

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

Resolution Number: 25-003

Record Number: PLN-12076-CUP

Assessor's Parcel Number: 220-091-022-000

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

WHEREAS, Humboldt Heritage Farm Management LLC provided an application and evidence in support of approving a Conditional Use and Special Permit for an existing 20,400 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 February 6, 2025 and reviewed, considered, and discussed the application for a Conditional Use 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 Conditional Use Permit and Special Permit for 20,400 square feet (SF) of existing outdoor cultivation and 1,791 SF of ancillary nursery area. Irrigation water is sourced from a rainwater catchment pond and a spring diversion. Existing water storage totals 578,500 gallons from a combination of the 300,000-gallon pond and 278,500 gallons of water tank storage. The estimated annual water usage is 393,580 gallons. Drying and curing occurs onsite and all further processing to occur off-site at a licensed processing facility. A maximum of six (6) employees are anticipated. Power is currently provided by solar panels and a generator, with a second generator utilized for backup. The project is conditioned to transition to renewable energy by January 1, 2026. The proposed project also includes a Special Permit for development within the Streamside

Management Area for continued use and maintenance of the point of diversion.

EVIDENCE: a) Project File: PLN-12076-CUP

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 SMP 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 (HUM0043) is 1.79 miles to the southeast. The project utilizes pre-existing open 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) A Road Evaluation Report for an approximately 0.1-mile segment of Davis Lane from Ettersburg-Honeydew Road to the private driveway was prepared by the applicant in July 2019, which indicates that the

roadway meets a Category 4 road equivalent standard and is suitable for safe access to and from the project site.

- f) The cultivation of cannabis will not result in the net conversion of timberland. Review of aerial imagery dating back to 2004 indicates timber conversion occurred onsite between 2005 and 2009, 2009 and 2010, 2010 and 2012, 2014 and 2016, and 2016 and 2018. No additional tree removal is proposed or authorized by this permit. A Less Than Three Acre Conversion Exemption was issued by CAL FIRE in April 2015 (1-15EX-119-HUM) for conversion of 2.9 acres. The included map illustrating the conversion area appears to include a portion of the western area that was converted, as well as an area for the rainwater catchment pond within the eastern conversion area. No conversion occurred after the CMMLUO baseline date of January 1, 2016.
- g) Consultation with the Bear River Band of the Rohnerville Rancheria resulted a recommendation of the standard inadvertent discovery protocol as a condition of approval.

FINDINGS FOR CONDITIONAL USE 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 or U Zone is intended to be applied to areas of the County in which general agriculture residential uses are the desirable predominant uses.
 - b) All accessory agricultural uses are principally permitted in the U 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 and up to 22,000 square feet of existing mixed-light 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 20,400 square feet of cultivation on a 37.83-acre parcel is consistent with this and with the cultivation area verification prepared by the County.
- 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 U (HCC 314-55.4.8.2.2).
 - b) The parcel was created in compliance with all applicable state and local subdivision regulations, as it was created by an approved and recorded Parcel Map Subdivision (Parcel 2 of Parcel Map 1791, Parcel Map Book 15, Page 129).
 - c) Water for irrigation is provided by an existing 300,000-gallon rainwater catchment pond and one (1) spring diversion. Estimated annual water usage is 393,580 gallons (19.3 gal/SF). An assessment of the catchment potential of the existing rainwater catchment pond was completed to estimate the potential rainwater that could be sequestered by the pond on an annual basis. Based on the average rainfall values from 1968 through 2023 as recorded by PRISM Climate Group for the project area, the most severe drought year was 2013 with an average precipitation of 21.48 inches. On December 18, 2024, the applicant provided the pond's dimensions (Attachment 1B) as approximately 85 feet x 120 feet for a total surface area of approximately 32,044 SF. Based on a rainwater catchment area of 32,044 SF, and an average rainfall amount of 21.48 inches, the potential rainwater catchment amount within the existing pond totals approximately 429,089 gallons per year. Including the potential for evaporation of 25%, the total storage is 321,817 gallons.

- d) A Road Evaluation Report found the access roads to be functionally appropriate for the expected traffic with specified maintenance and repair procedures.
- e) As provided in the Cultivation and Operations Plan, the site contains two (2) graded flats. The slope of the land where cannabis will be cultivated occurs in areas with naturally occurring slopes measuring between 15 and 30%, per the Site Management Plan. Conditions of approval require the applicant to obtain grading permits from the Humboldt County Building Division for all grading conducted without the benefit of County review.
- f) The cultivation of cannabis will not result in the net conversion of timberland. Review of aerial imagery dating back to 2004 indicates timber conversion occurred onsite between 2005 and 2009, 2009 and 2010, 2010 and 2012, 2014 and 2015. No additional tree removal is proposed or authorized by this permit. A Less Than Three Acre Conversion Exemption was issued by CAL FIRE in April 2015 (1-15EX-119-HUM) for conversion of 2.9 acres. The included map illustrating the conversion area includes the western area that was converted, as well as an area for the rainwater catchment pond within the eastern conversion area. No timber conversion occurred after the environmental baseline for the CMMLUO of January 1, 2016
- g) Power at the site is currently provided by solar and a generator, with a second generator on site for emergency backup. The generator(s) used to support operations shall not be larger than required to meet operational needs. The project is conditioned requiring transition to renewable sources no later than January 1, 2026 after which time, generators will then be reserved for emergency use only. While in use, any generator may not emit more than 50dB of sound at 100 feet or forest edge, whichever is closer.
- h) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 feet from any property line and more than 600 feet from any school, church, public park, or Tribal Cultural Resource.

6. FINDING:

The cultivation of 20,400 SF of 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 an existing 300,000-gallon rainwater catchment pond and a spring diversion that has been registered with the State Water Resources Control Board and California Department of Fish and Wildlife.
- d) Provisions have been made in the applicant's proposal and conditions added to the project 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 permitted 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 Planning Watershed, which

under Resolution 18-43 is limited to 730 permits and 251 acres of cultivation. With the approval of the project the total approved permits in this Planning Watershed would be 80 permits and the total approved acres would be approximately 64.22 acres of cultivation.

9. FINDING:

The use of the point of diversion for irrigation purposes will not have any adverse impacts on any public trust resources.

EVIDENCE:

- a) The project is in the South Fork Eel and Cape Mendocino Planning Watersheds; however, cultivation on the site occurs within the boundary of the South Fork Eel Planning Watershed. the project is approximately six (6) miles from the Eel River. Dinner Creek is located near the central portion of the project parcel. Two additional watercourses are located on the southern portion of the parcel. There are two (2) points of diversion on the project parcel. One (1) is dedicated to domestic use and the other is dedicated to irrigation for cannabis cultivation. The point of diversion contributes 179,218 gallons to the project's water budget. An additional 300,000-gallons of rainwater collection from the pond provides the balance of the water budget. The project collects water in the rainy season from November 1st to April 31st when the watershed has excess water due to rainfall. The project has no impact on flows during the dry season, thus the use of the stored water for irrigation purposes will not cause any significant adverse impact to the Eel River or otherwise substantially impair the public trust uses or values related to commerce, navigation, fisheries, public access, preservation of trust lands in their natural state, or water-related-recreation and other activities.

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 Humboldt Heritage Farm Management LLC, subject to the conditions of approval attached hereto as Attachment 1.

Adopted after review and consideration of all the evidence on **February 6, 2025**.

The motion was made by COMMISSIONER NOAH LEVY and seconded by COMMISSIONER THOMAS MULDER and the following vote:

AYES: Commissioners: Noah Levy, Thomas Mulder, Peggy O'Neill, Jerome Qiriaz, Iver Skavdal
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners: Lorna McFarlane
DECISION: Motion carried 5/0

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

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

A. General Conditions

1. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.
2. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. Any and all outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
3. The applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. The Department will file the NOD and will charge this cost to the project.
5. Within 60 days of the effective date of permit approval, the applicant shall execute a Compliance Agreement with the Humboldt County Planning and Building Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval #6 through #25. The agreement shall provide a timeline for completing all outstanding items. All activities detailed under the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.

6. Within 60 days of project approval, the applicant shall revise the Site Plan and Operations Plan to reflect the accurate infrastructure, including greenhouse dimensions, water storage and water budget as approved.
7. Within 60 days of the effective date of permit approval, any remaining cultivation-related materials shall be removed from the two (2) historic cultivation areas and be replanted with native species, if not already completed. The applicant shall submit evidence (e.g., statement from qualified professional and/or photographs) to demonstrate compliance with this condition. Alternatively, the applicant may request a site inspection with the Planning Department to verify this condition is met. A sign-off from the Planning Department will satisfy this condition.
8. No later than January 1, 2026, the permittee will develop and fully implement an alternative renewable energy (i.e., solar, wind, micro-hydro) plan for electricity serving the cannabis operation such that generator use may be reserved for emergency use only.
9. The applicant shall secure building permits for all structures related to the cannabis cultivation and other commercial cannabis activity, including but not limited to, existing and proposed greenhouses, water tanks over 5,000 gallons, existing and proposed structures associated with drying, storage, and processing, or any activity with a nexus to cannabis, off-stream pond, and any noise containment structures as necessary. The plans submitted for building permit approval shall be consistent with the project description and the approved project site plan. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.
10. The applicant shall secure permits from the North Coast Unified Air Quality Management District, as applicable. A letter or similar communication from the North Coast Air Quality Management District verifying that all their requirements have been met and/or no additional permitting is required will satisfy this condition.
11. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection in order to keep the permit valid.
12. All fences and gates shall be relocated out of the County right of way. All gates shall be setback sufficiently from the County road so that vehicles will not block traffic when staging to open/close the gate. In addition, no materials shall be stored or placed in the County right of way. This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license. A letter or similar communication from the Department of Public Works will satisfy this condition.

13. All driveways and private road intersections onto the County road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance). This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license. A letter or similar communication from the Department of Public Works will satisfy this condition.
14. The applicant shall continue to adhere to all terms and conditions of the Right to Divert and Use Water Registration (Registration ID H502403; Certificate No. H100257) issued for use with the spring diversion, issued by the State Water Resources Control Board on September 26, 2018. A sign-off from the Planning Department will satisfy this condition.
15. The applicant shall adhere to the Final Streambed Alteration Agreement (Notification No. 1600-2018-0562-R1) issued by CDFW, and comply with all applicable terms. Reporting requirements shall be submitted to the Planning Department and the California Department of Fish and Wildlife at 619 Second Street, Eureka, CA 95501, no later than December 31 of each year.
16. The applicant shall implement all remaining corrective actions detailed in the Site Management Plan (SMP), prepared by Green Road Consulting, dated March 4, 2019, to minimize any potential impacts associated with the project and minimize runoff into nearby SMA. The applicant shall submit evidence (e.g., a letter from a qualified professional and/or photographs) to demonstrate the recommendations are completed as described by the SMP. Alternatively, the applicant may schedule a site inspection with the Planning Department to verify the improvements are completed as described. A sign-off from the Planning Department will satisfy this condition.
17. The applicant is required to adhere to and implement the requirements contained in the SWRCB's Cannabis Cultivation Policy, the General Order, the Site Management Plan, and the Notice of Applicability. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted annually to the Planning and Building Department concurrent with the submittal to the SWRCB.
18. Due to the onsite pond, the applicant shall coordinate with CDFW to determine if a bullfrog management plan is required for management of bullfrogs for the off-stream pond. If not already in place, the applicant shall install an overflow spillway to the off-stream pond that will withstand a 100-year flood event, and exit ramps to the off-stream pond to prevent wildlife entrapment. The overflow spillway shall be designed with a dispersal mechanism, or low-impact design, that discourages channelization and promotes dispersal and infiltration of flows to prevent surface overflow from reaching waters of the State. Exit ramps shall be installed no greater than 2:1 slope, secured at the upslope end, and made of solid material (e.g., wood). As applicable, the applicant shall obtain an addendum to the

Final Streambed Alteration Agreement from CDFW for these items or obtain an additional Final Streambed Alteration Agreement from CDFW, whichever is required. Alternatively, a letter or similar communication from CDFW stating an addendum or second agreement is not required shall satisfy this condition.

19. The applicant must demonstrate that a properly functioning onsite wastewater treatment system serves the operation prior to processing on-site. This can be accomplished by either installing a new, permitted septic system; or by providing the Department of Environmental Health (DEH) with an assessment of the existing system performed by a qualified professional engineer, geologist, soil scientist, or registered environmental health specialist (REHS) that certifies that the existing system complies with the State RWQCB definition of a Tier 0 system - not impairing groundwater or surface water resources. Portable toilet and handwashing facilities may be utilized during the construction of these improvements to support cultivation staff only. The applicant shall furnish receipts or other documentation to the DEH for the continual use of portable toilets for employees until a permanent septic system is installed to their satisfaction. A letter or similar communication from DEH verifying that all their requirements have been met will satisfy this condition.
20. The applicant shall construct noise containment structures for all generators used on the parcel. The applicant shall obtain all required building permits for such structures. The applicant shall maintain generator, fan, and dehumidifier noise at or below 50 decibels at the edge of the clearing or 100 feet, whichever distance is closer. This will satisfy the auditory disturbance guidance prepared by the U.S. Fish and Wildlife (USFS), California Fish and Wildlife (CDFW) and Department Policy Statement No. 16-005 to minimize impacts to the Northern Spotted Owl and Marbled murrelet. All generators must be located on stable surfaces with a minimum 200-foot buffer from Class I and Class II streams, per the requirements of CDFW. No generator use is authorized by this permit until the applicant can demonstrate compliance with this standard. In addition, fire-resistant materials shall be utilized for construction of the generator containment structures.
21. For the life of the project, all artificial lighting, including security and propagation area lighting, shall comply with International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1, and be designed to regulate light spillage onto neighboring properties resulting from backlight, up light, or glare (BUG). International Dark Sky Association standards exceed the requirements of Scenic Resources Standard SR-S4, Light and Glare, that lighting be fully shielded, and designed and installed to minimize off-site lighting and direct light within the property boundaries. Within 30 days of the effective date of this permit, the applicant shall schedule a site inspection with the Humboldt County Planning Department to demonstrate the structures and greenhouses can comply with this standard.
22. The applicant shall not use any erosion control measures that contain synthetic (e.g. plastic or nylon) monofilament netting, including photo- or biodegradable plastic netting, on a regular and on-going basis. Geotextiles, fiber rolls, and other erosion control measures shall

be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without weaves.

23. All refuse shall be contained in wildlife proof containers, at all times, and relocated to an authorized waste management facility, in compliance with State and local laws, on a regular and on-going basis.
24. The applicant shall install and utilize a water meter to demonstrate that there is sufficient water supply to meet the demands of the project. The water use for cultivation is limited to the use of the 300,000-gallon rainwater catchment pond, two (2) spring diversions, and amount of water available in storage tanks and shall be provided annually prior to or during the annual inspection. The rate of diversion to storage is limited to 42,000 gallons per day. Storage capacity cannot exceed 0.55 acre-feet (or 179,218 gallons). The spring diversions and pond must all be metered separately. Logbooks of the water usage shall be maintained and kept on-site to be available upon request by the Planning and Building Department.
25. The applicant shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning Division.

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

1. 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 clarifying CMMLUO Section 55.4.11 (o) requirements. The combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.
2. All artificial lighting shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be enclosed between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program; see: <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>. Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of Low Pressure Sodium (LPS) light or low spectrum Light Emitting Diodes (LED) with a color temperature of 3000 kelvins or less and 3) only placed where needed.

3. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above in items B.1. and B.2., within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
4. In the event that the applicant decides to have processing conducted off-site at a licensed processing facility, the applicant shall have documentation kept on-site to show the use of a licensed processing facility, to be furnished during an annual inspection.
5. Portable toilets shall be provided for employees and the applicant shall provide receipts, or other equivalent documentation, annually to the Planning Division for proof of portable toilet service, unless a permitted onsite wastewater treatment system has been obtained.
6. The applicant shall obtain the necessary building permits for the proposed solar system.
7. The applicant shall also adhere to the ongoing monitoring and winterization methods recommended in the Site Management Plan.
8. The applicant shall adhere to the project description and work outlined within the revised Streambed Alteration Agreement with CDFW.
9. 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 clarifying CMMLUO Section 55.4.11 (o) requirements. The combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.
10. All artificial lighting shall be fully contained within mixed-light and propagation structures such that no light escapes (e.g., through blackout tarps). Structures shall be enclosed between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program; see: <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>. Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of Low Pressure Sodium (LPS) light or low spectrum Light Emitting Diodes (LED) with a color temperature of 3000 kelvins or less and 3) only placed where needed.

11. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above in items B.1. and B.2., within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
12. Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any erosion control materials that contain synthetic (e.g., plastic or nylon) netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.
13. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
14. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
15. The use of anticoagulant rodenticide is prohibited.
16. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Cultivation & Operations Plan, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.
17. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MAUCRSA, as applicable to the permit type.
18. 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.
19. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.

20. 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.
21. 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).
22. Maintain enrollment in Tier 1, or 2 certification with State Water Resource Control Board (SWRCB) Order No. WQ 2019-0001-DWQ, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
23. 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.
24. 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).
25. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
26. Pay all applicable application, review for conformance with conditions and annual inspection fees.
27. 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.
28. The master log books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
29. 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

30. 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).

31. 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.

32. 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.

33. 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

34. Term of Commercial Cannabis Activity Conditional Use Permit & Special Permits. Any Commercial Cannabis Cultivation CUP issued pursuant to the CMMLUO 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.

35. 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 Conditional Use Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Section 55.4.13.

36. 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.

37. 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.
38. 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.
39. Inspections. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

Informational Notes:

1. Pursuant to Section 314-55.4.11(a) of the CMMLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state or county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity but in no event more than two (2) years after the date of issuance of the provisional clearance or permit. Plans for curing the violations shall be submitted to the Planning and Building Department by the permittee within one (1) year of the issuance of the provisional certificate or permit. The terms of the compliance agreement may be appealed pursuant to Section 314-55.4.13 of the CMMLUO.

2. This provisional permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"), except where the Compliance Agreement per Condition of Approval #8 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in the Ongoing Requirements/Development Restrictions, above.
3. If cultural resources are encountered during construction activities, the contractor on-site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.



**GREEN
ROAD
CONSULTING**



Site Plan Overview and Cultivation and Operations Plan

Applicant/Owner: Humboldt Heritage Farm Management LLC.

Address: 225 Davis Ln. Whitethorn, CA 95589

Assessor's Parcel Number: 220-091-022

Agent

Dante Hamm

Green Road Consulting

1650 Central Avenue, Suite C

McKinleyville, CA 95519



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I. Site Plan Overview

1.0 Project Information

Humboldt Heritage Farms LLC. ("Applicant") is submitting this application for a Conditional Use Type 3 Permit for commercial cannabis cultivation on a 39.25-acre parcel, located in Whitethorn, CA ("Parcel"), Assessor's Parcel Number 220-091-022. This application is submitted through his agent, Dante Hamm of Green Road Consulting, Inc., and has been prepared in accordance with Humboldt County's ("County") Commercial Medical Marijuana Land Use Ordinance ("CMMLUO").

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

- a. 22,660 square feet of outdoor commercial cannabis cultivation activities that were in existence prior to January 1, 2016, in compliance with the County CMMLUO.
- b. Comply with applicable standards for water quality maintenance and watershed protection through the Waiver of Waste Discharge requirements of the North Coast Regional Water Quality Control Board ("Water Board") and California Department of Fish and Wildlife ("Fish and Wildlife").

2.0 Project Location

The Applicant's Parcel is located in the inland zone of Humboldt County near Whitethorn, CA. The Parcel is comprised of 39.25-acres and is identified by Assessor's Parcel Number ("APN") 220-091-022. The street address is 225 Davis Ln Whitethorn, CA 95589.

2.1 Zoning Classification

The County's Zoning Classification of the Parcel is U with a Use Code Description of Portion RA:40. The CMMLUO permits existing commercial cannabis cultivation on land zoned as U with cultivation sites up to 43,560 square feet with a Conditional Use Permit.

3.0 Easements

That real property samite in die County Humboldt, Site of California, described as follows:
nose portions Northwest Quarter of Section 22, Township 4 South, 2 East, Humboldt Meridian, described as follows:

PARCEL ONE:

Parcel 2 as shown on Parcel No. 1791 for Harold B. Davis on file in the Office County Recorder of said County, in Book 15 of Parcel Maps, Pages 128, 129, and 130, and amended by Certificate of Correction recorded August 31, 1984 in Book 1745 of official Records, Page 1145, Humboldt County Records, and which corrections are shown in Book 43 of Surveys, Pages 17 and 18, Humboldt County Records.

PARCEL TWO:

A non-exclusive for ingress, egress md public utility purposes with a strip of land 50 feet in width, die cent" line of which being more particularly described and deserted Davis Lane Private Road on Pavel Map No. 1791 referred to in Parcel One above.

PARCEL

That portion of the Northwest of the Northwest of Section 22, Township 4 South, Range 2 East, Humboldt Meriden, described as follows:

A non-exclusive easement for ingress and egress and public utility purposes an ousting roadway, described as follows:

BEGINNING at axle intersection center line of said roadway with the South line of said Northwest Quarter of the

Northwest Quarter; dmce along said center line, Notarerly 100 feet, 100 feet and 100 feet, more or less, to South of line of said Northwest quarter of die Northwest Quarter, being die as conveyed by R. May md wife, to Harold Lambuth Davis, by Deed recorded August 30, 1962, in Book 701 Records, Page 368.

4.0 Natural Waterways

The Parcel has four (4) natural watercourse. One (1) class II and three (3) class III.

5.0 Location and Area of Existing Cultivation

The Applicant has a total of 16,660 square feet of light depravation outdoor cultivation all located on a flat in the eastern section of the parcel. In addition, the Applicant is proposing an additional 6,000 square feet of light depravation (outdoor) cultivation.

*Please note, the Applicant anticipates two harvests annually via light deprivation.

Light Depravation (Outdoor) Cultivation

Greenhouses #1 - #6

Greenhouses #1 - #6 are 8'x80' hoop house style greenhouses. They are 640 ft² each and total 3,840 ft² of light depravation (outdoor) cultivation.

Greenhouse #7

Greenhouse #7 is a 14'x80' hoop house style greenhouse. It is 1,120 ft² of light depravation (outdoor) cultivation.

Greenhouse #8 /#9

Greenhouse #8/#9 are 8'x100' hoop house style greenhouses. They are 800 ft² each and total 1,600 ft² of light depravation (outdoor) cultivation.

Greenhouse #10/ #11

Greenhouse #10/#11 are 8'x100' hoop house style greenhouses. They are 800 ft² each and total 1,600 ft² of light depravation (outdoor) cultivation.

Greenhouse #12

Greenhouse #12 is an 8'x70' hoop house style greenhouse. It is 560 ft² of light depravation (outdoor) cultivation.

Greenhouses #13 - #16

Greenhouses #13 - #16 are 8'x80' hoop house style greenhouses. They are 640 ft² each and total 2,560 ft² of light depravation (outdoor) cultivation.

Greenhouse #17

Greenhouse #17 is an 8'x85' hoop house style greenhouse that totals 680 ft² of light depravation (outdoor) cultivation.

Greenhouse #18

Greenhouse #18 is an 8'x80' hoop house style greenhouse structure that totals 640 ft² of light depravation (outdoor) cultivation.

Greenhouse #19

Greenhouse #19 is an 8'x75' hoop house style greenhouse structure that totals 600 ft² of light depravation (outdoor) cultivation.

Greenhouse #20

Greenhouse #20 is a greenhouse structure where the applicant uses half of the structure to flower and half of the structure as an immature plant area. The greenhouse is clearly delineated between the two areas.

The flowering portion of the greenhouse is 30'x78' and totals 2,340 ft² of canopy. The remaining 2,340 ft² is used for nursery space. Once the Applicant is approved for their proposed light depravation (outdoor) cultivation the entirety of the Greenhouse (4,680ft²) will be converted into nursery space.

Greenhouse #21

Greenhouse #21 is a 14'x80' hoop house style greenhouse structure that totals 1,120 ft² of light depravation (outdoor) cultivation.

Proposed Light Depravation (Outdoor) Cultivation

Greenhouses #22-#24

Greenhouses #22-#24 are proposed to be 20'x100' (2,000 ft² each) greenhouses totaling 6,000 ft² of light depravation (outdoor) cultivation.

6.0 Setbacks of Cultivation Area

The proposed and existing Cultivation Area is set back from all parcel lines by at least 30 feet.

7.0 Access Roads

The Parcel is located off Davis Ln. The closest county-maintained Rd is Briceland Thorne Rd. Approximately .5 miles from the property entrance.

8.0 Graded Flats

The parcel contains (2) graded flats.

9.0 Existing and Proposed Buildings

The Applicant has four (4) buildings that will be a part of the operation

Multi-Use Building

The Multi-Use Building is an existing 20'X50', it was constructed sometime in 2014. It is used for harvest storage, drying of harvested cannabis, and agricultural chemical storage.

Shed

The Shed is an existing 10'x12', it was constructed sometime in 2012. It is used to store trash and recycling resulting from this project.

Immature Plant Area/ Greenhouse#20

The Immature plant area is an existing 30'X78', it was constructed in 2015. It is used as a place to hold the Applicant's immature plants.

Nursery

The nursery is an existing 25'X50', it was constructed in 2015. It is used as a place to hold the Applicant's immature plants.

10.0 Water Storage, Use and Watershed Protection, Site Drainage/Irrigation Runoff/Erosion Control

10.1 Water Storage

There are 108,000-gallons of hard tank storage and an engineered rainwater catchment pond of approximately ~140,000-gallons. This water is used for irrigation, domestic uses and fire suppression.

Summary of water storage on the parcel.

Water Storage Type	Size (gallons)	Number	Total (gallons)
Pond	140,000	1	140,000
Metal Tank	50,000	1	50,000
HDPE Tanks	5,000	8	40,000
HDPE Tanks	1,500	2	3,000
HDPE Tanks	2,500	6	15,000
Total			248,000

10.2 Water Use

The following numbers are the Applicant's estimated water use for the grow season of 2018.

March	April	May	June	July	August	September	October	November	December	Total
	19,845	22,491	26,460	30,429	31,752	29,106	18,522			178,605

10.3 Riparian/ Watershed Protection

The following information was taken from the Applicant WRPP completed by Timberland Resource Consultants. Point mentioned are referencing the map points in the maps provided in the WRPP.

Cultivation Site 1 is located approximately 140' and 190' away from Class III watercourses. Cultivation Site 2 is located on a ridgeline approximately 420' and 380' away from Class III watercourses. Cultivation Site 3 is located within a 50' buffer zone of a Class III watercourse. Cultivation Site 3 is an indoor cultivation site inside a post and pier permanent structure. Upon inspection, Cultivation Site 3 does not appear to be severely impacting the riparian buffer or discharging any sediment or nutrients to the watercourse. The Discharger shall take special precautions in operating this cultivation area so that future operations do not impact or discharge wastes into the nearby watercourse or its riparian buffer.

Please note. Since the drafting of this WRPP Cultivation site #3 has been moved out of the riparian buffer and the former site revegetated.

10.4 Site Drainage/Irrigation Runoff/Erosion Control Measures

The following information was taken from the Applicant WRPP completed by Timberland Resource Consultants. Point mentioned are referencing the map points in the maps provided in the WRPP.

The main access roads are in good shape with adequate rock surface and drainage features. There is one segment of road that is discharging surface flows directly to a Class III watercourse. At Road Points 4 & 5, the road is delivering road surface rock and associated sediment to a Class III watercourse. The Discharger shall hydrologically disconnect the roads drainage from the watercourse. To disperse surface flows before reaching Road Point 4 and Road Point 5, the Discharger shall out slope the road at Road Point 2 and at Road Point 3. The out slope at Road Point 3 shall be constructed so that road surface flows drain into the large crushed angular rock alongside the road point and not be allowed to drain into the lead out ditch at Road Point 4. To further disconnect the roads surface flow away from the watercourse, the Discharger shall install a water break at Road Point 5 to drain sheet flows coming from the road away from the watercourse.

There is a legacy logging road located on the property that is gullyng due to concentrated surface runoff and discharging sediment to a Class III watercourse. The Discharger shall decommission this road by re-establishing the three pre-existing and

failing lead out ditches (RP 6, 7 & 8) on the road and by installing new water breaks in-between the existing lead out ditches.

10.5 Relocation

The Applicant is proposing to relocate a portion of their cultivation to an area that is environmentally superior. The area of the historic cultivation was situated on area with slope of approximately 16.89% (calculations provided by the geo referencing software imaginIt). The Area where the Applicant is proposing to relocate has a slope of approximately 5.97% (calculations provided by the geo referencing software imaginIt). In addition, the proposed area is on flat that was created prior to 2015. It is recommended that the Applicant remove any remaining cultivation related material from the area and revegetate the area with plant species native to the area.

11.0 Distances from Significant Landmarks

There are no schools, school bus stops, places of worship or Tribal Cultural Resources within 600 feet of the cultivation site. There is a Humboldt Redwood State Park is located within 600 feet of the Parcel, but the cultivation site is proposed to be placed outside of that 600-foot buffer zone. There also are not any off-site residences within 300 feet of the cultivation site.

II. Cultivation and Operations Plan

1.0 Materials Storage

There is a permitted septic serving the residence which appears to be functioning properly. No evidence of dispersal field failure was detected when inspected.

The Applicant currently acquires their power through PG&E and solar panels. The Applicant uses a generator only as backup. The Generator will be kept in manner that reduces the ambient noise when if used.

All fertilizers and amendments are located in the Multi-use Building on the Parcel. Fertilizers and amendments are placed on the shelves and floor where any spill will be contained. Currently, the applicant is using strictly organic fertilizers and amendments. Worm castings, kelp meal, fish hydrolysate, yucca, molasses and organic compost tea and enzymes are applied to the soil.

All labels are kept and directions are followed when nutrients are applied. The storage area is in need of posted instructions for storing fertilizers and amendments, instructions for cleaning up spills and a spill kit that contains a container, gloves, towels, absorbent socks and an absorbent material (kitty litter). This is outlined in the Applicant's included Water Resource Protection Plan.

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

2.0 Cultivation Activities

Cultivation Schedule

Be advised the cultivation schedule may vary to the weather, strain, and the Applicants personal schedule

1st run

April-May (Veg)

May-July (Flower)

August (Flower/Harvest)

2nd Run

July-August (Veg)

August-October (Flower)

October (Flower/Harvest)

The applicant will be pulling tarps over the greenhouses in order to have two (2) harvests of cannabis via light deprivation. Tarps will be pulled by hand and will not have any negative effects to the surrounding area or the cannabis.

Artificial lighting will be used only in the designated immature plant space.

3.0 Processing Practices

Until the Applicant can get a permitted structure onsite, processing will occur offsite by a licensed third-party processor.

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

The Applicant anticipates using 2-3 seasonal employees.

All those working on the property will be instructed in safe and proper techniques for performing any duties pretraining to cultivation and/ or processing. This includes the utilization of personal protective equipment and proper use of tools and necessary instruments required for the performance of one's duties. Personal protective equipment shall be provided for all employees and/or independent contractors via the proponent as well as having ample personal protective equipment in stock and onsite. Clean and safe drinking water will be in the form of filtered spring water. For the safety of the public and employees working while intoxicated will not be tolerated. All Employee and/or independent contractors shall be made aware of the following.

- I. Location of fire extinguishers and the "P.A.S.S" technique.
- II. List of operations manager contacts;
- III. List of emergency control contacts;
- IV. List of poison control contacts;
- V. Location of first aid kit;

- VI. Location of Restroom and hand washing stations;
- VII. Location of clean drinking water and;
- VIII. Location of Personal protective equipment.

All work surfaces and equipment are maintained in a clean, sanitary condition. Protocols to prevent the spread of mold are strictly followed.

The Applicant will be utilizing any Track and Trace program the County seeks to implement, abiding by all appropriate record keeping practices.

4.0 Security Measures

The Parcel is fenced and all access roads are gated. Gates are of heavy steel construction and an electronic lock is installed on the gates.

5.0 International Dark Sky Standard

In October tarps will be pulled by hand and blackout tarps will be used during sunset hours in order to abide by the international Dark Sky Standards. The Applicant will ensure the nursery space will be blacked out after the sunset hours to ensure minimal light pollution.

12076



Humboldt County Planning Department
3015 H Street
Eureka, CA 95501

RE: Humboldt Heritage Farm Management – Humboldt County APPS 12076 – APN: 220-091-022

April 22nd, 2020

To Whom It May Concern:

The following information should be added to the Cultivation and Operations Plan for Humboldt Heritage Farm management, APPS #12076, APN: 220-091-022.

*Please be advised the Applicant **does not** use artificial lighting in their greenhouses (hoop house). Artificial lighting will only be used in the Applicants designated nursery space. The Applicant wishes to change their license designation to outdoor only.

Cultivation Area

The Applicant has a total of 16,660 square feet of light deprivation outdoor cultivation all located in a flat in the eastern section of the parcel. In addition, the Applicant is proposing to relocate 6,000 square feet of historical outdoor cultivation.

*The Applicant anticipates two annual harvest via light deprivation.

Light Deprivation (Outdoor) Cultivation

Greenhouses #1 - #6

Greenhouses #1 - #6 are 8'x80' hoop house style greenhouses. They are 640 ft² each and total 3,840 ft² of light deprivation (outdoor) cultivation.

Greenhouse #7

Greenhouse #7 is a 14'x80' hoop house style greenhouse. It is 1,120 ft² of light deprivation (outdoor) cultivation.

Greenhouse #8 /#9

Greenhouse #8/#9 are 8'x100' hoop house style greenhouses. They are 800 ft² each and total 1,600 ft² of light deprivation (outdoor) cultivation.

Greenhouse #10/ #11

Greenhouse #10/#11 are 8'x100' hoop house style greenhouses. They are 800 ft² each and total 1,600 ft² of light deprivation (outdoor) cultivation.

Onsite Relocation

The historic cultivation was situated on a hillside overlooking a Class II stream with an average slope of approximately 14.5%-15%. The proposed new location is situated on flat with average slope of approximately 2%-4%. The new location is significantly flatter and situated on an area less likely to deliver sediment into the nearby streams. Additionally, moving the cultivation to the proposed area will consolidate the cultivation to one general area making managing sediment runoff more efficient and practical.

Green Road Consulting conducted a site visit on 2.26.19. It did not appear that any largescale grading (over 50 cubic yards) occurred at the site containing the historic cultivation. However Green Road observed outdoor cultivation related debris at the site. In the Site Management Plan Green Road recommended that the Applicant remove any remaining cultivation related waste in the area, including but not limited to, plastic pots, irrigation lines, and potting soil. In addition, any remaining areas of bare soil shall be covered with straw and seeded for stability.

Cultivation Schedule

Be advised the cultivation schedule may vary to the weather, strain, and the Applicants personal schedule.

1st Run

April-May (Veg)

May-July (Flower)

August (Flower/Harvest)

2nd Run

July-August (Veg)

August-October (Flower)

October (Flower/Harvest)

Water Source

The site currently has two permitted surface water diversions.

Water Storage

There are 108,000-gallons of hard tank storage and an engineered rainwater catchment pond of approximately ~140,000-gallons. This water is used for irrigation, domestic uses and fire suppression.

Summary of water storage on the parcel.

Water Storage Type	Size (gallons)	Number	Total (gallons)
Pond	140,000	1	140,000
Metal Tank	50,000	1	50,000
HDPE Tanks	5,000	8	40,000
HDPE Tanks	1,500	2	3,000
HDPE Tanks	2,500	6	15,000
		Total	248,000

Employee Housing

There will be no employee housing onsite.

The impact of increased road usage from employees will be minimal. However, if it is determined by the appropriate licensing authority to be an issue the applicant will take steps to further minimize sediment pick up. Including but not limited to rocking the road.

Generator Storage

The generators will be stored with drip containment outside of riparian setbacks. Fueling of the generators, as well as any other equipment or vehicles, will also take place outside of the riparian setbacks. All equipment containing petroleum derivatives will be inspected regularly for leaks. The generator and fuel is stored in a covered canvas parking tent onsite.

From: [Katie Kubala](#)
To: [Saucedo, Portia](#); [Hugh McGee](#); [nocona.mendes](#)
Cc: [Johnson, Cliff](#); [Ford, John](#); [Bushnell, Michelle](#); [Margro Advisors](#); [Johnston, Kathleen](#)
Subject: Re: PLN-12076-CUP: Fw: DCC Cultivation License CCL18-0002139 - Transition
Date: Wednesday, December 18, 2024 2:48:18 PM
Attachments: [image001.png](#)
[image002.png](#)
Importance: High

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

- The water source(s) for irrigation: POD 1 and Pond 1.
2. The annual water budget per irrigation source Based on 2024 Diversion Records:
POD 1: 220,830 gallons, Pond: 172,750 gallons (we have 40k gallons left in storage unused from this amount)
3. The existing and proposed water storage tank/bladder quantity and volume Existing:
Water Tanks 278,500 gallons, No proposed changes
4. Rain catchment pond length, width, and depth and total volume Pond is 120'x85', 12' deep, 300k gallons in volume

Katie Kubala

HHFM

From: Saucedo, Portia <psaucedo1@co.humboldt.ca.us>
Sent: Wednesday, December 18, 2024 12:33 PM
To: Hugh McGee <hugh@nat-eco.net>; Katie Kubala <Katie.HHFM@hotmail.com>; nocona.mendes <noconamendes@yahoo.com>
Cc: Johnson, Cliff <CJohnson@co.humboldt.ca.us>; Ford, John <JFord@co.humboldt.ca.us>; Bushnell, Michelle <mbushnell@co.humboldt.ca.us>; Margro Advisors <info@margroadvisors.com>; Johnston, Kathleen <kjohnston@co.humboldt.ca.us>
Subject: FW: PLN-12076-CUP: Fw: DCC Cultivation License CCL18-0002139 - Transition

Dear Katie,

After the phone conversation this morning with your partner, I spoke to Cliff. To get this project on the January 16, 2025 hearing calendar, Cliff states that **the following information is required to go into the notice that is due TOMORROW, DECEMBER 18, 2024 before 12:00 PM.** If we don't have the correct information for the notice by tomorrow, we'll have to re-notice for a later date.

1. The water source(s) for irrigation

2. The annual water budget per irrigation source
3. The existing and proposed water storage tank/bladder quantity and volume
4. Rain catchment pond length, width, and depth and total volume.

The following can be incorporated into the staff report as Conditions of Approval:

5. Please provide a noise assessment at the current location of the generator and at the new location (see below)
6. Please provide a clear timeline for site restoration along with a restoration plan of the historic cultivation areas.
7. Please provide a clear timeline for the removal of all water bladders.
8. Please update the site plan with the following:
 1. All proposed and existing water tank/bladder locations and volumes
 2. Update the volume of the rain catchment pond along with length, width, and depth.
 3. Provide an updated location for the generator that is as far away from the tree line as possible
9. Please update the operations plan with the following:
 1. The annual water budget, as it has been exceeding the previously estimated budget
 2. The water source(s) for irrigation. Specify if it is rain catchment pond or Point of Diversion or both.
 3. The existing and proposed water storage tank/bladder quantity and volume that coheres with the updated site plan.

I've attached an example of a Noise Assessment completed for another project.

Kind regards,



Portia Saucedo

Associate Planner

Current Planning Division

Planning and Building Department

3015 H Street | Eureka, CA 95501

Phone: 707-268-3745

Email: psaucedo1@co.humboldt.ca.us

In July, the Humboldt County Planning and Building Department will reduce the in-person counter service hours. The new hours of operation will be from 8:30 a.m. to 2:00 p.m., Monday through Thursday, with the counter closed on Fridays.

From: Saucedo, Portia

Sent: Tuesday, December 17, 2024 4:36 PM

To: Katie Kubala <Katie.HHFM@hotmail.com>; Ford, John <JFord@co.humboldt.ca.us>; Johnson, Cliff <CJohnson@co.humboldt.ca.us>

Cc: Bushnell, Michelle <mbushnell@co.humboldt.ca.us>; Margro Advisors <info@margroadvisors.com>; nocona mendes <noconamendes@yahoo.com>; Johnston, Kathleen <kjohnston@co.humboldt.ca.us>

Subject: RE: PLN-12076-CUP: Fw: DCC Cultivation License CCL18-0002139 - Transition

Greetings Katie,

DCC is requesting documents that become available after the project is approved.

This project was tentatively set for hearing on 12/19/2015, however there were several issues that came to the County's attention during the drafting of the staff report and subsequent site inspection on 11/14/2024. The project is being continued to January 16, 2025, but more information is required to tentatively move forward with the January hearing date. The County needs these updated documents and other requested information no later than January 3, 2025. The earlier the better, as the staff report and associated documents will need to be updated as well.

I've attached the Annual Compliance Inspection Report for your review.

Please provide the following information and updated documents:

1. Please provide a noise assessment at the current location of the generator and at the new location (see below)
2. Please provide a clear timeline for site restoration along with a restoration plan of the historic cultivation areas.
3. Please provide a clear timeline for the removal of all water bladders.
4. Please update the site plan with the following:
 1. All proposed and existing water tank/bladder locations and volumes
 2. Update the volume of the rain catchment pond along with length, width, and depth.
 3. Provide an updated location for the generator that is as far away from the tree line as possible
5. Please update the operations plan with the following:
 1. The annual water budget, as it has been exceeding the previously estimated budget
 2. The water source(s) for irrigation. Specify if it is rain catchment pond or Point of Diversion or both.
 3. The existing and proposed water storage tank/bladder quantity and volume

that coheres with the updated site plan.

Kind regards,



Portia Saucedo

Associate Planner

Current Planning Division

Planning and Building Department

3015 H Street | Eureka, CA 95501

Phone: 707-268-3745

Email: psaucedo1@co.humboldt.ca.us

In July, the Humboldt County Planning and Building Department will reduce the in-person counter service hours. The new hours of operation will be from 8:30 a.m. to 2:00 p.m., Monday through Thursday, with the counter closed on Fridays.

From: Katie Kubala <Katie.HHFM@hotmail.com>

Sent: Tuesday, November 12, 2024 10:50 AM

To: Ford, John <JFord@co.humboldt.ca.us>; Johnson, Cliff <CJohnson@co.humboldt.ca.us>

Cc: Bushnell, Michelle <mbushnell@co.humboldt.ca.us>; Saucedo, Portia <psaucedo1@co.humboldt.ca.us>; Margro Advisors <info@margroadvisors.com>; nocona mendes <noconamendes@yahoo.com>

Subject: PLN-12076-CUP: Fw: DCC Cultivation License CCL18-0002139 - Transition

Importance: High

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hello,

The DCC is requesting we upload our official CEQA approval document by 12/6/24. We have not yet received notification that this is going before the planning commission for approval and naturally we are concerned as to the repercussions of not meeting the DCC's deadline. Where does this project currently stand with your approval and is there anything we can be doing to expedite this process?

Katie Kubala

HHFM

From: nocona mendes <noconamendes@yahoo.com>

Sent: Friday, November 8, 2024 9:18 AM

To: Katie Kubala <katie.hhfm@hotmail.com>

Subject: Fwd: DCC Cultivation License CCL18-0002139 - Transition

Sent from my iPhone

Begin forwarded message:

From: "Schmitz, Jacob@Cannabis" <Jacob.Schmitz@cannabis.ca.gov>

Date: November 7, 2024 at 2:38:51 PM PST

To: noconamendes@yahoo.com

Subject: DCC Cultivation License CCL18-0002139 - Transition

Hello,

The amendment submitted requested a transition from a provisional license to an annual license. One or more deficiencies were identified. Please view the attached deficiency letter; the deficiencies are identified on page 3. The deficiencies may also be viewed directly in the licensing portal.

You have one month to respond to deficiencies. If no response is provided within that time the science amendment will be rejected and a resubmittal of an science amendment request will be required. Please provide all requested information by **12/6/2024**.

If the requested CEQA and/or CDFW documentation is not provided but all other deficiencies are addressed, this amendment will be approved and provisional license renewal review will be complete. Please be aware that there will still be further action necessary provisional license renewal to take place.

Thank you,

Jacob Schmitz

Environmental Scientist

Licensing Division, Office of Environmental Evaluation

(916) 251-4625

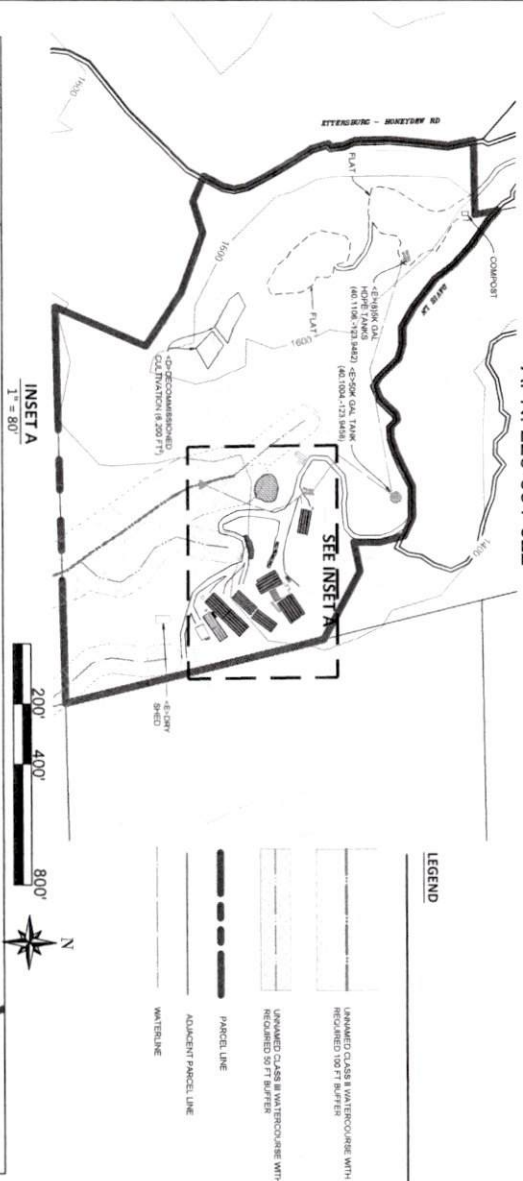
www.cannabis.ca.gov



**Department of
Cannabis Control**
CALIFORNIA

PARCEL OVERVIEW

APN: 220-091-022



INSET A
1" = 80'



1" = 80'



LEGEND

UNIMPROVED CLASS B WATERCOURSE WITH REQUIRED 100 FT BUFFER

UNIMPROVED CLASS B WATERCOURSE WITH REQUIRED 50 FT BUFFER

PARCEL LINE

ADJACENT PARCEL LINE

WATERLINE

SEE INSET A

STETSON - HUNTER RD

COMPOST

PLANT

PLANT

PLANT

PLANT

PLANT

PLANT

PROJECT INFORMATION

LIGHT DEPRIVATION (OUTDOOR) CULTIVATION AREA

SH	LENGTH	WIDTH	SQ FT
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1	100	8	800
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2	100	8	800
---	-----	---	-----

3	100	8	800
---	-----	---	-----

4	100	8	800
---	-----	---	-----

5	80	8	640
---	----	---	-----

6	80	8	640
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7	80	8	640
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8	80	8	640
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9	80	8	640
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10	80	8	640
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11	80	8	640
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12	80	8	640
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13	80	8	640
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14	80	8	640
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15	80	8	640
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16	80	8	640
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IMMATURE PLANT AREA

SH	LENGTH	WIDTH	SQ FT
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1	100	8	800
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2	100	8	800
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3	100	8	800
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4	100	8	800
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5	80	8	640
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6	80	8	640
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7	80	8	640
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8	80	8	640
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9	80	8	640
---	----	---	-----

10	80	8	640
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11	80	8	640
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12	80	8	640
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13	80	8	640
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14	80	8	640
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15	80	8	640
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16	80	8	640
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17	80	8	640
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WATER STORAGE AND USE

TYPE	QUANTITY	GALLONS
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HEAVY TANK	17	5,000
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HEAVY TANK	1	2,500
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HEAVY TANK	6	1,500
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HEAVY TANK	1	1,500
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METAL TANK	1	50,000
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RAIN CATCHMENT POND	1	300,000
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TOTAL AMOUNT OF WATER STORAGE		447,500 GALLONS
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WATER SOURCE

TYPE	QUANTITY	GALLONS
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POINT OF DIVERSION (SEE TO)		
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RAIN CATCHMENT POND		
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POWER SOURCE		
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250V GENERATOR (PRIMARY) 10KW		
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GENERATOR (BACK UP) 5KW		
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GENERATOR (BACK UP) 5KW		
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GENERATOR (BACK UP) 5KW		
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GENERATOR (BACK UP) 5KW		
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CULTIVATION BUILDINGS AND USE

BUILDING	USE	SIZE	YEAR
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MULTI-USE BUILDING	COMMERCIAL/RETAIL	59'x67'	2014
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MULTI-USE BUILDING	COMMERCIAL/RETAIL	59'x67'	2014
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MULTI-USE BUILDING	COMMERCIAL/RETAIL	59'x67'	2014
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MULTI-USE BUILDING	COMMERCIAL/RETAIL	59'x67'	2014
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MULTI-USE BUILDING	COMMERCIAL/RETAIL	59'x67'	2014
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MULTI-USE BUILDING	COMMERCIAL/RETAIL	59'x67'	2014
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MULTI-USE BUILDING	COMMERCIAL/RETAIL	59'x67'	2014
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MULTI-USE BUILDING	COMMERCIAL/RETAIL	59'x67'	2014
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MULTI-USE BUILDING	COMMERCIAL/RETAIL	59'x67'	2014
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MULTI-USE BUILDING	COMMERCIAL/RETAIL	59'x67'	2014
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MULTI-USE BUILDING	COMMERCIAL/RETAIL	59'x67'	2014
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MULTI-USE BUILDING	COMMERCIAL/RETAIL	59'x67'	2014
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MULTI-USE BUILDING	COMMERCIAL/RETAIL	59'x67'	2014
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MULTI-USE BUILDING	COMMERCIAL/RETAIL	59'x67'	2014
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MULTI-USE BUILDING	COMMERCIAL/RETAIL	59'x67'	2014
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MULTI-USE BUILDING	COMMERCIAL/RETAIL	59'x67'	2014
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REVISIONS

NO.	NOTES	DATE
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1	REVISION	6/1/2014
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2	REVISION	6/1/2014
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3	REVISION	6/1/2014
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4	REVISION	6/1/2014
---	----------	----------

5	REVISION	6/1/2014
---	----------	----------

6	REVISION	6/1/2014
---	----------	----------

7	REVISION	6/1/2014
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8	REVISION	6/1/2014
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9	REVISION	6/1/2014
---	----------	----------

10	REVISION	6/1/2014
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11	REVISION	6/1/2014
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12	REVISION	6/1/2014
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13	REVISION	6/1/2014
----	----------	----------

14	REVISION	6/1/2014
----	----------	----------

15	REVISION	6/1/2014
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16	REVISION	6/1/2014
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17	REVISION	6/1/2014
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PROJECT INFORMATION

225 DAVIS LLC CO

225 DAVIS LN. WHITE THORN 95589

PARCEL OVERVIEW

PROPERTY OWNER

ADDRESS

SHEET INFO

DATE

DRAWN

SCALE

SHEET

C1

DATE

DRAWN

SCALE

SHEET

C1

DATE

DRAWN

APPROVED

FEB - 6 2025

Humboldt County

PLANNING

DATE

DRAWN

SCALE

SHEET

C1

DATE

DRAWN

SCALE

SHEET

C1

DATE

DRAWN

SCALE

SHEET

C1