

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

Resolution Number: 24-007

**Record Number: PLN-11756-CUP
Assessor's Parcel Number: 208-341-003**

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Emerald Mines, Inc Special Permit.

WHEREAS, Emerald Mines, Inc provided an application and evidence in support of approving a Special Permit for 9,453 square feet of existing 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 Zoning Administrator held a duly-noticed public hearing on February 1, 2024 and reviewed, considered, and discussed the application for a Special Permit and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Zoning Administrator makes all the following findings:

- 1. FINDING:** **Project Description:** A Special Permit for 9,453 square feet of existing outdoor commercial cannabis cultivation. There is no ancillary nursery and processing occurs offsite. The estimated 78,350-gallon annual water budget is sourced from rainwater catchment and supported by 96,500 gallons of tank storage. Power is provided by solar panels and a generator. Project is conditioned to source power from renewables reserving the generator for emergencies only. The Special Permit includes a reduction of the setback from public lands.

EVIDENCE: a) Project File: PLN-11756-SP

- 2. FINDING:** **CEQA.** The project complies with the requirements of the California Environmental Quality Act. The Humboldt County Zoning Administrator has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance as well as the Addendum to the Mitigated Negative

Declaration that was prepared for the project pursuant to Section 15164 of the CEQA guidelines.

- EVIDENCE:**
- a) Addendum prepared for the proposed project.
 - b) The proposed project does not present substantial changes that would require major revisions to the previous MND. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.
 - c) The project is for pre-existing cultivation. The nearest spotted owl activity center is approximately 1.37 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.
 - d) Staff review of the CNDDDB concluded that continuing the operation will not impact species of concern.
 - e) A Road Evaluation Report concludes the route leading to the subject parcel is developed to the equivalent of a category 4 road standard if certain improvements are made.

FINDINGS FOR CONDITIONAL USE PERMIT

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

EVIDENCE: a) General agriculture is a use type permitted in the Residential Agriculture (RA) land use designation. The proposed cannabis cultivation, an agricultural product, is within land planned and zoned for agricultural purposes, consistent with the use of Open Space land for managed production of resources. The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.

- 4. FINDING:** The proposed development is consistent with the purposes of the existing Unclassified (U) zone in which the site is located.

EVIDENCE: a) The Unclassified (U) zone is intended to be applied to areas of the

County that have not been sufficiently studied to justify precise zoning classifications. Principally permitted uses in the Unclassified (U) zone include general agriculture.

- b) All accessory agricultural uses are principally permitted in the Unclassified (U) zone.
- c) Humboldt County Code section 314-55.4.8.2.2 allows cultivation of up to 43,560 square feet of existing outdoor cannabis 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 9,453 square feet of cultivation on a 35-acre parcel is consistent with this and with the cultivation area verification prepared conducted by staff.
- d) All structures as depicted on the site plan meet setbacks for the Unclassified (U) zone.

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 Unclassified (U) (HCC 314-55.4.8.2.2).
 - b) The parcel was created in compliance with all applicable state and local subdivision regulations, as it was created as part of the Cobb Station subdivision in August 1989 as depicted as parcel 3 in Book 19 of recorded maps page 29.
 - c) The project will obtain water from rainwater catchment, an eligible water source.
 - d) A Road Evaluation Report found the access roads to be functionally appropriate for the expected traffic if improvements are made.
 - 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. as 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. The Special Permit reducing the setback to

adjacent Six River National Forest lands to approximately 230 feet is consistent with the management plan for adjacent public lands.

6. FINDING: The continued cultivation of 9,453 square feet of existing cannabis cultivation and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

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

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

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

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

EVIDENCE: a) The project site is in the Van Duzen 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 for cultivation in this Planning Watershed would be 97 permits and the total approved acres would be 34.19 acres of cultivation.

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 approve the Special Permit for **Emerald Mines Inc**, based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference.

Adopted after review and consideration of all the evidence on **February 1, 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 Commission at a meeting held on the date noted above.



John H. Ford, Director
Planning and Building Department

CONDITIONS OF APPROVAL

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

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

1. Within 60 days of the effective date of permit approval, the permittee shall execute a Compliance Agreement with the Humboldt County Planning and Building Department described under Conditions of Approval **A6** through **A9**. All activities described in the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
2. As soon as practicable and before cultivating in 2024, the permittee shall install water meters on all water sources sufficient to track both irrigation and domestic use. The water use for cultivation is limited to the use of the irrigation infrastructure described in the approved Operations Plan and Site Plan. The applicant will maintain monthly logs of water usage and make the logs available upon request. See also COA B2.
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 complete the road improvements recommended by the engineer in the road evaluation that starts on page 9 of the evaluation. The permittee is only responsible for the listed improvements along Cobb Road up to the project parcel access point. The permittee shall complete these improvements by either forming and/or participating in a road maintenance association or contributing a fair share toward the road improvements.
9. The permittee shall provide documentation demonstrating that the intersection of Cobb Road and Hwy 36 has a valid encroachment permit from CalTrans and is improved to commercial standards.
10. Prior to cultivating in 2024, the permittee shall provide documentation demonstrating enrollment in the State Water Board General Order by providing a copy of the Notice of Applicability and a Site Management Plan.
11. No later than January 1, 2026, the permittee shall develop and fully implement an alternative renewable energy (i.e., solar, wind, micro-hydro) plan for electricity serving the cannabis operation such that generator use may be reserved for emergency use only.

B. General Conditions

1. Cultivation area is limited to the proportion of irrigation water stored for the growing season. Domestic water or other water sources such as the well may not be used.
2. There shall be no interconnectivity between domestic and cannabis irrigation water systems.
3. Trimming and packaging will not occur on site.
4. Portable toilets shall be used to serve for cultivation activities until a septic system is permitted or certified by DEH.
5. 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.

6. 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.
7. 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.
8. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. All outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

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

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

3. All artificial lighting shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be shielded between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program. Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of low-pressure sodium light or low spectrum light emitting diodes with a color temperature of 3000 kelvins or less and 3) only placed where needed.
4. Should the Humboldt County Planning Division receive complaints that lighting or noise is not complying with the standards listed above in this permit, within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the light shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
5. The use of monofilament netting for all uses, including but not limited for erosion control, shall be prohibited. Geotextiles, fiber rolls, and other erosion control measure materials shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves to minimize the risk of ensnaring and strangling wildlife.
6. All refuse shall be contained in wildlife proof containers, always, and relocated to an authorized waste management facility, in compliance with State and local laws, on a regular and on-going basis.
7. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
8. The use of anticoagulant rodenticide is prohibited.
9. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.
10. All components of the project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, the CMMLUO, and these conditions of approval.

11. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning and Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort toward compliance can be shown within the two years following the issuance of the provisional clearance or permit, the Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow additional time to meet the outstanding requirements.
12. Compliance with all statutes, regulations, and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
13. Confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
14. Applicant must adhere to and implement the Site Management Plan. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted to the Planning and Building Department upon request.
15. Applicant must demonstrate and maintain enrollment in Tier 1 or 2 in accordance with State Water Resources Control Board Order No. WQ 2019-0001-DWQ, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
16. Comply with the terms of any applicable Lake and Stream Alteration (1600 or 1602) Agreement obtained from the California Department of Fish and Wildlife (CDFW).
17. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire), if applicable.
18. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).

19. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
20. Pay all applicable application, review for conformance with conditions and annual inspection fees.
21. Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's Certified Unified Program Agency (CUPA) program, and in such a way that no spillage occurs.
22. The master logbooks maintained by the applicant to track production and sales shall be maintained for inspection by the County.
23. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

Performance Standards for Cultivation and Processing Operations

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

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

30. Inspections. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed.

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

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

Informational Notes:

1. Per Section 1273.03 of State Fire Safe Regulations: (a) At no point shall the grade for all roads and driveways exceed 16 percent; (b) The grade may exceed 16%, not to exceed 20%, with approval from the County of Humboldt Planning & Building Department with mitigations, such as paving, to provide for the same practical effect.
2. The applicant shall be aware that the Federal Government considers the cultivation of cannabis to be an illegal activity. This project is accessed by using roads that pass-through lands owned by the Federal Government. The Federal Government may not allow the applicant to use these roads to transport cannabis. In such case, Humboldt County will not provide relief to the applicant. Approval of this permit does not authorize transportation of cannabis across Federal lands.



Operational Plan
Emerald Mines Corp
PLN-11756-SP
Last Updated April 27, 2023

DESCRIPTION OF CULTIVATION ACTIVITIES

Cultivation

The project is for 9,453 square feet of outdoor commercial cannabis cultivation. Cultivation occurs in six light deprivation greenhouses and one full sun area. Greenhouse six is proposed to have up to two harvest cycles annually.

Greenhouse 1	16x88	1,408
Greenhouse 2	16x88	1,408
Greenhouse 3	16x60	960
Greenhouse 4	12x60	720
Greenhouse 5	12x60	720
Greenhouse 6	28x90	2,520
Full Sun Area		1,717
TOTAL SF		9,453

Applicant will plant directly into raised beds located in each greenhouse, and in smart pots in the full Sun area. Applicant will amend soils using local and native materials and apply a mulch layer to re-amend native soils after each use.

Ancillary Nursery

No ancillary nursery is proposed for this project. Clone stock is obtained offsite from a permitted and licensed facility.

Cultivation Setbacks

No known schools, school bus stops, public parks, religious places of worship, or tribal communities/ resources within 2000' of cultivation areas. All cannabis structures meet the minimum 30 foot SRA setback.

Processing

All processing will be handled off site at a permitted and licensed facility. Approximately one half the total yearly harvest from Emerald Mines would be frozen fresh and transported offsite to permitted processing or manufacturing facility for processing.

Harvest may include manicure harvest techniques which consists of cutting the tops of plants first and transported to a licensed processor. The remaining flower material will be harvested 5-7 days later and shipped for processing. Harvested flower is transported wet on freezer trucks and up to two truck loads/trips by a single truck would be necessary to handle the annual harvest.

SCHEDULE OF ACTIVITIES

Dates	Greenhouse #6	Hoophouses #1 thru #5	Full Sun Area #7	Water Usage	Employees
May 1 - 5	Plant	Soil preparation	Soil preparation	750g	1-3
May 6 - July 1	Cultivate	Plant and Cultivate	Plant and Cultivate	16,800g	1-3
July 2 - 15	Manicure and Harvest	Cultivation	Cultivation	6,300g	1-3
July 16 - 25	Harvest and Replant	Cultivation Trellis plants	Cultivation	4,500g	1-3
July 25 - Sept 15	Cultivate	Cultivation	Cultivation	33,800g	1-3
Sept 16 - Sept 21	Cultivate	Cultivation	Cultivation	3,600g	1-3
Sept 22 - October 15	Manicure and Harvest	Manicure/ Harvest	Manicure/ harvest	9,600g	1-3
October 15 - November 1	Harvest	Harvest	Harvest	3,000g	1-3
November 2 - May 1	Clean up Winterization	Clean up Winterization	Clean up Winterization	None	1-3
TOTAL				78,350	

DESCRIPTION OF WATER SOURCE AND STORAGE

Source

Irrigation water is sourced exclusively from rainwater catchment. Please see separate rainwater catchment analysis conducted by Randy Klein, Hydrologist.

Irrigation Plan

Operation will be using a drip system to irrigate crops. The system will use three (3) gallon per hour emitters for every plant. Applicant intends to hand water one day each month of the growing season in lieu of drip irrigation in order to apply compost tea or liquid fertilizer that could damage the drip system. Applicant will apply mulch over bare soils to minimize evaporative loss. Applicant will water early in the mornings or late afternoon/evenings when temperatures are cooler to further minimize evaporative loss.

Projected Water Usage

Annual water usage is estimated to be approximately 78,350 gallons per year which is approximately 8.29 gallons per square foot.

Water Storage

Cannabis Irrigation Storage:

14x 5,000-gallon tanks for a total of 70,000 gallons (6 existing, 8 proposed)

4x 3,500-gallon tanks for a total of 14,000 gallons. (3 existing, 1 proposed)

4x 2,500-gallon tanks for a total of 10,000 gallons (3 existing, 1 proposed)

1x 1,500-gallon tank for a total of 1500 gallons (existing)

1x 1,000 gallon tank for a total of 1,000 gallons (existing)

96,500 gallons total irrigation storage

Fertigation Tanks:

1x 1500 gallon tank. (existing)

1x 500 gallon tank. (existing)

Fire Suppression Storage:

1x 2,500-gallon tank dedicated for fire suppression (existing).

Domestic Storage:

1x 1,500-gallon tank.

DRAINAGE, RUNOFF AND EROSION CONTROL

A site management plan prepared by Margo Advisors has been provided (WDID: 1B161376CHUM).

Safety valves will be implemented, and on-site owner/operators will monitor irrigation lines to prevent leaks and maintain drip irrigation systems. Flow/Water meters will be installed at critical points to monitor water usage for reporting purposes. All water tanks will have float valves to prevent any water from overflowing.

Water flow is metered and will be regularly recorded and reported with the end of the year monitoring report. Tanks lines and all connections will be checked periodically for wear, damage, and leaks. All repairs are done immediately or mitigated until replacement parts are obtained.

BPTC measures being implemented to ensure erosion prevention include applying straw mulch or replanting native vegetation or exposed soil to minimize erosion. Plants are grown in raised beds on covered greenhouse /hoop houses. When exposed surfaces or bare slopes appear, topsoil is covered with straw for temporary worrisome control to minimize sediment and stabilize the surface in the event of heavy rainfall. In addition, there is no driving or operating of vehicles or equipment within the riparian setbacks or within waters of state unless authorized.

BPTC measures being implemented to capture sediment that has been eroded include usage of vegetative ground cover. Soil will be topped with straw and mulch., grass seed, or cover crop for sediment control to prevent erosion and transportation of sediment. Placement of additional gravel, straw wattles, and slit screen will be implemented if deemed necessary.

Stream Crossings

As mentioned in the site management plan there are no stream crossings on parcel.

WATERSHED AND HABITAT PROTECTION

The road has been rocked and hay and grass seed is used to contain erosion. Used soil will be reclaimed. Soil is kept on tarps and covered in plastic. Soil beds are covered in plastic during the winter. Watering is carefully controlled to avoid overwatering and runoff. Applicant will obtain after the fact grading permits for historic grading done in association with cannabis cultivation. A deer fence surrounds the entire property and other natural wildlife deterrents are used. Trash bins shall be secured from wildlife. No anticoagulant pesticides or rodenticides will be used.

FERTILIZERS, PESTICIDES, AND OTHER REGULATED PRODUCTS

The pest management practices to be used are as follows: clones and seed are started with healthy pest free stock, this helps to start with clean pest free starts. Diatomaceous earth will be used in the early season and throughout the growing season. Predator nematodes will be applied periodically to the soil starting in the preseason to kill any larva and adult pests that live in the soil. Predator mites (amblyseius fallacis, amblyseius californicus, amblyseius swirskii) will be used for mite control. Steinernema feltiae (beneficial nematodes) will be used on mothers and in the nurseries.

Pesticides

Applicant may use the following pesticides: Green Clean, Plant Therapy, Neem, Grandevo, Regalia. All pesticides or herbicides on the property will be all natural, OMRI certified organic ingredients and will be used according to the product labeling. Pesticides will be stored in locked cabinets in the processing buildings. These buildings will have impermeable floors. Applicant will maintain a spill kit in the Ag Barn, Pesticide Storage, Admin Hold area. Applicant will maintain and keep personal protective equipment required by the pesticide label in good working order. Coveralls will be washed after all use when required.

Pest management items	Annual usage	Active ingredients
Green cleaner	10 oz	Soybean oil, sodium lauryl, Sulfate, Citric Acid, Isopropanol, alcohol.
Plant therapy	24 oz	Soy oil, peppermint essential oil, citric acid, soap, alcohol, sodium citrate, water
Neem oil	20 oz	Azadirachtin
Grandevo	80 tbs	Chromobacterium praa4-1
Sulfur	40 tbs	Sulfur

All required warning signs will be posted and material safety data sheets (MSDS) will be kept in the area where pesticides are stored. Emergency contact information in the event of pesticide poisoning shall also be posted at the work site including the name, address and telephone number of emergency medical care facilities. Change areas and decontamination rooms will be available in the processing buildings.

Before making a pesticide application, operators will evaluate equipment, weather conditions, and the property to be treated and surrounding areas to determine the likelihood of substantial drift or harm to non-target crops, contamination, or the creation of a health hazard.

Fertilizers

Applicant uses the following fertilizers: Green sand, alfalfa pellets, worm castings, compost, blood meal, bone meal, kelp, fish hydrolysate, feather meal, crab meal, and oyster shell. All fertilizers on the property will be all natural, OMRI certified organic ingredients and will be used according to the product labeling. Fertilizers will be stored in the processing buildings or locked sheds located at the Lower Field. Applicant will maintain spill kits in each processing building.

Before making a fertilizer application, operators will evaluate equipment, weather conditions, and the property to be treated and surrounding areas to determine the likelihood of substantial drift or harm to non-target crops, contamination, or the creation of a health hazard.

Soil Amendments

Applicant will utilize best practices to minimize carbon footprint. In the short-term, Applicant will take soil samples and purchase amendments and organic inputs from a local wholesaler. Long-term, Applicant will make their own compost, worm casting, and biochar, using animal byproducts and biomass grown on the ranch. Applicant will also make their own fertilizers using lactobacillus fermentation techniques. Applicant will make their own compost tea. These techniques will help close the loop creating a self-sustaining farm. Two compost areas have been planned, one located at the Lower Field the other at the Ridge site. Compost tea will be brewed within the compost areas .

Soil amendment components will be bought in quantities needed for immediate use. Generally they will be purchased a short time prior to use and will not need to be stored. Any left over amendments will be stored in containment in buildings or sheds. Applicant will maintain a spill kit on site.

Before making a soil amendment application, operators will evaluate equipment, weather conditions, and the property to be treated and surrounding areas to determine the likelihood of substantial drift or harm to non-target crops, contamination, or the creation of a health hazard.

Petroleum Products and Storage

Gasoline would be needed onsite to run some power tools (weedwhacker, mower etc.) Applicant intends to store gasoline and/or diesel fuel in quantities of less than 50 gallons.

Gasoline will be stored inside of separate locked storage container, in approved fuel storage containers. These containers will be located next to the processing building.

Applicant will maintain a spill kit on site and secondary containment will be used to prevent leaching. All local, state, and federal regulations will be followed regarding petroleum storage on site.

Cultivation Related Waste Protocols

Applicant's cultivation related green waste will be composted on site. All other waste will be taken offsite to an appropriate transfer facility to be recycled or landfilled.

Inputs for soil amendments are bought in bulk. Generally they will be purchased a short time prior to use and will not need to be stored. Any left over amendments will be stored in containment in buildings or sheds. Pots for nursery are washed and reused and stored inside the sheds or processing buildings when not in use. Applicant will re-amend soils using cover crops, thereby eliminating soil waste. Soils will remain in place during off-season.

Green Waste

There will be a composting area maintained by cultivation staff. The composting areas will have a concrete pad and will be enclosed with three walls and a roof to keep storm water out.

Refuse Disposal

Operation will have on-site trash cans with lids located near all cultivation sites and bear proof dumpsters located near the main house. Non-compostable waste will be hauled off site at least twice per month by project staff and disposed of at either the Redway or Fortuna Transfer Stations.

WASTEWATER

We will ensure the bathroom facilities meet all accessibility requirements. We will use additional ADA compliant portable toilets to service cultivation areas during harvest. Portable toilets will be regularly serviced, and service records will be kept on site for inspection.

EMPLOYEES

Per the monthly schedule of activities, up to 3 employees may be onsite during peak operations.

The Project would operate seasonally, with peak activity during the late summer and fall months. From May 1 to November, cannabis would be grown, cultivated, and harvested. From November to December clean up of property and winterization.

The Project would typically operate seven days per week, between the hours of 7:00 a.m. and 7:00 p.m. For daily operations, between May 1 and November 30, the Project would employ approximately 1 to 3 employees. The Project has been designed to require fewer employees than

other similarly-sized projects through use of automated systems. Generally, employees' daily duties would be to ensure automated systems function properly. Additional employees would sometimes be required periodically to complete cultivation activities, including to plant the first round of light deprivation and second round of light deprivation, to trellis the outdoor cultivation sites, and during the first harvest, the second harvest, and processing activities. During these times the Project would employ additional temporary staff for a total employee count of between 2 -3 daily employees.

During peak harvest periods, or when the daily employee count is 3, the Project would utilize ram 2500 truck to transport workers from Fortuna to the Project Site. In general, both full time and temporary employees would be sourced from the already existing pool of cannabis workers in southern Humboldt County.

Drinking water for employees will be provided with bottled water.

Because employees will carpool, one parking space will be available to support cannabis operations. Additionally, a separate loading zone will be designated to accommodate one freezer truck during harvest.

SECURITY PLAN

Applicant will implement various security measures to ensure safety, protection of crop, and non-diversion of cannabis. Currently, a fence exists along the perimeter of the property. All cultivation sites will be fenced in. Gates lock the main entrances along the roads. Cameras will be used to monitor gates, cultivation sites, and drying facilities. A locking keypad entry system will also limit access to processing facilities, preventing unauthorized access.

Applicant will contract with licensed distributors for distribution of its products. Applicant operates an "on-demand" product shipment system whereby licensed distributor is on-site to select crop to distribute before harvest takes place.

Scheduled staggered harvest, based off a 3-7 day window and truck availability from licensed transportation. Staggered harvest is needed to maintain continual shipping to reduce the amount of wet cannabis kept on site. Applicant will implement a track and trace system in compliance with all state and local laws and regulations.

Security lighting will be placed around all buildings. Lighting, in conformance with the International Dark Sky standards, will have a warm color rating (approx. 2500K) and be shielded to avoid uplighting and glare; lighting will only illuminate downward to provide safe access and security.

ENERGY SOURCE

Power is provided by four, 200 watt solar panels augmented by a 5.6 kw gas generator. The generator is a Honda EU 7000. Noise rating 60 dB(A) at rated load, 52 dB(A) at ¼ load. Generator is housed in sound insulated enclosure, in plastic spill containment pool.



- Cultivation Area (GA)
- Poly Water Tanks
- Domestic Well
- Non- Premises
- Commercial Building
- Generator & Fuel
- Solar panels 4- 250w
- Parking lot
- Gravel road

(GA) Cultivation (SqFt)

#1 - 16' x88'	1408 sqft
#2 - 16' x88'	1408 sqft
#3 - 16' x60'	960 sqft
#4 - 12' x60'	720 sqft
#5 - 12' x60'	720 sqft
#6 - 28' x90'	2520 sqft
#7 - Pots.	1700 sqft

Total : 9453 sq ft

APPROVED

FEB 1 2024

Humboldt County
PLANNING

1059.6'

