

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

Resolution Number: 24-002

Record Number: PLN-12795-CUP

Assessor's Parcel Number: 220-272-022

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

WHEREAS, Lost Coast Cannabis, LLC provided an application and evidence in support of approving a Conditional Use Permit for an existing 18,953 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 January 18, 2024 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 for 18,953 square feet of existing outdoor commercial cannabis cultivation supported by a 1,700 square foot ancillary nursery. Estimated annual irrigation water usage is 175,960 gallons and sourced from a point of diversion on APN 220-311-004. Water storage for irrigation is 66,000 gallons in existing tanks and 110,000 in proposed tanks for a total of 176,000 gallons of irrigation storage. Drying occurs onsite and additional processing occurs offsite at a licensed facility. Power is provided by solar panels with backup from a propane generator.

EVIDENCE: a) Project File: PLN-12795-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) A Site Management Plan (SMP) showing 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 spotted owl activity center is approximately 0.6 miles from the site. Use of the generator is subject to the standard condition limiting noise to 50dB at 100 feet from the backup generator or at the edge of the nearest forest habitat, whichever is closer. As proposed and conditioned, the project is consistent with CMMLUO performance standards and CDFW guidance and will not negatively affect the northern spotted owl or other sensitive species.
 - e) Staff review of the CNDDDB concluded that continuing the operation will not impact species of concern.
 - f) A Road Evaluation Report concludes the route leading to the subject parcel is developed to the equivalent of a category 4 road standard, is in good condition, and does not have any evidence of a site-specific safety problem.

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 Forestry Recreation (FR) zone in which the site is located.

- EVIDENCE:**
- a) The Forestry Recreation (FR) zone is intended to be applied to areas of the County in which primary uses include the growing and harvesting of timber and timber production facilities, including portable processing equipment. Compatible uses other than the direct growing, harvesting, and portable processing of timber include grazing and other agricultural uses.
 - b) All accessory agricultural uses are principally permitted in the FR zone.
 - c) Humboldt County Code section 314-55.4.8.2.2 allows cultivation of up to 43,560 square feet of existing outdoor cannabis cultivation and up to 22,000 square feet of existing mixed-light commercial cannabis on a parcel over 1 acre subject to approval of a Conditional Use Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application for 18,953 square feet of cultivation on a 56-acre parcel is consistent with this and with the cultivation area verification prepared conducted by staff.
 - d) All cultivation is at least 30 feet from all property lines and there are no public parks, churches, school bus stops or other sensitive receptors within 600 feet of the cultivation areas.

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

- EVIDENCE:**
- a) The CMMLUO allows existing cannabis cultivation to be permitted in areas zoned FR (HCC 314-55.4.8.2.2).
 - b) The parcel was created in compliance with all applicable state and local subdivision regulations, as it was created per parcel map 114 as depicted in 2PM18.
 - c) The project will obtain water from a permitted point of diversion, an eligible water source.
 - d) A Road Evaluation Report found the access roads to be functionally appropriate for the expected traffic.

- e) The slope of the land where cannabis will be cultivated is 15% to 30 % on existing flats.
- f) The continued cultivation of cannabis will not result in the net conversion of timberland.
- g) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 feet from any property line and more than 600 feet from any school, church, public park, or Tribal Cultural Resource.

6. FINDING:

The continued cultivation of 18,953 square feet of existing cannabis cultivation and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE:

- a) The site is located on road that has been found to safely accommodate the amount of traffic generated by the proposed cannabis cultivation.
- b) The site is in a rural part of the County where the typical parcel size is over 40 acres and many of the land holdings are very large. The proposed cannabis will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park, or other use which may be sensitive to cannabis cultivation. Approving cultivation on this site and the other sites which have been approved or are in the application process will not change the character of the area due to the large parcel sizes in the area.
- c) Irrigation water will come from a permitted point of diversion, an eligible water source.
- d) Provisions have been made in the applicant's proposal to protect water quality and thus runoff to adjacent property and infiltration of water to groundwater resources will not be affected.

7. FINDING:

The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE:

- a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element but does have the potential to support one housing unit. The approval of cannabis cultivation on this parcel will not conflict with the ability for a residence to be

constructed on this parcel.

8. FINDING:

Approval of this project is consistent with Humboldt County Board of Supervisors Resolution No. 18-43 which established a limit on the number of permits and acres which may be approved in each of the County's Planning Watersheds.

EVIDENCE: a) The project site is in the 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 306 permits and the total approved acres would be approximately 87.0 acres of cultivation.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Conditional Use Permit for Lost Coast Cannabis, LLC subject to the conditions of approval attached hereto as Attachment 1.

Adopted after review and consideration of all the evidence on **January 18, 2024**.

The motion was made by COMMISSIONER Iver Skavdal and second by COMMISSIONER Sarah West and the following ROLL CALL vote:

AYES: COMMISSIONERS: Iver Skavdal, Lonyx Landry, Noah Levy, Peggy O'Neill, Sarah West

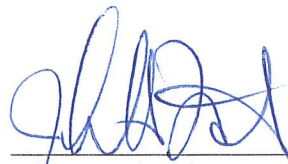
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Thomas Mulder, Brian Mitchell

ABSTAIN: COMMISSIONERS:

DECISION: Motion carries 5/0

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.



John Ford, Director
Planning and Building Department

CONDITIONS OF APPROVAL

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

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

1. Within 60 days of the effective date of permit approval, the permittee shall execute a Compliance Agreement with the Humboldt County Planning and Building Department described under Conditions of Approval A6 through A8. All activities described in the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
2. As soon as practicable and before cultivating in 2024, the permittee shall install water meters on all irrigation water sources sufficient to track both irrigation and domestic use from the point of diversion. The water use for cultivation is limited to the use of the irrigation infrastructure described in the approved Operations Plan and Site Plan. The applicant will maintain monthly logs of water usage and make the logs available upon request.
3. Within 60 days of the effective date of project approval, the permittee shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning and Building Department.
4. Within 60 days of the effective date of project approval, the permittee shall obtain a will serve letter from the Fire Protection District OR cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required.
5. Within 60 days of the effective date of project approval, the permittee shall pay a conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The permittee is responsible for costs for post-approval review for determining project conformance with conditions. Payment shall be made to the Humboldt County Planning Division,

3015 H Street, Eureka. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection.

6. The permittee shall obtain grading permits for all existing, unpermitted grading associated with the existing cannabis operation. No new grading is authorized.
7. The permittee shall obtain permits or exemptions for all structures associated with the cannabis operation.
8. The permittee shall provide documentation demonstrating to the satisfaction of Public Works:
 - a. That the private road intersection of Elk Ridge Road and the county-maintained Briceland Thorne Road comply with county encroachment and visibility standards.
 - b. That the private access road is paved for a minimum width of 20 feet and length of 50 feet where it intersects the county road.

B. General Conditions

1. Cultivation area is limited to the proportion of irrigation water stored prior to April 1 of each year. For example, the approved water budget is 176,000 gallons and cultivation area is 18,953 square feet. If only 80,000 gallons are stored (45.5%) then only 8,615 square feet of cultivation is authorized. Domestic water or other water sources may not be used.
2. Portable toilets shall be used to serve for cultivation activities until the septic system is permitted or certified by DEH.
3. The permittee shall take action to form or join a Road Maintenance Association (RMA) for the maintenance of the roads. In the event the applicant is unable to coordinate formation or join an RMA, the permittee shall pay fair-share cost for maintenance of the road to any road user engaged in maintaining the roads.
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 the applicant is responsible for this cost to the project.
5. 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.
6. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be

finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection to keep the permit valid.

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

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

1. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, ground-stone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.
2. The combination of background, generator and greenhouse fan or other operational equipment created noise must not result in the harassment of Northern Spotted Owl species as required to meet the performance standards for noise set by Department Policy Statement No. 16-005. The combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.
3. All artificial lighting shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be shielded between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program.

Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of low-pressure sodium light or low spectrum light emitting diodes with a color temperature of 3000 kelvins or less and 3) only placed where needed.

4. Should the Humboldt County Planning Division receive complaints that lighting or noise is not complying with the standards listed above in this permit, within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the light shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
5. The use of monofilament netting for all uses, including but not limited for erosion control, shall be prohibited. Geotextiles, fiber rolls, and other erosion control measure materials shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves to minimize the risk of ensnaring and strangling wildlife.
6. All refuse shall be contained in wildlife proof containers, always, and relocated to an authorized waste management facility, in compliance with State and local laws, on a regular and on-going basis.
7. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
8. The use of anticoagulant rodenticide is prohibited.
9. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.
10. All components of the project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, the CMMLUO, and these conditions of approval.
11. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning and Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort toward compliance can be shown within the two years following the issuance of the provisional clearance or permit, the Department may, at the discretion

of the Director, provide for extensions of the provisional permit to allow additional time to meet the outstanding requirements.

12. Compliance with all statutes, regulations, and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
13. Confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
14. Applicant must adhere to and implement the Site Management Plan. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted to the Planning and Building Department upon request.
15. Applicant must demonstrate and maintain enrollment in Tier 1 or 2 in accordance with State Water Resources Control Board Order No. WQ 2019-0001-DWQ, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
16. Comply with the terms of any applicable Lake and Stream Alteration (1600 or 1602) Agreement obtained from the California Department of Fish and Wildlife (CDFW).
17. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire), if applicable.
18. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).
19. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
20. Pay all applicable application, review for conformance with conditions and annual inspection fees.

21. Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's Certified Unified Program Agency (CUPA) program, and in such a way that no spillage occurs.
22. The master logbooks maintained by the applicant to track production and sales shall be maintained for inspection by the County.
23. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

Performance Standards for Cultivation and Processing Operations

24. Pursuant to Business and Professions Code section 26051.5(a)(8), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
25. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include federal and state wage and hour laws, Cal/OSHA, OSHA, the California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
26. Cultivators engaged in processing shall comply with the following Processing Practices:
 - a. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
 - b. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
 - c. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
 - d. Employees must wash hands sufficiently when handling cannabis or use gloves.
27. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
 - a. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
 - (1) Emergency action response planning as necessary;
 - (2) Employee accident reporting and investigation policies;
 - (3) Fire prevention;

- (4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - (5) Materials handling policies;
 - (6) Job hazard analyses; and
 - (7) Personal protective equipment policies, including respiratory protection.
 - b. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
 - (1) Operation manager contacts;
 - (2) Emergency responder contacts; and
 - (3) Poison control contacts.
 - c. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
 - d. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
28. All cultivators shall comply with the approved processing plan as to the following:
- a. Processing practices
 - b. Location where processing will occur
 - c. Number of employees, if any
 - d. Employee Safety Practices
 - e. Toilet and handwashing facilities
 - f. Plumbing and/or septic system and whether or not the system is capable of handling increased usage
 - g. Drinking water for employees
 - h. Plan to minimize impact from increased road use resulting from processing
 - i. On-site housing, if any
29. Term of Commercial Cannabis Activity Permit. Any Commercial Cannabis Cultivation permit issued pursuant to the CMMLUO or CCLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.
30. Inspections. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance or file an appeal within ten (10) days of the date that the written statement is delivered to the permit

holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed.

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

31. Permit Renewals to Comply with Updated Laws and Regulations. Permit renewal is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.
32. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this section in the event that environmental conditions, such as a sustained drought or low flows in the watershed in which the cultivation area is located, will not support diversions for irrigation.
33. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
 - a. Identifying information for the new owner(s) and management as required in an initial permit application;
 - b. A written acknowledgment by the new owner in accordance as required for the initial permit application;
 - c. The specific date on which the transfer is to occur;
 - d. Acknowledgement of full responsibility for complying with the existing permit; and
 - e. Execution of an Affidavit of Non-diversion of Medical Cannabis.

Informational Notes:

1. Per Section 1273.03 of State Fire Safe Regulations: (a) At no point shall the grade for all roads and driveways exceed 16 percent; (b) The grade may exceed 16%, not to

exceed 20%, with approval from the County of Humboldt Planning & Building Department with mitigations, such as paving, to provide for the same practical effect.

**Operations Plan
Lost Coast Cannabis, LLC
PLN-12795-CUP
APNs: 220-272-022 and 220-311-004**



There are no known schools, school bus stops, public parks, places of religious worship, or Tribal cultural resources that are known within 600' of the cultivation area. Additionally, a 30' setback from property borders is satisfied for all cultivation related areas.

DESCRIPTION OF CULTIVATION ACTIVITIES

Cultivation

The project is for 18,965 square feet of existing outdoor commercial cannabis cultivation. Cultivation occurs on the western portion of APN 220-272-022.

4,998 square feet is cultivated in three (3) existing 14'x119 greenhouses using light deprivation. Two existing garden beds are along the south of the garden, 11'3" x 46'3" (area F, 520 sq ft) and 13'x48' (area H, 624 sq ft). Twenty five 8'x8' beds are to the immediate north and south of the nursery (areas (B & C), and one more 8'x8' bed in the middle of the orchard, near the center of the overall garden area (labeled "E" on the site diagram), totaling another 1,610 square feet. The remaining 11,160 square feet is cultivated in full-sun outdoor in 222 individual "holes" 8 feet in diameter each (areas A, D, I & G).

Individual plants are cultivated in permanent cultivated spaces ("holes"), with walkways a minimum of two feet between holes such that plants are limited from growing beyond the cultivated spaces, while ensuring soil health and stability. Plants are maintained within the footprint of each individual hole by trellis (caging or netting) and training the plants.

Applicant proposes reducing size of 100 holes to 6 foot diameter, and reducing the number of holes by 17, and constructing a fourth 14'x119 greenhouse, for a total of 6,664 sq ft enclosed light deprivation canopy. Applicant further proposes extending two existing beds (F & H) to a more uniform size of 14'x90'. All proposals are to be located within the pre-existing disturbed area. Overall, this proposal would reduce the cultivation area by 12 square feet, to a total proposed cultivation area of 18,953 square feet.

Existing and proposed canopy areas are compared below, and illustrated on page 1 and 2 of applicant Site Plan.

Ancillary propagation occurs in an existing 1,700 square foot greenhouse. Plants may be propagated from seed, but primarily are acquired from licensed nurseries, and vegetated on site until ready to plant into the canopy area, making use of supplemental lighting in the immature nursery area.

Garden	Area (existing)	Garden	Area (proposed)
A	39 x 8' holes (1,960 sq ft)	A	39 x 8' holes (1,960 sq ft)
B	10 x 8'x8' beds (640 sq ft)	B	10 x 8'x8' beds (640 sq ft)
C	15 x 8'x8' beds (960 sq ft)	C	15 x 8'x8' beds (960 sq ft)
D	10 x 8' holes (502 sq ft)	D	12 x 8' holes (603 sq ft)
E	1 x 8'x8' bed (64 sq ft)	E	1 x 8'x8' bed (64 sq ft)
F	11'3" x 46'3" (520 sq ft)	F	1 x 14'x90' (1,260 sq ft)
G	152 x 8' holes (7,641 sq ft)	G	100 x 6' holes (2,827 sq ft)
H	13'x48' (624 sq ft)	H	1 x 14'x90' (1,260 sq ft)
I	21 x 8' holes (1,056 sq ft)	I	1 x 14'x119 (1,666 sq ft)
J		J	54 x 8' holes (2,715 sq ft)
Greenhouses	3 x 14'x119 (4,998 sq ft)	Greenhouses	3 x 14'x119' (4,998 sq ft)
Total Area sq ft:	18,965	Total Area sq ft:	18,953.00

Up to three harvests per year may occur for the light deprivation and one harvest cycle for the full-sun, making use of variations in weather from year to year to extend to a third cultivation cycle when the best weather conditions exist. Water and power calculations are based on two cycles; yearly usage will not exceed the calculations on an annual basis; operations will adjust as appropriate to remain within these calculations, including underplanting if necessary.

MONTHLY SCHEDULE OF ACTIVITIES

AREA	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
Nursery	I	I	V	V	V	V	V	V	I	I	I	I
HoopHouses	I	I	I	V/B	V/B	V/B	B	B	B	B	I	I
Outdoor	I	I	I	I	V	V	V/B	B	B	B	I	I

I=Inactive

V=Veg

B=Bloom

WATER STORAGE, CONSERVATION, AND USE

Source

Irrigation water is sourced from a point of diversion on APN 220-311-004. The point of diversion is registered with the State Water Resource Control Board ("SWRCB") (CERTIFICATE H100776) for cannabis irrigation (restricted by annual forbearance). An annual usage of 175,960 for cannabis irrigation is permitted under this registration.

A Lake and Streambed Alteration Agreement with the California Department of Fish and Wildlife, (EPIMS-HUM-22388-R1) has been obtained. Domestic water, including fire suppression, is authorized under a riparian right, with all water captured and used within the same season, and reported annually under S025262 with SWRCB.

Water Storage

The current total storage capacity on the property is 77,000 gallons.

Storage for cultivation currently totals 66,000 gallons (eleven 5,000 gallon tanks).

One 11,000 gallon concrete tank is used for irrigation storage and as a "flow through" to domestic tanks after being emptied into the irrigation tanks. An additional 11,000 concrete tank is used to store residential/non-commercial irrigation water.

Two of the 5,000 gallon tanks and one 11,000 gallon concrete tank are located on APN 220-311-004. The remaining nine 5,000 gallon tanks and the second 11,000 gallon concrete tank is located on APN 220-272-022.

Applicant proposes twenty-two additional 5,000 gallon tanks. 12 are to be colocated with the existing nine tanks on 220-272-022 near the garden, and 10 to be located near the POD on 220-311-004.

Applicant proposes one 2,500 gallon tank dedicated for fire suppression, with an SRA hydrant as noted on the site diagram colocated with the existing nine tanks on 220-272-022.

A total of 176,000 cultivation storage tanks and 11,000 residential storage tanks will be in place.

Water Usage

Estimates are based on 1.25 gallons of water per plant per watering, inclusive of vegetative and flowering plants.

	JAN / FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV / DEC	Gallons / year
Gal / Month	0.0	8,750	24,525	24,525	24,525	36,788	29,430	24,525	1,875	0.0	174,942.5

IRRIGATION PLAN

Dripline systems and hand watering techniques are used, to monitor and conserve water usage. Water is generally applied every three days during vegetative growth, and every two-three days during flowering, depending on the weather conditions.

DRAINAGE, RUNOFF, AND EROSION CONTROL

A site management plan prepared by Timberland Resource Consultants has been provided, for water quality discharge permit WDID: 1_12CC404461. The site is categorized as Tier 1, Low Risk.

Per the site management plan, water storage tank lids shall be kept closed at all times when access is not needed. Overflow prevention measures are installed on diversion infrastructure or water storage tanks to prevent the overflowing of tanks and unnecessary diversion of water resources when water storage infrastructure has filled. Water conservation measures such as in ground planting and mulch or cover cropping of cultivated top soils are already being implemented.

To mitigate runoff from cultivation activities, high-retention soil mediums are employed.

WATERSHED AND HABITAT PROTECTION

To ensure mitigation of potential pollution of grounds, nearby waterways, and ecological habitats, the proper treatment, storage, removal, and overall security of potentially polluting products are ensured via the following methods:

- All fertilizers and petroleum products will be stored in either the "storage shed" or the "junior barn" as labeled on the accompanying site diagram, both located outside of riparian setbacks. Products are stored completely sealed, placed in a secondary containment (liquids), and stored in a manner that prevents contact with precipitation and surface runoff.
- Water storage tank lids shall be appropriately closed to prevent the access of wildlife.
- All non-cannabis refuse is stored indoors until removed and disposed of appropriately to a permitted solid waste/recycling facility.

Winterization measures consist of general cleanup and winter-preparation activities that prepare for local winter weather. Measures include:

- Any areas with soils exposed from winterization activities shall be seeded with cover crop
- Damage or wear resulting from vehicular use to road surfaces (such as rutting or wheel tracks) and/or road surfacing (such as rock) that would impair road surface drainage or drainage features (such as outsloping, waterbars, rolling dips, etc.) shall be repaired prior to the Winter Period
- All existing surface drainage features and sediment capture features shall be maintained if needed to ensure continued function through the Winter Period, as identified in the Site Management Plan

FERTILIZERS, PESTICIDES, AND OTHER REGULATED PRODUCTS

Fertilizers, pesticides and soil amendments are stored in the 8'x10' "Junior Barn."

Fertilizers, potting soils, compost, and other soils and soil amendments are stored within enclosed buildings, and in secondary containment, so they will not be transported into surface waters or be leached into groundwater.

Fertilizers, pesticides and soil amendments are applied and used per the manufacturers' guidelines.

The use of pesticide products is consistent with product labeling and all products on the property are to be currently stored in closed structures to ensure that they do not enter or are released into surface or ground waters.

Cultivation areas are maintained to prevent nutrients from leaving the site during the growing season and post-harvest through the use of raised beds, soil retention interplanting of ground cover and grasses, and erosion control straw retention methods as needed.

Fuel is stored on the property, for the power system and for general homestead and cultivation uses. Small quantities (under 5 gallons) of fuel and motor oil are stored within fuel canisters, or the original container, within the "Junior Barn" to the north of the cultivation area. Any/all fuel canisters and motor oil containers shall be stored in secondary containment (e.g. plastic totes or sealed metal boxes) while being stored long term or not in immediate use, wherever these materials are used anywhere on the property.

Fuel is temporarily stored within a 100 gallon transfer tank used to fill up equipment on the property, contained in the bed of an operational truck. Additionally, three propane storage tanks, 500 gallons each, to power the back-up generator and for household (non-commercial) use are on site.

MSDS for all fertilizers, soil amendments, and pesticides (including organically produced examples) are available in the "Junior Barn"

POST HARVEST PLAN

Drying occurs in two buildings, the 640 square foot, labeled as "Studio", and the 840 square foot two-story "Shop."

Post-harvest processing will take place at a licensed offsite location.

Summary of employee safety practices.

- Processing operations will be maintained in a clean and sanitary condition including all work surfaces and equipment.
- Processing operations will implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
- Employees are required to wash hands sufficiently when handling cannabis or use gloves.

Description of toilet and handwashing facilities.

Portable toilet(s) are provided for cultivation employees, and serviced by B&B Six Rivers on an as needed basis.

Description of source of drinking water for employees.

An existing outdoor sink delivers potable water for drinking and handwashing at the Nursery.

Description of increased road use resulting from processing and a plan to minimize that impact.

Applicant does not anticipate increased road activity from cultivation activities over the baseline of existing cultivation operations. The cultivation operation will be primarily owner operated, with up to five employees present during peak times of planting and harvest operations.

Anticipated vehicle trips generated per day are one to three round trips per day, 5 days a week; employees can carpool to and from the site.

SECURITY PLAN

The operation is secured behind a gated private road and storage structures are equipped with locks. The property utilizes video surveillance and security lighting. Dogs are present on the property who also alert the occupants to visitors.

STAFFING AND PARKING

Up to five employees will be present during peak times of planting and harvest operations.

A total of four parking spaces will be provided.

There will be no onsite housing for employees.

ENERGY SOURCE & USAGE

Power is provided to the domestic and cultivation operations by a solar power system with panels located north of the cultivation area and panels on the south side of the residence, utilizing (24) 175 watt panels, (12) 285 watt panels and (12) 250 watt panels. A 22 kilowatt Cummings Propane Generator provides backup and system maintenance.

The power sources are tied into a system that supplies power to the house and to the cultivation activities. Cultivation power is used for nursery lights and fans, fans in greenhouses, pressure pump for the water system, dehumidifiers and fans in the drying space. Draw varies throughout the year, and the solar system currently has a battery bank that ensures power is maintained approximately 6 hours into each night.

Power Use	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>Totals</u>
Hours of power used	1,260	4,320	4,620	3,360	3,360	3360	960	21,240
kW of power used	531	2,195	2,030	1,499	1,499	1499	696	9,950

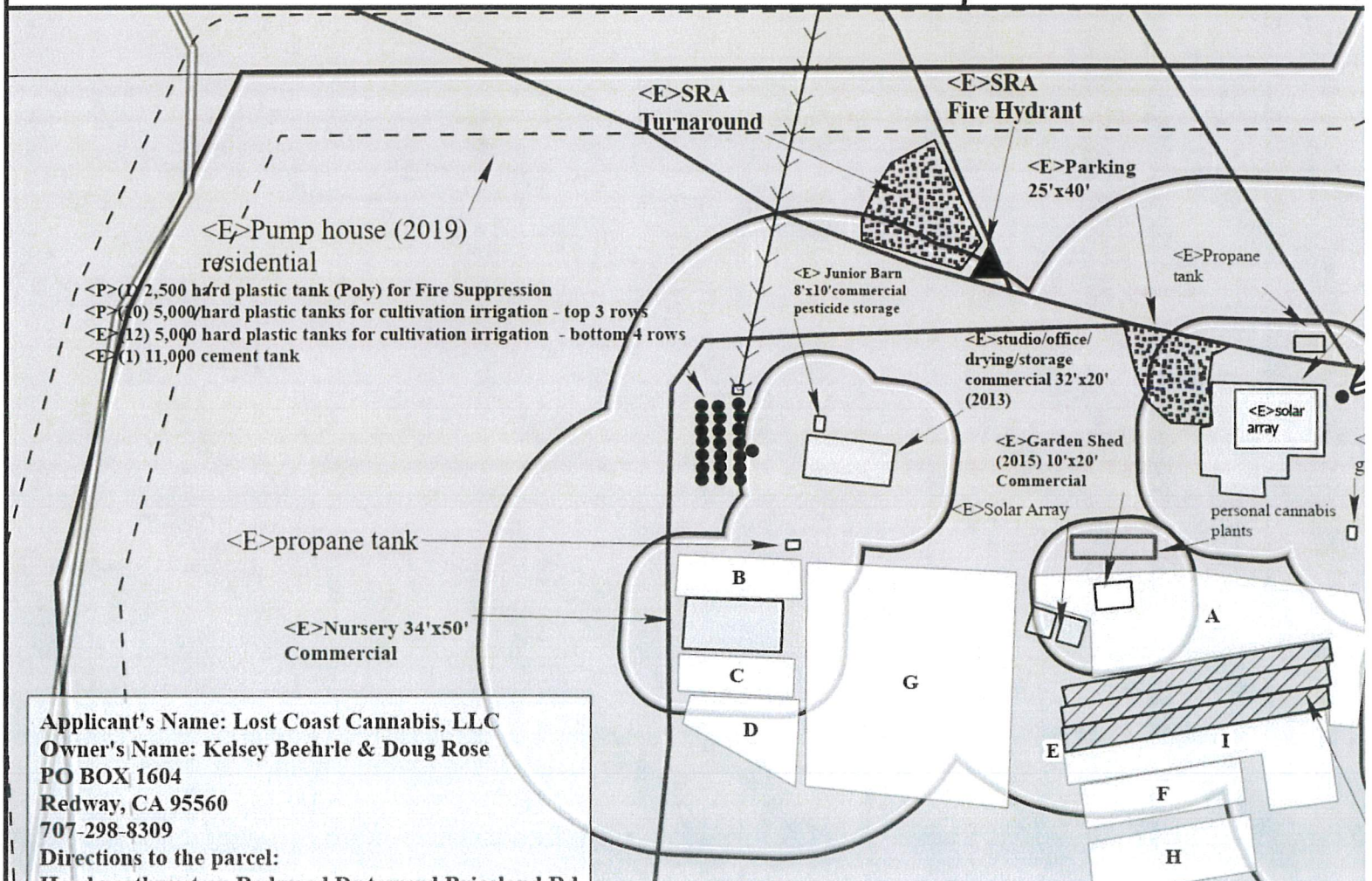
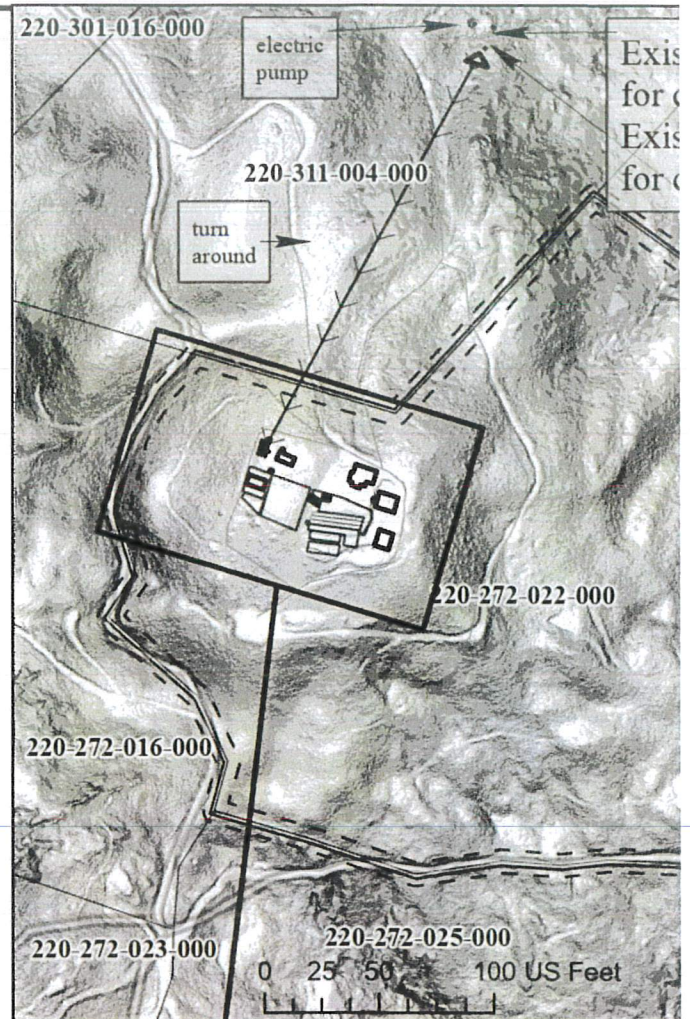
<u>Power Source</u>	<u>hours used</u>	<u>Percentage of hours used</u>	<u>SUM of kW used</u>	<u>Percentage of kW used</u>
Propane Generator	24.00%	24.00%	2317.54	23.29%
Solar	76.00%	76.00%	7632.86	76.71%

Lost Coast Cannabis, LLC

APN: 220-272-022-000

Existing

- Water tanks
- Waterlines
- Seasonal roads and trails
- County Road Database
- County APN boundary data
- ▭ Property boundary- 1882ft x 2278ft - 56.91 acres
- ▭ Existing Garden areas - 0.67 acres total
- ▨ Existing Greenhouses
- Structures
- ▨ SRA Turnaround
- - - Property 30 ft setback
- ▭ 30 ft SRA defensible space
- ▭ 100 ft SRA reduced fuel zone



Applicant's Name: Lost Coast Cannabis, LLC
 Owner's Name: Kelsey Beehrle & Doug Rose
 PO BOX 1604
 Redway, CA 95560
 707-298-8309
 Directions to the parcel:
 Head northwest on Redwood Dr toward Brigid Rd

Lost Coast Cannabis, LLC

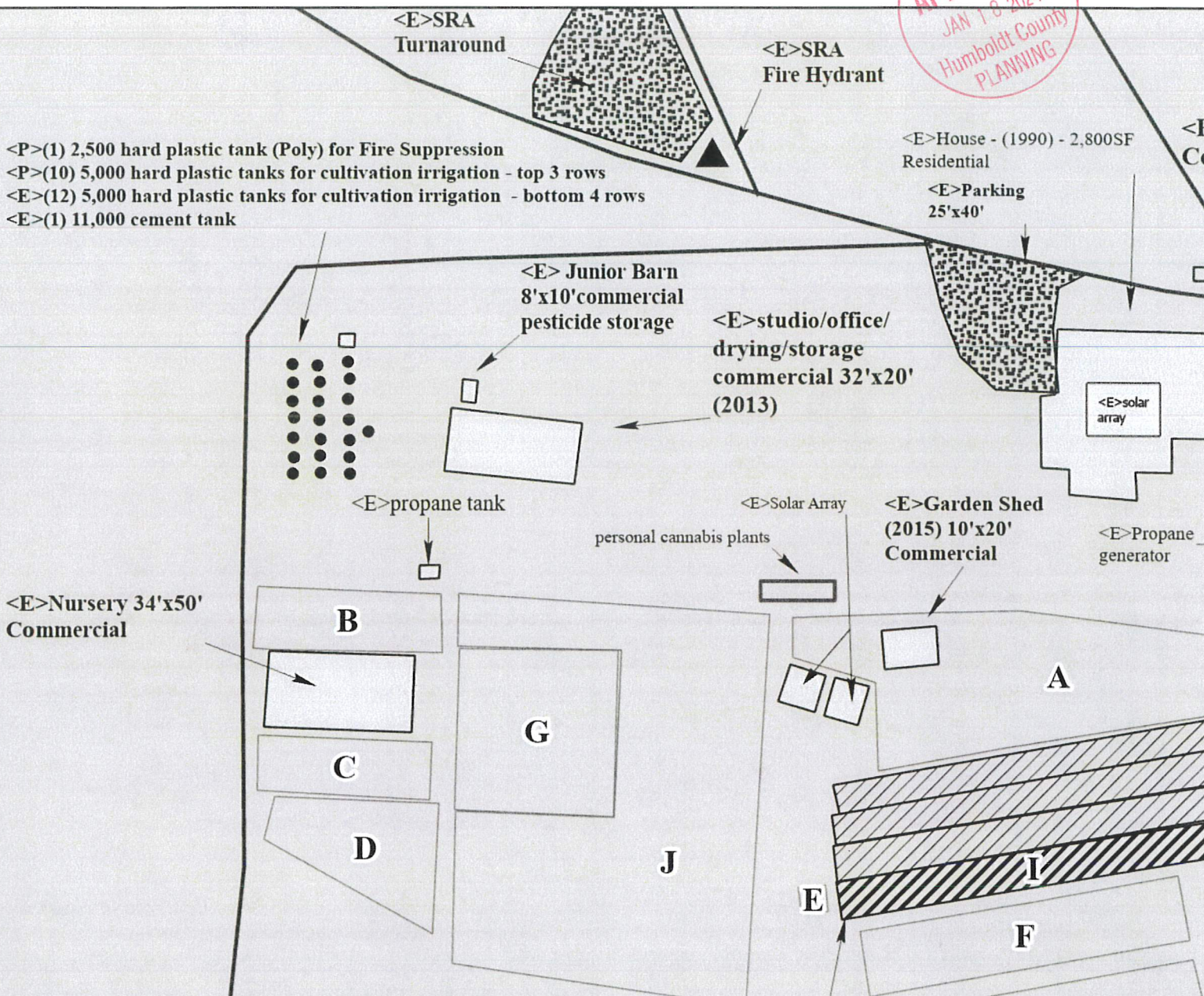
APN: 220-272-022-000

Proposed

- Water tanks
- Seasonal roads and trails
- ▨ Proposed Greenhouses
- Proposed Gardens
- ▨ Existing greenhou
- Structures
- ▨ Property boundary
- ▨ SRA Turnaround



- <P>(1) 2,500 hard plastic tank (Poly) for Fire Suppression
- <P>(10) 5,000 hard plastic tanks for cultivation irrigation - top 3 rows
- <E>(12) 5,000 hard plastic tanks for cultivation irrigation - bottom 4 rows
- <E>(1) 11,000 cement tank



Garden	Area
A	39 x 8' holes (1,960 sq ft)
B	10 x 8'x8' beds (640 sq ft)
C	15 x 8'x8' beds (960 sq ft)
D	12 x 8' holes (603 sq ft)
E	14 x 8' holes (672 sq ft)
F	15 x 8'x8' beds (960 sq ft)
G	15 x 8'x8' beds (960 sq ft)
H	15 x 8'x8' beds (960 sq ft)
I	14 x 8' holes (672 sq ft)
J	15 x 8'x8' beds (960 sq ft)

Hoophouses - Commercial
 <E>(3) (2013) 14'x119'
 <P>(1) 14'x19'

Scale: