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**GREEN  
ROAD**  
CONSULTING

## **Site Plan Overview and Cultivation and Operations Plan**

### **Applicant**

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PO Box 500  
Fortuna, CA 95540  
Parcel: 208-221-006

### **Agent**

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## **I. Site Plan Overview**

### **1.0 Project Information**

Kurnishon, LLC ("Applicant") is submitting this application for a Type 3 Use Permit for 21,120 square feet of existing outdoor commercial cannabis cultivation on a 40-acre parcel, located near Bridgeville, CA ("Parcel"), Assessor's Parcel Number 208-221-006.

This application is submitted through their agent, Dante Hamm of Green Road Consulting, Inc., and has been prepared in accordance with Humboldt County's ("County") Commercial Medical Marijuana Land Use Ordinance ("CMMLUO").

The Use Permit would achieve the following results for the Applicant:

- a. Permit 21,120 square feet of Outdoor commercial cannabis cultivation activities that were in existence prior to January 1, 2016, in compliance with the County CMMLUO; and
- b. Comply with applicable standards for water quality maintenance and watershed protection through the Waiver of Waste Discharge requirements of the North Coast Regional Water Quality Control Board ("Water Board") and California Department of Fish and Wildlife ("Fish and Wildlife").

### **2.0 Project Location**

The Applicant's Parcel is located in the inland zone of Humboldt County near Bridgeville, CA. The Parcel is comprised of 40-acres and is identified by Assessor's Parcel Number ("APN") 208-221-006.

#### **2.1 Zoning Classification**

The County's Zoning Classification of the Parcel is FR-B-5(40) with a Current General Plan of AL40 (FRWK). The CMMLUO permits existing Outdoor commercial cannabis cultivation on land zoned as FR-B-5(40) with cultivation sites between 10,001 square feet to 43,560 square feet with a Type 3 Use Permit.

#### **2.2 Site Topography**

A map of the Parcel's topography is included as Attachment "A."

### **3.0 Easements**

The following information is taken from Exhibit "A" of the recorded Grant Deed, a copy of which is included in the Evidence of Ownership and Authorization section of this Application.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HUMBOLDT, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOW S:

#### **PARCEL ONE**

Parcel 43 of Timberline Ranch Estates, as shown on the Amended Record of Survey Map thereof, filed in the Office of the County Recorder of Humboldt County, California, on May 19, 1971 in Book 26 of Surveys, pages 135 to 143, inclusive.

PARCEL TWO

A non-exclusive easement for ingress, egress and public utility purposes within those portions of the following described roads:

Snow Ridge Road, 60 feet in width, that lies within the exterior boundaries of Parcel 44 and 45 as shown on the Amended Record of Survey referred to in Parcel One above.

Eight Mile Ridge Road, 60 feet in width, that lies within the exterior boundaries of Parcel 45 as shown on said Amended Record of Survey.

PARCEL THREE

A non-exclusive easement for ingress, egress and public utility purposes within a strip of land 60 feet in width, the centerline of which being more particularly described and shown on the Record of Survey on file in the Office of the County Recorder on file in the Office of the County Recorder of Humboldt County, California in Book 33 of Surveys, page 69.

EXCEPTING FROM Parcel Three that portion thereof described under Courses "A" through "T", inclusive, as shown on said Record of Survey.

PARCEL FOUR

A non-exclusive easement for ingress, egress and public utility purposes within those portions of the following described roads:

River Court 60 feet in width, that lies within the exterior boundaries of Parcels 142, 143, 144, 145 and 146, as shown on the Amended Record of Survey on file in the Office of the County Recorder of said County in Book 26 of Surveys, page 141.

River Road, 60 feet in width, that lies within the exterior boundaries of Parcel 146, 147, 148, 149, 150, 151, 152, 153 and 154, as shown on said Amended Record of Survey.

PARCEL FIVE

A non-exclusive easement for ingress, egress and public utility purposes within a strip of land 60 feet in width, the centerline of which is the centerline of the existing road extending from that portion of River Road that lies within the exterior boundaries of Parcel 154, as shown on said Amended Record of Survey in a Southerly direction to the Forest Service Road.

PARCEL SIX

A non-exclusive right of way for ingress and egress over a strip of land 60 feet in width, the centerline of which is the existing road over the North Half of the North Half of Lot 2 and that portion of Lot 3, lying North of Mad River of Section 6, Township 1 North, Range 6 East, Humboldt Base and Meridian.

PARCEL SEVEN

The right to use that certain non-exclusive right of way 60 feet in width, as the same is reserved in the deed from Marion P. Scianna and Norma Jean Scianna, husband and wife, et al, to Salvatore



Marino and Barbara Marino, husband and wife, as joint tenants, et al, dated July 15, 1971, recorded November 3, 1971 in Book 151 of Official Records, page 266, Trinity County Records.

Being the same right of way as conveyed by deed from Marion P. Scianna and Norma Jean Scianna, his wife, to Jed Land Company, a limited partnership, et al, dated October 27, 1978, recorded October 30, 1978, in Book 195 of Official Records, page 648, Trinity Records, and recorded November 10, 1978, in Book 1528, page 288, Humboldt County Official Records.

EXCEPTING THEREFROM, however, all the coal and other minerals in the lands and the right to prospect for, mine and remove the same, pursuant to provisions and limitations of the Act of December 29, 1916 (29 Stat. 862); being the same as excepted by the United States of America in its Patent to James R. Swisher, Junior, dated April 17, 1931, and recorded June 12, 1931, in Book 24 of Patents, page 285, Humboldt County Records."

#### **4.0 Natural Waterways**

There is one (1) Class III Drainage and two (2) Class II Watercourse that run through the parcel.

#### **5.0 Location and Area of Existing Cultivation**

The 21,120 square feet of outdoor cannabis cultivation occurs in two (2) general locations on the parcel.

##### **Outdoor Cultivation**

\*The Applicant anticipates two (2) harvests annually from their greenhouses by utilizing light deprivation techniques. Artificial lighting will not be used in the Greenhouses

##### **Greenhouse #1 and #2**

Greenhouse #1 and #2 are 120'x32' greenhouses (3,840 ft<sup>2</sup> each) totaling 7,680 ft<sup>2</sup> of light deprivation (outdoor) cultivation area.

##### **Greenhouse #3 -#5**

Greenhouse #3-#5 are each 140'x32' greenhouses (4,480 ft<sup>2</sup> each) totaling 13,440 ft<sup>2</sup> of light deprivation (outdoor) cultivation area.

#### **6.0 Setbacks of Cultivation Area**

All cultivation will be set back from any point at the parcel boundary by 30' or more.

#### **7.0 Access Roads**

The Parcel is located off Sayler Mad River Road, which is in usable condition. However, the Applicant will need to install rolling dips and water bars on the main road in order to prevent sediment from entering the drainage. Runoff and erosion from the graded flat is hydrologically connected to a Class III Drainage. The flat will be stabilized and a swale will be installed to convey the water to a sediment basin before entering the Class III Drainage. There are three (3) stream crossings on the parcel. The culverts were undersized and obstructed by vegetation or debris. The site requires removal of debris in order to allow for adequate, uninhibited stream flow and should

be sized to handle a 100-year peak flow. Additionally, the site requires installation of rolling dip on main access road 100 feet up road of stream crossing 2.

To minimize the impact of increased road usage the Applicant will rock the road, this will ensure the debris pickup from increased road usage will be minimized.

## **8.0 Graded Flats**

There are three (3) existing flats on the parcel and may require permitting with the Humboldt County Building Department.

## **9.0 Existing Structures**

### **Domestic Related Structures**

#### **Residence**

The Residence is an existing 2,300 square foot structure that is used as a temporary place of living. It was built in 2016 and may require permitting with the Humboldt County Building Department.

#### **Trailer**

The Trailer is an existing 16'x8' foot structure that is used as trash storage. It was brought to the property in 2016 and may require permitting with the Humboldt County Building Department.

### **Cultivation Related Structures**

#### **Multi-Use Building**

The Multi-Use Building is an existing 1,100 square foot structure that is used for the drying/curing of harvested cannabis and storing nutrients and fertilizers. It was constructed in 2016 and may require permitting with the Humboldt County Building Department.

## **10.0 Water Source, Storage, Irrigation Plan and Projected Water Usage**

### **10.1 Water Source**

All water used for cultivation is sourced from the permitted, confined aquifer well. An well notification has been sent to the Department of Fish and Wildlife. In the notification the well was disclosed as the applicant's source of irrigation. The Applicant is waiting confirmation from the department that the well is not hydrologically connected to service water.

### **10.2 Water Storage**

*Table 1: Summary of water storage on the parcel.*

Water Storage Type	Size (gallons)	Number	Total (gallons)
Hard HDPE Tank	3,200	1	3,200
Hard HDPE Tank	2,500	2	5,000
Hard HDPE Tank	1,500	2	2,500
Hard HDPE Tank	2,500	8	20,000

Hard HDPE Tank	3,000	3	9,000
Hard HDPE Tank	4,800	1	4,800
Hard HDPE Tank	2,500	2	5,000
Hard HDPE Tank	1,000	1	1,000
Hard HDPE Tank	850	1	850
Hard HDPE Tank	3,000	1	3,000
Hard HDPE Tank	3,000	1	3,000
Hard HDPE Tank	Total		58,550

### 10.3 Irrigation Plan

All irrigation of cannabis is completed by a timed, metered, drip irrigation system preventing any over watering or runoff.

### 10.4 Projected Water Use

The amount of water used for the cultivation of cannabis will vary throughout the year, with peak periods of water use occurring during the summer months. The Applicant's cultivation and water use is outlined in the Cultivation and Water Usage Chart, attached as Attachment "B."

The Applicant estimates their annual water use to be 193,000 gallons.

### 11.0 Site Drainage, Runoff, Erosion Control Measures, Onsite Relocation and Watershed Protection

#### Site Maintenance, Erosion Control and Drainage Features

The Applicant will need to install rolling dips and water bars on the main road in order to prevent sediment from entering the drainage. Runoff and erosion from the graded flat is hydrologically connected to a Class III Drainage. The flat will be stabilized and a swale will be installed to convey the water to a sediment basin before entering the Class III Drainage. There are three (3) stream crossings on the parcel. The culverts were undersized and obstructed by vegetation or debris. The site requires removal of debris in order to allow for adequate, uninhibited stream flow and should be sized to handle a 100-year peak flow. Additionally, the site requires installation of rolling dip on main access road 100 feet up road of stream crossing 2.

#### Onsite Relocation/ Remediation

The Applicant relocated a portion of their cultivation to areas better suited for cannabis cultivation. The areas the cultivation was relocated to had significantly lower slopes than the areas of historic cultivation. The areas containing the historic cultivation were situated on hill sides with slopes ranging from 21.33%-36.32%. Additionally, the historic cultivation was situated on hillside overlooking a class II stream. Thus, leading to a greater risk of sediment delivery into surface water.

The areas the cultivation was relocated to have slopes ranging from 6.16%-14.65%. The culmination of the lesser slopes and the location the of the relocated cultivation in relation to the water courses demonstrates the environmental superiority of the relocated area.

*\*The Following remediation measures were taking from the Applicants Sediment and Erosion Control Plan (Created for the SWRQCB).*

Green Road consulting recommends that all associated cultivation related wastes such as fencing, soils and garden pots be removed and after removal (at the decommissioned sites), the area will be stabilized with straw and seed. Soils shall be placed in upland locations that prevent sediment delivery to surface waters.

At the site the two greenhouses were decommissioned GRC recommends the Applicant concentrates runoff, pipe the water from the top to the toe of fill. Rock the culvert outlet and vegetate the surroundings to prevent erosion.

#### Riparian and Wetland Protection and Management

All Cultivation is outside of the required 50'-100' buffers.

#### **12.0 Distances from Significant Landmarks**

There are no schools, school bus stops, state parks, places of worship or Tribal Cultural Resources within 600 feet of the cultivation site.

## **II. Cultivation and Operations Plan**

### **1.0 Materials Storage**

Currently, there are no pesticides or herbicides registered specifically for use directly on cannabis. The Applicant will be using items that were accepted under Legal Pest Management Practices for Marijuana Growers in California.

All fertilizers and amendments are located in the Multi-Use Building on the Parcel. Fertilizers and amendments are placed on the shelves and floor where any spill will be contained. All labels are kept and directions are followed when nutrients are applied. The storage area is in need of posted instructions for storing fertilizers and amendments, instructions for cleaning up spills and a spill kit that contains a container, gloves, towels, absorbent socks and an absorbent material (kitty litter).

The Applicant has three (3) 7KW generators that are fueled by gas and are the Applicants only power source. There is an 870-gallon gasoline tank located on the parcel. All cultivation related waste is stored in water tight trash containers in the Trailer and disposed of weekly to Eel River Resource Recovery in Fortuna. The Applicant anticipates running their generator for domestic purposes approximately 12 hours a day (year-round). During the cultivation season (March-November) the Applicant will run their generators for approximately 3-4 hours a day.

There is no soil pile on-site. The Applicant brings in soil to fill the pots in the greenhouses. The soil is then reamended for each cultivation cycle. Once the soil is no longer viable for cultivation, it will be removed and disposed of at Wes Green in Arcata.



## **2.0 Cultivation Activities**

Cultivation activities typically begin sometime during March when cannabis plants are brought to the Parcel for planting.

The applicant will be pulling tarps over the greenhouses in order to have two (2) harvests of cannabis via light deprivation, sometime in August and October. Tarps will be pulled by hand and will not have any negative effects to the surrounding area or the cannabis.

All those working on the property will be instructed in safe and proper techniques for performing any duties pretraining to cultivation. This includes the utilization of personal protective equipment and proper use of tools and necessary instruments required for the performance of one's duties. Personal protective equipment shall be provided for all employees and/or independent contractors via the proponent as well as having ample personal protective equipment in stock and onsite. Clean and safe drinking water will be in the form of filtered spring water. For the safety of the public and employees working while intoxicated will not be tolerated. All Employee and/or independent contractors shall be made aware of the following.

- I. Location of fire extinguishers and the "P.A.S.S" technique.
- II. List of operations manager contacts;
- III. List of emergency control contacts;
- IV. List of poison control contacts;
- V. Location of first aid kit;
- VI. Location of Restroom and hand washing stations;
- VII. Location of clean drinking water and;
- VIII. Location of Personal protective equipment.

All work surfaces and equipment are maintained in a clean, sanitary condition. Protocols to prevent the spread of mold are strictly followed.

There will be no onsite housing for employees.

## **3.0 Processing Practices**

Plants will be harvested one at a time using hand shears and taken into the Garage where it will be dried and cured. Until a proper structure can be permitted with the Humboldt County Building Department, the Applicant will seek out a licensed third-party processor.

All work surfaces and equipment are maintained in a clean, sanitary condition. Protocols to prevent the spread of mold are strictly followed. The final cannabis product is stored in a secure location.

The Applicant will be utilizing any Track and Trace program the County seeks to implement, abiding by all appropriate record keeping practices.

#### **4.0 Security Measures**

The access to the parcel is gated and locked. There are game cameras placed over the gate, buildings and cultivation areas.