

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

**Applicant/Owner**

Overland Road, LLC

1701 Kristin Way, McKinleyville CA 95519

APN 217-271-002

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## I. Site Plan Overview

### 1.0 Project Information

Overland Road, LLC (“Applicant”) is submitting this application for a Use Permit for 15,750 square feet of existing, mixed light commercial cannabis cultivation on a 30-acre parcel, located near Blocksburg, CA (“Parcel”), Assessor’s Parcel Number 217-271-002. The site is accessed 1,000 feet from the paved, Category 4, & county maintained Alderpoint Road.

The Applicant sources water from a 1,000,000 gallon on-stream pond. Onstream impoundment for summertime use is authorized by the CA Waterboard and California Department of Fish & Wildlife via a Small Irrigation Use Registration and Lake and Streambed Alteration Agreement, respectively. A maximum of 500,000 gallons of pond-source irrigation water is available annually. The total water use on site for cannabis irrigation is estimated at 160,000 gallons annually. Domestic water is sourced from an onsite well.

There are currently nine (9) buildings on site as well as four conex boxes. Six buildings and the conex boxes are used for cultivation-related activities, with the other three buildings used for domestic purposes only. Building dimensions and use are described in Section 9 below.

No future generator use is proposed on the site. PG&E power lines run adjacent to the property, and the applicant is in the process of obtaining a power drop for use in the cannabis operation. Until a utility connection is permitted and installed, no mixed light cultivation (electric lighting outside of nursery areas) will occur on site (Phase 1). In the meantime, the project will be limited to light deprivation techniques powered 100% through solar power units. Once connected to PG&E (Phase 2), the applicant will enroll in the Redwood Energy Authority Renewables program and may proceed with grid-powered, supplemental lighting.

The Applicant anticipates two (2) harvests from the greenhouses in Phase 1, July and October. This will be increased to three (3) harvests in Phase 2, June through November. The Applicant anticipates needing three (3) regular employees for cultivation activities at full build-out, with short-term increases during harvest periods. Greenhouses are automated. Employees will live off-site. Processing will be completed off-site by a licensed 3<sup>rd</sup> party. Cannabis waste will be composted or hauled off site to an authorized waste facility.

This application 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 15,750 square feet of existing light deprivation (outdoor) commercial cannabis cultivation activities in compliance with the County CMMLUO as verified by a county CAV.
- 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 (“CDFW”).

## 2.0 Project Location

The Applicant's Parcel is located in the inland zone of Humboldt County near Blocksburg, CA. The Parcel is comprised of 30-acres and is identified by Assessor's Parcel Number ("APN") 217-271-002. The street address along Alderpoint Road is currently unassigned.

### 2.1 Zoning Classification

The County's Zoning Classification of the Parcel is Timberland (TPZ) with a Current General Plan Framework of Timberland and Rural Community Center (the residential area only). The CCLUO permits existing commercial cannabis cultivation on land with this zoning with existing Mixed Light cultivation up to 22,000 square feet with a 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 Grant Deed, a copy of which is included in Evidence of Ownership and Authorization section of this application:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF HUMBOLDT, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

#### PARCEL ONE

COMMENCING at a point on the North line of Section 20, Township 2 South, Range 5 East, Humboldt Meridian, situated 584.07 feet South 89 degrees 19 minutes East from the quarter section corner between Sections 17 and 20 in said township; and running thence South 14 degrees 29 minutes West, 66.86 feet;  
 thence South 20 degrees 23-1/2 minutes West, 196.01 feet;  
 thence South 16 degrees 41 minutes East, 155.32 feet;  
 thence South 06 degrees 57 minutes East, 394.64 feet;  
 thence South 16 degrees 40-1/2 minutes East, 97.61 feet;  
 thence South 26 degrees 18 minutes East 328.55 feet to point on West side of a private road and marked by an iron pipe set in the ground;  
 thence leaving road and running South 20 degrees 50-1/2 minutes West, 43.54 feet;  
 thence South 01 degree 58 minutes West, 68.21 feet;  
 thence South 06 degrees 51 minutes West, 79.09 feet;  
 thence South 25 degrees 43-1/2 minutes West, 104.95 feet;  
 thence South 02 degrees 37 minutes East, 22.42 feet;  
 thence South 31 degrees 20 minutes West, 53.85 feet;  
 thence South 57 degrees 52-1/2 minutes West, 110.52 feet;  
 thence South 54 degrees 05 minutes West, 152.68 feet;  
 thence South 78 degrees 56 minutes West, 89.03 feet;  
 thence South 18 degrees 07-1/2 minutes East 196.34 feet to the North line of land formerly belonging to the Estate of Roscoe M. Hope;  
 thence along the North line of said Hope Estate tract in a Northeasterly direction 1090 feet, more or less, to the Northeast corner of same a point on the East line of the West Half of Northeast Quarter of said Section 20 and distant about 1206 feet North from the Southeast corner thereof;  
 thence North along said East line to the Northeast corner of the West Half of Northeast Quarter of said

Section 20; thence North 89 degrees 19 minutes West along the North line of said Section 20 to the point of commencement.

**PARCEL TWO**

A non-exclusive easement for ingress, egress and public utility purposes over and across the existing road running northerly from Alderpoint County Road to the south line of Parcel One above.

**PARCEL THREE**

A non-exclusive easement for ingress, egress and public utility purposes over and across the that portion of the existing road, running northerly along or near the westerly line of Parcel One above, that lies within the Parcel to the west of Parcel One above.

Being the same as granted in the deed from Robin Ronay recorded January 28, 2014 as Instrument No. 2014-001743-2, Humboldt County Official Records.

**PARCEL FOUR**

The right to take 50% of the water from the existing pond which lies partly on the above described lands and partly on the parcel to the north.

**PARCEL FIVE**

A non-exclusive easement for public utility purposes in across a strip of land running northerly from the existing PG&E power source on the parcel to the south of the above described lands.

**4.0 Natural Waterways**

Two small watercourses pass through the subject property. All cultivation has been located outside of applicable setbacks.

**5.0 Location and Area of Cultivation**

Cultivation will be situated on an existing landing on the parcel. One portion of cultivation was relocated from the residential area at the bottom of the parcel which was adjacent to the riparian area. All cultivation is not consolidated in one area. Specific locations and dimensions are shown on the attached site plan.

**6.0 Setbacks of Cultivation Area**

The closest cultivation to riparian setbacks is positioned 230' from the pond. The closest cultivation to property boundary is positioned 150' from the eastern property boundary.

**7.0 Access Roads**

The nearest Category 4 road is Alderpoint Road which is paved and county maintained to category 4 standards. From there the site is accessed via a private road (1,000 feet) which is maintained by the neighborhood road association (all neighboring parcels have open cannabis cultivation permits)

**8.0 Graded Flats**

There are three flats on the Parcel, where cultivation occurs (the "cultivation flat"), the residential area, and the location domestic shed 4 which is ungraded.

## 9.0 Existing and Proposed Buildings

Currently there are nine (9) buildings on site, with building permits submitted for cultivation related structures (approval pending):

Greenhouses 1-3 – 30'x130' each, constructed 2018. Permanent, gabled greenhouse structures with perimeter foundations and pervious floors. Hard-walled and auto light deprivation equipped. Used for cultivation and nursery

Greenhouse 4 – 30'x135' hoop framed greenhouse structure used for cultivation (This greenhouse is currently 20' too long at 155' and will be shortened)

Storage shed 1 – 26'x35' roofed pad with no walls, constructed 2018. Previously used for generator shed, proposed for miscellaneous storage.

Storage shed 2 – 30'x40' storage shed, constructed 2018. Used for mixing nutrients and tool storage

Conex Boxes (4) – used for seasonal cannabis drying and storage.

Residence – 30'x31' house with additional covered porch, constructed 2013.

Domestic shed 3 – 30'x40' storage shed, constructed 2013. Used for domestic storage.

Domestic shed 4 – 40'x80' shed, constructed 2018. To be permitted and used for domestic purposes only

## 10.0 Water Source, Storage, Irrigation Plan and Projected Water Use

### 10.1 Water Source

The Applicant will source water from a historical on-stream pond located on the northern end of the property. Impoundment of surface waters for cannabis irrigation use is authorized by Small Irrigation Use Registration (SIUR) H511547. Water use from the pond is further authorized by CDFW Lake and Streambed Alteration Agreement # EPIMS-HUM-34121-R1. The LSAA restricts water use by prohibiting diversion from the pond after levels reach one-half total capacity in order to protect larval native amphibian species. Water will be pumped via solar pump to tanks situated on the cultivation flat, where they will gravity feed to the cultivation areas.

Even in dry years, the pond has been known to fill completely. Even given evaporation and seepage, the 50% threshold set by CDFW is not anticipated to impact irrigation requirements even in warm years, given that over 300% of anticipated requirements are available.

An unpermitted groundwater well is maintained on the parcel for domestic use only.

### 10.2 Water Storage

The Applicant will obtain an additional 20,000 gallons of water storage in the form of hard tanks on the cultivation flat. Additional tanks may be added based on proficiency of the solar pump.

### **10.3 Irrigation Plan**

The Applicant will irrigate using a timed, metered drip irrigation system, preventing over watering or run-off.

### **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 approximately 160,000-gallons.

### **10.5 On-Site Water Conservation Measures**

Including but not limited to; rainwater catchment systems, drip irrigation, timers, mulching, irrigation water recycling, and methods for insuring irrigation occurs at agronomic rates.

### **10.6 Water Use Record Keeping Practices**

The applicant will adhere to the following metering and record keeping practices.

- A metering device shall be installed and maintained at or near the outlet of all water storage facilities utilized for Irrigation.
- Operators shall maintain a record of all water used in Irrigation of permitted Cultivation Areas. A copy of these records shall be stored and maintained at the cultivation site and kept separately of differentiated from any record of water use for domestic, fire protection, or separately or differentiated from any record of water use for domestic, fire protection, or other irrigation purposes. Irrigation records shall be reported to the County on an annual basis, at least thirty (30) days prior to the date of each annual permit inspection. Records shall also be made available for review during site inspections by local and state officials.

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

### **Site Drainage, Runoff, Erosion Control Measures**

The Parcel currently meets the Standard Conditions for Site Maintenance, Erosion Control and Drainage Features. The Site Management Plan (SMP) completed to outline compliance with the State Waterboard Cannabis General Order outlines areas where risk of erosion control and be reduced.

**Watershed Protection**

The Parcel does currently meet the Standard Conditions for Riparian and Wetland Protection and Management. The Cultivation Areas are removed from natural watercourses beyond the required setbacks.

**12.0 Distances from Significant Landmarks**

There are no schools, school bus stops, places of worship, or state parks within 600 feet of the cultivation site. There are also no Tribal Lands, areas of Traditional Tribal Cultural Affiliation within 1,000 feet of the cultivation site.

**II. Cultivation and Operations Plan****1.0 Materials Storage**

All fertilizers and amendments are located in Sheds 1 and 2 on the cultivation flat. 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).

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.

Power for the Parcel will be provided by solar until a connection to PG&E grid power can be permitted and installed. No generators or substantial fuel storage will be located onsite, other than for domestic purposes.

Trash and recycling is stored in water tight containers in a trailer at the cultivation area. Trash is removed weekly to the disposal center in Redway and recycling is removed bi-monthly.

Compost is stored onsite and contained with fencing.

**2.0 Cultivation Activities**

**Refer to the cultivation chart as an attachment in this section.**

Cultivation activities may vary based on strain, climate and the Applicants' personal schedule.

Cultivation activities begin with obtaining clones or sprouting seeds onsite, sometime in March and placing them within greenhouses. A portion of one greenhouse will be used as a nursery area where small lights may be used to keep plants from transitioning to the flowering phase prematurely. Greenhouses are equipped with automatic blackout tarps that will ensure the Applicant is abiding by the International Dark Sky Standards. In Phase 1, the Applicant will be using light deprivation techniques only in the greenhouses. No artificial lighting will be used in the



flowering greenhouses in Phase 1. The Applicant will be harvesting the greenhouses sometime in July, replanting and harvesting again sometime in October, give or take a few weeks. Once power is provided to the site in Phase 2, lights may be used to prolong the cultivation season in the greenhouses, again utilizing automated blackout tarps for compliance with

Additionally, once fully licensed, the applicant will:

- Maintain compliance with all applicable state laws and County ordinances
- Maintain valid licenses issued by the appropriate state licensing authority or authorities for the type of activity being conducted, as soon as such licenses become available.
- Where subject to state licensures, participate in local and state programs for “Track and Trace” once available.
- Maintain a current, valid business license at all times.
- 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 – Friday, 9:00 am – 5:00 pm, excluding holidays).
- Pay all applicable application and annual inspection fees.
- Comply with any special conditions applicable to the permit or Premises which may be imposed.

### **3.0 Processing Practices**

Plants will be harvested one at a time using hand shears and taken into the existing conex boxes where it will be dried and cured. All processing will be performed off-site by a 3<sup>rd</sup> 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 the state Metrc track-and-trace system, abiding by all appropriate record keeping practices.

### **4.0 Employees**

The number of employees will fluctuate year to year and throughout any given cultivation season, with a maximum estimated 8 employees working for short periods during harvest season. Applicant 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, California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code.)

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:

- Emergency action response planning as necessary;
- Employee accident reporting and investigation policies;

- Fire prevention;
- Hazard communication policies, including maintenance of material safety data sheets (MSDS);
- Materials handling policies;
- Job hazard analyses; and
- Personal protective equipment policies, including respiratory protection.

Applicant will visibly post and maintain an emergency contact list which includes at a minimum:

- Operation manager contacts;
- Emergency responder contacts;
- Poison control contacts.

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.

Employees will be housed off-site. Portable toilets will be provided for day use and will be serviced monthly or more frequently as needed.

## **5.0 Security Measures**

The access to the parcel is gated and locked. The applicant plans to install additional cameras for additional security.

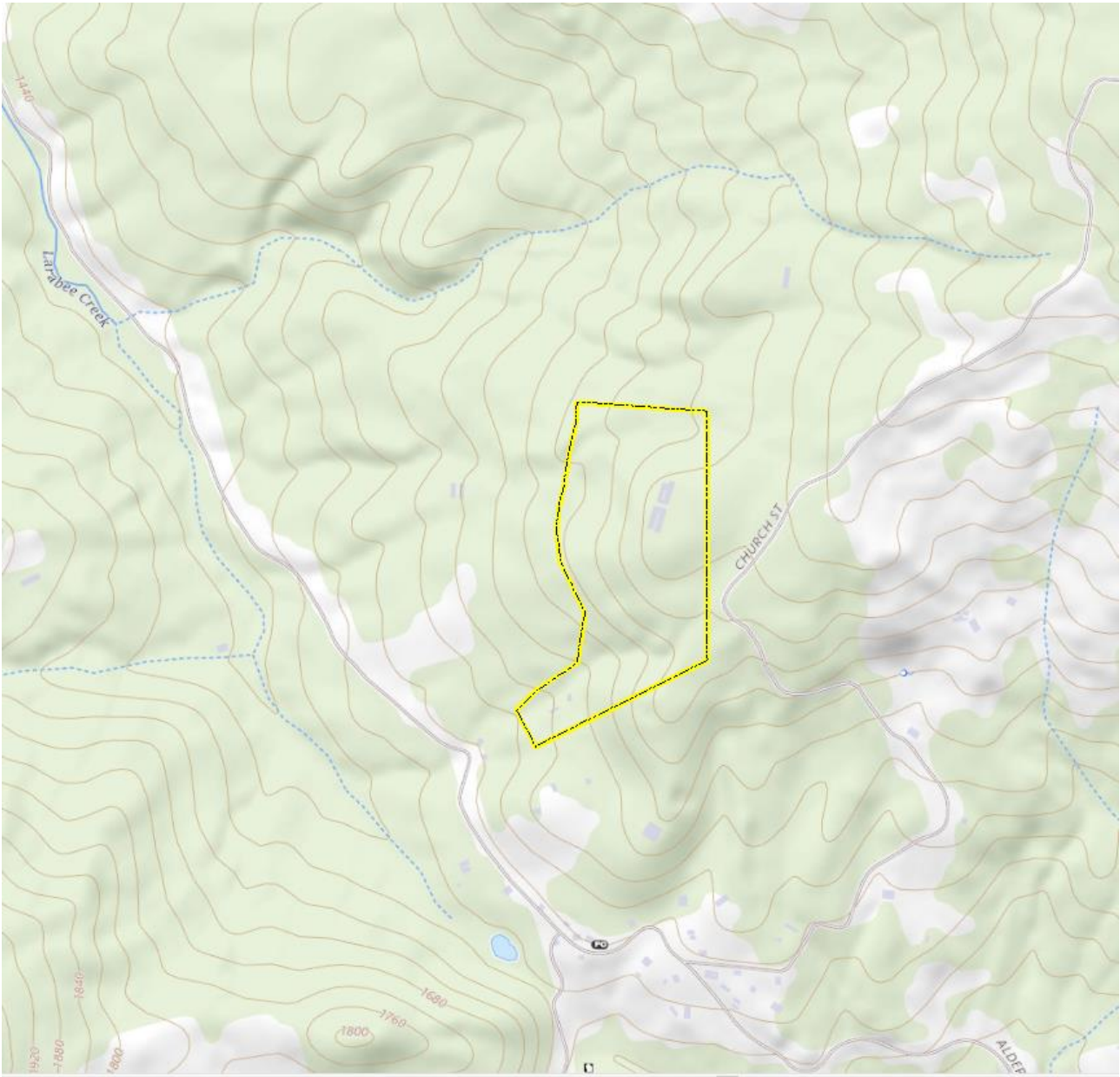
## **6.0 Noise Assessment and Mitigation**

The property does not rely on noisy generators for power so the only anticipated noise of any significant duration should come from greenhouse fans. This noise is anticipated to be minimal. After final build-out is achieved, measurements can be taken from property boundaries while greenhouse fans are running to determine total noise from cultivation. If noise is found to be in excess of what is allowable, quieter fans will be procured and installed. Noise is anticipated to be less than other similarly sized farms given the hard-sized greenhouse walls and lack of generator use.

## **7.0 Energy Use**

The site contains an existing solar power generation system. Increased solar capacity is proposed through addition of a second solar array on the cultivation flat. Mechanical ventilation of greenhouses will occur via solar snap fans. Solar panels will be utilized for drying. Water pumping, and domestic needs only. PG&E power lines run past the property, and the applicant is in the process of obtaining a power drop for use in the cannabis operation. In Phase 2 project will be powered 100% through grid connection and enrollment in the Redwood Energy Authority Renewables program. Phase two will see an increased energy use as lighting in flowering greenhouses are used to extend the growing season.

# Attachment A



*Topo Map with parcel in yellow*

**ATTACHMENT B**

**WATER USE ESTIMATE**

**Proposed Water Use**

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>
Irrigation (gal)	<b>0</b>	<b>0</b>	<b>6,400</b>	<b>9,600</b>	<b>14,400</b>	<b>17,600</b>	<b>24,000</b>	<b>27,200</b>	<b>27,200</b>	<b>20,800</b>	<b>12,800</b>	<b>0</b>
Square footage=									<b>160,000 gallons</b>			
<b>15,750 ft<sup>2</sup></b>								Total:				