

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

**Resolution Number: 24-001**

**Record Number: PLN-12312-CUP**

**Assessor's Parcel Number: 214-233-002-000**

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

**WHEREAS**, Organic Humboldt, LLC provided an application and evidence in support of approving a Conditional Use Permit for an existing 37,428 square feet (SF) outdoor and 22,000 SF of mixed light commercial cannabis cultivation operation; and

**WHEREAS**, the lead agency, prepared an Addendum to the Mitigated Negative Declaration (MND) prepared for the Commercial Medical Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016. The proposed project does not present substantial changes that would require major revisions to the previous Mitigated Negative Declaration. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines; and

**WHEREAS**, the Humboldt County Planning Commission held a duly-noticed public hearing on January 18, 2024 and reviewed, considered, and discussed the application for a Conditional Use Permit and reviewed and considered all evidence and testimony presented at the hearing.

**Now, THEREFORE BE IT RESOLVED**, that the Planning Commission makes all the following findings:

- 1. FINDING:**                    **Project Description:** A Conditional Use Permit request for 37,428 square feet (SF) of existing outdoor and 22,000 SF of existing mixed light commercial cannabis cultivation, for a total of 59,428 SF of commercial cannabis cultivation. Irrigation water is sourced from two permitted groundwater wells. Existing water storage is 162,000 gallons in hard tanks. The estimated annual irrigation water need is 261,900 gallons. Drying and processing will occur onsite in existing facilities. Power is provided by a generator and a recommended condition of approval will be to require electricity to be sourced from renewable sources by January 1, 2026.

**EVIDENCE:**    a) Project File: PLN-12312-CUP

- 2. FINDING:**                    **CEQA.** The project complies with the requirements of the California Environmental Quality Act. The Humboldt County Planning Commission has considered the Mitigated Negative Declaration

previously adopted for the Commercial Medical Marijuana Land Use Ordinance as well as the Addendum to the Mitigated Negative Declaration that was prepared for the project pursuant to Section 15164 of the CEQA guidelines.

- EVIDENCE:**
- a) Addendum prepared for the proposed project.
  - b) The proposed project does not present substantial changes that would require major revisions to the previous MND. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.
  - c) A Water Resource Protection Plan (WRPP) showing compliance with the State Water Board requirements for Waste Discharge for cannabis cultivation. Conditions of approval require the applicant to adhere to and implement the recommendations of the WRPP and maintain enrollment with the State Cannabis Cultivation Policy for the life of the project.
  - d) The project is for pre-existing cultivation. The nearest spotted owl activity center is approximately 1.13 miles to the northwest and additional owl activity centers are further from the site. Use of the generator is subject to the standard condition limiting noise to 50dB at 100 feet from the generator or at the edge of the nearest forest habitat, whichever is closer. As proposed and conditioned, the project is consistent with CMMLUO performance standards and CDFW guidance and will not negatively affect the northern spotted owl or other sensitive species.
  - e) A Road Evaluation report was prepared for the project. According to the report, the first 3.5 miles of this road complies with Category IV road standard (18-20 feet) or meets the same practical effect due to the location and frequency of existing shoulders and turnouts. The remaining 1.3 miles to the property are generally single lane with segments of passing points and do not meet a road category 4 equivalent. According to the engineering analysis, given the steep terrain it does not appear to be feasible to improve the roadway, nor does it appear necessary given the low volume and the fact that the cannabis operation is not proposing to add any vehicle trips to the roadway beyond the existing baseline. The engineer recommends a Neighborhood Traffic Management Plan to be implemented in order to safely utilize the roadway. The Management Plan would include posting weekly road usage for the operation at the main branch fork of Wood Ranch Road. Adherence to this plan is recommended as a condition of approval to this project. A recommended condition will

also require formation of a Road Maintenance Association and contribution to the annual maintenance of Wood Ranch Road .

### **FINDINGS FOR CONDITIONAL USE PERMIT**

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

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

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

**EVIDENCE:** a) The AE zone and the TPZ are intended to be applied to areas of the County in which primary uses include the growing and harvesting of timber and timber production facilities, including portable processing equipment. Compatible uses other than the direct growing, harvesting, and portable processing of timber include grazing and other agricultural uses.

b) All accessory agricultural uses are principally permitted in the AE and TPZ.

c) Humboldt County Code section 314-55.4.8.2.2 allows cultivation of up to 43,560 square feet of existing outdoor cannabis cultivation and up to 22,000 square feet of existing mixed-light commercial cannabis on a parcel over 1 acre subject to approval of a Conditional Use Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application for 59,428 SF square feet of cultivation on a 192-acre parcel is consistent with this and with the cultivation area verification conducted by staff.

d) The Site Plan demonstrates that all structures meet or exceed the setbacks of the AE and TPZ zoning districts.

**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 TPZ (HCC 314-55.4.8.2.2).
  - b) The parcel was created in compliance with all applicable state and local subdivision regulations, as it was created as part of patent 3037, Book 4, Pages 67-3, 1877.
  - c) Irrigation water will come from two (2) groundwater wells, an eligible water source that has been evaluated and determined by staff to have no hydrologic connection to surface water nor will impact public trust resources.
  - d) A Road Evaluation Report found the access roads to be functionally appropriate for the expected traffic given the applicant implements the recommend of the engineer to create a Neighborhood Traffic Management Plan in order to safely utilize the roadway.
  - e) The slope of the land where cannabis will be cultivated is 15% to 30 % on existing flats and where the slop exceeds 15%, cultivation will be relocated to environmentally superior locations on the project parcel, as specified in the Justification for Onsite Relocation.
  - f) The cultivation of cannabis will not result in the net conversion of timberland.
  - g) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 feet from any property line and more than 600 feet from any school, church, public park, or Tribal Cultural Resource.

**6. FINDING:** The continued cultivation of 59,428 square feet of existing cannabis cultivation and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

- EVIDENCE:**
- a) A Road Evaluation Report found the access roads to be functionally appropriate for the expected traffic given the applicant implements the recommend of the engineer to create a Neighborhood Traffic Management Plan in order to safely utilize the roadway.
  - b) The site is in a rural part of the County where the typical parcel size is over 40 acres and many of the land holdings are very large. The



proposed cannabis will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park, or other use which may be sensitive to cannabis cultivation. Approving cultivation on this site and the other sites which have been approved or are in the application process will not change the character of the area due to the large parcel sizes in the area.

- c) Irrigation water will come from two (2) groundwater wells, an eligible water source that has been evaluated and determined by staff to have no hydrologic connection to surface water nor will impact 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.

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

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

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

**EVIDENCE:** a) The project site is in the South Fork Eel Planning Watershed, which under Resolution 18-43 is limited to 730 permits and 251 acres of cultivation. With the approval of the project the total approved permits in this Planning Watershed would be 245 permits and the total approved acres would be approximately 58.93 acres of cultivation.

## DECISION

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

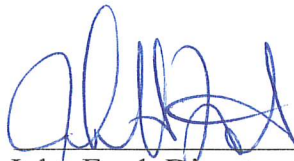
- Adopt the findings set forth in this resolution; and
- Conditionally approves the Conditional Use Permit for Organic Humboldt, LLC subject to the conditions of approval attached hereto as Attachment 1.

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

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

AYES: COMMISSIONERS: Iver Skavdal, Lonyx Landry, Noah Levy, Peggy O'Neill, Sarah West  
NOES: COMMISSIONERS:  
ABSENT: COMMISSIONERS: Thomas Mulder, Brian Mitchell  
ABSTAIN: COMMISSIONERS:  
DECISION: Motion carries 5/0

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



John Ford, Director  
Planning and Building Department

## CONDITIONS OF APPROVAL

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

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

1. Within 60 days of the effective date of permit approval, the permittee shall execute a Compliance Agreement with the Humboldt County Planning and Building Department described under Conditions of Approval **A10** through **A11**. All activities described in the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
2. As soon as practicable and before cultivating in 2024, the permittee shall install water meters on both irrigation well WCR2018-010668 and irrigation well WRC2020-002739, as well as both points of diversion described State Water Resources Control Board, Division of Water Rights Initial Statement of Diversion and Use (ISDU). The permittee shall utilize a water meter on all irrigation sources to demonstrate that there is sufficient water supply to meet the demands of the project. The water use for cultivation is limited to the use of the irrigation infrastructure described in the approved Operations Plan. The applicant will maintain logs of water usage and make the logs available upon request.
3. Prior to cultivating in 2024 the permittee shall provide documentation that a new LSAA for the remediation work previously identified in the No. 1600-201-0374-R1 agreement and the more recently identified improvements needed (new culvert over the Class III stream, and the removal of abandoned cultivation infrastructure, refuse, and water lines) has been applied for and obtained. The permittee shall also remove all infrastructure and debris associated with decommissioned cultivation sites and remove water lines from stream channels. If all work associated with the new LSAA has not been completed within 2 years of the effective date of this permit, the permit shall be scheduled for revocation.
4. Prior to cultivating in 2024, the permittee shall provide documentation demonstrating that foreign materials including water lines have been removed from stream channels.
5. 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.

6. Within 60 days of the effective date of project approval, the permittee shall cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required.
7. No later than January 1, 2026, the permittee will develop and fully implement an alternative renewable energy (i.e., solar, wind, micro-hydro) plan for electricity serving the cannabis operation such that generator use may be reserved for emergency use only.
8. Within six months of the effective date of the permit, the permittee shall provide an updated site plan that includes but is not limited to parking for employees including ADA parking.
9. 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.
10. The permittee shall obtain grading permits for all existing, unpermitted grading associated with the existing cannabis operation. No new grading is authorized.
11. The permittee shall obtain permits or exemptions for all structures associated with the cannabis operation.
12. Prior to cultivating in 2024 the permittee shall provide documentation to the satisfaction of the Planning and Building Department and CDFW of the relocation of all cannabis cultivation to locations specified in the Environmental Justification for Onsite Relocation of Cannabis Cultivation (Attachment 4E) and conduct all remediation actions specified of the abandoned cultivation areas.
13. Within six (6) months of the effective date of the permit, the permittee shall update the site plan to include designated parking for employees, including ADA parking, and a hammer-head T turnaround area for emergency vehicles. The updates shall also include a minimum 2,500-gallon tank dedicated to fire suppression.

## **B. General Conditions**

1. There shall be no interconnectivity between cannabis irrigation water infrastructure (e.g., water lines, tanks, etc.) and any other water source.
2. Onsite processing is not authorized until a commercial structure is permitted and an adequate and approved wastewater system installed. Processing will occur offsite at a licensed facility until an eligible onsite structure is completed and approved.
3. The permittee shall consent to join the existing Road Maintenance Association (RMA) or shall work to establish a Road Maintenance Association for Wood Ranch Road. Evidence of said efforts shall be provided at the annual permit inspection. On an annual basis, the operator shall pay road maintenance dues to the RMA or private landowner group currently maintaining Wood Ranch Road. The amount contributed annually by the operator shall be at least twice the annual minimum contribution amount established by the group or a greater amount established by the road maintenance group. Written proof of payment shall be furnished to the County upon request.
4. The permittee shall adhere to the recommendations of the Road Evaluation Report (Attachment 4F) for the Neighborhood Traffic Management Plan and implement recommendations. Evidence of adherence to this plan, including weekly records of postings of traffic schedules, shall be maintained and provided at each annual inspection or as otherwise requested by the Planning and Building Department.
5. Cultivation activities may be supported by portable toilets.
6. 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.
7. 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.
8. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized.
9. 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 (LPS) light or low spectrum light emitting diodes with a color temperature of 3000 kelvins or less and 3) only placed where needed.
4. Should the Humboldt County Planning Division receive complaints that lighting or noise is not complying with the standards listed above in this permit, within ten (10) working days of receiving written notification that a complaint has been filed, the



applicant shall submit written verification that the light shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.

5. The use of monofilament netting for all uses, including but not limited for erosion control, shall be prohibited. Geotextiles, fiber rolls, and other erosion control measure materials shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves to minimize the risk of ensnaring and strangling wildlife.
6. All refuse shall be contained in wildlife proof containers, always, and relocated to an authorized waste management facility, in compliance with State and local laws, on a regular and on-going basis.
7. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
8. The use of anticoagulant rodenticide is prohibited.
9. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.
10. All components of the project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, the CMMLUO, and these conditions of approval.
11. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning and Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort toward compliance can be shown within the two years following the issuance of the provisional clearance or permit, the Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow additional time to meet the outstanding requirements.
12. Compliance with all statutes, regulations, and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.

13. Confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
14. The Applicant shall adhere to and implement the Water Resource Protection Plan (WRPP) mitigation measures. The applicant must maintain enrollment with State Water Resources Control Board and comply with their regulations. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted to the Planning and Building Department upon request.
15. Applicant must demonstrate and maintain enrollment in Tier 1 or 2 in accordance with State Water Resources Control Board Order No. WQ 2019-0001-DWQ, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
16. Comply with the terms of any applicable Lake and Stream Alteration (1600 or 1602) Agreement obtained from the California Department of Fish and Wildlife (CDFW).
17. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire), if applicable.
18. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).
19. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
20. Pay all applicable application, review for conformance with conditions and annual inspection fees.
21. Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's Certified Unified Program Agency (CUPA) program, and in such a way that no spillage occurs.
22. The master logbooks maintained by the applicant to track production and sales shall be maintained for inspection by the County.

23. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

Performance Standards for Cultivation and Processing Operations

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

- (2) Emergency responder contacts; and
  - (3) Poison control contacts.
  - c. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
  - d. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
28. All cultivators shall comply with the approved processing plan as to the following:
- a. Processing practices
  - b. Location where processing will occur
  - c. Number of employees, if any
  - d. Employee Safety Practices
  - e. Toilet and handwashing facilities
  - f. Plumbing and/or septic system and whether or not the system is capable of handling increased usage
  - g. Drinking water for employees
  - h. Plan to minimize impact from increased road use resulting from processing
  - i. On-site housing, if any
29. Term of Commercial Cannabis Activity Permit. Any Commercial Cannabis Cultivation permit issued pursuant to the CMMLUO or CCLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.
30. Inspections. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed.

The permit holder and subject property owner are to allow the County or representative(s) or designee(s) to make inspections at any reasonable time deemed

necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

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

**Informational Notes:**

1. Per Section 1273.03 of State Fire Safe Regulations: (a) At no point shall the grade for all roads and driveways exceed 16 percent; (b) The grade may exceed 16%, not to exceed 20%, with approval from the County of Humboldt Planning & Building Department with mitigations, such as paving, to provide for the same practical effect.
2. This entitlement will expire within one (1) year.





Organic Humboldt, LLC  
APN 214-233-002-000  
APPS # 12312  
Revised 9/8/2023

## Cultivation and Operations Plan

### **Description of Water Source, Storage, Irrigation Plan, and Project Water Usage**

Water sources for the parcel have historically consisted of a number of registered springs and diversions. See the attached State Water Resources Control Board, Division of Water Rights Initial Statement of Diversion and Use (ISDU). However, at this time two deep ground water wells have been dug and serve as the current project water source (see well completion report WCR2018-010668 and WCR2020-002739 and associated Lindberg Geologic Consulting well assessments).

Anticipated annual water use for Organic Humboldt, LLC is in accord with the following table (water use may vary from year to year due to climate and plant need variation):

Month	Average Daily Use (gallons)	Monthly total (gallons)
January	206	6,400
February	228	6,400
March	220	6,400
April	690	20,700
May	838	26,000
June	1,061	29,700
July	1,419	44,000
August	1,467	44,000
September	1,317	39,500
October	838	26,000
November	220	6,400
December	206	6,400
Total estimated water usage		261,900

Water storage consists of a number of hard poly vinyl tanks. There are an addition set of pond water storage that is not in use for this project and some removal and remediation measures are address for the ponds in the Water Resource Protection Plan (WRPP). Please see WRPP for particular prescriptions. The water storage tanks currently serving the project include three 1,000 gallon, fifteen 3,000 gallon, four 3,500 gallon, and twenty 5,000 gallon tanks for a total of 162,000 gallons of tank stored water.

A combination of hand watering and drip irrigation is used to support the plants needs. Seed free mulch is applied as an additional water conservation measure.

### **Description of Site Drainage**



517 Third Street, Suite 30 Eureka, CA 95501 Tel: (707) 442- 3034 Fax: (707) 445-5925  
Email: [tracyrain@rainzepplaw.com](mailto:tracyrain@rainzepplaw.com) [beornzepp@rainzepplaw.com](mailto:beornzepp@rainzepplaw.com)



All cultivation areas utilize erosion control measures such as seed free straw bales or manufactured erosion control barriers. No soil or other sediment is allowed to run from the cultivation areas during any period of the year. Specific measures are detailed in the Water Resource Protection Plan.

#### **Detail of Measures taken to Ensure Protection of the Watershed and Nearby Habitat**

All roads have appropriate water bars which have been in place for at least 5 years. Used soil is reclaimed: soil is kept in place with straw bale barriers and covered with green manure (a variety of legumes and clover). After the green manure has been dug back into the soil, it is re-used in cultivation.

All structures are appropriately graded; otherwise the natural contours of the parcel have not been altered.

#### **Protocols for Proper Storage and Use of Fertilizers, Pesticides, and Other Regulated Products**

All chemicals used in cultivation are stored in a barn with a concrete slab. Proposed chemicals are: Safer Soap, Doctor Zymes, Green Clean, neem. Organic Humboldt also uses a natural compost heap.

Organic soil amendments are delivered directly to the soil and worked in.

Gasoline is stored in 5 gallon fuel containers which are placed in totes for additional secondary containment or within the Honda 6,000 watt generator, which is in a shed with a concrete floor and a lip such that any spillage would be contained. The capacity of the shed floor and lip is at least 110% of the capacity of the fuel stored on site. At no time does Organic Humboldt store fuel in excess of the reportable quantity (55 gallons).

#### **Description of Cultivation Activities**

The project is for a conditional use permit for 37,428 square feet of existing outdoor cultivation and 22,000 square feet of existing mixed light cannabis cultivation.

#### **Processing Plan**

All drying and processing will be done in existing structures on this parcel by members of the Corporation. At harvest, plants will be cut down and dried and processing will be conducted. If the members are unable to process all the product, the applicant will deliver the product to a permitted processing facility.

#### **Employees**

The labor force will consist of three fulltime employees with possible occasional increases of an additional person or two at peak seasons (spring and or fall).

#### **Schedule of Activities During the Season**

##### Outdoor cultivation:

Plants cultivated will be delivered to the site and planted as early as the season permits, usually in early April.

Plants and site will be maintained daily throughout the growing season.

Mix light cultivation:

Plants will be developed and maintained in a vegetative growth state until ready to flower. Cultivation activities will be performed as indicated in the table below. Note: the table indicates a typical or anticipated growing schedule; times and details may vary due to seasonal or plant condition variables.

The number of cycles per year may vary from year to year depending on annual weather conditions and other market force variables. A typical year will consist of two mix light cycles per year and a good year three cycles but at no time is it anticipated that the number of annual cycles exceed five cycles per year.

**Organic Humboldt, LLC**

### Schedule of Activities

[illegible]

**Harvest:**

The timing of harvest is to be dictated by the condition of the plants. When the plants are ready for harvest, they are cut down, dried and cured in the on-site processing facility for up to 3 months. The used soil is reclaimed as stated above.

**Security Plan**

There is only one road leading to the cultivation areas, which are accessible only through a locked gate. The road terminates on the parcel. Solid fencing is situated between the cultivation areas and roads adjacent to the property. The parcel is monitored using electronic surveillance game cameras.

VICINITY MAP (N.T.S.)



**DIRECTIONS:**

- EXIT US-HWY 101 S (642) TO REDWOOD DR.
- CONTINUE ON REDWOOD DRIVE FOR ±0.3 MILES
- TURN RIGHT TOWARD WOOD RANCH ROAD
- CONTINUE FOR ±4 MILES DRIVEWAY IS ON THE LEFT

**PROJECT DESCRIPTION:**  
CONDITIONAL USE PERMIT FOR 37,428 SF OF EXISTING OUTDOOR CANNABIS CULTIVATION AND CONDITIONAL USE PERMIT FOR 22,000 SF OF EXISTING MIXED LIGHT CANNABIS CULTIVATION

**NOTES:**

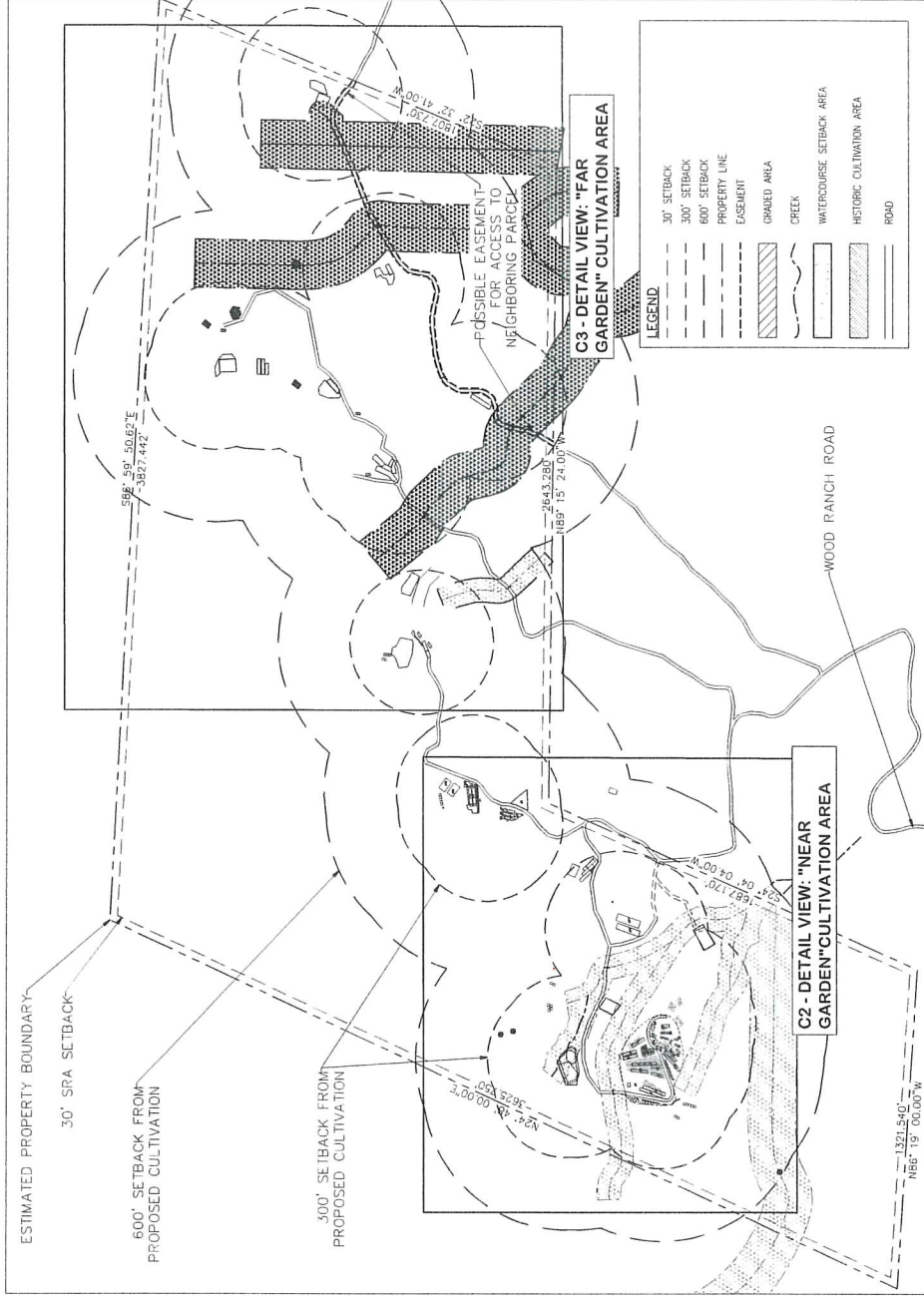
1. PROPERTY BOUNDARIES ARE APPROXIMATE BASED ON ASSESSORS MAP AND HUMBOLDT WEB GIS AND HAVE NOT BEEN SURVEYED NOR VERIFIED BY OUREVOLUTION
2. WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSION
3. NO RESIDENCES OR NEIGHBORING STRUCTURES WITHIN 300' OF PROPOSED CULTIVATION.
4. NO SCHOOLS, BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR KNOWN CULTURAL RESOURCES WITHIN 600' OF PROPOSED CULTIVATION.

**SHEET INDEX:**

- C1 SITE PLAN WITH SETBACKS
- C2 DETAIL VIEW "NEAR GARDEN" CULTIVATION AREA
- C3 DETAIL "FAR GARDEN" CULTIVATION AREA

CULTIVATION AREAS		
DETAIL AREA	MIXED LIGHT SF	OUTDOOR SF
NEAR GARDEN	21,557	7,220
FAR GARDEN	443	30,208
TOTAL	22,000	37,428

**CULTIVATION SITE PLAN**



0 100 200'

ADDRESS: 1520 WOOD RANCH ROAD REDWAY, CA 95560
APN: 214-233-002
OWNER: VINCENT PATTERSON 83 WILDFLOWER LANE BENDOW, CA 95542
PHONE: 707-223-7933
SETBACK: 30' PERMETER
ZONING: TP7
LOT SIZE: ±109 ACRES PER WEBOIS



OUREVOLUTION  
ENERGY & ENGINEERING  
1821 BUTTERMILK LANE  
ARCATA, CA 95521  
707.638.4210  
WWW.OUREVOLUTION.COM

NO.	HISTORY / REVISION	BY	CHK.	DATE
1	REVISION PER REQUEST	GC	GC	2/5/19
2	CAV PERMITS	GC	GC	9/28/19
3	MINOR SITE UPDATES	GC	GC	10/9/23

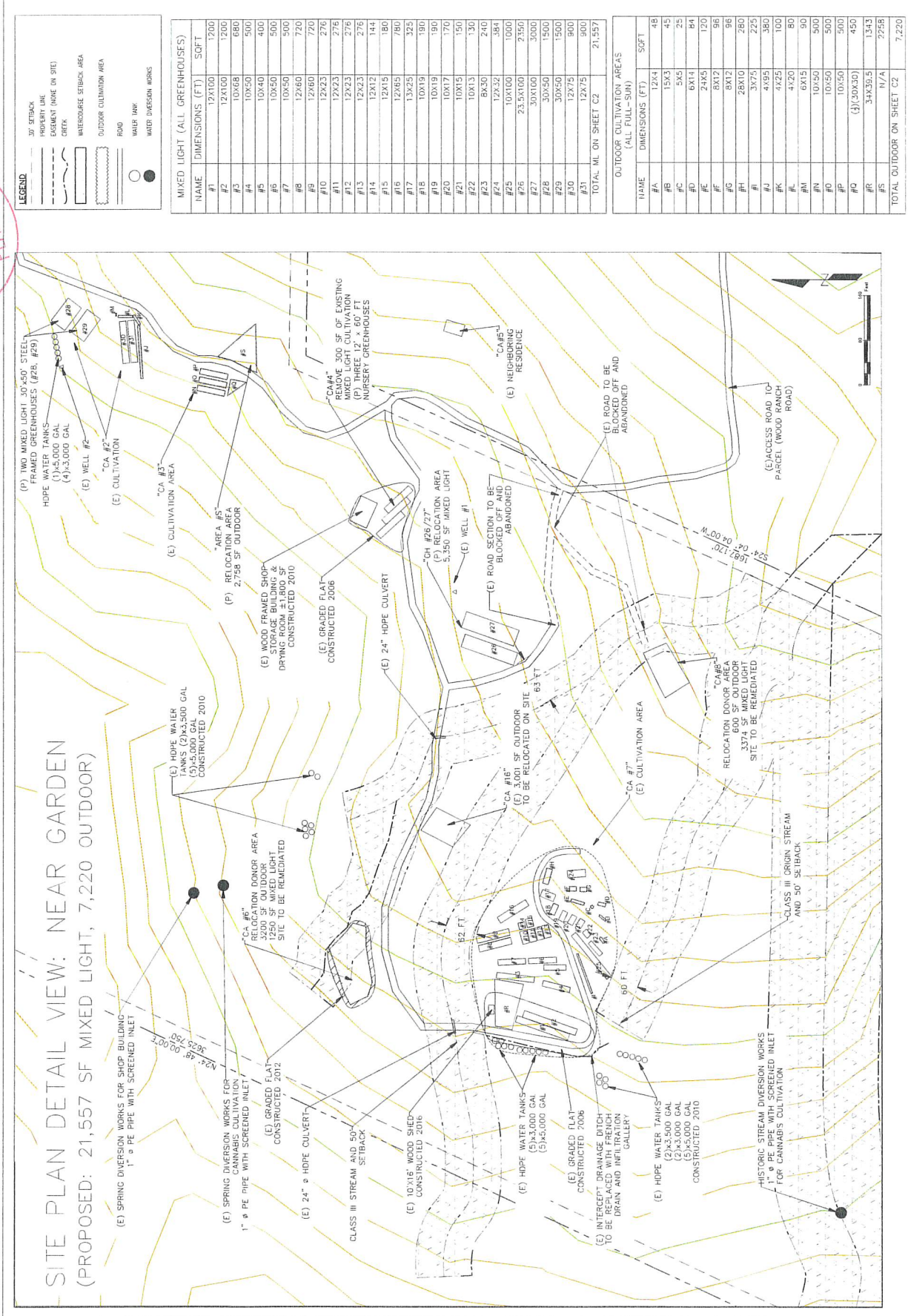
ORGANIC HUMBOLDT INC.  
1520 WOOD RANCH ROAD  
REDWAY, CA  
APN: 214-233-002  
COMMERCIAL MEDICAL CANNABIS CULTIVATION SITE PLAN

DRAWN	GAC
CHECK	ACS
APPROVED	
DATE	10/9/2023
JOB NO.	17-3141
SHEET	C1



APPROVED  
JAN 18 2024  
Humboldt County  
PLANNING

SITE PLAN DETAIL VIEW: NEAR GARDEN  
(PROPOSED: 21,557 SF MIXED LIGHT, 7,220 OUTDOOR)



MIXED LIGHT (ALL GREENHOUSES)		
NAME	DIMENSIONS (FT)	SOFT
#1	12x100	1200
#2	12x100	1200
#3	10x8	800
#4	10x30	300
#5	10x40	400
#6	10x50	500
#7	10x50	500
#8	12x60	720
#9	12x60	720
#10	12x23	276
#11	12x23	276
#12	12x23	276
#13	12x23	276
#14	13x12	144
#15	12x15	180
#16	12x65	780
#17	13x25	325
#18	10x19	190
#19	10x19	190
#20	10x17	170
#21	10x15	150
#22	10x13	130
#23	8x30	240
#24	12x32	384
#25	10x100	1000
#26	23.5x100	2350
#27	30x100	3000
#28	30x50	1500
#29	30x50	1500
#30	12x75	900
#31	12x75	900
TOTAL ML ON SHEET C2		21,557

OUTDOOR CULTIVATION AREAS (ALL FULL-SUN)		
NAME	DIMENSIONS (FT)	SOFT
#A	12x4	48
#B	15x3	45
#C	5x5	25
#D	6x14	84
#E	24x5	120
#F	8x12	96
#G	8x12	96
#H	28x10	280
#I	3x75	225
#J	4x95	380
#K	4x25	100
#L	6x15	90
#M	10x50	500
#N	10x50	500
#O	10x50	500
#P	34x30.5	1343
#Q	N/A	2258
TOTAL OUTDOOR ON SHEET C2		7,220

ORGANIC HUMBOLDT INC.  
1520 WOOD RANCH ROAD  
REDWAY, CA  
APN:214-233-002  
COMMERCIAL MEDICAL CANNABIS CULTIVATION SITE PLAN

NO. 1  
2  
3  
HISTORY / REVISION  
REVISION PER REQUEST  
CAV REVISIONS  
MINOR SITE UPDATES  
BY CHK  
DATE  
2/5/19  
2/28/19  
10/9/23

OUR EVOLUTION  
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ARCATA, CA 95521  
707.633.4210  
WWW.OUREVOLUTION.COM

DRAWN GAC  
CHECK AC5  
APPROVED AC5  
DATE 10/19/2023  
JOB NO. 17-3141  
SHEET C2



