

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

**Resolution Number: 24-076**

**Record Number: PLN-12171-CUP**

**Assessor's Parcel Number: 217-271-002**

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

**WHEREAS, MIB, LLC** applied for a Conditional Use Permit and a Special Permit (PLN-11543-CUP) for a maximum of 33,000 square feet of existing outdoor cannabis cultivation; and

**WHEREAS,** the County prepared an Addendum to the Final Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO), adopted by the Humboldt County Board of Supervisors on January 26, 2016. The proposed project does not present substantial changes that would require major revisions to the previous 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; and

**WHEREAS,** the Humboldt County Planning Commission held a duly-noticed public hearing on **November 7, 2024**, and reviewed, considered, and discussed the application for the requested 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 33,000 square feet of existing outdoor commercial cannabis cultivation with 3,160 square feet of ancillary propagation. Estimated annual irrigation water usage of 200,000 gallons will be sourced from rainwater catchment and a groundwater well. Water storage is provided by a 250,000 gallon pond. Timber conversion did occur on site after 2016 and revegetation is a required element of the project. The site is served by a restroom connected to an onsite wastewater treatment system. Processing, including trimming, will occur onsite. Electricity is provided by solar power with a generator reserved for emergencies only. A Special Permit is included because the project is within 600 feet of Public Lands managed for open space.

**EVIDENCE:**            a) Project File: PLN-11543-CUP



**2. FINDING:**

**CEQA.** The requirements of the California Environmental Quality Act have been met. The Humboldt County Planning Commission has considered the Addendum to and the Mitigated Negative Declaration (MND) prepared for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016, prepared for the project pursuant to Section 15164 of the CEQA guidelines.

**EVIDENCE:**

- a) Addendum prepared for the proposed project (**Attachment 3**).
- 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 has demonstrated a less than significant impact to Hydrology and Water Resources by demonstrating compliance with the State Water Board Cannabis General Order for Waste Discharge, providing a copy of the Notice of Applicability and a Site Management Plan.
- d) The project has demonstrated a less than significant impact to Biological Resources. Coordination with CDFW and review of the CNDDDB and the County's NSO Activity Center data provided evidence that, with the appropriate mitigation, no special status species will be affected.
- e) The project has demonstrated a less than significant impact to Access. A Road Evaluation Report conducted by an engineer found the access roads to be functionally appropriate for the expected traffic.
- f) The project has been conditioned to mitigate the historic timber conversion. Two timberland conversion evaluation reports were submitted along with a timberland restoration plan. The cultivation to be approved will not result in future conversion, and the project is conditioned to restock the equivalent area of timber removed after 2015.
- g) The County consulted tribes whose aboriginal territories existed on the subject parcel and a Cultural Resources Evaluation was prepared



by an Archaeologist. The Bear River Band reviewed and approved of the study and suggested in the standard inadvertent discovery protocol be a condition of approval.

### **FINDINGS FOR CONDITIONAL USE PERMIT AND SPECIAL PERMIT**

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

**EVIDENCE:**

- a) General Agriculture is a use type permitted in the Residential Agriculture (RA) land use designation. The proposed cannabis cultivation, an agricultural product, is consistent with the use of Open Space land for managed production of resources. The use of an RA designated parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program. Therefore, the project is consistent with and complementary to the Open Space Plan and its Open Space Action Program.
- b) The proposed project is not located within any riparian setbacks or streamside management areas.

**4. FINDING:** The proposed development is consistent with the purposes of the existing Timber Production Zone (TPZ) in which the site is located.

**EVIDENCE:**

- a) General agriculture is a use type permitted in the Unclassified (U) zoning designation. The proposed cannabis cultivation, an agricultural product, is consistent with the definition of the General Agriculture Use Type contained in HCC §314-170.1 and is therefore permitted in the (U) zone.
- b) CMMLUO section 314-55.4.8.2.2 allows cultivation of up to 43,560 SF of existing outdoor cannabis on Unclassified parcels with an area five acres and greater, subject to the approval of a Conditional Use Permit and a determination that the cultivation was in existence prior to January 1, 2016. Application PLN-11543-CUP is for a maximum of 33,000 square feet (SF) of existing outdoor cannabis cultivation and with a propagation nursery of 3,160 SF or 10 percent of the total cultivation area. Cultivation occurs on a 46-acre parcel and includes a Cultivation Area Verification prepared by the County and is therefore consistent with the Humboldt County Code.

**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. The parcel was created by an approved subdivision in 1972.
- c) The project will obtain water from a permitted well and from a rainwater catchment system, both eligible water sources. The applicant has provided a Well Completion Report.
- d) A Road Evaluation Report conducted by an engineer found the access roads to be functionally appropriate for the expected traffic.
- e) The slope of the land where cannabis will be cultivated is greater than 15%. Because this is an existing cultivation site, the CMMLUO does not restrict cultivation on slopes greater than 15%.
- f) Timberland was converted to support the cultivation of cannabis. Approximately 2.47 acres of timberland was converted to cultivation area prior to 2016 and an additional .24 acres were converted between 2020 and 2022. A Timberland Conversion Evaluation Report (TCER) and a supplementary report were prepared by Timberland Resource Consultants to address unpermitted conversion (Attachments 3).

The supplementary report addressed the timber removal and conversion which occurred between 2020 and 2022. TRC's RPF identified three areas which had been harvested since the original TCER, and found a total of 1.11 acres of timber removed, with .24 acres converted from timberland.

Pursuant to section 314-55.4.10(j) of the CMMLUO, for existing operations (defined as cultivation activities operating prior to January 1, 2026) occupying sites created through prior unauthorized conversion of timberland, the applicant shall secure the services of a registered professional forester to evaluate the conditions and conversion history for the property and provide a written report to the Planning Division containing the RPF's recommendations as to remedial actions necessary to bring the conversion area into compliance with provisions of the Forest Practice Act. If CALFire takes no action within ten days of being informed of the RPF report, the report's recommendations become final. As such, the applicant



is conditioned to follow the RPF's recommendations made in both reports.

The first report recommends treatment of debris at converted sites, removal of fill materials placed in watercourses, establishment of proper drainage of the graded flat near cultivation site 2, removal and treatment of woody material placed in the watercourse near cultivation site 2, and removal of fill materials from the watercourse near cultivation site 3 (Condition A12).

The second report recommends the landowner replant Cultivation Site 3 (0.3 acres) to mitigate the minor loss of timber at Greenhouse #7 and Greenhouse #8 and that the applicant remove any man made/artificial material except solar panels from the Tree Removal Area and avoid use and/or development of the area and allow it to naturally regenerate without further disturbance (Condition 12).

The applicant shall adhere and implement all recommended actions and reforest the project site as described in the Timber Restocking Plan (Attachment 4E).

- 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, more than 300 feet from any offsite residence, and more than 600 feet from any school, church, or Tribal Cultural Resource, but is less than 600 feet from public lands managed for open space. This reduced setback will be permitted with a Special Permit. The Bureau of Land Management, the agency who manages the concerned public lands, were contacted for comment but no comment was received. CDFW addressed the setback and said the proposed project may have significant adverse effect on biological resources managed on that land. They recommended a series of ongoing requirements **(Ongoing Requirements 2-8)** to reduce the disturbance to wildlife.
- h) The primary source of electrical power is a 3.8kW solar array for both domestic and agricultural uses, a renewable power source. For emergency and backup purposes, a 25k MQ Power Whisper generator is also on site to use when needed. The generator will be housed in a generator shed for noise attenuation when in use. 12. No later than January 1, 2026, electricity for the cannabis operation shall be provided by PGE or from renewable sources. Generator use will be reserved for emergencies only **(Condition 12)**.
- i) The noise produced by the generator will not be audible by humans



from neighboring residences. The combined decibel level for all noise sources, including generators, will not harass Marbled Murrelet and will be no more than 60 decibels at the property line **(Ongoing Requirement 2)**.

**6. FINDING:**

The cultivation of 33,000 square feet (SF) of outdoor 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 a road that has been found to safely accommodate the amount of traffic generated by the proposed projects following improvements recommended by a qualified engineer **(Attachment 4G)**.
- 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 size in the area.
- c) Irrigation water will come from a permitted well and a rainwater catchment system, both eligible water sources. The well is unlikely to affect public trust resources.
- 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.
- e) The operator will take measures to ensure that little to no light escapes from the artificially illuminated cultivation activities. Within 30 days of the effective date of project approval, a light attenuation monitoring and management plan shall be provided to the Planning and Building Department describing how the operations will implement International Dark Sky standards **(Condition 1)**.



**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 it is currently developed with one housing unit. The approval of cannabis cultivation on this parcel will not conflict with the operation or use of the existing residential units onsite.

**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 parcel is located in the South Fork Eel Planning Watershed. The permit cap in that watershed is 730 permits, and the acre cap is 251 acres. According to the County's most recent records, there are 306 permits approved, making up a total cultivated area of 84.39 acres. The approval of this permit would cause there to be 307 permits approved and 84.93 acres cultivated.

**9. FINDING:** The use of the well is unlikely to have any adverse impacts on public trust resources.

**EVIDENCE:** a) The well is drilled to a depth of 270 feet and is screened intermittently between 120 and 260 feet. Rock strata in the screened area includes dry blueshale stone and water bearing basalt. According to the Humboldt County WebGIS and the State Water Board Stream Classification Finder, there are five watercourses located within 1,000 feet of the well. The surface water features nearest to the well are a series of unnamed intermittent watercourses 500-600 feet to the north which drain to Salmon Creek. The top of all of these watercourses are located at the same elevation as the bottom of the well; all of the waterways drain away from the location of the well. The intermittent nature of the waterways and their separation from the location of the well make it possible to assume none of the water courses are close enough to the well to possibly have any direct connection. This watercourse drains into Salmon Creek, which is an important resource for fisheries and recreational opportunities. Salmon Creek contains important habitat for fish. Salmon Creek is more than 1,500 feet away from the well. The water bearing unit of the well is over 300



feet above the elevation of the creek at its nearest point and therefore any direct hydraulic connection between the well and the creek is unlikely. Given the fact that the well is unlikely to have a direct connection, the use of the well for irrigation purposes will not cause any significant adverse impact to Salmon Creek, or otherwise substantially impair the public trust uses or values related to commerce, navigation, fisheries, public access, preservation of trust lands in their natural state, or water-related-recreation and other activities.



## DECISION

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

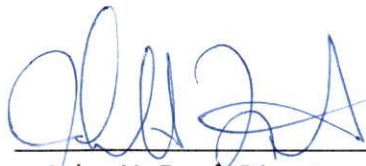
- Adopt the findings set forth in this resolution; and
- Conditionally approves the Conditional Use Permit and Special Permit for MIB, LLC subject to the conditions of approval attached hereto as Attachment 1.

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

The motion was made by COMMISSIONER JEROME QIRIAZI and second by COMMISSIONER NOAH LEVY and the following ROLL CALL vote:

AYES: COMMISSIONERS: Iver Skavdal, Thomas Mulder, Noah Levy, Jerome Qiriaz, Peggy O'Neill, Lorna McFarlane  
NOES: COMMISSIONERS: Sarah West  
ABSENT: COMMISSIONERS:  
ABSTAIN: COMMISSIONERS:  
DECISION: Motion carried 6/1

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



John H. Ford, Director  
Planning and Building Department



**CONDITIONS OF APPROVAL**  
**PLN-11543-CUP**

**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 30 days of the effective date of project approval, a light attenuation monitoring and management plan shall be provided to the Planning and Building Department describing how the operations will implement International Dark Sky standards.
2. Prior to cultivation in 2025 the applicant shall:
  - a. Complete the following improvements specified in the Final Lake and Streambed Alteration Agreement (**Attachment 4B**):
    - i. Complete all work required on Crossing-1 and Crossing-2.
    - ii. Install exit ramps in rainwater catchment pond to prevent wildlife entrapment.
    - iii. Provide a Bullfrog Management Plan for the pond.
  - b. Provide a Water Management Plan to the satisfaction of the Planning and Building Department. The Water Management Plan shall provide a rainwater catchment analysis and describe water system distribution design such that domestic water will not be used for irrigation.
  - c. Provide documentation to the satisfaction of the Planning and Building Department and CDFW demonstrating that all soil management areas are properly contained using best management practices.
3. As soon as practicable and before cultivating in 2025, the permittee shall install water meters on all irrigation water sources (e.g. well and rainwater pond). Installation of meters shall be sufficient to track both irrigation and domestic use from the well. 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.



4. 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 **A13** through **A16**. 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.
5. Within 60 days of the effective date of permit approval, the applicant shall join the Road Maintenance Association which manages the private road network that provides access to the subject parcel or attempt to create one if none exists. The applicant shall provide evidence of enrollment to the County of Humboldt Planning and Building Department to satisfy this condition. Alternatively, the applicant must pay their fair share for required road improvements and maintenance.
6. 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.
7. 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.
8. Prior to processing on site, applicant must obtain a permit for and install an approved onsite wastewater treatment system to support the processing as well as demonstrate the structure is permitted with the Building Inspection Division.
9. Within one year of the effective date of project approval, the Permittee shall the restocking described in the Timber Conversion Evaluations (**Attachments 4C and 4D**). The plans recommend planting of Douglas-fir seedlings at a spacing of 10 feet by 10 feet for 435 trees per acre. Approximately 0.42 acres need to be restocked. An implementation report from a Registered Professional forester certifying successful completion of the restocking plans is required to satisfy this condition.
10. Within one year of the effective date of project approval, the Permittee shall implement the recommendations of the 2018 and 2024 Timberland Conversion Evaluation Reports. Compliance with the 2018 report includes but is not limited to



treatment of debris at converted sites, removal of fill materials placed in watercourses, establishment of proper drainage of the graded flat near cultivation site 2, removal and treatment of woody material placed in the watercourse near cultivation site 2, removal of fill materials from the watercourse near cultivation site 3, and revegetation of cultivation site 3. Compliance with the 2024 report includes reforestation of cultivation site three and refraining from converting the tree removal area with any activity, allowing it to naturally revegetate. An implementation report from a Registered Professional forester certifying successful completion of these recommendations is required to satisfy this condition.

11. Within one year of the effective date of project approval, the Permittee shall remove any constructed or non-native material except solar panels from the conversion restoration areas described in the Timberland Conversion Evaluations and avoid use and/or development of the areas to allow natural regeneration. An implementation report from a Registered Professional forester certifying successful completion of these recommendations is required to satisfy this condition
12. No later than January 1, 2026, electricity for the cannabis operation shall be provided by PGE or from renewable sources. Generator use will be reserved for emergencies only.
13. The applicant shall secure permits for all structures and grading related to the cannabis cultivation and other commercial cannabis activity including, but not limited to, existing and proposed greenhouses, water tanks over 5,000 gallons, existing and proposed structures associated with drying and storage or any activity with a nexus to cannabis, and any noise containment structures as necessary. The plans submitted for building permit approval shall be consistent with the project description and the approved project site plan.
14. The water storage tanks located at coordinates 40.23402, -123.965586 shall be located outside of the Streamside Management Area. The Permittee shall provide a restoration plan for the disturbed area and provide an updated site plan showing the new location to the satisfaction of the Planning and Building Department.
15. Water lines located within stream channel shall be relocated or disposed of at a waste management facility.
16. The applicant shall obtain a permit to operate the single onsite 25kw generator from the North Coast Unified Air Quality Management District (NCUAQMD) and obtain an electrical permit from the County's Building Department.



## **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 200,000 gallons and cultivation area 33,000 square feet. If only 80,000 gallons are stored (40%) then only 13,200 square feet of cultivation is authorized. Domestic water or other water sources may not be used to support cultivation activities and may only be used as a domestic water source when permitted by the appropriate agencies. There shall be no interconnectivity between the domestic water system and the cannabis irrigation system.
2. Portable toilets shall be used to serve for cultivation activities a septic system is permitted or certified by Division of Environmental Health. Portable toilets may not be used to serve processing activities such as trimming or packaging.
3. 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.
4. 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.
5. 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 for erosion control, and cultivation related activities are 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.).



24. All ground-disturbing activities should be limited to occur outside of the breeding season for the NSO (February 1 through July 9).

Performance Standards for Cultivation and Processing Operations

25. Pursuant to the MAUCRSA, Health and Safety Code Section 19322(a)(9), an applicant seeking a cultivation license shall “provide a statement declaring the applicant is an ‘agricultural employer,’ as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law.”
26. 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).
27. 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.
28. 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. Onsite housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.

29. 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. Onsite housing, if any

30. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Activity Permit issued pursuant to the CMMLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.



31. 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 re-inspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request re-inspection or to cure any items of noncompliance shall terminate the Special Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Section 55.4.13.
32. 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.
33. 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.
34. 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.



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

**Informational Notes:**

1. 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.



B, OEH, F2W

**Cultivation and Operations Plan**  
For  
**MIB, LLC**

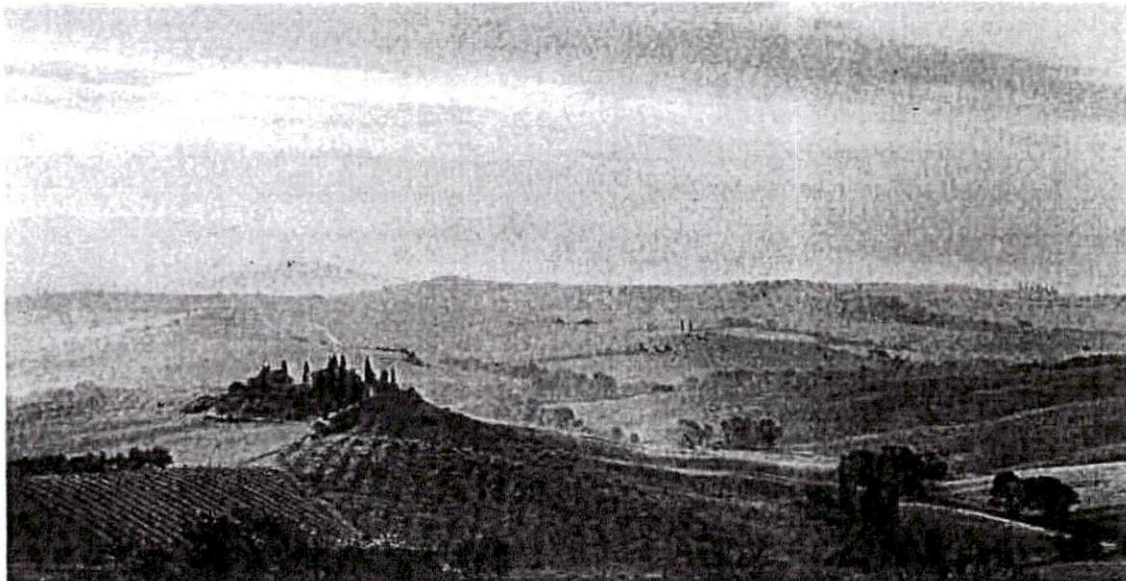


**Proposed Medical Cannabis Cultivation Facilities**

Prepared for:



**Humboldt County Planning Department**  
3015 H Street  
Eureka, CA 95501



Prepared By:  
**A.G.R. Multi Services, LLC**  
9153 Briceland Thorne Rd  
Garberville, CA 95542

JUNE 2017



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## 1. PROJECT SUMMARY

### 1.1 PROJECT OBJECTIVE

MIB, LLC. is proposing to permit existing medical cannabis cultivation activities in accordance with the County of Humboldt *Commercial Medical Marijuana Land Use Ordinance* (CMMLUO). The project requires a Conditional Use Permit (CUP) for a total of ~~10,000~~ sqft of Mixed Light and ~~23,250~~ sq. ft. of outdoor. The project includes the permitting of existing cultivation, including GH# 1: 100'x34', GH#2: 100'x34', GH#3: 120'x34', GH#4: 100'x34', GH#5: 130'x20', and FS#1: 150'x12'. The processing facility located on the parcel is approx. 1800 sqft, and is used for drying, curing, and trimming of medical cannabis. There is a storage shed located on the parcel that is used for storage for all cultivation related products as well as petroleum products. All petroleum and liquid fertilizers are stored in a secure location with secondary containment to prevent any sediment delivery. The applicant aims to become fully compliant with State and Local Cultivation Regulations.

### 1.2 SITE DESCRIPTION

The project site is located approximately 26 miles north west of Garberville, CA. To reach the site from Eureka take us-101 south for 54 miles to exit 653 to Salmon Creek Road. Turn right onto Salmon Creek Road for .2 miles. Take a slight right turn onto Salmon Creek Road. Turn right onto Salmon Creek Road. Turn left onto Thomas Road for 4.2 miles. Continue for 3.2 miles past the Salmon Creek School. Drive approximately 2 miles to Road D and make a right turn. Drive 1 mile to driveway on the left with a red gate. Approximate drive time from Eureka, CA 1 hour and 42 minutes with 68 miles. The site is in section 34, township 3 south, range 1 east, H.B. & M. And can be seen on the 7.5' quadrangle map. Furthermore, the site is located at Latitude 40.2358 and Longitude, -123.9671. The subject parcel is approximately 45.87 acres in size (per Humboldt county WEBGIS).

### 1.3. LAND USE

The subject property has a General Plan designation of Dispersed Housing as identified by the Northern Humboldt General Plan (NHGP) and is zoned T: AG (FRWK) Agriculture Exclusive; TPZ. The proposed cultivation area occupies less than two percent (2%) of the total prime soil area. Land uses surrounding the parcel are comprised of residential, timber and agriculture. The surrounding parcels are zoned Agricultural Exclusive (AE), Timber Production Zone (TPZ), Forrest Recreation (FR), and Unclassified (U).

### 1.4. STATE AND LOCAL COMPLIANCE

#### 1.4.1. STATE OF CALIFORNIA COMMERCIAL CANNABIS ACTIVITY LICENSE

MIB, LLC. will obtain a Commercial Cannabis Activity license from the State of California at time such a license becomes available.

#### 1.4.2. STATE WATER RESOURCES CONTROL BOARD

A total of 1 watercourse crossings exist on this property. Water for domestic uses is provided by a well that is 220' deep. The well is in the well-house that is identified on the maps provided.

#### 1.4.3. NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD

MIB, LLC has enrolled with the North Coast Regional Water Quality Control Board (NCRWQCB) for coverage under Tier 2 of Order No. 2015-0023 *Waiver of Waste Discharge Requirements and General Water Quality Certification for Discharges of Waste Resulting from Cannabis Cultivation and*



*Associated Activities or Operations with Similar Environmental Effects in the North Coast Region* (WDID Number 1B16910CHUM). A Water Resources Protection Plan was developed for the project by A.G.R. Multi Services, LLC and has been implemented for activities associated with onsite cultivation since August 2016.

#### **1.4.4. HUMBOLDT COUNTY BUILDING DEPARTMENT**

All necessary building permits will be obtained from the Humboldt County Building Department for all existing and proposed structures and supporting infrastructure upon approval of the Conditional Use Permit.

#### **1.4.5. CAL FIRE**

The subject property is located within a State Responsibility Area (SRA) for fire protection. Several improvements are proposed to meet SRA requirements, including designating a fire turn-around and pull-out area for emergency vehicles, and management of trees and vegetation around existing structures to maintain the required 100-foot defensible space. All structures on the property meet the 30-foot SRA setback requirement from property lines.

#### **1.4.6. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE**

There are no Lake or Stream alterations necessary for this parcel. There are no roadways near any waterways or culverts on this parcel.

## **2. CULTIVATION AND PROCESSING**

### **2.1. PROPAGATION AND INITIAL TRANSPLANT**

Juvenile plants are propagated on site from 'mother plants' that demonstrate the desired genetics for the specific cannabis strain. Mother plants remain in the vegetative stage solely for propagation. Cuttings are sampled from the mother plants and are rooted into a growing medium, typically oasis cubes, to produce 'clones.' The clones are placed into the nursery, and once fully rooted they are transplanted directly into one (1) gallon plastic containers. The juvenile plants are irrigated using hand watering methods. After 2-3 weeks, the clones are then transplanted into 25-gallon plastic pots with a soil and perlite medium, and moved into outdoor greenhouse where they continue their 'vegetative' cycle.

### **2.2. OUTDOOR CULTIVATION PLAN AND SCHEDULE**

The mixed light cultivation will occur in (3) 3,400 sf greenhouse, (1) 4800 sf greenhouse, and (1) 2600 sf greenhouse, (1) FS 1800 sf for a combined cultivation area of approximately 20,500 sf of mixed light and 12,750 sf of outdoor. The greenhouses consist of heavy gauge steel tubing, covered with a woven poly translucent opaque tarp. Each greenhouse is ventilated by intake and exhaust fans. The greenhouses utilize a combination of artificial light and light deprivation to produce up to two (2) flowering cycles per year. The monthly Cultivation Schedule in Appendix C details the cultivation activities associated with the mixed light cultivation operation for a typical two cycle year.

### **2.3. IRRIGATION PLAN AND SCHEDULE**

Irrigation and fertigation of plants occurs using top-feed hand watering methods. MIB, LLC. maintains that irrigation and fertigation is more efficiently managed via hand watering, allowing for daily inspection of each plant by the cultivator and tailored irrigation and nutrient application depending on the needs of each individual plant.



## **2.4. HARVESTING, DRYING, AND TRIMMING**

Plants that are ready for harvest have their flowering branches removed and suspended in the drying room which is equipped with ventilation fans and climate control measures. The drying process takes approximately one week.

The dried flowers are then bucked into manageable buds and processed at an on-site processing facility.

## **2.5. PROCESSING FACILITY**

All cannabis processing will occur on site at the 1800 sf processing facility close to the main residence. The facility will incorporate all aspects of processing including drying, curing, and trimming, and will include an ADA restroom for employees. The restroom will include a working flushable toilet as well as a sink with cold and hot running water provided by an on demand electric water heater.

The finished product is stored in the processed materials room before being transported to a licensed distribution facility. The waste product, or "trim," from the processing facility is collected and placed into bins to be weighed, labeled, and sealed. Trim will be transferred to an offsite, licensed manufacturing facility.

## **2.6. EMPLOYEE PLAN**

MIB, LLC. 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), and complies with all applicable federal, state and local laws and regulations governing California Agricultural Employers.

### **2.6.1. JOB DESCRIPTIONS AND EMPLOYEE SUMMARY**

- *Agent In Charge*: Responsible for business oversight and management of the MIB, LLC. Responsibilities include, but are not limited to: inventory and tracking, personnel management, record keeping, budget, and liaison with State and County inspectors as needed. This is a part-time to full-time, seasonal position.
- *Lead Cultivator*: Oversight and management of the day to day cultivation of medical cannabis. Responsibilities include, but are not limited to: plant propagation and transplant, soil management, irrigation, fertilization, pesticide management, and harvest activities. This is a full-time, year-round position.
- *Assistant Cultivator / Processing Manager*: Provides support to the *Lead Cultivator* in their day to day duties and takes the lead role during times when the *Lead Cultivator* may be off site. Once processing activities commence, the *Assistant Cultivator* duties switch to oversight and management of processing the dried medical cannabis. This is a full-time, seasonal position.
- *Seasonal Laborer*: Provides cultivation, harvesting, and processing support including trim machine operation and hand-finish trimming. This is a part-time to full-time, seasonal position.

### **2.6.2. STAFFING REQUIREMENTS**

In addition to the *Agent*, *Lead Cultivator*, and *Assistant Cultivator positions*, up to two (2) full-time seasonal labor positions are employed. The number of seasonal laborers varies based on the needs of the farm during the cultivation, harvest and processing seasons. During the peak harvest and processing season, there are an estimated total of five (5) employees on site.



### **2.6.3. EMPLOYEE TRAINING AND SAFETY**

On site cultivation, harvesting, and drying is performed by employees trained on each aspect of the procedure including: cultivation and harvesting techniques and use of pruning tools; proper application and storage of pesticides and fertilizers. Access to the onsite cultivation, drying and processing facilities is limited to authorized and trained staff.

All employees are trained on proper safety procedure including fire safety; use of rubber gloves and respirators; proper hand washing guidelines; and protocol in the event of an emergency. Contact information for the local fire department, CAL FIRE, Humboldt County Sheriff and Poison Control as well as the Agent in Charge will be posted at the cultivation site. Each employee is provided with a written copy of emergency procedures and contact information. The material safety data sheets (MSDS) are kept on site and accessible to employees.

### **2.6.4. TOILET AND HANDWASHING FACILITIES**

The proposed drying and processing building will include one (1) ADA-compliant restroom, including a working flush toilet as well as a sink with hot and cold running water. Anti-bacterial Liquid Soap and paper hand towels will be made available. Employees will work at a distance typically no greater than 250 feet from the restroom facility.

### **2.6.5. ON SITE HOUSING**

The existing single-family residence located on site is occupied by the property owner/Agent in Charge. All other full-time and seasonal employees live off site and commute daily to the cultivation site via carpool & personal forms of transportation. No new residential structures are proposed as a part of this project.

## **2.7. SECURITY PLAN AND HOURS OF OPERATION**

### **2.7.1. FACILITY SECURITY**

The cultivation facilities, including greenhouses and processing building are enclosed in a secure privacy fence. An entry gate is located off Road D, and the perimeter of the facility facing the residence. The entry gates remain locked always and access to the cultivation area is limited exclusively to employees. Restricted access signs are posted conspicuously at the entry gates. The cultivation and processing facility area will have low intensity exterior lighting to illuminate the entrances, and will include a small number of motion activated security lights. All lighting will be designed and located so that direct rays are confined to the property. Security cameras will be installed at the main access gates and at entrances to the facilities. Facility will include an alarm system.

### **2.7.2. HOURS OF OPERATION**

Activities associated with cultivation in the greenhouses (watering, transplanting, and harvesting) generally occur during daylight hours. All other activities such as processing typically occur no earlier than 6 AM and extend no later than 8 PM.



### 3. ENVIRONMENT

#### 3.1. WATER SOURCE AND PROJECTED WATER USE

Water for domestic use is provided by a well 220ft deep. The location of the well is located over 300' away from an unnamed class II stream. Water is then pumped and stored in hard storage tanks during the winter months to assure water levels throughout the year.

MIB, LLC. utilizes water management strategies to conserve and reuse onsite water and fertilizers to achieve net zero discharge.

The table below outlines the estimated irrigation water usage for cultivation during a typical year. Variables such as weather conditions and specific cannabis strains will have a slight effect on water use.

| Table 3.1: Estimated Annual Irrigation Water Usage (Gallons) |     |     |        |        |        |        |        |        |        |     |     |  |
|--|-----|-----|--------|--------|--------|--------|--------|--------|--------|-----|-----|--|
| Jan  | Feb | Mar | April  | May    | June   | July   | Aug    | Sept   | Oct    | Nov | Dec |  |
| 0  | 0   | 0   | 20,000 | 24,000 | 30,000 | 30,000 | 30,000 | 26,000 | 10,000 | 0   | 0   |  |

#### 3.2. WATER STORAGE

Water storage for irrigation use is provided in the form of water storage tanks. The property has (2) 20,000-gallon water bladders, (6) 300 gallon (2) 5000 gallon (1) 1,000 gallon, (1) 150,000 Rain Catchment Pond. MIB, LLC. has a total of 202,800 gallons of hard water storage.

#### 3.3. SITE DRAINAGE, RUNOFF, AND EROSION CONTROL

MIB, LLC is enrolled with the North Coast Regional Water Quality Control Board (NCRWQCB) for Tier 2 coverage, and a Water Resources Protection Plan (WRPP) has been developed utilizing best management practices (BMP's) in accordance with the NCRWQCB's recommendations. The drainage and erosion control measures described below are referenced from the WRPP in Appendix E.

##### 3.3.1. SITE DRAINAGE AND RUNOFF

Site investigation for the development of the Water Resources Protection Plan (WRPP) showed no evidence of surface runoff associated with the cultivation, nor was there evidence that it had occurred in the past. This area has good vegetation ground cover consisting of native grasses with no evidence of leaching from cultivation related activities.

Fertilizers and pesticides are currently stored in an agricultural storage structure that meets all requirements for secondary containment.

To further prevent runoff to riparian areas, water conservation and containment measures will be implemented including the use of hand irrigation to prevent excessive water use, and the maintenance of a stable, vegetated buffer between the cultivation area and riparian zone.

##### 3.3.2. EROSION CONTROL

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



### **3.4. WATERSHED AND HABITAT PROTECTION**

Adherence to the Water Resource Protection Plan (WRPP) ensures that the watershed and surrounding habitat are protected. The cultivation activities and associated structures are >150 feet from the nearest watercourse, providing a suitable buffer between the cultivation operation and habitat. Additionally, site development and maintenance activities utilize BMP's in accordance with the NCRWQCB's recommendations. Any grading and earthwork activities will be conducted by a licensed contractor in accordance with approved grading permits and the WRPP. Refer to the WRPP in Appendix E for detailed descriptions of watershed and habitat protection measures.

### **3.5. MONITORING AND REPORTING**

Monitoring will be conducted to confirm the effectiveness of corrected measures listed in the Water Resource Protection Plan (WRPP) and determine if the site meets all Standard Conditions. Inspections will include photographic documentation of any controllable sediment discharge sites as identified on the site map. Visual inspection will occur at those locations on the site where pollutants or wastes, if uncontained, could be transported into receiving waters, and those locations where runoff from roads or developed areas drains into or towards surface water. The inspection will also document the progress of any plan element subject to a time schedule, or in the process of being implemented. A monitoring plan is included in the WRPP with photo points identified on WRPP map.

Onsite monitoring shall occur:

- Before and after any significant alteration or upgrade to a given stream crossing, road segment, or controllable sediment discharge site. Inspection should include photographic documentation, with photo records to be kept on site.
- Prior to October 15 and December 15 to evaluate site preparedness for storm events and storm water runoff.
- Following any rainfall event with an intensity of 3" precipitation in 24 hours. Precipitation data can be obtained from the National Weather Service by entering the site zip code at <http://www.srh.noaa.gov/forecast>.

A Monitoring and Reporting Form (Order No. 2015-0023 Appendix C) will be submitted upon initial enrollment in the Order (NOI) and then annually by March 31 to the Regional Water Board. The annual report will include data from the monitoring reports.

### **3.6. ENERGY AND GENERATOR USE**

On-grid electricity is provided by PG&E for domestic uses. Use of the on-site generator is limited to power outage events, and follows all guidelines set up by Humboldt County and the State of California. The generator is located away from the property line to ensure the noise level does not exceed 60 decibels at the property line. The generator and diesel fuel is located within a secondary containment trough.

### **3.7. USE AND STORAGE OF REGULATED PRODUCTS**

#### **3.7.1. BEST MANAGEMENT PRACTICES**

Best Management Practices (BMP's) are employed when storing, handling, mixing, application and disposal of all fertilizers, pesticides and fungicides. All nutrients, pesticides and fungicides are in a locked storage room, and contained within water tight, locked and labeled containers in accordance with manufactures instruction. Application rates will be tracked and reported with the end of the year monitoring report required in the Water Resources Protection Plan (WRPP). Employees responsible for application are trained to handle, mix, apply or dispose of pesticides/fungicides with



proper hand, eye body and respiratory protection in accordance with the manufacturer's recommendations. See the WRPP for complete BMP specifications for the use and storage of regulated products.

### **3.7.2. FERTILIZERS**

Nutrients and biological inoculants used for cultivation include:

- Roots Organic-Formula 707 Soil
- Sparetime Bat Guano – (0-7-0)
- Sparetime Bat Guano – (7-3-1)
- Sparetime Mocha Bat Guano – (4-6-1)
- Sparetime Bone Meal (1-12-0)
- Archipelago Phosphorus Bat Guano – (0-7-0)
- Earthworm Castings
- Alaska Fish Emulsion – (6-3-3) & (2-10-10)
- Earth Juice – Grow (2-1-1)
- Earth Juice – Bloom (0-3-1)
- Earth Juice Hi-Brix Molasses
- Max Sea (16-16-16)
- Max Sea (3-20-20)
- Botanicare Cal-Mag Plus

See Appendix B - *Regulated Products Resource List* for product details.

### **3.7.3. PESTICIDES AND FUNGICIDES**

Pesticides and fungicides used for cultivation include:

- Diatomaceous Earth
- Magnesium Sulfate- Mg 9.8% S 12.9%
- Neem Oil
- Green Cleaner

See Appendix B - *Regulated Products Resource List* for product details.

### **3.7.4. FUELS AND OILS**

Fuels and oils stored on site include:

There is a small amount of fuel stored on the parcel for small engine and backup generator use. The fuel is stored in a safe location in the secondary containment storage shed.

## **3.8. WASTE MANAGEMENT PLAN**

### **3.8.1. SOLID WASTE MANAGEMENT**

Trash and recycling containers are located near the processing building in safe enclosed location. Solid waste and recycling is hauled off-site to the nearest transfer station at least once per week.

### **3.8.2. CULTIVATION WASTE AND SOIL MANAGEMENT**

Stalks are burned and composted or chipped for ground cover and compost. Root balls are hauled away as green waste or composted. Spent potting soil is stored in a contained area with environmental measures in place. Spent soil is cover during winter months and then amended in pots before the further use. All packaging from soil amendments and fertilizers will be collected and disposed at an appropriate facility.



### **3.8.3. WASTEWATER MANAGEMENT**

The water management plan aims to achieve an entirely closed-cycle irrigation and nutrient system. Hand watering methods minimize the over-irrigation of plants and subsequent runoff.

There is a working septic system that facilities the parcel. The septic is on file with the county and a copy can be provided by the applicant if needed.

## **4. PRODUCT MANAGEMENT**

### **4.1. PRODUCT TESTING AND LABELING**

Samples are selected from individual harvested cannabis strains and are tested by a licensed third-party lab in accordance with State and local standards. The finished product is labeled with the MIB, LLC. logo, and will include tracking ID's provided by the County of Humboldt and/or Statewide tracking systems once they become available.

### **4.2. PRODUCT INVENTORY AND TRACKING**

Until either a County or Statewide cannabis product or inventory tracking system becomes available, an internally-developed system of inventory and tracking is utilized. The Agent in Charge and Lead Cultivator ensure all medical cannabis from clone to packaged product is tracked, accounted for and inventoried. Records are kept at each phase of the harvest and processing operation for reporting and compliance with State and Local regulations. The information recorded for each harvest includes:

- Cultivation canopy area
- Weight of flowers, by-product, and trim waste after drying and separation
- Weight of buds after trimming
- Product ID numbers and product weight
- Staff identification (at each step)
- Physical location of the plant material always

### **4.3. TRANSPORTATION AND DISTRIBUTION**

Transportation will be handled by a third-party, contracted, licensed transporter/distributor in accordance with State and Local regulations. All merchantable products will be distributed through licensed medical cannabis dispensaries. Prior to moving packages from the on-site holding facility to another physical location, a transport manifest will be created by the distributor/transporter and will include:

- Product ID numbers and product weight
- Route to be travelled
- Origin and destination addresses
- Time of departure
- Time of arrival

The *Agent in Charge* and the *Processing Manager* are responsible for performing a physical inventory of all packages being transported, and ensuring that the physical inventory coincides with the transport manifest.



## Appendix A: Site Plan



# MIB, LLC. WATER RESOURCES PROTECTION PLAN APN: 221-021-026

## DIRECTIONS TO SITE:

FROM EUREKA, CA  
- SOUTHBOUND ON US-101  
- APPROX 1.5 MILES  
- TAKE EXIT 353 FOR SALMON CREEK RD  
- TURN RIGHT ONTO SALMON CREEK RD  
- APPROX 2.8 MILES  
- TURN LEFT ONTO THOMAS RD  
- APPROX 0.4 MILES  
- STOP DRIVEWAY ON LEFT



**VICINITY MAP**  
NOT TO SCALE

## PROJECT INFORMATION:

**APPLICANT:**  
MIB, LLC  
2415 JUDAH STREET #B  
SAN FRANCISCO, CA 94112

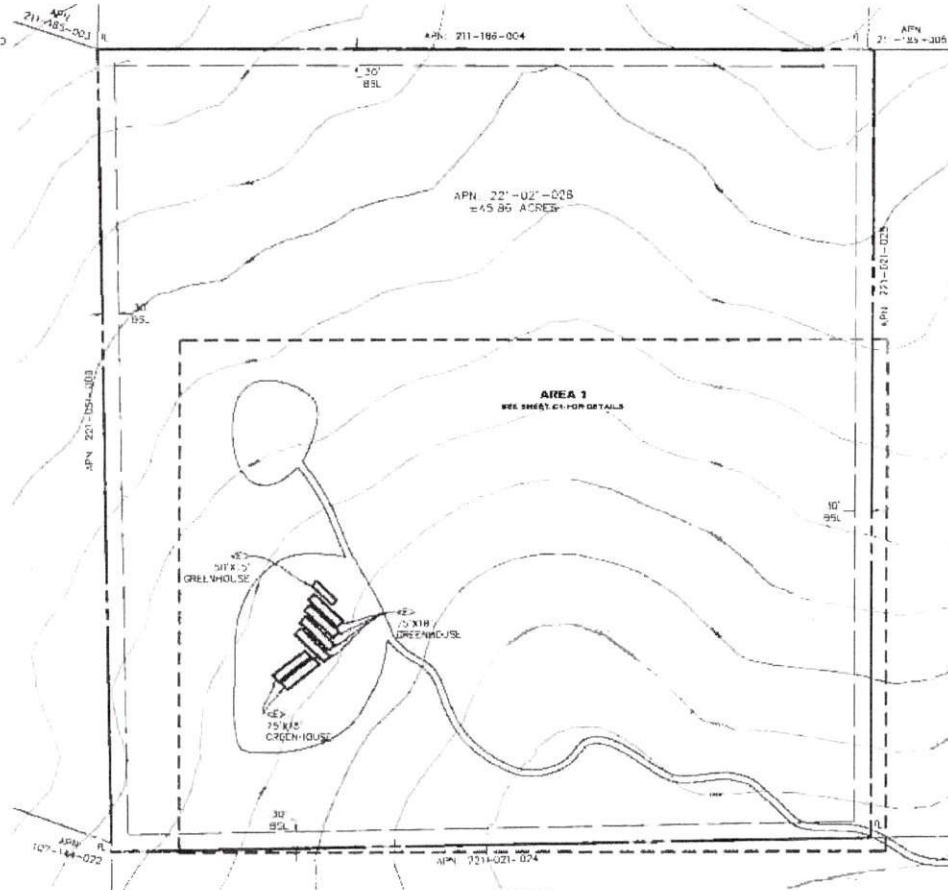
**PROJECT OWNER:**  
MARCELLO MARRAS  
2415 JUDAH STREET #B  
SAN FRANCISCO, CA 94112

**APPLICANT'S AGENT:**  
MANHARD CONSULTING  
618 "Y" STREET SUITE A  
EUREKA, CA 95501  
(707) 444-3800

**SITE ADDRESS:**  
APN: 221-021-026  
3816 THOMAS RD  
MIRANDA, CA 95553

## INDEX OF SHEETS

| SHEET NO. | DESCRIPTION                                |
|-----------|--|
| C0        | LOT PLAN, VICINITY MAP,<br>A PROJECT NOTES |
| C1        | AREA 1 MAP                                 |



## PLOT PLAN

11x17 SHEET 11x200  
1"=200'



NOTE: LOCATIONS OF  
PROPERTY BOUNDARY LINES  
ARE APPROXIMATE

**Manhard**  
CONSULTING  
Consulting Engineers, Architects, Planners & Environmental Scientists  
1000 Broadway, Suite 1000, San Francisco, CA 94133  
(415) 774-1000

MIB, LLC / APN: 221-021-026  
3816 THOMAS RD, MIRANDA, CA 95553  
WRPP PLOT PLAN, VICINITY MAP AND PROJECT NOTES

SHEET  
**C0**  
DATE: 06/30/2011



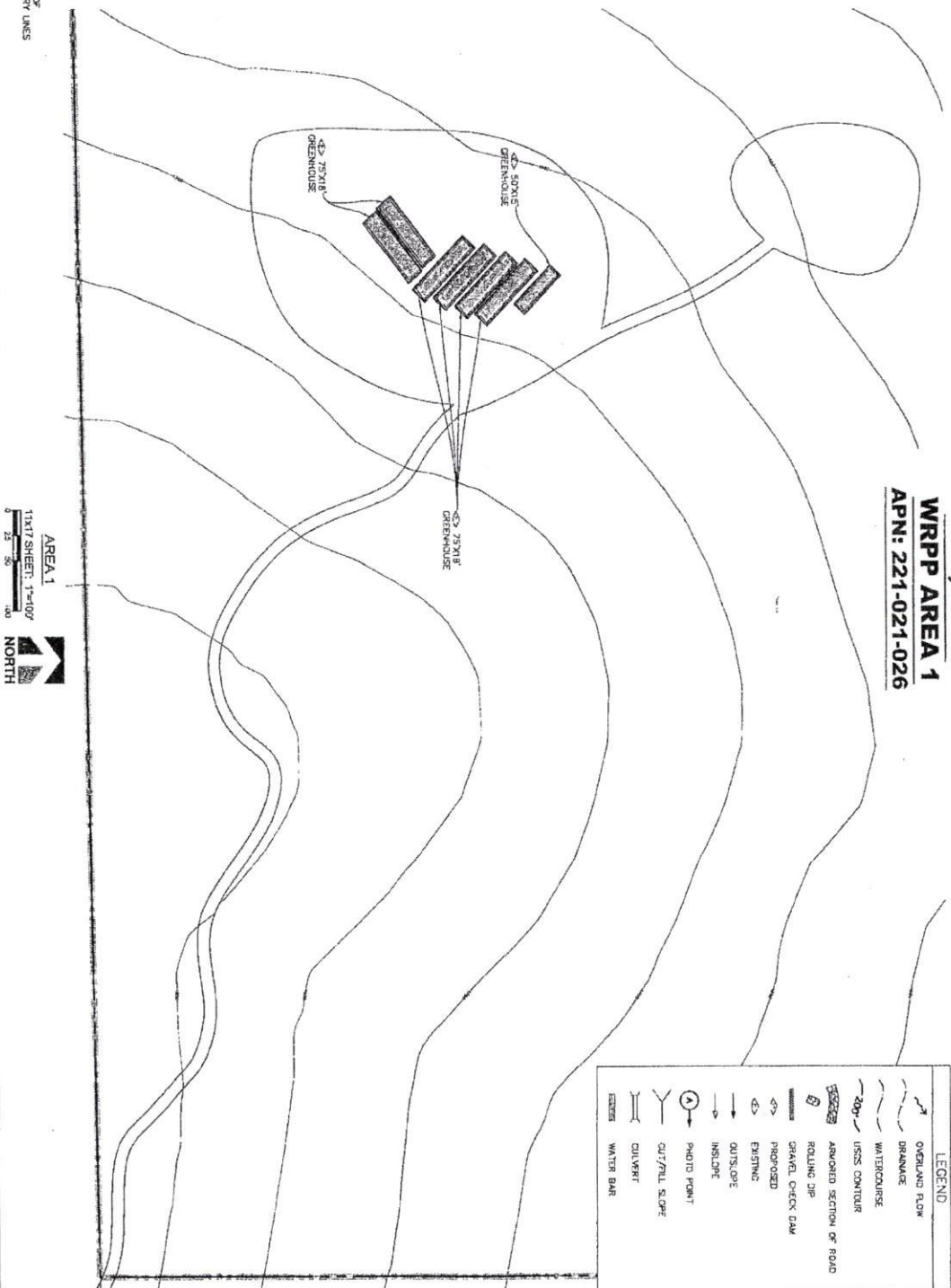
**MIB, LLC.**  
**WRPP AREA 1**  
**APN: 221-021-026**

NOTE: LOCATIONS OF  
 PROPERTY BOUNDARY LINES  
 ARE APPROXIMATE

AREA 1  
 11x17 SHEET: 1-107  
 NORTH

**LEGEND**

- OVERLAND FLOW
- DRAINAGE
- WATERCOURSE
- 200' UNDES. CONTOUR
- ARMORED SECTION OF ROAD
- ROLLING DIP
- GRAVEL CHECK DAM
- PROPOSED
- EXISTING
- OUTSLOPE
- INSLOPE
- PHOTO POINT
- CUT/FILL SLOPE
- CULVERT
- WATER BAR



|                                   |  |  |
|-----------------------------------|--|--|
| MIB, LLC. / APN: 221-021-026      |  | <p><b>Manhard CONSULTING</b><br/> <small>2217 Ave. 100, Suite 200, Miramonte, CA 91359-1000<br/>       Full Engineers - Geologists - Water Resources Engineers - Water &amp; Wastewater Engineers<br/>       Civil and Structural Engineers - Landscape Architects - Surveyors</small></p> |
| 3816 THOMAS RD, MIRANDA, CA 95553 |  |  |
| WRPP AREA 1                       |  |  |

|          |            |
|----------|------------|
| DATE     | 11/17/2017 |
| BY       | JL         |
| CHECKED  | AB         |
| APPROVED |            |

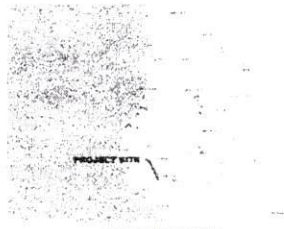


# MIB, LLC

## CONDITIONAL USE PERMIT APPLICATION

### 3816 THOMAS ROAD, MIRANDA, CA 95553

APN: 221-021-026



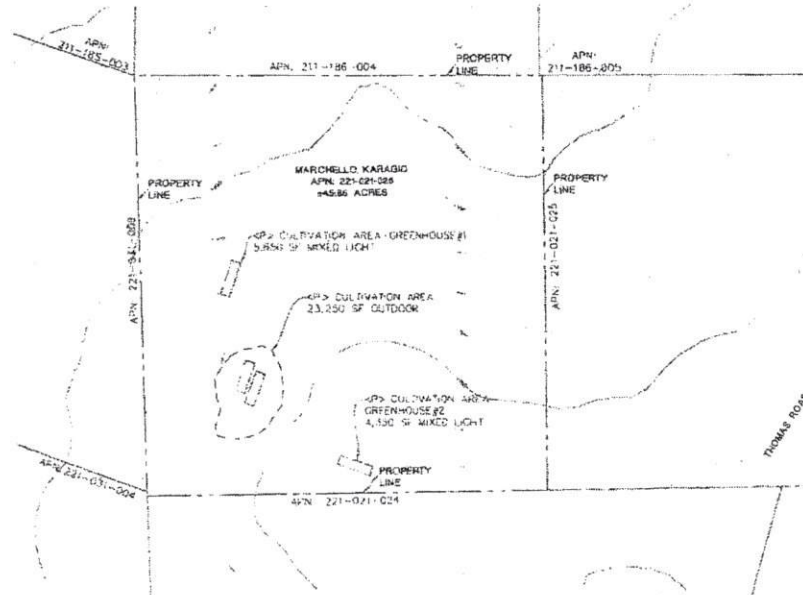
**VICINITY MAP**  
NOT TO SCALE

#### PROJECT DESCRIPTION:

MIB, LLC IS PROPOSING TO PERMIT EXISTING MEDICAL CANNABIS CULTIVATION ACTIVITIES IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT'S (COUNTY) COMMERCIAL MEDICAL MARIJUANA LAND USE ORDINANCE (CMMLUO), ORDINANCE NO. 7554. THE EXISTING OPERATION INCLUDES APPROXIMATELY 33,250 SQUARE FEET (SF) OF MEDICAL CANNABIS CULTIVATION AREA WHICH INCLUDES 23,250 SF OF OUTDOOR CULTIVATION AND 10,000 SF OF MIXED LIGHT CULTIVATION. THE PROJECT PROPOSAL INCLUDES THE DEVELOPMENT OF FACILITIES APPURTENANT TO THE CULTIVATION, INCLUDING GREENHOUSES, FACILITIES FOR DRYING, CURING, GRADING AND TRIMMING OF MEDICAL CANNABIS, WATER INVERSION WORKS AND APPROPRIATE WATER STORAGE.

#### GENERAL NOTES:

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM HUMBOLDT COUNTY 2015 GIS DATA. MANHARD CONSULTING LTD. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
3. THERE ARE NO NEARBY SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR OTHER RESOURCES WITHIN 500 FEET OF THE EXISTING CULTIVATION AREA.
4. THERE ARE NO RESIDENCES ON ADJACENT PARCELS WITHIN 300 FEET OF THE PROPOSED CULTIVATION AREAS.
5. ANY EXISTING DEVELOPMENT CONSTRUCTED WITHOUT THE BENEFIT OF COUNTY REVIEW WILL BE SUBJECT TO THE HUMBOLDT COUNTY BUILDING DEPARTMENT UPON APPROVAL OF THE CONDITIONAL USE PERMIT.



#### PLOT PLAN

22x34 SHEET: 1"=200'  
11x17 SHEET: 1"=400'



#### DIRECTIONS TO SITE:

- FROM EUREKA, CA  
-FOLLOW US 101 SOUTH TO SALMON CREEK RD  
-TAKE EXIT 653 FROM US-101 SOUTH  
-TURN RIGHT ONTO SALMON CREEK RD  
-TURN LEFT ONTO THOMAS RD  
-CONTINUE ONTO UPPER THOMAS RD  
-TURN LEFT TO STAY ON THOMAS RD

#### SHEET INDEX:

- CD = ZONING PLOT PLAN, VICINITY MAP, & PROJECT NOTES  
C1 = EXISTING AND PROPOSED PLOT PLAN

#### PROJECT INFORMATION:

**APPLICANT:**  
MIB, LLC  
4124 JUDAH STREET #B  
SAN FRANCISCO, CA 94122

**PROPERTY OWNER:**  
MARCHELLO KARAGO  
4124 JUDAH STREET #B  
SAN FRANCISCO, CA 94122

**OWNER'S AGENT:**  
MANHARD CONSULTING  
811 1<sup>ST</sup> STREET SUITE A  
EUREKA, CA 95501  
(707) 444-1600

**SITE ADDRESS:**  
APN: 221-021-026  
3816 THOMAS ROAD  
MIRANDA, CA 95553

TREES TO BE REMOVED = NONE

EXISTING OUTDOOR CULTIVATION AREA = 23,250 SF  
EXISTING MIXED LIGHT CULTIVATION AREA = 10,000 SF

EARTHWORK QUANTITIES = TBD

WATER = PRIVATE  
SEWER = PRIVATE

PARCEL SIZE = 45.85 ACRES

ZONING = U  
GENERAL PLAN DESIGNATION = AL40 (FRWK)

#### BUILDING DETAILS:

|       | SVA |
|-------|-----|
| FRONT | 30' |
| SIDE  | 30' |
| REAR  | 50' |

MAX BLDG HT = NONE SPECIFIED

SVA AREA = YES  
ON COASTAL FLOOD = NO  
ON 100, 500, 1000 YR FLOOD ZONE = NO

#### NCRWQCB ORDER NUMBER R1-2015-0023

THE SUBJECT PARCEL HAS BEEN ENROLLED IN THE NCRWQCB CANNABIS CULTIVATION WASTE DISCHARGE REGULATORY PROGRAM. WQCB NUMBER: 1816910CHJM.

**Manhard CONSULTING**  
1111 1<sup>ST</sup> STREET SUITE A  
EUREKA, CA 95501  
(707) 444-1600

CONDITIONAL USE PERMIT  
3816 THOMAS ROAD, MIRANDA, CA 95553 - APN: 221-021-026  
ZONING PLOT PLAN, VICINITY MAP & PROJECT NOTES

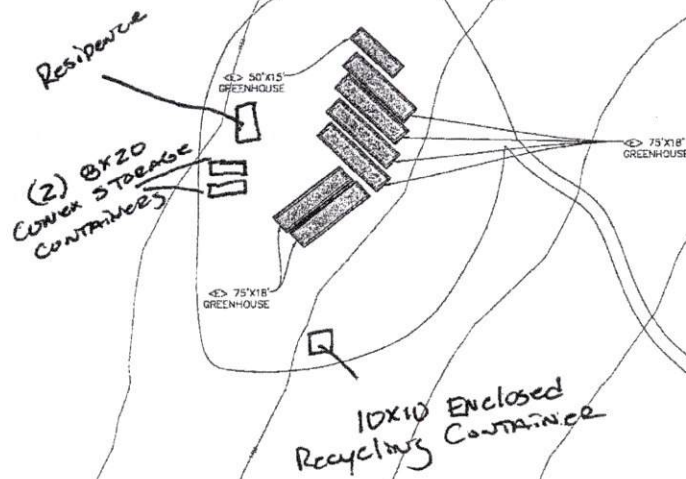
SHEET  
**C0**  
DATE: 12/11/2024

FOR PLANNING PURPOSES ONLY



**MIB, LLC.**  
**WRPP AREA 1**  
**APN: 221-021-026**

| LEGEND |                         |
|--------|-------------------------|
|        | OVERLAND FLOW           |
|        | DRAINAGE                |
|        | WATERCOURSE             |
|        | 200' USGS CONTOUR       |
|        | ARMORED SECTION OF ROAD |
|        | ROLLING DIP             |
|        | GRAVEL CHECK DAM        |
|        | PROPOSED                |
|        | EXISTING                |
|        | OUTSLOPE                |
|        | INSLOPE                 |
|        | PHOTO POINT             |
|        | CUT/FILL SLOPE          |
|        | CULVERT                 |
|        | WATER BAR               |



NOTE: LOCATIONS OF  
 PROPERTY BOUNDARY LINES  
 ARE APPROXIMATE

AREA 1  
 11x17 SHEET: 1"=100'  
 0 25 50 100  
 NORTH

**Manhard**  
 CONSULTING

MIB, LLC. / APN: 221-021-026  
 3810 THOMAS RD, MIRANDA, CA 95553  
 WRPP AREA 1

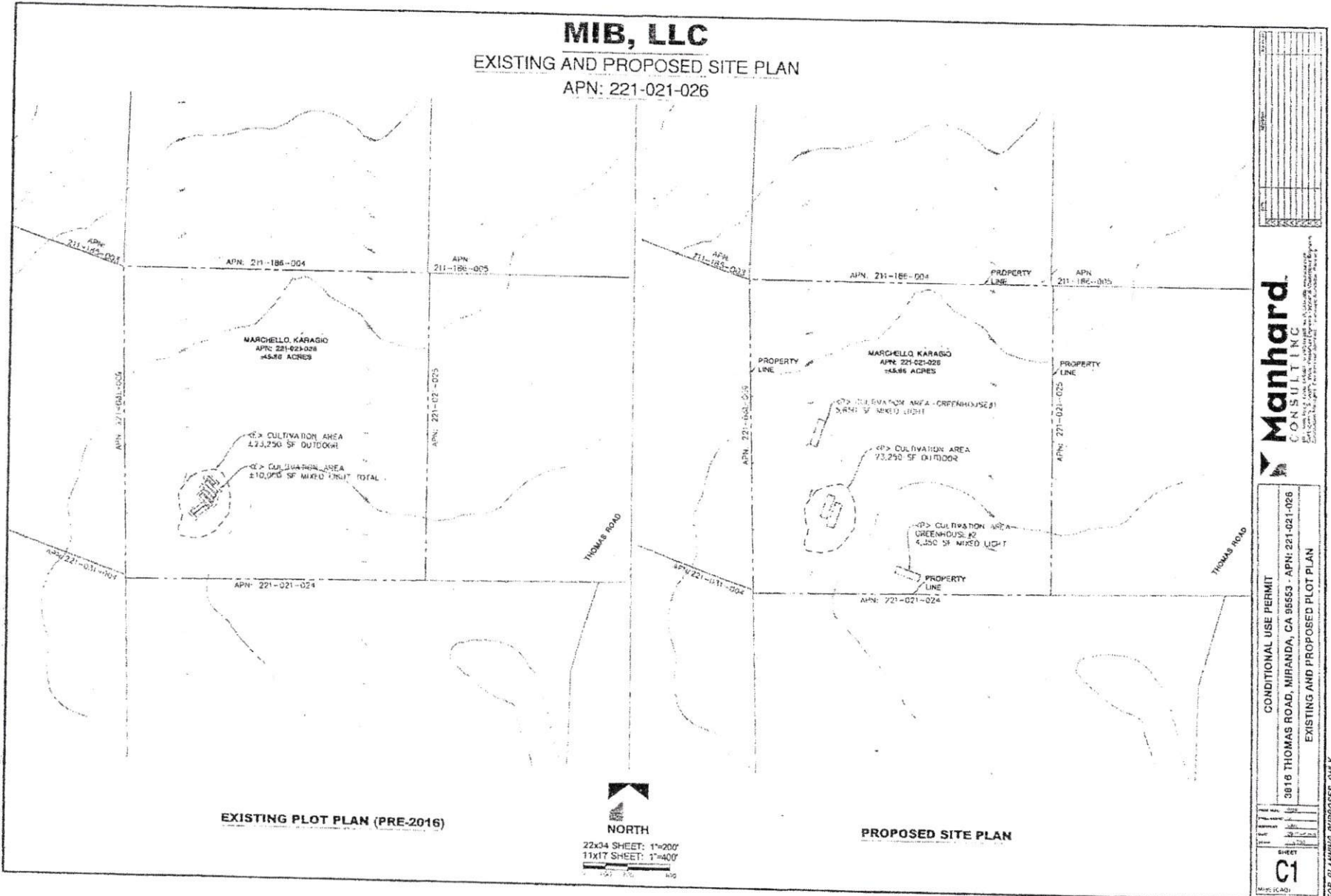
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**C1**  
 WRLC1001



# MIB, LLC

## EXISTING AND PROPOSED SITE PLAN

APN: 221-021-026



EXISTING PLOT PLAN (PRE-2016)



22x34 SHEET: 1"=200'  
11x17 SHEET: 1"=400'

PROPOSED SITE PLAN

**Manhard**  
CONSULTING

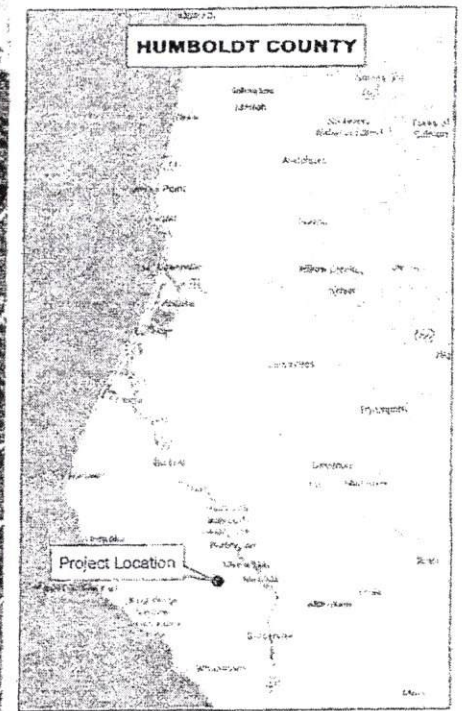
CONDITIONAL USE PERMIT  
3818 THOMAS ROAD, MIRANDA, CA 95553 - APN: 221-021-026  
EXISTING AND PROPOSED PLOT PLAN

SHEET  
**01**  
MIRANDA PL 401

FOR PLANNING PURPOSES ONLY



# **SITE MAP - KARAGIO - APN 221-021-026**



**Manhard**  
CONSULTING

- Subject Parcel
- Humboldt County Assessor Parcels
- Roadways
- Site Topography
- National Hydrography Dataset Flowlines

300 150 0 300 Feet

**MARCHELLO E KARAGIO - APN 221-021-026**

## **SITE MAP DATA**

|                     |                   |
|---------------------|-------------------|
| SLOPE (%)           | 30%               |
| FEET FROM STREAM    | >300              |
| COORDINATES         | 40.2352, -123.967 |
| WBOHU12_A_CA - NAME | Salmon Creek      |
| WBOHU12_A_CA - #    | 180101063484      |

Map Compiled May 31st, 2016  
Source: Imagery - ArcGIS World Imagery  
Parcel Boundaries - Humboldt County GIS  
Water Features and Topo - USGS National Map Viewer

Source: Imagery - ArcGIS World Imagery  
Parcel Boundaries - Humboldt County GIS  
Water Features and Topo - USGS National Map Viewer  
User Comments



## **Appendix C: Cultivation Schedule**

### *February 1-April 1<sup>st</sup>: Clone Propagation*

All plant used in MIB, LLC cultivation sites will be composed of clones taken from "mother" plants. Mother plants are composed of samples that have been deemed to demonstrate superior genetics for desired outcomes. Cuttings, or clones, are taken from the mother plants at various intervals.

Clones will be cut from mother plants and will be placed within trays to root. After approximately 2-3 weeks, rooted clones will be transferred to 5" by 5" pots within green houses to acclimate.

### *April 1 – April 15: Transplant Phase*

When the plants have achieved desired height and plant growth density for transplant, the plants are immediately planted into 25" pots. Due to the increase in container size and increase in daylight hours, the plants will continue to grow in a vegetative state for 2-4 weeks. The approximate desired height and growth density would be 3'-4'. Upon final transplant, plants will be hand-watered and fertilized. All fertilizers and supplements used are in accordance with Humboldt County and State of California Department of Agriculture compliance. Once the desired height and vegetative growth density has been achieved the Light Deprivation Phase begins.

### *April 15 – Jun 15: Light Deprivation Phase-Cycle 1*

Taking into account factors such as height, growth density and overall health of the plant, determination of the exact date for the light deprivation process begins. Once that date is determined, 100% light resistant, specifically designed tarps will be automatically pulled over the outside of the greenhouses. This process will reduce the daylight hours from approximately fifteen (15) hours of daylight to the desired twelve (12) hours of daylight, twelve (12) hours of darkness desired to induce flowering. During the first two weeks of light deprivation, the plants will enter into a transitional phase. During this transitional phase plants will continue vegetative growth while transitioning into flowering.

It is not uncommon for plants to obtain 25% of their entire height and vegetative growth density during the transitional phase. Once the plants enter in the final bloom or flowering phase, they will begin to expended energy into the production of flowers, therefore, ceasing vegetative growth and begin to flower. The entire flowering process, including the transitional and final bloom phases, will last fifty-five (55) to sixty-five (65) days depending on strain variation and weather conditions.



*June 15 – 22: First Harvest and Re-Planting*

Once the light deprivation phase has concluded and it has been determined that the plants are at their peak, harvest procedures will be initiated. (See Section 2.4 of the Cultivation and Operations Plan). The soil in the pots will be turned and amended. All amendments used are in accordance with Humboldt County and State of California Department of Agriculture compliance. New clones obtained from the “mother” will be transplanted into the greenhouses.

Due to the length of daylight hours, the plants will continue in a vegetative state for approximately one month. Plants will be planted using the same methodology as with the Transplant Phase.

*June 22 – September 15: Light Deprivation-Cycle 2*

See Light Deprivation-Cycle 1 for a description of activities during this phase.

*September 15 - September 22 – Second Harvest and Re-Planting*

See First Harvest and Re-Planting for a description of activities during this phase.

*October 1 – February 1st- Repair, Upgrade and Recondition Phase*

MIB, LLC will inspect all cold frames and covers for wear and replace as necessary. All watering hoses, etc. will be inspected and repaired or replaced, as appropriate. Refilling of irrigation tanks will commence in accordance with the Small Irrigation Use Registration and Conditions of the Department of Fish and Wildlife (DFW) Lake or Streambed Alteration Agreement (LSAA). Pots will be turned over and composted within the greenhouses to prepare for the upcoming season.



## **Appendix D: References**

Bass, Ronald E., Kenneth M. Bogdan, and Terry Rivasplata. 2013. CEQA Desktop. Point Arena, CA; Solano Book Press. Page 44.

California Code of Regulations. Health and Safety Code Section 11357-11362.9.  
<<http://www.leginfo.ca.gov/cgi-bin/displaycode?section=hsc&group=11001-12000&file=11357-11362.9>> Date accessed: July 16, 2014.

California NORML. SB 420 Establishes Prop. 215 Guidelines, Voluntary Patient Identification Card System.  
<<http://www.canorml.org/laws/sb420.html>> Date accessed: July 21, 2014.

County of Humboldt. *Medical Marijuana Land Use Ordinance (MMLUO) – Phase IV, Commercial Cultivation, Processing, Manufacturing and Distribution of Cannabis for Medical Use* (Staff Report to the Board of Supervisors). January 26, 2016. <<https://humboldt.legistar.com/Calendar.aspx>> Date accessed: March 28, 2016.

North Coast Regional Water Quality Control Board. 2016. *Cannabis Cultivation Waste Discharge Regulatory Program*. [http://www.waterboards.ca.gov/northcoast/water\\_issues/programs/cannabis/](http://www.waterboards.ca.gov/northcoast/water_issues/programs/cannabis/). Date accessed: March 28, 2016.

State Board of Equalization. Information on the Sales and Registration for Marijuana Sellers. June 2007.  
<<http://www.boe.ca.gov/news/pdf/173.pdf>>

State of California. Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use. August 2008.  
[http://www.ag.ca.gov/cms\\_attachments/press/pdfs/n1601\\_medicalmarijuanaguidelines.pdf](http://www.ag.ca.gov/cms_attachments/press/pdfs/n1601_medicalmarijuanaguidelines.pdf)



## **Appendix E: Water Resources Protection Plan (WRPP)**

Note: For brevity, only select pertinent sections of the WRPP have been included. The complete plan including all BMP specifications and the Water Board Order is attached.



## **Amendment to Operations Plan**

**MIB LLC (Marchello Karagio)**

**Location:** 3809 Thomas Rd. Miranda CA 95553

**County:** Humboldt

**APN:** 221-021-026

**Address:** 2415 Judah Street APT #18 San Francisco, CA 94122

**Contact Name:** Vanessa Valare

**Telephone:** 760.613.6520/ 707.986.7815

**Email:** [etahumboldt@gmail.com](mailto:etahumboldt@gmail.com)



### **Project Description**

This application is for a project located on parcel number 221-021-026 belonging solely to Marchello Karagio. Marchello Karagio is the primary cultivator and primary processor at this property. This project will consist of two (2) cannabis gardens.

Garden 1- is 4,350 sq. ft. of outdoor greenhouse.

Garden 2- 10,000 sq. ft. of mixed light greenhouses, and 18,900 sq. ft. of full-term outdoor cultivation, for a total of 28,900 sq. ft.

The total pre-existing cultivation for this parcel is 33,250 sq. ft. All cannabis in gardens grown outdoors and under mixed light in greenhouses. All cannabis is harvested and dried on site. Harvested cannabis is processed on site by applicant.

### **Remediation Plan**

See restocking plan for remediation. Hill has been restored to natural contour, moving less than 20 cubic yards of material. Tree replacement will start this year and continue for three years.



11543

### **Cultivation Plan**

MIB LLC (Marchelio Karagio)

**Location:** 3809 Thomas Rd. Miranda CA 95553

**County:** Humboldt

**APN:** 221-021-026

**Address:** 2415 Judah Street APT #18 San Francisco, CA 94122

**Contact Name:** Vanessa Valare

**Telephone:** 707.923.1180/760.613.6520

**Email:** [etahumboldt@gmail.com](mailto:etahumboldt@gmail.com)



### **Cultivation Site**

This project will consist of two cannabis cultivation areas.

Cultivation Area 1- includes one (1) 3,792 square foot outdoor light deprivation greenhouse.

Cultivation area two includes two (2) mixed

### **Footprint explanation**

#### **POU #1- Greenhouse 1**

This is a 3,000 ft<sup>2</sup> outdoor light deprivation greenhouse. Two cycles of outdoor light deprivation cultivation are grown here. Plants are planted in beds in the ground in greenhouses. There are companion plants, native grasses and indigenous plants that grow in the greenhouse and around the area to also help control any type of run off. There are no signs of wastewater runoff or erosion in this garden. Hay is also spread around the area and on the topsoil. The water line as well as manifolds and fittings are checked almost daily for leak or cracks.

#### **POU #2- Greenhouse 2**

This is a 3,000 ft<sup>2</sup> outdoor light deprivation greenhouse. Two cycles of outdoor light deprivation cultivation are grown here. Plants are planted in beds in the ground in greenhouses. All black out plastic used as many seasons as possible and repaired instead of replaced for as long as possible. There are companion plants, native grasses and indigenous plants that grow in the greenhouse and around the area to also help control any type of run off. There are no signs of wastewater runoff or erosion in this garden. Hay is also spread around the area and on the topsoil. The water line as well as manifolds and fittings are checked almost daily for leak or cracks.

#### **POU #3- Greenhouse 3**



This is a 3,000 ft<sup>2</sup> outdoor light deprivation greenhouse. Two cycles of outdoor light deprivation cultivation are grown here. Plants are planted in beds in the ground in greenhouses. All black out plastic used as many seasons as possible and repaired instead of replaced for as long as possible. There are companion plants, native grasses and indigenous plants that grow in the greenhouse and around the area to also help control any type of run off. There are no signs of wastewater runoff or erosion in this garden. Hay is also spread around the area and on the topsoil. The water line as well as manifolds and fittings are checked almost daily for leak or cracks.

#### **POU #4- Propagation/Vegetative Greenhouse-**

This is a 1,000 ft<sup>2</sup> propagation/vegetative greenhouse. Plants are grown in here while in a vegetative state and moved into the flowering greenhouses as soon as they are big enough.

#### **Immature Plants**

Immature plants will be propagated from seed or purchased from a licensed nursery. When needed a section of the processing shed is used for seedling and immature plants, only minor supplemental light is used, 22w regular light bulbs.  
and POU#4 is used once light is not needed.

#### **Cultivation Cycles**

I intend to harvest the greenhouses twice. The first time in July after a Light Deprivation cycle.  
The second harvest in Sept/Oct with natural finish (no black out cover).

#### **Monthly Cultivation Site Activities**

| <b>Month</b> | <b>Activities</b>  |
|--------------|--|
| January      | Finish processing of fall harvest, trimming and storage. Plan new year. Mow cover crop. Check greenhouse for issues/fix. Check water lines, tanks and all equipment for repairs or damages. Make plan for repairs.                       |
| February     | Work on trenches/and holes for plants layer more compost in beds. Treat compost if necessary. Finishing processing last year's crop if still necessary.  |
| March        | Get clones from other permitted grow operation. Transplant and move into garage with seedlings. Amend beds, fix fences, service equipment; make plan for independent contractors i.e.; painting, fence building, greenhouse fixing, etc. |
| April        | Amend and start turning beds, prep dirt and supplies for greenhouse plants Add nematodes compost for pest prevention. Mid- April move first round of plants to greenhouses. Weed whacking, mowing, and brush cleanup.                    |
| May          | Spray with preventive sulfur. Treat with biodynamic preparations for pest  |



|           |  |
|-----------|--|
|           | control and mold control. Greenhouse plants switched into flower using a blackout cover mid-late May. Turn beds, fix/ replace and clean drip emitters, check timers. Double check all water systems for leaks and clogs. Put out sound sensors for rodents.  |
| June      | Hay put over each trench for water retention. Use re mesh for supports as well as bamboo stakes which are cleaned with bleach before each use. Bamboo reused for multiple years. Regular feeding schedule of compost teas adhered to. Pests are dealt with as they arise with oils, nematodes and predator mites from compost. Procure next round of plants from licensed nursery. |
| July      | Harvest greenhouse mid-month, replant with new clones from a permitted nursery. Treat plants with preventive measures. Harvested flowers to hang in garage, then to be cured and hand trimmed per processing plan.   |
| August    | Finish processing July's harvest. Monitor water supply, check lines and all areas for insect/ animal disturbance.  |
| September | Prepare for Harvest. Clean and prepare lines and drying spaces in garage. Clean all supplies and purchase new items needed. Harvest, cure and trim as outlined above in processing plan.   |
| October   | Harvest greenhouses. Process as outlined above. Pull all root-balls, pack hay and cover crop seeds on beds. Pull drip system. Check all equipment and tools for leaks and damages before storing for winter. Store all supplies possible, cleanup site.  |
| November  | Winterize water system, greenhouse and sheds. Clean up drying rooms remove all lines and debris. Put away all supplies i.e. fans, dehumidifiers. Continue processing cannabis as outlined above.   |
| December  | Start amendments for winter. Prep all water and water storage system for shut down. Clean all garden implements. Put all left over supplies away. Driveway fixing, other farm/garden maintenance.  |



**Cultivation Plan Addendum for  
Parcel #221-021-026 / APP# 11543  
MIB 2 LLC**

*[The following sections are modifications to the cultivation plan previously submitted for this application.]*

**3.2. Water Storage**

Water storage for irrigation use is provided from (9) 2,500 gallon poly water tanks and (1) 250,000 gallon rain catchment pond. Water storage total for MIB 2 is 272,500 gallons. A well is located onsite primarily for domestic use and serves as a backup irrigation source. The well is 220 ft deep and located over 300' away from a Class II stream.

**3.6. Energy and Generator Use**

The site uses a 25k MQ Power Whisper generator for electricity, when needed. Usage is on average 128 kWh per day from March to November, depending on the need for and duration of ventilation, and use of farming equipment. The generator is housed in a generator shed for noise attenuation when in use. Plans are being made to install a solar array to reduce generator use in the future.



**Cultivation Plan Addendum for  
Parcel #221-021-026 / APP# 11543  
MIB 2 LLC**

*[The following sections are modifications to the cultivation plan previously submitted for this application.]*

**I. Water Storage**

Water storage for irrigation use is provided from (9) 2,500 gallon poly water tanks and (1) 250,000 gallon rain catchment pond. Water storage total for MIB 2 is 272,500 gallons. The well located onsite is primarily for domestic use.

**II. Water Use by Month**

| Jan   | Feb   | Mar   | Apr   | May    | June   |
|-------|-------|-------|-------|--------|--------|
| 1,000 | 1,000 | 3,000 | 5,000 | 12,000 | 25,000 |

| July   | Aug    | Sept   | Oct    | Nov   | Dec |
|--------|--------|--------|--------|-------|-----|
| 45,000 | 51,000 | 45,000 | 10,000 | 2,000 | 0   |

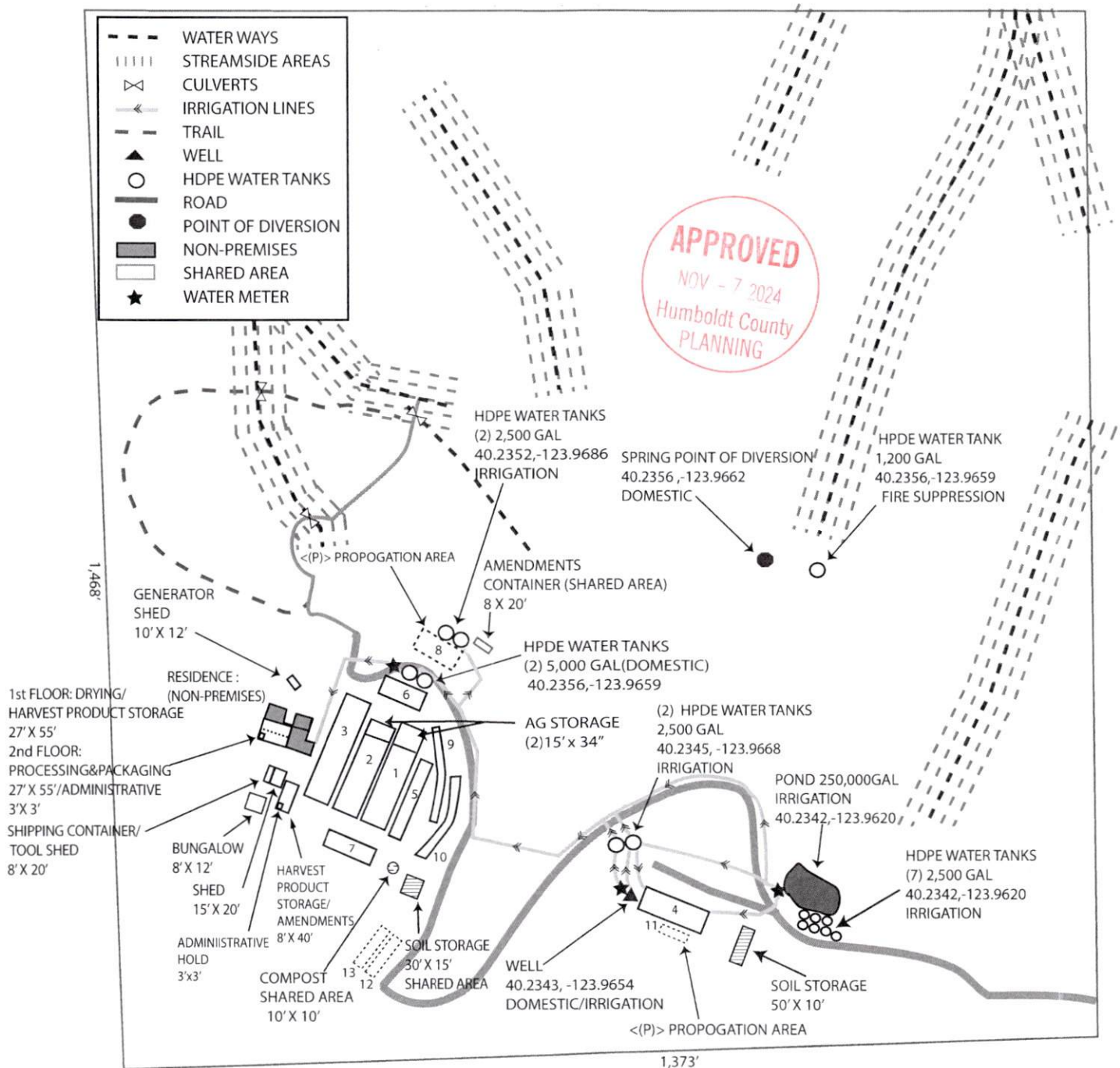
Estimated annual use: 200,000 gallons

**III. Energy and Generator Use**

Plans are in place to install a 3.8kW solar array as the primary energy source, funded by the DCC renewable energy grant. power cultivation activities. For emergency and backup purposes, a 25k MQ Power Whisper generator is also on site to use when needed. Usage is on average 128 kWh per day from March to November, depending on the need for and duration of ventilation, and use of farming equipment. The generator is housed in a generator shed for noise attenuation when in use. Plans are being made to install a solar array to reduce generator use in the future.



## PROPERTY BOUNDARY

**TOTAL CANOPY AREA: 32,838 SQFT / APN: 221-021-026****OUTDOOR****CULTIVATION AREA: 29,938 SQ FT**

GREENHOUSE#1: 34' X 162' = 5,508 SQFT  
 GREENHOUSE#2 : 34' X 154' = 5,236 SQFT  
 GREENHOUSE #3 : 34' X 167' = 5,678 SQFT  
 GREENHOUSE#4: 34' X 119' = 4,046 SQFT  
 GREENHOUSE#5: 20' X 142' = 2,840 SQFT  
 GREENHOUSE#6 25' X 75' = 1,875 SQFT  
 GREENHOUSE#7: 25' X 75' = 1,875 SQFT  
 GREENHOUSE#9: 8' X 190' = 1,520 SQFT  
 GREENHOUSE#10: 8' X 170' = 1,360 SQFT

**PROPOSED CULTIVATION**

GREENHOUSE #12: 15' X 80' = 1,200 SQFT  
 GREENHOUSE #13: 15' X 80' = 1,200 SQFT

**PROPOSED PROPOGATION**

GREENHOUSE #11: 12' X 50' = 600 SQFT  
 GREENHOUSE#8: 32' X 80' = 2,560 SQFT

