

**RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE COUNTY OF HUMBOLDT**

Resolution Number: 24-038

Record Number: PLN-11888-SP

Assessor's Parcel Numbers: 210-251-070-000, 210-051-068-000

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Larabee Farms, LLC Special Permit and Lot Line Adjustment request.

WHEREAS, Larabee Farms LLC, submitted an application and evidence in support of approving a Special Permit for the continued operation of an existing cannabis cultivation site consisting of 9,000 square feet of mixed light cannabis cultivation in greenhouses and 900 square feet of ancillary nursery space. Irrigation water is sourced from a non-hydrologically connected permitted well. Water storage for irrigation totals 19,750 gallons. The applicant's estimated annual water use is approximately 95,000 (9.6 gallons per square foot). Drying and other processing will occur on-site. Power is provided by a PG&E and a generator for emergencies. There will be four (4) employees. A lot line adjustment is also proposed between APN 210-051-070-000 (20.16 acres) and 210-05-068-000 (22.17 acres) to transfer of approximately 0.9 acres in an equal exchange with no net change in either parcel size.

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

WHEREAS, the Humboldt County Zoning Administrator held a duly-noticed public hearing on November 7, 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 Zoning Administrator makes all the following findings:

- 1. FINDING:** **Project Description:** The application is A Special Permit for the continued operation of an existing cannabis cultivation site consisting of 9,000 square feet of mixed light cannabis cultivation in greenhouses and 900 square feet of ancillary nursery space. Irrigation water is sourced from a non-hydrologically connected permitted well. Water storage for irrigation totals 19,750 gallons.

The applicant's estimated annual water use is approximately 95,000 (9.6 gallons per square foot). Drying and other processing will occur on-site. Power is provided by a PG&E and a generator for emergencies. There will be four (4) employees.

A lot line adjustment is also proposed between APN 210-051-070-000 (20.16 acres) and 210-05-068-000 (22.17 acres) to transfer of approximately 0.9 acres in an equal exchange with no net change in either parcel size.

EVIDENCE: a) Project File: PLN-11888-SP

2. FINDING: **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Zoning Administrator has considered the Addendum to and the Mitigated Negative Declaration (MND) prepared for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016.

EVIDENCE: a) Addendum prepared for the proposed project.

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

c) A Site Management Plan (SMP; WDID-1_12CC412026) was prepared for subject sites (APN: 210-251-070-000 and 210-051-068-000). The SMP details existing site conditions, how the properties are or will meet the provisions and requirements of the North Coast Regional Water Quality Control Board (NCRWQCB).

The applicant has been conditioned to submit a copy of the Site Management Plan prepared for the property within 60 days of project approval.

d) The applicant submitted a well evaluation prepared by Lindberg Geologic Consulting, which concluded the well has a low likelihood of having any direct connection to surface waters. The report concluded that the well appears to be hydrologically isolated from all nearby wells, surface waters, springs, or wetlands.

e) The project is within the historic aboriginal territory of the Bear River Band of the Rohnerville Rancheria. The project was referred to the Northwest Information Center (NWIC) and Bear River February 14,

2018. NWIC A Cultural Resource Investigation Report was conducted for the project following the spring of 2018 by William Rich and Associates. Bear River reviewed the survey and provided comment to the County on January 11, 2019. Bear River determined there was inadequate survey coverage and requested a site visit. Following the site visit, an amended Cultural Resource Investigation Report was prepared by William Rich and Associates that increased the survey area to 21 acres from the previous 5.5 acres. Bear River reviewed the amended Cultural Resource Investigation Report and provided comment October 26, 2021. They determined the project will not result in any adverse changes to historical or archaeological resources and recommended the Inadvertent Discoveries Protocol. The inclusion of the standard inadvertent discovery protocol as recommended by the cultural reports is incorporated into the projects as an informational note.

- f) The Project is located at 33865 Highway 36. To reach the site from Eureka, CA take Highway 101 for 19.9 miles to exit 685 to Highway 36. Follow Highway 36 33 miles. The Driveway is located on the left. A road evaluation was completed for the project by Six Rivers Construction & Consulting, dated May 25, 2018, with photos of 0.28 miles of the privately maintained Larabee Valley Road. Corrective measures to develop the road segment to the equivalent of a road category 4 standard have been added as conditions of project approval. The road evaluation deemed the private road segment off Highway 36 to the access road to be developed to the equivalent of a road category 4 standard with repairs specified in the conditions of approval.

FINDINGS FOR THE 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) The property has land use designations of Residential Agriculture (RA20-160). The RA designation is not designated as an open space designation and is not part of the Open Space Action Program. Cannabis cultivation is an agricultural product and is consistent with the use of Open Space land for managed production of resources. 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 zone in which the site is located

- EVIDENCE:**
- a) The Forestry Recreation or FR Zone is intended to be applied to forested areas of the County in which timber production and recreation are the desirable predominant uses and agriculture is the secondary use, and in which protection of the timber and recreational lands is essential to the general welfare.
 - b) All general 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 10,000 square feet of existing outdoor cannabis on a parcel over 5 acres subject to approval of a Special Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application for 7,400 square feet of existing outdoor cultivation on a 60-acre parcel is consistent with the CMMLUO and with the cultivation area verification prepared by the County.

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

- EVIDENCE:**
- a) Humboldt County Code section 314-55.4.8.2.2 allows cultivation of up to 9,000 square feet of existing mixed light cannabis on a parcel zoned FR over 1 acre in size subject to approval of a Special Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application for 9,000 sf of existing mixed-light cultivation on a 20-acre parcel is consistent with this and with the cultivation area verifications prepared by the County.

b) APN: 210-051-070-00: The subject parcel is a legal parcel as recorded Parcel 1: Lot 17 of Parcel Map No. 3 (Deerfield Ranch), as per Map recorded in Book 1 of Parcel Maps, Pages 5-7 of Parcel Maps.

APN 210-051-068-000: The subject parcel is a legal parcel as recorded in Lot 18 of Parcel Map No. 3 (Deerfield Ranch), as per Map recorded in Book 1, Pages 5-7 of Parcel Maps.

c) The project sources irrigation water from one (1) existing groundwater well. The well is utilized for both domestic use and irrigation needs. The project is conditioned for the applicant to monitor irrigation water separately from domestic and have these meter readings available when requested.

Per a report from a licensed geologist, the well is hydrologically disconnected from surface waters and therefore it does not require additional water rights from the State Water Resources Control

Board (SWRCB) and is not subject to forbearance or water storage requirements. Conditions of approval require the applicant to monitor water use from the well and water storage tanks annually to demonstrate there is sufficient water available to meet operational needs.

The site is currently enrolled in the State Water Resources Control Board's (SWRCB) General Order (No. WQ 2019-0001-DWQ) for Waste Discharge Requirements and Water Quality as a Tier II Moderate Risk site under WDID 1_12CC412026. The applicant has submitted a Site Management Plan (SMP) prepared by Elevated Solutions LLC, dated November 2019. The SMP states that there are a total of one (1) stream crossings on-site which has been upgraded per the LSAA agreement. The project is conditioned for the applicant shall adhere to the corrective actions listed in the SMP.

The California Department of Fish and Wildlife (CDFW) provided comment on the project February 16, 2024. Per the comments received, the project is conditioned for the applicant to remove all cannabis cultivation and associated infrastructure that is within the Streamside Management Area (SMA) Class III tributary to Butte Creek. Further, along the same Class III tributary to Butte Creek, a subsurface pipe was observed to be diverting water from the cultivation site to the tributary. As a condition of approval, the drainage must be redirected from the cultivation site to settling basins or bioswells that discourage and promotes dispersal and infiltration flows. CDFW also commented on the lack of adequate water storage currently observed on site, 6,000 gallons, which differed from the Operations Plan that reported 19,750 gallons. As a condition of approval, the applicant is required to have 19,750 gallons of water storage. While on the project parcel CDFW observed uncontained compost, discarded soil, and uncontained refuse with a nexus to cannabis cultivation. As a condition of project approval, the applicant must fully contain all compost piles and imported soil. CDFW observed sediment discharge occurring via the erosion of a hydrologically connected road. As a condition of approval, the applicant must implement an erosion control plan (Site Management Plan) to mitigate sediment delivery off roads and away from streams, which includes measures such as ditch relief culverts and water bars. As part of the ongoing conditions, the project is prohibited from the use of synthetic netting (i.e. plastic or nylon) including photo or biodegradable plastic netting.

- d) The Project is located at 33865 Highway 36. To reach the site from

Eureka, CA take Highway 101 for 19.9 miles to exit 685 to Highway 36. Follow Highway 36 33 miles. The Driveway is located on the left. A road evaluation was completed for the project by Six Rivers Construction & Consulting, dated May 25, 2018, with photos of 0.28 miles of the privately maintained Larabee Valley Road. Corrective measures to develop the road segment to the equivalent of a road category 4 standard have been added as conditions of project approval. The road evaluation deemed the private road segment off Highway 36 to the access road to be developed to the equivalent of a road category 4 standard with the conditioned improvements.

- e) The slope of the existing cultivation is less than 15% per USGS slope data.
- f) The location of the cultivation complies with most 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, or Tribal Cultural Resource.

6. FINDING:

The cultivation of 9,000 sf of existing mixed-light 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 self-certified to safely accommodate the amount of traffic generated by the proposed cannabis cultivation. The access road intersects State Highway 36, and as a result the project was referred to Caltrans District 1. No responses have been received to date.
- b) The site is in a rural part of the County where the typical parcel size is over 40 acres and many of the land holdings are very large. The proposed cannabis will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park or other use which may be sensitive to cannabis cultivation. Approving cultivation on this site and the other sites which have been approved or are in the application process will not change the character of the area due to the large parcel sized in the area.
- c) Irrigation water is sourced from a permitted groundwater well that has been determined to be hydrologically disconnected from adjacent surface waters.

A Hydrological Report was prepared by Lindberg Geologic Consulting dated October 26, 2022, assessed the potential for the well to be

hydrologically connected to surface waters or any adjacent wetlands or wells, and if pumping the well could affect such waters. Per the Report the well has a low potential of having any direct connection to surface waters. The survey area considered “adjacent” was within 1,000-foot radius from the subject well and encompasses approximately 72 acres. On the project parcel there is a spring-fed perennial tributary to Butte Creek approximately 180 feet to the north north-east. The elevation of the spring-fed perennial tributary is at an elevation of 2,490 feet, making the nearby tributary 110 feet higher than the total depth elevation of the well (2,380 feet). Based on the findings of the research, it was the professional opinion of the Consultant that there is a low likelihood of being hydrologically connected to surface waters in any manner that could affect adjacent springs, wetland, and/or surface waters in the vicinity, or to any of the Public Trust resources associated with the Van Duzen watershed. As such, use of the well does not require additional water rights from the State Water Resources Control Board and is not subject to forbearance or water storage requirements. While Butte Creek is a watercourse that supports important public trust resources such as fisheries, the low likelihood of any hydrologic connection indicates that there is a negligible impact to this public trust resource.

- 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. Measures are included in a Site Management Plan prepared by Elevated Solutions LLC.
- e) The project utilizes PG&E for project activities requiring electricity with a generator kept on site for emergency backup use.

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 is currently developed with one housing unit. The approval of cannabis cultivation on this parcel will not conflict with the ability for the existing residence to continue to be utilized 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) Planning staff determined that approval of this project is consistent with Humboldt County Board of Supervisors Resolution No. 18-43, which established a limit on the number of cultivation permits and acres which may be approved in each of the County's Planning Watersheds. The project site is located in the Cannabis impacted HUC-12 Butte Creek watershed within the greater Van Duzen Planning Watershed, which under Resolution 18-43 is limited to 425 permits and 146 acres of cultivation. With the approval of this project the total approved permits in this Planning Watershed would be 137 cultivation permits and the total approved acres would be 44.65 acres of cultivation.

FINDINGS FOR LOT LINE ADJUSTMENT

- 9. FINDING:** The Lot Line Adjustment application is complete

- EVIDENCE:** a) The applicant has submitted application materials identifying proposed lots to be adjusted, a copy of current deeds and information showing the feasibility of the adjusted lots to be utilized for their intended purposes.

- 10. FINDING:** The project is consistent with the Subdivision Map Act

- EVIDENCE:** a) APN: 210-051-070-00: The subject parcel is a legal parcel as recorded Parcel 1: Lot 17 of Parcel Map No. 3 (Deerfield Ranch), as per Map recorded in Book 1 of Parcel Maps, Pages 5-7 of Parcel Maps.

APN 210-051-068-000: The subject parcel is a legal parcel as recorded in Lot 18 of Parcel Map No. 3 (Deerfield Ranch), as per Map recorded in Bok 1, Pages 5-7 of Parcel Maps.

- 11. FINDING:** The proposed Lot Line Adjustment is consistent with the General Plan

- EVIDENCE:** a) The Lot Line Adjustment is consistent with the Land Use Designations, Forestry Recreation FR-B-5(20) of the resulting properties. The adjustment is intended to facilitate improved management of agricultural lands.

- b) The subject properties are within a mapped High and Low Instability. The subject properties are outside any mapped earthquake faults or fault hazard zones, areas of potential liquefaction, or mapped

historic landslides.

The central and southern portions of the subject site are within a FEMA mapped 100-year flood zone. The existing project will not alter the existing flood area, does not propose any new residential or civic uses, and will not result in any hazardous industrial uses within the existing flood zone. Agriculture is an allowable use in flood zones. The project is located within the State Responsibility Area (SRA) for fire protection and the Bridgeville Fire Protection District (BFPD) response area. BFPD responds to structural fires and medical emergencies.

- c) The project is within the historic aboriginal territory of the Bear River Band of the Rohnerville Rancheria. The project was referred to the Northwest Information Center (NWIC) and Bear River February 14, 2018. NWIC A Cultural Resource Investigation Report was conducted for the project following the spring of 2018 by William Rich and Associates. Bear River reviewed the survey and provided comment to the County on January 11, 2019. Bear River determined there was inadequate survey coverage and requested a site visit. Following the site visit, an amended Cultural Resource Investigation Report was prepared by William Rich and Associates that increased the survey area to 21 acres from the previous 5.5 acres. Bear River reviewed the amended Cultural Resource Investigation Report and provided comment October 26, 2021. They determined the project will not result in any adverse changes to historical or archaeological resources and recommended the Inadvertent Discoveries Protocol. There are no mapped occurrences of rare and/or endangered species on the project parcel according to the California Natural Diversity Database. The nearest northern spotted owl (NSO) activity center is approximately 1.8 miles from the nearest cultivation area. The project has been conditioned to ensure supplemental lighting associated with the onsite nursery and mixed light cultivation adheres to Dark Sky Association standards including security lighting Recommended conditions of approval include limiting noise from project activities to 50 decibels 100 feet from the noise source or at the nearest tree line, whichever is more restrictive, proper storage of fuels fertilizers and pesticides, prohibition of monofilament netting, storage of refuse in wildlife proof containers, and prohibition of anticoagulant rodenticide.

12. FINDING:

The proposed Lot Line Adjustment is consistent with zoning regulations and development standards of the FR zone.

EVIDENCE: a) Resulting parcel 1 is developed with an existing residence and agricultural operation, both of which are principally permitted uses in the RA zone. The Lot Line Adjustment will not preclude resulting parcel 2 from conducting agricultural operations, which is a principally permitted use. All development meets or exceeds minimum setbacks and minimum distance between major buildings and does not exceed maximum ground coverage.

13. FINDING: The proposed Lot Line Adjustment will not adversely impact the environment, is compliant with CEQA, and will not be detrimental to public health, safety, or welfare, and will not be materially injurious to properties or improvements in the vicinity.

EVIDENCE: a) All responding referral agencies have approved or conditionally approve the proposed project. The project will not result in changes in land use density and will not create a new parcel. The Lot Line Adjustment has been analyzed as part of the entirety of the project in a project specific addendum to the Mitigated Negative Declaration prepared for the Commercial Medical Marijuana Land Use Ordinance.

14. FINDING: The use of the well for irrigation and domestic use purposes will not have any adverse impacts on any public trust resources.

EVIDENCE: a) The project uses two wells for irrigation purposes. Both wells are located within a quarter mile of Showers Creek, which is a Class 1 perennial, fish bearing stream which flows into the Mad River, and within a third of a mile of the Mad River. The Mad River contains important public trust resources such as fisheries, recreation such as boating and swimming, and historically may have provided opportunities for waterborne commerce. The primary well is located approximately 820 feet from Showers Creek, and approximately 1,630 feet from the Mad River. The elevation of Showers Creek at its closest point is roughly 2,320 feet above sea level, which is 20 feet below the bottom of the well and roughly 100 feet below the elevation of the screening interval. The elevation of the Mad River at its closest point to the well is 1,920 feet above sea level, which is 320 feet below the bottom of the well and roughly 400 feet below the screened interval of the well. The geologic layers of the water bearing unit (shale, chert, sandstone and quartz) are more indicative of a bedrock aquifer than an alluvial aquifer and the fact that the well is drawing from above the creek and the river demonstrates that it is not directly connected to the underflow of either

watercourse.

The secondary well is screened between 70 and 230 feet below the surface in a mix of shale, sandstone and basalt. The closest waterbody is the Class III unnamed watercourse referenced above which is approximately 400 feet away to the northwest and is 119 feet higher than the depth of the well. This well is approximately 1,170 feet from Showers Creek and approximately 1,480 feet from the Mad River. Showers Creek at its closest is at an elevation of 2,160 feet, which is 165 feet below the screening interval of the well. The Mad River is at an elevation of 1,920 at its closest point, which is 405 feet below the screening interval. The geologic layers of the water bearing unit (shale, sandstone and 11basalt) are more indicative of a bedrock aquifer than an alluvial aquifer and the fact that the well is drawing from above the creek and the river demonstrates that it is not directly connected to the underflow of either watercourse. Additionally, the use of the wells for approximately 577,500 gallons of water per year is unlikely to significantly impact groundwater resources because the approximately 44-acre property provides significantly more groundwater recharge per year than the amount of water used for irrigation purposes.

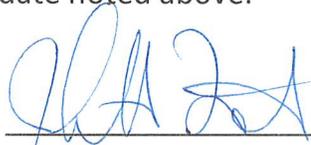
DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Special Permit and Lot Line Adjustment for Larabee Farm, LLC subject to the conditions of approval attached hereto as Attachment 1A.

Adopted after review and consideration of all the evidence on **November 7, 2024**.

I, John Ford, Zoning Administrator 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 Zoning Administrator at a meeting held on the date noted above.



John H. Ford, Zoning Administrator,
Planning and Building Department

ATTACHMENT 1A

CONDITIONS OF APPROVAL

APPROVAL OF THE CONDITIONAL USE 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 for Cannabis Operations

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 #17. 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 the effective date of permit approval, the applicant shall submit a revised Site Plan delineating the proposed 900 square feet of ancillary nursery area within the 2,357 existing agricultural building as well as an updated Cultivation and Operations Plan that coheres with the Site Plan.
7. The applicant shall install a water meter to monitor water use from the well and water storage tanks annually to demonstrate there is sufficient water available to meet operational needs.
8. Within 60 days of the effective date of permit approval, the applicant shall submit a revised Site Plan showing where the additional water storage tanks for a combined minimum total of 19,750 gallons of water storage on the subject parcel for Planning Department review and approval.
9. The applicant shall complete all recommended actions and mitigation measures included in the Site Management Plan (WDID#1_12CC412026) for APN 210-051-070-000 prepared by Elevated Solutions LLC, dated November 2019.
10. The applicant shall secure permits for all structures and grading 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, proposed structures associated with drying and storage or any activity with a nexus to cannabis, generators, any noise containment structures and graded flats, 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.
11. Prior to cultivation in relocation areas the applicant shall submit a grading plan for proposed relocation areas receiving cannabis with slopes greater than 15%. The plan shall minimize cut and fill to the extent feasible and will be subject to review and approval of the Planning Director or their authorized designee.
12. Within 180 days of project approval the applicant shall complete all conditions related to the Lot Line Adjustment and record a Notice of Lot Line Adjustment. Submittal of a recorded copy of the above referenced notice will satisfy this condition.
13. The applicant shall remove all cannabis cultivation and cultivation related infrastructure that is located within 30 ft. and within the SMA of the Class III tributary to Butte Creek.
14. The applicant shall increase water storage from the current 6,000 gallons onsite to no less than 19,750 gallons for cannabis irrigation.

15. Within 30 days of project approval, the applicant shall fully contain all compost piles, imported soil, and properly dispose of all uncontained refuse including uncontained trash and debris and discarded plastic tarps.
16. 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.
17. 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. Approval of the Lot Line Adjustment is conditioned on the following terms and requirements which must be satisfied before completion of the Lot Line Adjustment

1. A Notice of Lot Line Adjustment shall be recorded for each resultant parcel. The following information must be submitted to the Planning Department for review prior to recordation:
 - a. A copy of the existing deeds and the deeds to be recorded for the adjusted parcels. If the property is not changing ownership, only the existing deeds are required.
 - b. A Preliminary Title Report regarding ownership of parcels involved. The Title Report documents must be current at time of submittal. Depending on the date of the report preparation, updating may be necessary.
 - c. A completed "Notice of Lot Line Adjustment and Certificate of Compliance" form for each parcel.
 - d. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors.
2. When the parcels being adjusted are not held in common ownership, copies of the executed deeds (signed but not recorded) prepared by a qualified individual must be submitted for review by the Planning and Public Works Departments.
3. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors as required by the County Assessor shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. The check shall be made payable to the "Humboldt County Planning Division". The fee is required to cover the Assessor's cost in updating the parcel boundaries.

-Processed, rocked, and compacted to ensure that sediment delivery will not affect the unnamed class III stream.

-Rolling dips and outsloped shall be installed to guarantee no sediment delivery.

4. 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.
5. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above in items C.1. and C.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.
6. Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any erosion control and/or cultivation 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.
7. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
8. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
9. The use of anticoagulant rodenticide is prohibited.
10. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.
11. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, 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. If offsite

processing is chosen to be the preferred method of processing, this permit shall be modified to identify the offsite licensed facility.

12. 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.
13. 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.
14. 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.
15. 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.
16. 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).
17. Maintain enrollment in Tier 1, 2, or 3, certification with North Coast Regional Water Quality Control Board (RWQCB) Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
18. Comply with the terms of the Final Lake and Streambed Alteration Agreement (EPIMS-HUM-09230-R1), as well as any subsequent amendments, obtained from the California Department of Fish and Wildlife (CDFW), if applicable.
19. 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.

20. 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).
21. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
22. Pay all applicable application, review for conformance with conditions and annual inspection fees.
23. 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.
24. The applicant shall maintain water use records for cultivation areas, to be furnished during or prior to annual onsite inspections. Records shall track irrigation use and be kept separately or differentiated from any record of water use for domestic, fire protection, or other irrigation purposes.
25. The master log books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
26. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).
27. Fish stocking is prohibited without written permission from the California Department of Fish and Wildlife (CDFW) pursuant to Section 6400 of the Fish and Game Code for the life of the project.

Performance Standards for Cultivation and Processing Operations

28. Pursuant to the MCRSA, Health and Safety Code Section 19322(a)(9), 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."
29. 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).
30. 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.
31. 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.
32. 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

33. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation SP 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.

34. 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 pursuant to Section 55.4.13.

35. 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.

36. 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.

37. 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.
38. 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 #5 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 Conditions of Approval #30 of 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.

4. A Record of Survey as outlined in the Business and Professions Code of the State of California may be required pursuant to Section 8762 of the Land Surveyors Act which states in part, a Record of Survey shall be filed upon "...the establishment of one or more points or lines not shown on any subdivision map, official map, or record of survey..."
5. Approval of this Lot Line Adjustment does not guarantee that developable parcels will result. Final approval for any development will depend on demonstration of conformance with site suitability requirements in effect at the time development is proposed.
6. To reduce costs the applicant is encouraged to bring in written evidence of compliance with all of the items listed as conditions of approval in this Exhibit that are administered by the Planning Division (Namely: items 1 – 5) as a package at least four (4) weeks before the desired date for recordation. Post application assistance by the Planner on Duty, or by the Assigned Planner, with prior appointment will be subject to a Special Services Fee for planning services billed at the County's current burdened hourly rate. There is no charge for the first post project approval meeting. Please contact the Planning Division at (707) 445-7541 for copies of all required forms and written instructions.

**Cultivation & Operations Plan
Larabee Farm, LLC
33865 Highway 36
Bridgeville CA
APN #: 210-051-070
Application #: 11888**



**Proposed Medical Cannabis Cultivation Facilities
Humboldt County Planning Department
3015 H St.
Eureka, CA 95501**

Revised March 2024

Project Summary

Larabee Farm, LLC is proposing to permit existing medical cannabis cultivation activities in accordance with the County of Humboldt Commercial Medical Marijuana Land Use Ordinance (CMMLUO). The project requires a Special Permit (SP) for a total of 9,000 SF of Pre-Existing Mixed Light Cultivation in the following structures. GH#1: 30'x100' (3,000 SF), GH#2: 30'x100' (3,000 SF), GH#3: 30'x100' (3,000 SF) for a total of 9,000SF. The applicant proposes a 20'x50' (900 SF) Ancillary Nursery located in the Drying and Curing Structure. The project has a 2,357 SF ancillary agricultural building use for propagating immature plants and drying, curing processing of cannabis product. The greenhouse ancillary and indoor nursery will not exceed the allowed 900 SF area at any given time. There is a (1) 486 SF shed that is used as a secured Cannabis Storage Area, (1) 130 SF shed that is used to store cultivation nutrients and pesticides and (1) 190 SF shed with concrete floors and secondary containment that is used to store a 500-gallon fuel tank and backup generator. Power is supplied from PG&E with the generator being used only during power outages when require for operators. Water is sourced from a non-hydrologically permitted well. Annual water use is 95,000 per year or 10.21-gallons per/sf.

Site Description

The Project is located at 33865 Highway 36. To reach the site from Eureka, CA take Highway 101 for 19.9 miles to exit 685 to Highway 36. Follow Highway 36 33 miles. The Driveway is located on the left.

Land Use

The subject has a general plan designation of dispersed housing, as identified by the Northern Humboldt General Plan (NHGP) and is zoned FR-B-5 (20).

State & Local Compliance

Larabee Farm, LLC currently holds a Provisional State License Number CCL18-0003100. The license will be transitioned to an Annual License after local approval is completed.

North Coast Regional Water Quality Control Board

Larabee Farm, LLC was in complete compliance with NCRWB (WDID#1B161101CHUM) and has made the transition into The State Water Resource Control Board. Quality Certification for Discharges of Waste Resulting from Cannabis Cultivation & Associated Activities or Operations, With Similar Environmental Effects. A Water Resource Protection Plan has been developed for the project by Six Rivers Construction & Consulting and has been implemented for activities associated with onsite cultivation since August 2016.

State Water Resource Control Board

A total of 1 watercourse exists on the property. Water for domestic and cannabis irrigation is provided by a 120' deep permitted well which is not hydrologically connected. P.O.D. is identified on the plot map and is located at Latitude 40.2659, -123.4120. The applicant has enrolled transitioned to the State Water Resource Control Board, under Order WQ 2017-0023-DWQ. A Hydrological Isolation of Existing Well from Surface Water Report was completed by Lindberg Geologic Consulting to assess the well connectivity and has been submitted to the planning department.

Water Storage:

Water storage for irrigation use is provided in the form of water storage tanks. The property currently has (3) 5,000 gal, (5) 350 gal, (4) 500 gal tanks. Larabee Farm, LLC has a total 19,750 gallons of hard water storage.

Water Use:

Table 3.1 Estimated Annual Irrigation Water Usage (gal/month)

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0	0	7,000	10,000	10,000	15,000	17,000	17,000	12,000	7,000	0	0

Site Drainage, Runoff, & Erosion Control

Larabee Farm, LLC is enrolled with the North Coast Regional Water Quality Control Board (NCRWQCB) for Tier 2 coverage and has transitioned into the new order under the State Water Resource Control Board. A WRPP and SMA have been developed and submitted to the appropriate agencies.

Erosion Control

The Water Resource Protection Plan (WRPP) includes erosion and sediment control BMP’s designed to prevent contain and reduce sources of sediment. The WRPP also includes corrective actions to access road maintenance. Additionally, the WRPP requires mulch piles and spoils from any grading to be stored in a designated location away from the watercourse. Please refer to the WRPP section titled *Best Management Practices for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities* located in *Appendix H* for complete BMP recommendations and specifications.

Watershed and Habitat Protection

Adherence to the Water Resource Protection Plan ensures that the watershed and surrounding habitat are protected. The cultivation activities and associated structures are > 150 ft. from the nearest watercourse, providing a suitable buffer between cultivation operation and habitat. Additionally, site development and maintenance activities utilize BMP’s in accordance with the NCRWQB/SWRCB recommendations. Any grading and earthwork activities will be conducted by a licensed contractor in accordance with approved grading permits, signed Lake and Streambed Alteration Agreement with CDFW and the WRPP. Refer to *Appendix H* for detailed descriptions of watershed and habitat protection measures.

Monitoring & Reporting

Annual water uses and reporting is completed annual. A copy of these reports is available onsite or by request.

California Department of Fish & Wildlife

A 1601 Notification was completed by Chris Carrol at Timber Resource Consultants. The applicant received a Notice of Self Certification Exemption.

Energy & Generator Use

On Grid power is provided by PG&E for domestic and agricultural use. There is one 45k

generator that is used as a backup power source in an event of a power outage. The decibel readings have been taken from various areas of the property and the results found that at 100+ the meter did not exceed 39 decibel standard which falls well within all agency specification. Maintenance and use logs are on-site and available upon request.

Use and Storage of Regulated Products

Best Management Practices (BMP's) are employed when storing, handling, mixing, application, and disposal of all fertilizers, pesticides, and fungicides. All nutrients, pesticides, and fungicides are in a locked storage room, and contained within water-tight, locked and labeled containers, in accordance with manufacturers instruction. Application rates will be tracked and reported with the end of the year monitoring report required in the WRPP. Employees are trained to safely handle such pesticides, as before stated in section 2.6-3. See *Appendix H, WRPP* for complete BMP specifications for the use and storage of regulated products. Spill kits and eye wash stations are located onsite by nutrient and pesticide mixing areas and fuel storage areas.

Fertilizers

Nutrients and biological inoculants used for cultivation include:

Max Sea (16-16-16)

Max Sea (3-20-20)

Bio Bud (.5-.1-1)

Beneficial Living Center and Garden Supplies Organic Compost Tea (See SDS for additives.)

Pesticides & Fungicides

Pesticides and fungicides used for cultivation include:

Diatomaceous Earth

Neem Oil

Green Cleaner

Plant Therapy

Fuel & Oil

Larabee Farm, LLC has a 500-gallon fuel tank located by the cultivation area. Fuel is stored in an enclosed fuel shed with concrete floors. The fuel tank is also stored in secondary containment. Spill kits, fire extinguisher, and eye wash stations are located by all fuel storage.

Waste Management Plan

Trash and recycling containers are located near the processing building in a safe, enclosed location. Solid waste and recycling are hauled off-site to 965 Riverwalk Dr. Fortuna, CA 95540. Organic waste from cultivation is composted. Spoiled soil is stored in an controlled area surround by straw waddles and covered during the winter months to control runoff.

Wastewater Management

The water management plan aims to achieve an entirely close-cycled irrigation and nutrient system. Hand watering methods minimize the over-irrigation of plants and subsequent runoff. The septic is on file with the county. The septic system is maintained as recommended.

Humboldt County Building Department

All necessary building permits will be obtained per the conditions of approval of the permit.

Cal Fire

The subject property is located within a State Responsibility Area (SRA) for fire protection. Several improvements are proposed in order to meet SRA requirements, including designation of a fire turn out area for emergency vehicles, and management of trees and vegetation around existing structures to maintain the required 100 ft. defensible space. All structures on the property meet the 30 ft. SRA setback requirement from property lines. Fire extinguishers are located at all greenhouse structures, processing facility and fuel areas. The applicant has a marked 3,000-gallon water storage tank that is designated for Cal Fire use.

Cultivation Plan

Larabee Farm cultivates (3) mixed light grow cycles per year. Greenhouses are equipped with complete automated greenhouse controllers that regulate climate, lights, and light deprivation tarps.

Cultivation Schedule

January: Site Monitoring and Preparation for planting. Clones are propagated onsite.

February: Clone propagation continues. 1st Cultivation cycle is planted.

March: Clone Propagation continues. Plants in vegetative grow stage.

April: Plants are changed to flower grow stage.

May: Clones are transitioned from indoor propagation area to ancillary nursery. Plants in flowering greenhouses remain in flower.

June: 1st harvest. Replanting of flowering greenhouses with plants from ancillary nursery. Plants are immediately flipped to flower. Clones are propagated for next grow cycle.

July: Clone propagation continues. Plants in flowering greenhouses remain in flower.

August: 2nd harvest. Replanting of flowering greenhouses with plants from ancillary nursery. Plants are immediately flipped to flower.

September: Clone propagation continues. Plants in flowering greenhouses remain in flower.

October: 3rd harvest. Clone inventory is cleared and mothers that will not be used for the following year are discontinued/destroyed.

November/December: New Mother Plants arrive onsite and remain in the indoor propagation area for the upcoming season.

Harvesting, Drying & Trimming

Harvested plants are hung in the ancillary ag structure for approximately two weeks. Dried flowers are then bucked into manageable buds and processed at an on-site processing with a trim machine on-site.

Employee Plan

There are two full time seasonal employees between March-November. Two additional day

labors will be used as day labor during planting and harvesting periods. Portable ADA compliant restroom and handwash station will be within the required 250' of all employees work areas.

On-Site Housing

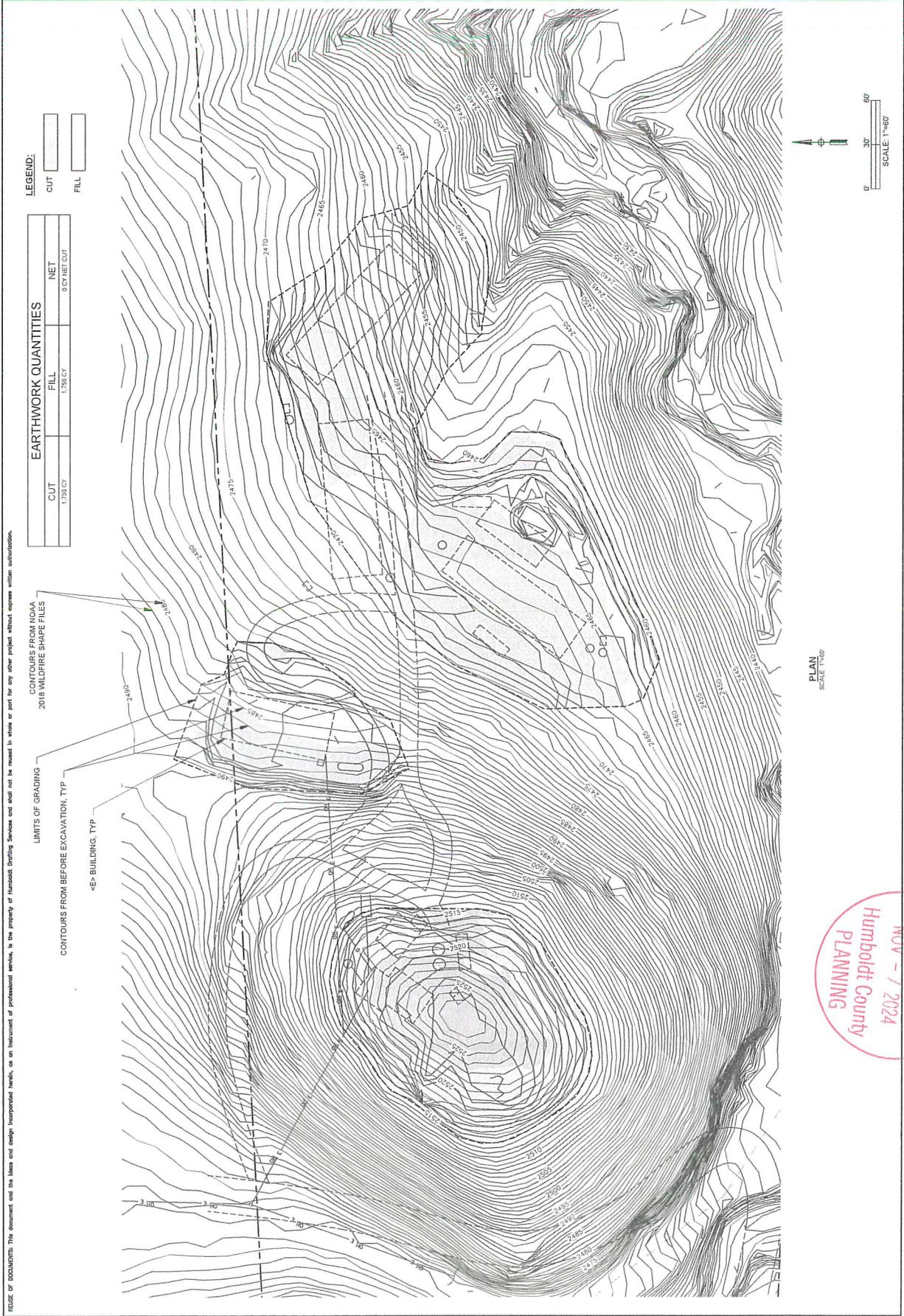
The existing single-family residence located on site occupied by the property owner/applicant. This residence is for non-cannabis use. Employees live off-site and commute daily to the cultivation site via carpool and personal forms of transportation.

Security Plan & Hours of Operation

The cultivation facilities including the greenhouses and processing buildings are enclosed in a secure fence behind two locked gates. The main entry gate is located off of HWY 36 and is a shared roadway with neighboring parcels. The entry gate to the cultivation area is located off the shared roadway and always remains locked. Restricted access signs are posted conspicuously at the entry gates. The cultivation and processing facility area will have low intensity exterior lighting to illuminate the entrances and will include a small number of motion activated security lights. Security cameras are installed at the entry gate and entrances to the facilities.

Hours of Operation

Business hours are Monday-Friday 9am to 5pm.

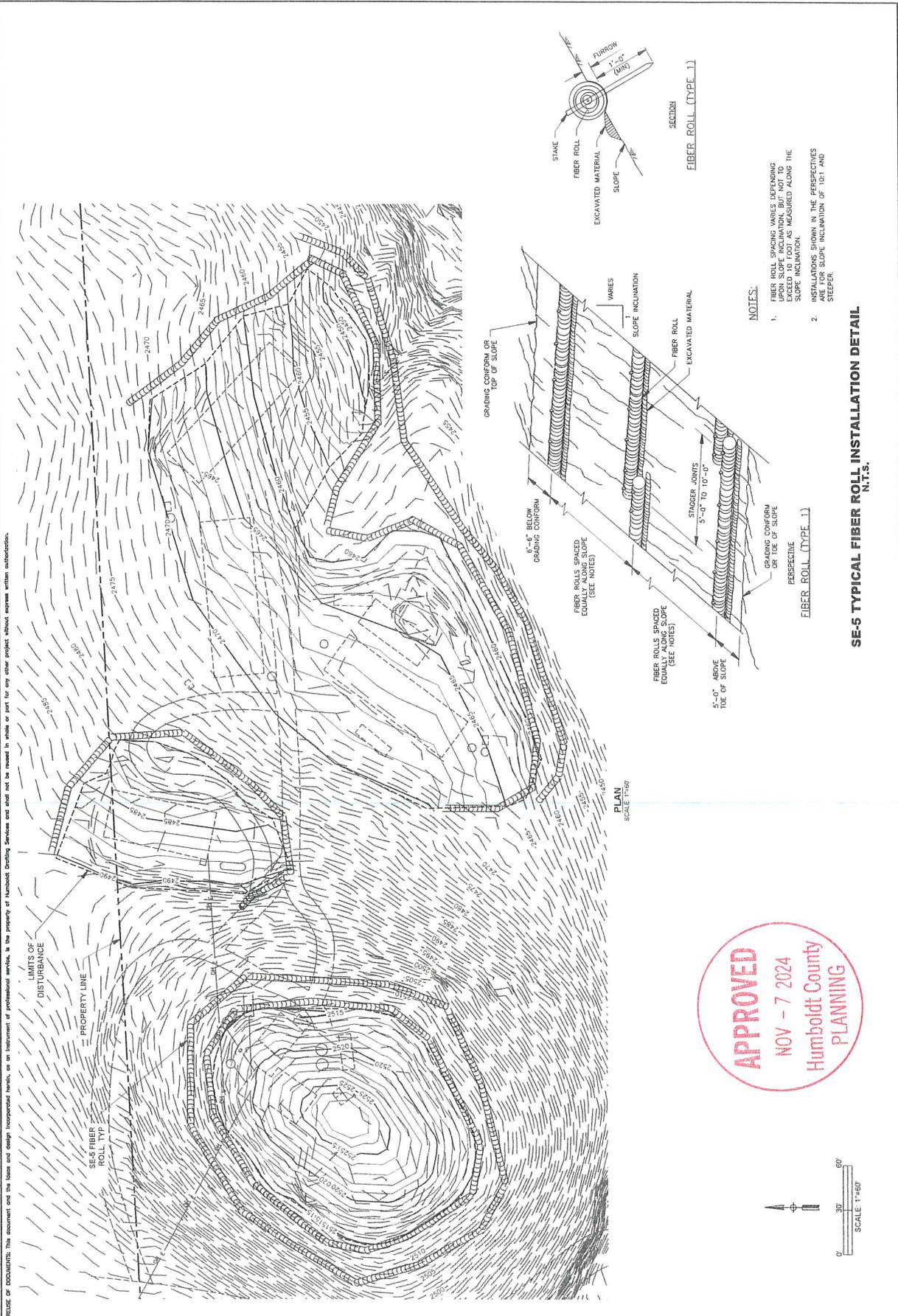


APPROVED
 NOV - 7 2024
 Humboldt County
 PLANNING

NO.	REVISION / REVISION	BY	CHK.	DATE

DRAWN	CHECK	DATE	JOB NUMBER	SHEET

C2.0



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