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Summary of Attachments

- A Site Map**
- B Topographical Map**
- C Monthly Cultivation and Water Use Chart**
- D Table of Approved Materials for Cannabis Application in California**
- E Additional Documents: Well Permit, NCRWQCB Waiver of Discharge, Grant Deed, Shared Water Agreement**

I. Site Plan Overview

A. Project Information and Description

Enchanted Forest, LLC (“Applicant”) is submitting this application for a Conditional Use Permit for 28,000 square feet of Cannabis on the Humboldt County portion of a 145-acre ranch, located near Willow Creek, CA (“Parcel”), 23-acres of which reside on the Humboldt County Assessor’s Parcel Number 524-114-011. This application is submitted in accordance with Humboldt County’s (“County”) Commercial Medical Marijuana Land Use Ordinance (“CMMLUO”).

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

1. Certification of the parcel as appropriately zoned for the proposed use.
2. Allow the Applicant to seek further permitting from the State of California.

B. Project Summary

The proposed project has the essential elements necessary for approval via Conditional Use Permit and minimal to no watershed or habitat impact.

The proposed project:

1. Utilizes on-site water from a permitted well. No surface water diversions or disturbances are caused by the proposed use.
2. Is zoned Unclassified, and is appropriately zoned for the proposed use.
3. Is greater than 100 feet from any watercourse.

4. Does not require any grading, or similar disturbances, and will have no erosional effect.

5. Does not have any impact on neighboring parcels via light pollution or water or pollutant discharge, and a negligible impact on county-maintained roads.

C. Project Location

1. Location

The Applicant's parcel is located in the inland zone of Humboldt County near Willow Creek, CA, and additionally crosses the county boundary into Trinity County. The parcel is comprised of 145 acres and the Humboldt County portion is identified by Assessor's Parcel Number 524-114-011. The Humboldt County portion of the Parcel is comprised of approximately 23 acres.

2. Zoning Classification

The County's Zoning Classification of the Parcel is Unclassified, with a Use Code Description of Vacant, Rural Residential.

3. Site Topography

The cultivation areas range from 0-6% slope, and are well drained.

D. Easements

There are a number of easements running through the property, none of which are affected by the existing cultivation sites:

1. Pacific Gas and Electric maintains an easement along the power lines, running the width of the property, north to south.

2. A river access easement for the parcel 524-114-010, cuts along the North West corner of the property.

3. An additional river access easement runs along the southern border of the parcel, six feet in width.

E. Natural Waterways

The Parcel has one (1) Class I River, the South Fork of the Trinity River, crossing it. There is one (1) unnamed Class III seasonal watercourse, with no fish inhabitation.

The Proposed Project is situated at greater than 100 feet from either of these watercourses, and is greater than 200 feet from the top of river bank.

The Applicant is enrolled in the NCRWQCB's Waiver of Waste Discharge program as a Tier 2 discharger. There is no expected discharge from the proposed cannabis cultivation site, and no erosional conditions.

The water used for cannabis cultivation is drawn from the on-site water well, 120 feet deep. The well production is logged at 19 gallons per minute. A six (6) gallon per minute solar-pump, in conjunction with 1000 watts of solar panels, is used to pump water into an adjacent 5000-gallon storage tank. The water is then gravity fed to the cultivation area.

F. Location and Area of Proposed Cultivation Site

The cultivation site is entirely situated greater than 100 feet from any watercourse (>400 feet from ordinary high water mark of the South Fork Trinity, and >100 feet from unnamed Class III stream), on nearly flat (0-6% slope) well-drained soils.

The proposed cultivation area is located greater than 600 feet from any School, School Bus Stop, Church or Other Place of Religious Worship, Public Park, or any agriculture-preventing Tribal Cultural Resource. Additionally, the proposed site is located greater than 30 feet from any property line.

G. Access Roads

The Parcel is located off South Fork Road, which is maintained by Trinity County. There is one stream crossing with culvert on a private driveway and one stream crossing on a public road associated with the Parcel, with no runoff or discharge potential.

H. Graded Flats

There is one graded flat on the parcel, existing prior to this parcel's re-survey and inclusion into Humboldt County, previously located in what was assumed Trinity County. No grading permits required.

I. Existing and Proposed Buildings

1. Existing

There are no existing structures on the Parcel. Currently, drying and processing is managed off-site, and will be managed at a permitted processing facility.

Two shipping containers are used for safe storage of nutrients and associated materials.

Currently existing hoop-houses with no foundational materials will be used:

- 6 PVC hoop-houses: 19' X 142'.
- 2 PVC hoop-houses: 20' X 142'.
- 1 PVC hoop-house: 20' X 100'. (not built yet)
- 2 Greenhouses 20' X 112'.
- Additionally, two Nursery greenhouses 20' X 112' (existing) and 20' X 90' (not yet built) will be used to house immature plants.

2. Proposed

All existing hoop houses will be phased into engineered, automated, and permitted greenhouses, as permitting and feasibility allow.

Additionally, the Applicant proposes to build a 20 ft by 60 ft building with power and bathroom with septic, for drying. Three additional, approximately 6 foot by 12 foot, sheds will replace the shipping containers, for fertilizer and amendment storage.

J. Water Storage, Use and Watershed Protection

1. Water Storage

All water used for cultivation of cannabis is sourced on-site from the Parcel's permitted well (Permit #WP2005-07 Trinity County), and stored in a 5000-gallon storage tank, then gravity fed to the cultivation area.

2. Water Use

The amount of water used for the cultivation of cannabis will vary seasonally, 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 Use Chart, attached as Attachment 'D.'

All water used for the cultivation of cannabis is sourced on-site from adjacent Parcel's permitted well (Permit #WP2005-07 Trinity County). Water right is deeded, and all parties have agreed to the water use for cannabis (see Section E: Additional Documents, "Shared Water Agreement").

All irrigation of cannabis is completed by a timed drip system, and adjusted daily and weekly based on atmospheric conditions, such as temperature and humidity.

3. Watershed and Habitat Protection

The proposed project does not take any surface waters from the property, at any time of year. There are no streambed disturbances from roads or water use.

The proposed project is located at greater than 100 feet from any watercourse. There are no grading or other erosional disturbances. There will be no surface discharge from the cultivation site to the river or stream, of sediments or any other regulated materials.

The watercourses and surrounding trees and vegetation will not be disturbed. No trees shall be removed for sunlight access.

The Parcel has been clear-cut and selectively cut in a Timber Harvest Plan 2000-2005 by the previous landowner. There are no commercial timber species or other trees located within the cannabis cultivation site and it does not require a 3-acre conversion exemption.

The Applicant is enrolled with the NCRWQCB's Waiver of Discharge program as a Tier 2 Discharger.

K. Distances from Significant Landmarks

There are no Schools, School Bus Stops, Churches or Other Place of Religious Worship, Public Parks within 600 feet of the cultivation site. All agricultural activities were cleared for use, according to local tribe and Tribal Cultural Resources. The site is located at greater than 30 feet from any property boundaries, and greater than 1200 feet from any off-site residences.

II. Cultivation and Operations Plan

A. Water Use

The amount of water used for cultivation of cannabis will vary seasonally, with peak periods of use during the summer months. The Applicant's Cultivation and Water Usage is outlined in the Cultivation and Water Usage chart, attached as Attachment 'D.'

All water is sourced on-site from the adjacent Parcel's permitted well. The Applicant uses a six (6) gallon per minute solar pump, powered by 1000 watts of solar electricity, to extract water from approximately 100 feet below the surface. This water is temporarily stored in a 5000 gallon storage tank located adjacent to the well, and transferred to the cultivation site via gravity feed through a two (2) inch Schedule 40 PVC water line. This water line crosses South Fork Road, and is a permitted encroachment.

See Attachment 'D' for the Cultivation and Water Use Chart.

B. Watershed Protection

The proposed project does not take any surface waters from the property, at any time of year. There are no streambed disturbances from roads or water use.

The proposed project is located at greater than 100 feet from any watercourse. There will be no grading or other erosional disturbances. There will be no surface discharge from the cultivation site to the river or stream, of sediments or any other regulated substances.

The Applicant is enrolled with the NCRWQCB's Waiver of Discharge program as a Tier 2 Discharger.

C. Materials Storage

Currently there are no pesticides or herbicides registered for use directly on cannabis. Approved materials are listed in Table 2, Attachment 'E'. These materials will be contained in secondary containment vessels.

All fertilizers and amendments will be located in a storage facility on the Parcel. Fertilizers, amendments, and compost teas will be placed on the shelves and floor, in secondary containment vessels. All labels will be kept and directions followed when amendments are applied. The storage area will have posted instructions for cleaning up spills and a spill kit that contains a container, gloves, towels, absorbent cloths, and an absorbent material (kitty litter).

A very small amount of gasoline (approximately 20 gallons) will be stored on-site for use in a 65-gallon gasoline-powered sprayer, and a 2000 watt Honda EU low decibel generator. The gasoline will be contained within the shed, in a secondary containment vessel at all times.

D. Power Source

A 2000 watt Honda EU low decibel gasoline generator will be operated intermittently and minimally, with no expected noise pollution to neighbors. Other power will be

provided by PG&E from existing power lines on the property, when permitting and feasibility allow.

E. Light Reduction and Compliance

This existing cultivation will operate any supplemental lighting in accordance with “Dark Sky” standards.

F. Cultivation Activities

All plants will start in “veg greenhouses” (4,040 square-foot light-assisted). Then, the plants will be transferred into “flowering greenhouses” (28,000 square-feet) until they reach maturity, and are harvested. Sunlight deprivation will be practiced May through August. Harvest begins when the first plants reach maturity, and continues through the year until finished.

All cultivation occurs within hoop-house materials. These hoop houses will be replaced with engineered large-span greenhouses, as permitting and cost effectiveness allow.

See attached Cultivation and Water Use Chart for monthly schedule of activities.

G. Employment Practices

The Applicant will 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, California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code), if and when employees are required.

The site operation will utilize one to three full-time laborers.

H. Processing Plan

1. Summary

Drying finished product will be managed off-site, until facilities are improved, with all offsite processing occurring at a permitted facility.

The following Processing Practices will be followed at the processing facility off-site or on-site:

- a) Processing operations will be maintained in a clean and sanitary condition, including all work surfaces and equipment.
- b) Processing operation will implement protocols that prevent processing contamination and mold and mildew growth on cannabis.
- c) Employees handling cannabis in processing operations will have access to facemasks and gloves in good operable condition as applicable to their job function.
- d) Employees shall wash hands sufficiently when handling cannabis.

2. Location of Processing

Enchanted Forest, LLC will contract with a licensed processing facility, or process on-site when facilities are developed.

3. Number of Employees

Currently, no processing occurs on-site, so no additional employees are required.

4. Summary of Employment Safety Practices

All employees will receive adequate safety training relevant to specific job functions, which may include:

- a) Emergency Action Responses
- b) Employee accident reporting and investigation policies
- c) Fire Prevention
- d) Materials Handling Policies
- e) Personal Protective Equipment use, including Respiratory Protection.
- f) Emergency Contacts, Including the Operation Manager, Emergency Responders and Poison Control Contacts. This information will be posted where visible during daily work.

5. Toilet and Hand-washing Facilities

Enchanted Forest, LLC will contract Six Rivers Portable Toilets to provide sufficient toilet facilities for the 1-3 full time employees, if and when employees are needed onsite. A proposed septic system connected to the proposed drying facility will provide sufficient toilet facilities for the full -time employees.

6. Plumbing and Septic System Use

The Proposed septic system is for 1200 gallons. It will be sufficient to handle the two to three employees without any adverse affects on the environment or neighboring properties. Existing plumbing were all newly installed in 2014 and 2016.

7. Drinking Water Source

The drinking water is sourced from the on-site well. It was sampled and tested in 2014, and was determined to be safe for human consumption.

8. Road Use

The increased road use from one to three full time employees will have a negligible effect. I do not expect to hire any additional seasonal employees, so there will not be a seasonal increase in road use.

9. On-site Housing

No on-site housing is available or necessary at this time.

I. Security Measures

The farm will comply with all legally required security measures.