit
- Eye Washing Kit

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

**Parking Plan**

There are several parking spaces in front of the residence, which will provide more than enough parking for the project.

**Security Plan**

The private driveway off Burr Valley Road has a gate that we keep locked at sensitive times for security purposes. The drying room is also long-term storage for cannabis and is always locked. No items of value shall be left in visible areas. The applicant plans to add a camera system to each of the gardens with a central base at the cabin or connected to smartphone. Applicant plans to have this system fully functional by 2025.

**Domestic Wastewater**

Domestic wastewater for this project is currently handled by a portable toilet with a service contract.

**Water Irrigation and Storage Plan**

**Water Storage and Usage**

Irrigation water for this project is sourced from a two rainwater catchment ponds with a combined total of 465,930-gallons in total pond water storage with 32,400-gallons in HDPE irrigation tank storage. Rainwater is collected in the rainwater catchment ponds and fills the HDPE water storage tanks, which are all plumbed together to insure even filling. This rainwater catchment system will collect more water than is needed for this project. See rainwater analysis below. Water use for these projects is estimated to be 61,632-gallons annually for project 11942, and 67,169-gallons for 12321 (8.025-gal/ft<sup>2</sup>). There are two additional ponds on the parcel that are used for aesthetic purposes and fire protection.

**Water Infrastructure**

Type/Size of infrastructure	Water Source	Use
Pond A 306,900-gallons (on parcel 210-131-015 and shared with PLN 12323 and 11942)	Rain	Irrigation

Pond B 159,030-gallons (on parcel 210-131-015 and shared with PLN 12323 and 11942)	Rain	Irrigation
8 QTY 3,000-gallon HDPE tank	Rain catchment pond	Irrigation
1 QTY 3,000-gal. HDPE tank	Spring diversion	Domestic
1 qty 1,500-gal. HDPE tank	Spring Diversion	Domestic

**Water Irrigation and Storage Plan (cont.)**

**Annual Water Usage**

Month	Cannabis water use in Gallons PLN-11942-SP	Cannabis Water Use in Gallons PLN-12321-CUP
January	0	0
February	0	0
March	0	0
April	2,400	2,800
May	8,800	9,000
June	10,500	10,700
July	12,600	13,900
August	12,600	13,900
September	8,000	9,000
October	6,732	7,869
November	0	0
December	0	0
<b>Totals</b>	<b>61,632-gallons</b>	<b>67,169-gallons</b>

## Rainwater Catchment Analysis

Irrigation water for these projects and the adjacent project PLN-12323, apn 210-131-015, is sourced from two rainwater catchment ponds and an additional 32,400-gallons in HDPE tank storage. Rainwater is collected in the rainwater catchment ponds and fills the HDPE water storage tanks. These tanks are pumped simultaneously and are all plumbed together to insure even filling with no over-fill.

The ponds are referenced as Pond A and Pond B on attached map and throughout this report. Rainwater catchment analysis was completed using [www.prism.oregonstate.edu/explorer](http://www.prism.oregonstate.edu/explorer) to analyze the capability of the rainwater catchment to capture sufficient water for the project. The average rainfall was taken from the lowest rainfall years from the past 30 years (1991-2021), which were 1991 at 46.37", 2013 at 29.41" and 2020 at 38.90". Average rainfall amount for this 30-year period is calculated to be 38.22".

**Pond A** has a dimension of 110' x 100' and is an average of 6 ft deep. Using volume calculators ( $L \times W \times D \times 7.75$ ) to find pond capacity in gallons, Pond A has a total potential capacity of 511,500 gallons. At this time, 01/01/23, Pond A is not lined and therefore is expected to hold approximately 60% of the total potential capacity. Currently Pond A is expected to hold 306,900 Gallons. The applicants have qualified for a Watershed Enhancement Grant through Humboldt County Planning Department and intends to use the funding to install a pond liner by the end of 2023. Due to the fact that the pond is not currently lined, we have calculated Pond A's practical capacity at 306,900 gallons until the liner is installed. We expect full capacity of 511,500 gallons with the pond liner installed in 2024.

Pond A rainwater catchment surface area is 110' x 100' with an additionally 10ft radius of sheet flow surrounding the pond. Adding the sheet flow area into Pond A yields a catchment surface area of 120' x 110' or 13,200 ft<sup>2</sup>. Using the rainwater catchment calculations and the data above, we arrived at 13,200ft<sup>2</sup> x 38.22 x 0.6234 equates to a total of 314,507 gallons of rainwater collected annually from Pond A.

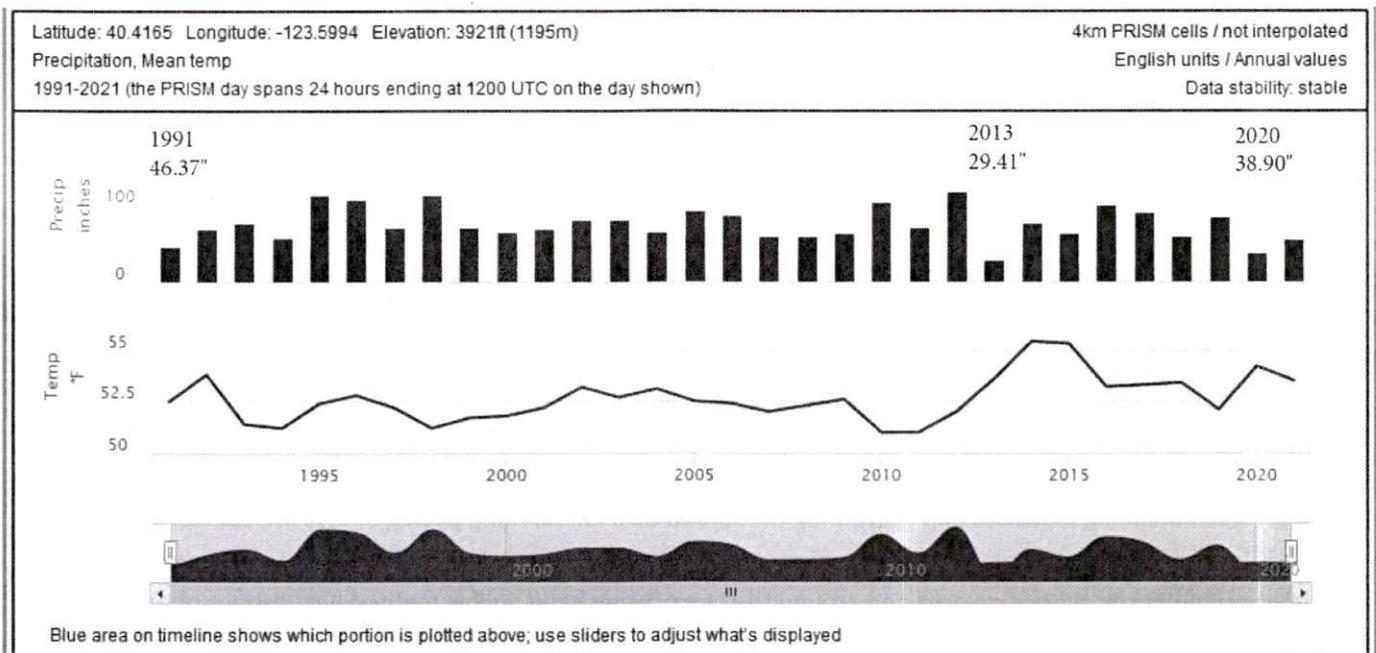
**Pond B** has average dimensions of 95' x 60' and an average depth of 6 ft. Using volume calculators ( $L \times W \times D \times 7.75$ ) to find pond capacity in gallons, Pond B has a total potential capacity of 265,050 gallons if lined. At this time the Pond B is not lined and capacity is estimated at a total of 60% of the potential capacity. The applicants have qualified for a Watershed Enhancement Grant through Humboldt County Planning Department and intends to use grant awards to install a pond liner by the end of 2023. Due to the fact that the pond is not lined, we have calculated Pond B's practical capacity at 60% for a total of 159,030 gallons until the liner is installed. We expect Pond B to reach full capacity of 265,050 gallons with the pond liner installed.

Pond B is 95' x 60' and includes an average of 5ft of sheet flow radius surrounding the pond. Adding the sheet flow area into Pond B yields a catchment surface area of 100' x 65' or 6,500 ft<sup>2</sup>. Using the rainwater catchment calculations and the data above, we arrived at 6,500ft<sup>2</sup> x 38.22 x 0.6234 equates to a total of 154,871 gallons of rainwater collected annually from Pond A.

## Conclusion

The total catchment area for Pond A & B is 19,700 ft<sup>2</sup>. Using the rainwater catchment calculations and the data above, we arrived at 19,700ft<sup>2</sup> x 38.22 x 0.6234 which means that 469,379 gallons annually can be collected from both ponds. Without pond liner, Pond A has a capacity of 306,900 gallons and Pond B has a capacity of 159,030 gallons for a total of 465,930 gallons. With an addition of the existing hard tank storage of 32,400 tanks; in the current configuration, as of 01/01/2023, the total storage capacity is 494,430 gallons. 8,400-gallons of Hard Tank storage will be utilized for 12323 and 24,000-gallons of hard tanks storage will be used for 12321 and 11942. Once lined, the ponds will have a combined capacity to hold 571,950 gallons of rainwater for irrigation purposes. Water use for projects PLN- 12321, PLN-12323 and PLN-11942 is projected to be 271,486-gallons (12323 will use 142,685-gallons, 12321 will use 67,169-gallons, and 11942 will use 61,632-gallons which is 8.025-gallons per square foot). In their current configuration, Pond A and Pond B will provide an adequate irrigation supply plus additional water for all three projects with a surplus of 194,444 gallons. With the installation of pond liners these ponds will have a new surplus of 300,464 gallons of water. The current water infrastructure and rainwater catchment ponds have been determined to provide more than enough water for the project.

## Rainwater Catchment Analysis Graph from Prism.oregonstate.edu/explorer



## Noise Control Plan

Noise from this cannabis cultivation operation would be limited to the noise from fans in the greenhouses, and fans and dehumidifiers in the greenhouses. Power for this project is currently solar, with plans to

reconnect existing PG&E meter on the parcel. Noise generated by this project is not expected to extend beyond 3 decibels from baseline ambient noise of the parcel and its residential structure.

## Invasive Species Control Plan

Invasive plant species must be managed on cultivation sites in Humboldt County, under the current regulations governing cannabis cultivation activities.

The sixteen most harmful weeds in Humboldt County include: Scotch broom (*Cytisus scoparius*), Pampas grass (*Cortaderia jubata*), gorse (*Ulex Europaea*), Himalaya berry (*Rubus discolor*), English ivy (*Hedera helix*), Cape ivy (*Delairia odorata*), European beachgrass (*Ammophila arenaria*), Ice plant (*Carpobrotus edulis*), yellow bush lupine (*Lupinus arboreus*), yellow star thistle (*Centaurea solstitialis*), spotted & diffuse knapweed (*Centaurea maculosa* & *Centaurea diffusa*), bull & Canada thistle (*Cirsium Vulgare* & *Cirsium arvense*), common reed (*Phragmites australis*), Spanish heath (*Erica lusitanica*), and Chilean cordgrass (*Spartina densiflora*). Most potential invasive species are likely limited to species such as Pampas grass, Scotch Broom, Himalayan Blackberry, Italian Thistle, Canada Thistle and English Ivy.

Invasive plant species easily colonize new and disturbed areas with increased traffic. Invasive species should be dealt with immediately by manual/mechanical labor such as removing the plant, root ball and remaining vegetation by hand shovel, cutting, and sawing. Prevention can be encouraged with mulching. Biological controls are not recommended as this is not usually an effective method and can enter streams and waterways.

The applicant employs following methods to help prevent the introduction and spread of invasive species.

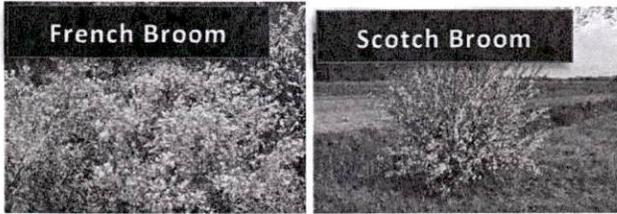
- Cleans outdoor recreation gear.
- Not releasing any unwanted pets or fish into the wild
- Identifying the most troublesome invasive species, avoid spreading them, and trying to control them.
- Using only native plants that are appropriate for the region.
- Cleans all machines before and after use.
- Avoid disturbing natural areas whenever possible.
- Remove any invasive plant species using the hand pulling method to mitigate regrowth and the spread of seed.

If any of these invasive species are encountered, the applicant will use the hand pulling method to remove the invasive species, while mitigating regrowth and preventing the spread of seed. All Hand pulling of invasive species will be done wearing gloves and protective clothing. The applicant will mitigate the spread of invasive species by removing invasive species throughout the cultivation area and around the parcel using hand pulling method and dispose of them in a manner that would prevent spread.

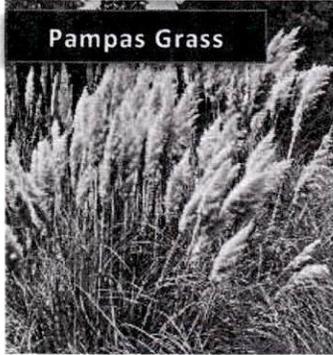
Several site visits have been conducted by our in-house biologist. He has reviewed these materials with the farm operators. All invasive species located have been removed thus far. The site will be monitor regularly for invasive species and they will be removed promptly once located and identified.

The following Invasive Species occur in Humboldt County. This list is being provided for easy referral to identify potential species. ***This is not a representation of the actual site.***

**French and Scotch Broom** (*Genista & Cytisus spp.*) With many roadside and grassland populations scattered throughout Humboldt County, brooms threaten to rapidly convert productive grasslands to unproductive shrub stands. Brooms are easily identified as yellow-flowered shrubs with small or no leaves.



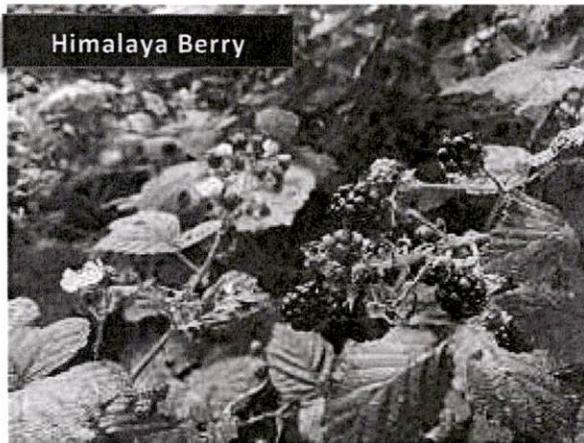
**Pampas / Jubata Grass** (*Cortaderia spp.*) Present throughout Humboldt County, Pampas grass alters native shrub, grass and post-logging forest lands by excluding native plants. It is easily identified by its tall, feather-like seed stalks. Difficult to pull once large, plants are better removed when small.



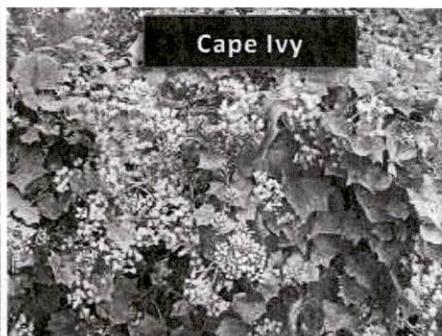
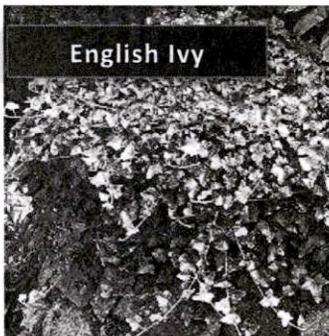
**Common Gorse** (*Ulex europaea*) An invader of native coastal prairies, this shrub is most easily identified by its long, sharp spines, fuzzy foliage, and yellow flowers. Like brooms, this plant threatens to change diverse, native grasslands to dense, single species stands of shrubs. The plant's flowers are a deep yellow color.



**Himalaya Berry** (*Rubus armeniacus*), the Himalayan blackberry or Armenian blackberry, is a species of *Rubus* in the blackberry group *Rubus* subgenus *Rubus* series *Discolores* Focke. It is native to Armenia and Northern Iran, and widely naturalised elsewhere



**English and Cape Ivy** (*Hedera* spp. & *Delairea odorata*) These invasive vines climb over and cover native plants and trees growing in shaded places. Ivies will smother and weigh down trees and will carpet over a previously rich forest floor.



**European Beachgrass** (*Ammophila arenaria*) is a clumping perennial grass (family Poaceae) found in coastal dune systems from Santa Barbara County north. European beachgrass grows more densely than native American dunegrass trapping passing sand and creating steep dunes. This stop new sand from reaching interior dunes, changing the structure and ecology of dune ecosystems. Native plants often cannot compete with dense stands of European beachgrass.

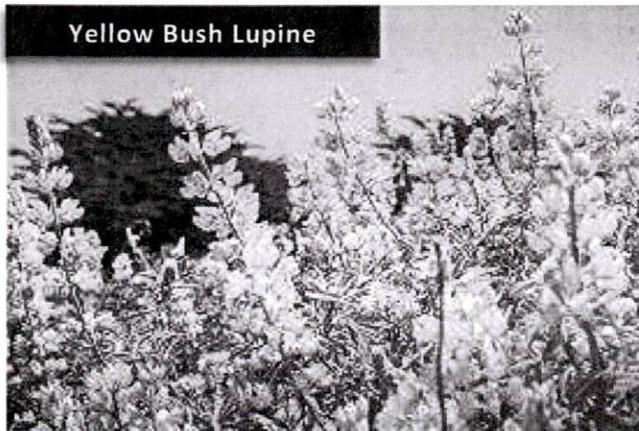


**Ice plant** (*Carpobrotus edulis*) is a ground-hugging succulent perennial that roots at the nodes, has a creeping habit, and often forms deep mats covering large areas. Shallow, fibrous roots are produced at

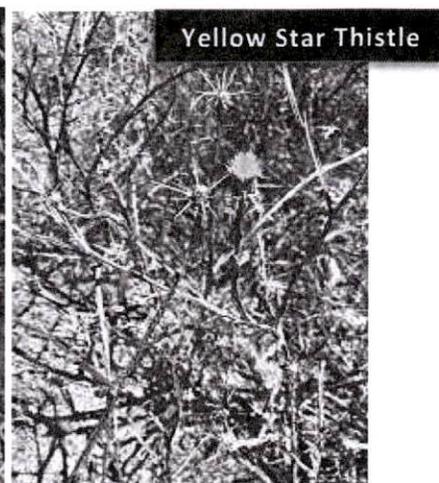
every node that is in contact with the soil.



**Yellow Bush Lupine** (*Lupinus arboreus*) An invader of coastal dunes, this plant overwhelms diverse native dune flowers and enriches the soil, paving the way for invasive annual grasses. It is easily identified as the shrub in the dunes with the many bright yellow spikes of flowers.



**Italian, Yellow Star, Canada, and Bull** (*Centaurea* & *Cirsium* spp.) This suite of invasive thistles infests native grasslands, roadsides and fields. These species displace native plants and are often noxious to native wildlife and livestock.





**Spotted Knapweed** (*Centaurea maculosa*) is a biennial or short-lived perennial with a deep taproot. The taproot forms a new shoot each year. Early in the season, the plant appears as a rosette, a leafy prostrate plant. Its rosette leaves develop on short stalks at the base of the plant. They are grayish green and deeply divided into oblong lobes.



**Spanish Heath** (*Erica lusitanica*) While this low woody shrub is native to Europe, it now grows here in open, coastal areas with sandy soils. The shrub's flowers appear as many pinkwhite bells hanging on branches with soft, needle-like leaves.



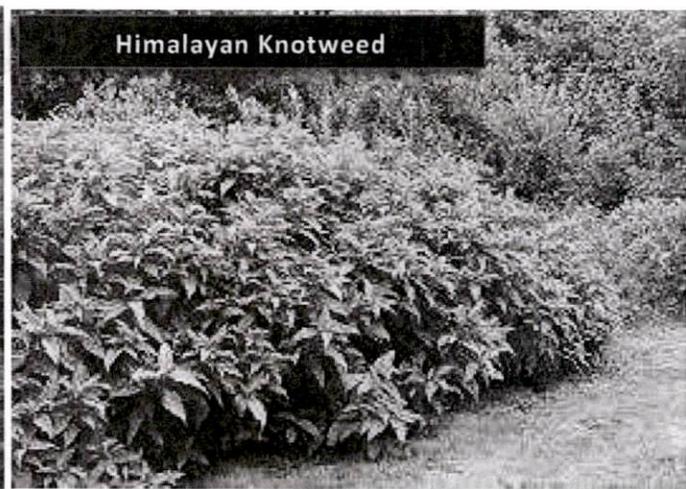
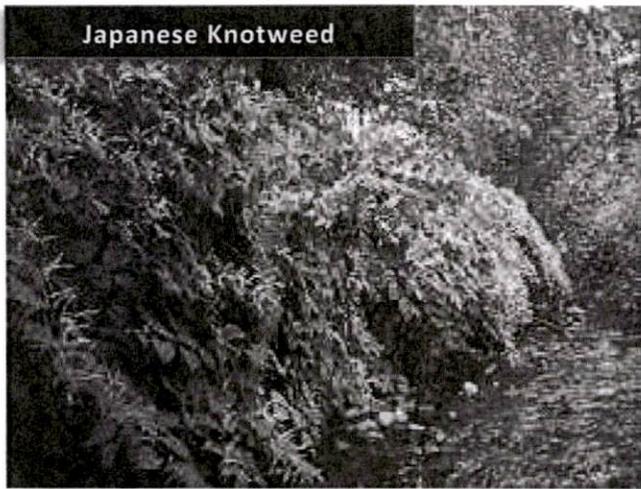
**Common Reed** (*Phragmites australis*) More invasive strains originated in Europe. Invasive European strains probably introduced during the 1800s Crowds out native species to prevent growth.



**Chilean Cordgrass** (*Spartina densiflora*) a dense-flowered cordgrass is a rhizomatous perennial grass (family Poaceae) found in salt marshes in Humboldt Bay and San Francisco Bay. Dense-flowered cordgrass may have been introduced to Humboldt Bay from Chile by lumber ships in the 19th century.



**Japanese and Himalayan Knotweed** (*Polygonum* spp.) Invasive knotweeds can grow from very small amounts of leaf or stem, increasing the chance that plants growing on stream banks may aggressively expand and outcompete native plants.



## **Soils Management Plan**

### **Cultivation Soils**

All soil from cultivation site will be reused and never dumped. Reused meaning the applicant either tills the soils in place in the garden areas or creates a pile with straw waddles at the bottom and covers with black plastic. These areas will meet all BMP's required. Applicant amends the garden soils every year with basic amendments. Greenhouses plants are planted in beds directly in the ground. Protection from overuse of inputs and reuse of these soils shall be a key component of operations. Operations will protect the resources through the following means:

The Site management plan will be implemented, Cultivations will occur in beds, air pots, or in the ground. Mixing, tilling, and amending of soils will occur within the receptacles. Composting is in a secure dedicated area. Vegetative materials will be chipped back into the compost pile. Cover crops will be utilized when not in cultivation for a month or more to reduce soil loss. Garbage from the cultivation is limited to bags from amendments and fertilizer containers. All items will be cleaned out properly into the garden area, recycled if possible and if not removed to the transfer station.

Cultivation-related wastes including, but not limited to, empty soil/soil amendment/ fertilizer/pesticide bags and containers, empty plant pots or containers, dead or harvested plant waste, and spent growth medium shall, for as long as they remain on the site, be stored at locations where they will not enter or be blown into surface waters, and in a manner that ensures that residues and pollutants within those materials do not migrate or leach into surface water or groundwaters.

### **Stormwater management Plan**

### **Erosion Control**

This cultivation site is flat. Daily inspections to verify that spoils are not stored or placed in or where they can enter any surface water. Spoils will be adequately contained or stabilized to prevent sediment delivery to surface waters. Spoils generated through development or maintenance of roads, driveways, earthen fill pads, or other cleared or filled areas shall not be side cast in any location where they can enter or be transported to surface waters. We will use appropriate erosion control measures to minimize erosion of disturbed areas, potting soil, or bulk soil amendments to prevent discharges of waste. Fill soil shall not be placed where it may discharge into surface water. Weed-free straw mulch is used on exposed soils and, if warranted by site conditions, shall be secured to the ground. We will not plant or seed noxious weeds. Prohibited plant species, only locally native, non-invasive, and non-persistent grass species will be used for temporary erosion control. We will incorporate erosion control and sediment detention devices and materials into the design, work schedule, and implementation of all cannabis cultivation activities. Measures to limit or prevent erosion, include, but are not limited to, removal of fill from watercourses, stream restoration, riparian vegetation planting and maintenance, soil stabilization, erosion control, upgrading stream crossings if needed, road out sloping and rolling dip installation where safe and suitable as needed, installing ditch relief culverts and over side drains if prescribed, stabilizing unstable areas, reshaping cut banks, and rocking native-surfaced roads. We will do our best to implement all applicable Erosion Control and Soil Disposal and Spoils Management Requirements in addition to the Winterization Requirements below by the onset of the winter period (November 15).

### **Measures to Protect Watershed**

All spraying of plants for any type of pest control, mildew/mold control or foliage feeding is done when winds are at 0 and sprayed directly onto plants without over spray. No generators or household projects of any sort happen within 200 ft feet of the watershed. No pumping or dumping ever occurs in watershed. All fertilization of plants is monitored closely. Fertilizer comes from separate tanks. Implementing water conservation measures, irrigating at conservative rates, applying fertilizers at conservative rates, applying chemicals according to the label specifications, and maintaining stable soil and growth media should serve to minimize the amount of runoff and the concentration of chemicals in that water. If irrigation runoff occurs, measures shall be in place to treat/control/contain the runoff. We try to be water conservative and use no more than what is required. Irrigation runoff will be contained so that any pollutants are

### **Measures to Protect Watershed (cont.)**

trapped in the ditch relief. Irrigation runoff will be managed so that any entrained constituents, such as fertilizers, fine sediment and suspended organic particles, and other oxygen consuming materials are not discharged to nearby watercourses. We will do our best to ensure that irrigation tailwater is not discharged towards or impounded over unstable features or landslides.

### **Light Pollution Control Plan**

The only light applicant uses is supplemental light for immature plants. Immature plants located in the propagation greenhouse. Area is well maintained and inspected for light leaks every day that plants are under this light. The light is small supplemental light 30-40 22w light bulbs. Entire propagation greenhouse is blacked out with black plastic to prevent light leaks. Applicant guarantees that there are no light leaks coming from the propagation greenhouse.

### **Energy Generation and Consumption Plan**

The applicant, Green with Envy LLC cultivates cannabis in greenhouses, using light deprivation cultivation techniques. There is a small amount of supplemental lighting in the propagation greenhouse, that is in use February through June. Propagation Greenhouse lighting, water and air pumps, atomizer (for foliage feeding and pest/disease), fans, power tools, surge protectors, dehumidifiers, cannabis trimming machine and all electrical supplies and equipment as well as all domestic power in the residence is sourced from one 25kw diesel generator at this time. There is an additional 25kw generator, and several small EU3000i Honda Generators that are used for emergency back-up purposes. Small Honda

Generators will only be used in severe cases of emergency, when both 25kw generators are malfunctioning. Honda Generators would be used for domestic purposes, to power supplemental lights during propagation, and to power fans and dehumidifiers during harvest. Honda generators would only be used to power fans in greenhouses when someone was present working in the greenhouse. Generator is always monitored by someone at site while in operation.

Generator currently outputs 53db at 100' away from unit. The applicant is proposing to build an insulated generator shed that will house the generator and reduce noise output to approximately 45db at 100' from the unit.

Energy conservative method are employed throughout the property. Domestic generator purposes limited to actual use time and generators are never left running without power loads. Domestic generator use is year-round, from the residence daily in the morning and at night,

Cultivation activities and cultivation with light deprivation will occur seasonally with 2 harvests. The following energy information describes the current project as it is, while on generators. Lights are only used in the propagation greenhouse to supplement natural light and keep plants in a vegetative state. Drying and processing activities consume power but are executed quickly in an efficient manner to minimize time of generator use.

Generator #1 is 25kw and is used primarily for all domestic purposes and cannabis activities. See chart below for monthly rates.

Generator #2 is a 25kw Diesel Generator that is only used for emergency back-up purposes. If the 25kw generator is used, it is only used short term, until repairs can be made on primary generator.

Emergency Back Up- The applicant owns eight (8) Honda EU3000i generators that are used for emergency back-up purposes, only in severe cases when both 25kw generators are broken.

Current power requirement for propagation greenhouse is 460 watts of power. Supplemental lighting fixtures in propagation greenhouse are small, two sets of string lights with ten 23watt bulbs each for a total of 460 watts. Each light deprivation greenhouse contains several industrial fans. The drying shed also has fans and dehumidifiers.

Cultivation occurs in two cycles. Cycle one begins in late February of every year and cultivation ends in early July. Cycle two begins in May and ends in late Oct/ early Nov depending on Cannabis strain choices. Propagation Space is utilized from Feb through April and vegetative plants are moved into flowering greenhouses in April. New vegetative plants are started in the propagation greenhouses in May and moved into Flowering Greenhouses in July.

Flowering greenhouses do not receive light assistance. Fans and dehumidifies are used frequently in these greenhouses year-round and powered by the 25kw generator.

OSHA requirements have been met by the applicant and Hazmat training will be completed by the end of 2022. All hazmat materials are removed from site immediate and not stored in amounts that exceed threshold hold requirements for CUPA.

Plans for Photovoltaic solar system consisting of 16 250w photovoltaic panels and 16 deep cycle batteries with inverter is in progress. Applicant anticipates that all solar equipment installed and operational by 2026. At that time only one generator will stay on-site as a backup power source in cases of bad weather and low solar output

**Energy Consumption Table**

Type of Power Use	Hours per month												Total
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	
25 kw Diesel Cannabis Operations (Hours in use while no domestic)	0	112	124	180	186	60	129	60	180	128	124	0	1,283 hours

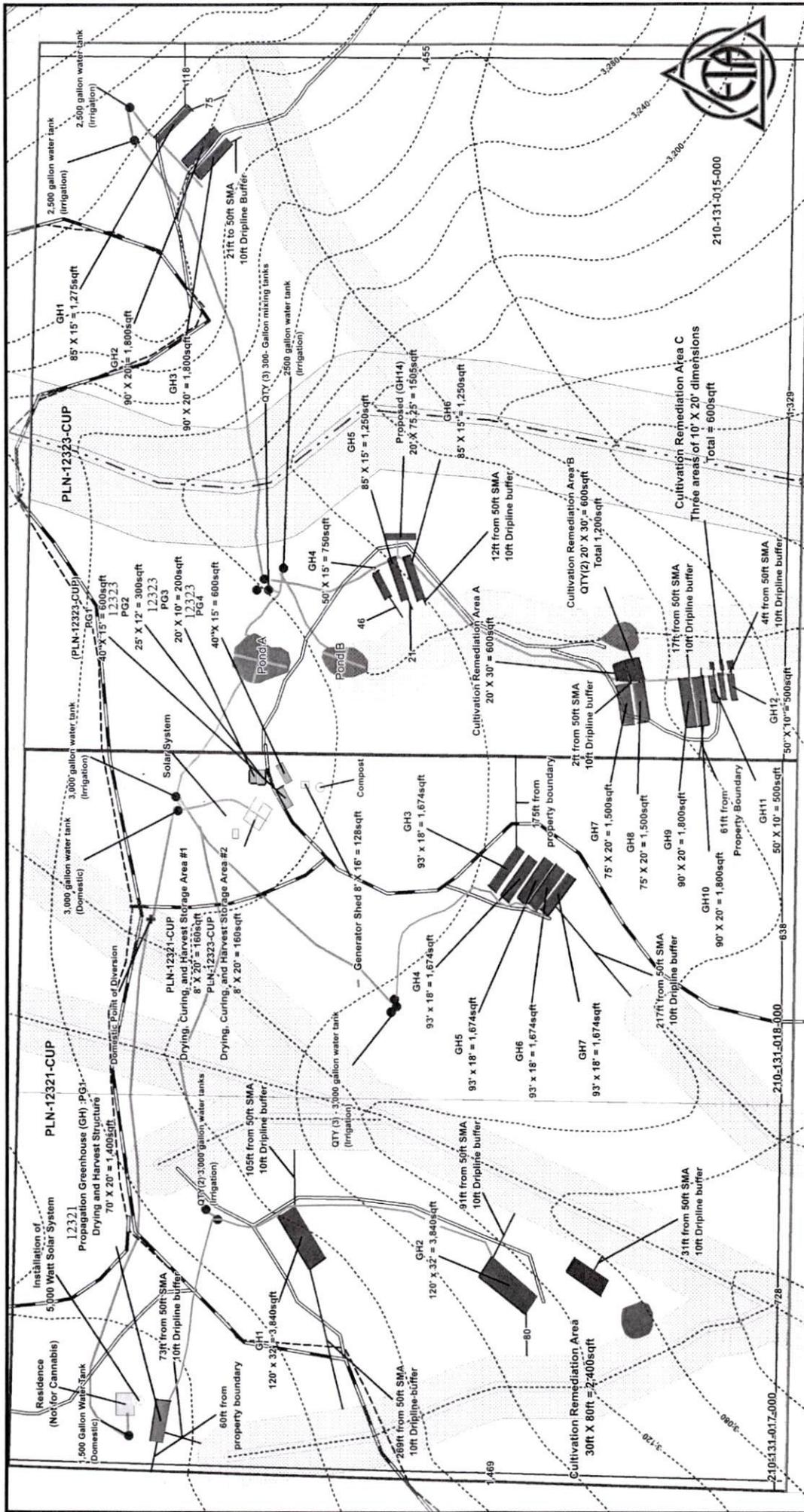
<b>Total hours of energy generation Cannabis</b>	<b>0</b>	<b>112</b>	<b>124</b>	<b>180</b>	<b>186</b>	<b>60</b>	<b>129</b>	<b>60</b>	<b>180</b>	<b>128</b>	<b>124</b>	<b>0</b>	<b>1,283 hours</b>
Type of Power Use	Hours in operation per month												
Generator	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
25 kw Diesel Domestic Operations	196	178	196	190	196	190	196	196	190	196	190	196	
<b>Total hours of energy generation Domestic</b>	<b>196</b>	<b>178</b>	<b>196</b>	<b>190</b>	<b>196</b>	<b>190</b>	<b>196</b>	<b>196</b>	<b>190</b>	<b>196</b>	<b>190</b>	<b>196</b>	<b>2,310 hours</b>
<b>Total hours of energy generation Property</b>	<b>196</b>	<b>290</b>	<b>320</b>	<b>370</b>	<b>382</b>	<b>250</b>	<b>386</b>	<b>256</b>	<b>370</b>	<b>324</b>	<b>314</b>	<b>196</b>	<b>3,654 total hrs/yr</b>

Energy calculations include fans, dehumidifiers, and trim machines. Trim machines only used during harvest in July, October, and November.

February through June propagation greenhouse will require an additional 4 hours a day of power.

In July, October and November drying and harvesting as well as processing will occur. Power usage will increase by 4 hours a day on 25kw domestic use generator.

Domestic Calculations based on 2 hours in the morning and 4 hours in the evening of generator use for domestic purposes. Additional 10 hours of emergency use added per month.



Scale: 1" = 170'

**Water Infrastructure (Gallons)**

Pond A (Rainwater Catchment) : 306,900  
 Pond B (Rainwater Catchment): 159,030  
 Water Tanks: 28,500  
 Total Irrigation Water Storage = 494,430 Gallons

**Cultivation Specifications**

APN: 210-131-017-018 (parcel merger in progress)  
 Application: PLN-12321-CUP  
 Total Cultivation: 15,600sqft  
 Total Propagation Area : 1,400

APN: 210-131-015  
 Application: PLN-12323-CUP  
 Total Cultivation: 11,780sqft  
 Total Propagation Area : 1,600sqft

**Watercourse**

- Class II
- Class III

**Road**

- Point of Diversion
- Water tank
- Watercourse Crossing
- Seasonal
- Trail

**Humboldt County Plot Plan**

APN: 210-131-017-018 and 210-131-015

- Property Boundary
- Structure
- Cultivation Area
- Propagation Area
- Cultivation Remediation Area
- Water Line
- Pond
- 50ft SMA
- 100ft SMA
- Solar
- Spring Point of Diversion
- Water tank
- Watercourse Crossing
- 40ft Topographic Interval