

PDCON Enterprises, LLC

Project Description

PDCON Enterprises, LLC is seeking a Special Permit under the Humboldt County CMMLUO for 28,500 sq ft of New Outdoor Commercial Cannabis Cultivation. This parcel is located in the Garberville area of Southern Humboldt County. APN 222-156-013. The parcel is 43 acres with zoning of AE.

The parcel consists of scattered oak with approx. 70% natural meadows on a southern aspect with gentle slopes up to 15%. Applicant proposes to have the cultivation in one area of the parcel within a natural meadow and slopes of less than 5%.

There are no Sensitive Receptors within setback requirements of the existing Cultivation. This includes being at least 600 ft. from a School Bus Stop, School, Place of Worship or Cultural Resources or Public Parks. No cultivation will take place within 300 ft. of a neighboring residence. Waivers will be obtained for nearby vacant parcels that lie within the 270' setback. There is no cultivation infrastructure within 30 ft. from property lines. The cultivation site is over 230' from the nearest water course, with a natural vegetation buffer.

Rain catchment will supply water for cultivation irrigation. Drinking water will be available as needed.

No new grading is being proposed.

Solar power supplies the electrical power needs for this project.

No employees will be needed for this project.

The metal building onsite will not be used for cannabis use.

It is anticipated that this project will take up to 3 years to completely build out. During this time water storage will meet capacity of the cultivation area of the time.

Operation Plan

PDCON Enterprises, LLC will utilize natural sunlight for outdoor cultivation. Two growing cycles of natural sunlight, outdoor cultivation will be done each year. Light deprivation techniques will be used and no supplemental lighting will be needed for cultivation.

Operations will consist of utilizing natural soils in which organic and natural amendments have been added for optimum plant health. Native prime ag soil will be used and plants will be planted directly in the ground, and if needed amendments will be added if needed for continued use, which will eliminate the need to purchase additional commercial soil.

Cultivation irrigation water is provided by a rain catchment system utilizing the 1 of the 30'x200' proposed hoop houses, and a series of 5,000 gallon water tanks. Additionally a 2,500 gallon water tank will supply water for fire suppression.

Applicant will not have employees for this project.

Sanitary facilities will be a porta-potti on site that is maintained by a local vendor.

All drying and any further processing of the cannabis that is needed will be done at a permitted offsite processing facility.

Applicant will not produce any light for cannabis cultivation activities and will adhere to the International Dark Sky Guidelines.

No noise from any cultivation activity will exceed 50 db at 50' from the noise source. A 24 hour noise assessment was completed and included in the application.

Cultivation Plan

PDCON Enterprises, LLC will utilize natural sunlight for their commercial outdoor cannabis cultivation. The cultivation will be in natural soil which has been amended as needed for plant health. This soil will be recycled each growing cycle by adding appropriate amendments and nutrients if needed. These amendments and nutrients will be natural and organic and will be handled and stored as required by manufacturer.

Applicant proposes to use a series of 4-30'x200' and 1-30'x150' greenhouses for a cultivation area of 28,500 Sq Ft. The cultivation will take place in the native prime ag soil. The greenhouses will use black out tarps for light deprivation. This will allow two growing cycles per season of outdoor cultivation. No supplemental lighting will be needed. An additional greenhouse of 30'x66' will be used for non cannabis nursery plants only.

Black out tarps will limit sunlight during the spring-time, therefore the applicants will achieve 2 growing cycles per season. The greenhouses will have natural soil floors.

PDCON Enterprises, LLC anticipates to start cultivation in April each season. By using light deprivation techniques, they will harvest a cannabis crop during June. At that time the greenhouses will be replanted and this second cultivation cycle will be harvested in October. No light deprivation will be needed for the second crop.

All drying and processing will be done off site.

Slopes at the proposed cultivation site are less than 5% and the site is a natural meadow. Watering will be on timers and drip irrigation again limiting the amount of labor involved and reducing the need for employees.

No supplemental lighting will be necessary and applicant will always adhere to the International Dark Sky Guidelines and not allow any light to escape any cultivation area between sunset and sunrise.

Only natural pesticides will be used if needed for plant health. Integrated Pest Management will greatly reduce or eliminate the need for pesticides. Storage for pesticides and nutrients is in a proposed metal building and kept in secondary containment. SDS are available in the storage area. No regulated pesticides or fertilizers are used on this site. Applicant will also provide companion planting as part of their integrated pest management plan.

Security

PDCON Enterprises, LLC has a security plan in place which consists of No Trespassing Signs and a locked gate leading to the cultivation site. Also security cameras are in place at strategic locations. Cultivation area is not visible from a public road. We use this to our advantage as well very few vendors will be needed which reduces the visibility of the cultivation site.

The access road is a private road with locked gate and very little traffic.

No public visitation is allowed as part of the operations of this site.

Processing

All Processing will be done off site.

Materials Management Plan

PDCON Enterprises, LLC will not use any Hazardous Materials as part of the cannabis cultivation project. Any plastics such as tarps, waterlines, plastic pots or propagation trays or any unusable greenhouse materials will be disposed of appropriately at a licensed disposal site such as the Redway Transfer Station in Redway or the Humboldt Waste Management Facility in Eureka.

Proper storage of trash in trash cans with containment will be utilized for other trash including household type trash. This also will be transported weekly to the appropriate Facility.

No fuel or storage of any hazardous material in reportable quantities will be on site.

As shown on the Site Management Plan for this parcel, minimal fertilizers or pesticides will be used.

A list of the ag chemicals and their use and storage is included as attachment.

A contained 12'x12' compost area is shown on site plan for cannabis waste and other organic compost.

Parking and Roads

This cultivation site is located off the County maintained, Old Briceland Road, then a privately maintained paved road for approx. .7 miles. The paved road is well maintained for erosion control by owners. The pavement ends at the property line and a gravel road extends through the property. There are sufficient pull-outs in several areas along the driveway for traffic to pass safely. Slopes of the road are up to 12%. There is access for any type emergency vehicle with ample parking up to 10 vehicles including any type of emergency vehicle such as a Type 3 fire apparatus. See Site Plan for Parking areas.

Light Pollution Control

PDCON Enterprises, LLC will utilize natural sunlight for their cultivation. No supplemental light will be needed. No light will escape any cultivation area between sunset and sunrise. Applicant adheres to the International Dark Sky Guidelines.

Soils Management

PDCON Enterprises, LLC will utilize the existing natural soil for cultivation in the native prime ag soil inside the greenhouses. This soil will be tested each season and will be reused each growing cycle by adding appropriate organic amendments if needed. Soil will be contained within the greenhouses, eliminating the

possibility of runoff or exposure to cause contamination of surrounding areas or water courses. The soil will be tilled and cannabis plants will be planted directly into the soil. By utilizing the natural soil, the applicant will greatly reduce the irrigation water needs.

Hazardous Material Waste Statement

No Hazardous Waste will be generated in the cultivation of cannabis or on the parcel.

Energy Plan

The electricity needed will be for water pump for irrigation needs. The electricity will come from a solar panel that will be mounted next to the pump.

Storm Water Management Plan

PDCON Enterprises, LLC will maintain driveways and access roads to eliminate erosion or runoff during storms. The driveway is well maintained and is shaped with rolling dips at appropriate intervals to eliminate erosion. At the outlet of each rolling dip is a rocked or natural vegetation dissipation area. No culverts or water crossings are on the parcel of the cultivation site. During storm events operator will monitor roads and cultivation site to ensure that runoff from cultivation site as well as access roads will be corrected for minimal impact or erosion. This will include proper ditching and vegetation buffers to prevent erosion. If needed straw, seed, wattles, jute cloth or other industry standards of erosion control will be placed to eliminate runoff. Roads and cultivation site will be shaped with rolling dips, bioswales and vegetation buffers which and help absorb potential runoff. Site Management Plan will contain additional information to ensure proper measures will be taken for appropriate storm water management.

Water Source and Water Rights

Cannabis cultivation irrigation water is from a rain catchment system on the roofs of 1 of the 30'x200' hoop houses. A series of 5,000 gallon water tanks will store the needed water for the season. The total of tanks needed for 90,000 gallons of projected water use will be 18 tanks. The roofs have a collection square footage of 6,000 sq ft. Approximately 3,750 gallons of water will be collected with every 1,000 sq ft of surface per inch of rain. This gives over 2,160 gallons of storage water per inch of rain with an average rainfall of the area at 60 inches per year, the projected rain catchment capacity is 224,280 gallons. The average yearly rain fall over the last 5 years averages between 40-70 inches of rain still giving enough rain even in drought years to operate. In the event of a severe drought cultivation would be suspended or only cultivated to the maximum amount of water in storage. This will be sufficient for the cultivation irrigation. By using the natural soil, water use is much less than with other growing techniques. Drinking water will be provided as needed.

Irrigation Plan

PDCON Enterprises, LLC will utilize metered automatic drip irrigation for consistent and appropriate quantity of water for cultivation. A water use plan is enclosed to show monthly water usage as well as annual use. All water lines to cultivation area are buried. Irrigation water use will be approximately 90,000 gallons per season.

Water Storage

Water will be stored in proposed 18-5,000 rigid plastic water tanks near the existing building. A separate 2,500 gallon water tank is used for exclusively for fire. This tank has a fire identification label as well as appropriate 1 1/2 " NH fittings for emergency use. See Site Plan for location of the water storage areas.

Sewage Disposal

Applicant will use a porta potti which will be serviced by a local vendor.

Noise Source and Mitigation

This project produces no noise from cultivation activities. The electrical power source is silent solar power with battery storage and no generators are used. This cultivation site produces minimal noise which is less than 50 db at 100 ft and inaudible at property lines. Greenhouses have a passive air flow and no exhaust fans.

Summary of Compliance with SWRCB

PDCON Enterprises, LLC is enrolled into the SWRCB General Order WQ-2019-0001-DWQ. Additionally, a Site Management Plan will be prepared by a qualified professional which will address current as well as legacy water quality issues.

PDCON Enterprises, LLC will follow the guidelines known as BPTC, Best Practical Treatment or Control. This will include how to properly store pesticides and fertilizers. Assuring that proper setbacks from water courses and wetlands are achieved. Cultivation activities are on slopes less than 5%. Bio-swales will be used to help reduce any potential runoff from cultivation site.

All legacy discharge issues from historical logging activities will be addressed and mitigated by using the BPTC. This will include the use of rock armor, rolling dips and other erosion control practices. These treatments will reduce the possible sediment discharge to any nearby water course. This project will be monitored during storms to assure effectiveness.

Applicant will use a porta potti which will be maintained by a local vendor.

A winterization plan will be prepared and included in the SMP for this parcel. Applicant will monitor the parcel and ensure that minimal sediment discharge will occur during winter months. Corrective actions will take place if needed. The use

of industry standards such as Jute Cloth, Wattles, Straw and other erosion control materials will be used if necessary.

Table 1: PDCON ENTERPRISES, LLC				
Month	Commercial Propagation Activities	Cultivation Schedule	Processing Activities	Water Usage from Storage
January	N/A	N/A	N/A	0 gallons

February	N/A	N/A	N/A	0 gallons
March	N/A	N/A	N/A	0 gallons
April	Plants From Licensed Nursery, Grow up in propagation area	N/A	N/A	5,000 gallons
May	N/A	Plant. Seasonally dependent. Cultivation.	N/A	10,000 gallons
June	Purchase Clones, Grow up in propagation area	Cultivation.	N/A	15,000 gallons
July	N/A	Cultivation. Harvest. Replant	Curing/ Send off for processing	20,000 gallons
August	N/A	Cultivation.	N/A	15,000 gallons
September	N/A	Cultivation.	N/A	15,000 gallons
October	N/A	Cultivation. Harvest	Curing. Send off for processing	10,000 gallons
November	N/A	N/A	N/A	0 gallons
December	N/A	N/A	N/A	0 gallons
			Total Water Use (up to)	90,000 gallons