

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

Resolution Number: 24-012

Record Number: PLN-12441-CUP

Assessor's Parcel Numbers: 223-061-041 and 223-074-008

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approves the Panther Canyon Investments LLC Conditional Use Permit.

WHEREAS, Panther Canyon Investments LLC, submitted an application and evidence in support of approving a Conditional Use Permit for 29,200 square feet (SF) of existing outdoor cannabis cultivation, with 292,200 gallons irrigation water sourced from rainwater catchment and stored in tanks; and

WHEREAS, the County Planning Division, the lead agency, prepared an Addendum to the Final Mitigated Negative Declaration (MND) prepared for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016. 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 April 4th, 2024 and reviewed, considered, and discussed the application for the 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:

A Conditional Use Permit for 29,200 square feet of outdoor commercial cannabis cultivation. Estimated annual irrigation water usage is 290,000 gallons. Rainwater Catchment will provide 292,000 gallons of water to be stored in rigid tanks. Cannabis will be bucked and dried on site and sent to a licensed processing facility for trimming and packaging. Power is provided by a generator and applicant proposes transition to renewable energy. The proposal includes onsite relocation and restoration. Up to four workers will be onsite at peak season. Sanitary needs will be met by portable toilets. 22,950 square feet of cultivation area from eight scattered sites on the parcels will be relocated to a centralized location. Abandoned sites will be remediated and restored per project conditions and submitted restoration plan.

EVIDENCE: a) Project File: PLN-12441-CUP

- 2. FINDING:** **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Planning Commission has considered the adopted Mitigated Negative Declaration (MND) prepared for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016, and has considered the Addendum to the MND that was prepared for the Panther Canyon Investments LLC. project.

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) Prior to the resumption of cannabis cultivation activities, a Site management Plan will be prepared and filed with the State Water Resources Control Board. The project has been designed and conditioned such that surface water resources will not be impacted by water use for cannabis cultivation.
- d) Per review of the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB) on December 16, 2023, there are no mapped special status species onsite. The project is located approximately 5.7 miles away from the nearest known Northern Spotted Owl (NSO) activity center. This activity center is on the other side of the Eel River and Highway 101. Given the distance from reported activity centers, and the geographic and man-made features between the project and the activity centers the project is unlikely to have any detrimental NSO impacts. The ongoing conditions of approval for the project include the following requirements: compliance with International Dark Sky Standards for lighting within the propagation greenhouse and ensuring that all noise levels do not go above 50 decibels at 100-feet or any tree line when noise generating equipment are in use on this activity center from permitted commercial cannabis cultivation sites in the vicinity. The application also includes a restoration on 22,950 square feet of cultivation area from eight scattered sites on the parcels will be relocated to an environmentally superior location.

- e) The project does not involve proposed or significant historic cutting of trees. The project involves the restoration of eight scattered sites to an environmentally superior location. The project will not result in a net loss of timberlands.
- f) There was Cultural Resources Investigation performed in the project's area of potential effect at the request of the Bear River Band of the Rohnerville Rancheria. An investigation was conducted by William Rich and Associates in January of 2022. The investigation concluded that no archaeological or historic-period cultural resources exist in the limits of the project area. The NWIC responded that their office has no record of any previous cultural resource studies for the project area but that the project area has the possibility of containing unrecorded archaeological site(s), and a study is recommended prior to commencement of project activities. The Bear River Band of the Rohnerville Rancheria reviewed the Cultural Resources Investigation and concurred with its findings. Ongoing conditions of approval are incorporated regarding the Inadvertent Discoveries Protocol to protect cultural resources and tribal cultural resources.
- g) As requested by Public Works, a Road Evaluation Report was prepared for the private road accessing the site. The report and concluded that the road segment is developed to the equivalent of a road category 4 standard.

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 Timber Production Zone (TPZ) 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 existing TPZ-Zone in which the site is located.

- EVIDENCE:**
- a) The TPZ zone is applied to areas of the County in which timber production and recreation is the desirable predominant uses and general agriculture is the secondary uses.
 - b) All general agricultural uses are principally permitted in the TPZ zone.
 - c) Humboldt County Code Section 314-55.4.8.2.2 allows cultivation of up to 43,560 SF of existing outdoor cannabis and up to 22,000 SF of existing mixed light cannabis cultivation on a parcel over 5 acres subject to approval of a Conditional Use Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application is for 29,200 SF of outdoor cultivation on a parcels totaling 160-acres in size.

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 (Section 314-55.4.8.2.2).
 - b) A Certificate of Subdivision Compliance, Document Number 2019-008915, recorded on May 23, 2019, confirmed the legality of the parcel that is enumerated with two assessor's parcel numbers, 223-061-041 and 223-074-008.
 - c) The total annual water usage for irrigation is estimated at 290,000 gallons (9.9 gal/sf/yr). The irrigation water source for the project is rainwater catchment. The project proposes using rain catchment off the existing 35' x 45' barn, a 120' x 30' Greenhouse, a 110' x 30' Greenhouse and fifty-five (55) rain collecting tanks.
 - d) The applicant submitted a Road Evaluation Report on May 4, 2018. The report states that the entire road segment is developed to the equivalent of road category 4 standard with appropriate maintenance as required in the conditions of approval.
 - e) The cultivation of cannabis will not result in the net conversion of timberland.
 - f) 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 cultivation of 29,200square feet of outdoor cannabis cultivation with ancillary propagation and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to

properties or improvements in the vicinity.

- EVIDENCE:**
- a) The site is located on a privately maintained road. The Road Evaluation Report concluded that the entire road segment is developed to the functional equivalent of a road category 4 standard and has been found to safely accommodate the amount of traffic generated by the proposed cannabis cultivation.
 - 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 sized in the area.
 - c) Irrigation water will come from rainwater catchment with adequate storage to server the project.
 - 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:** 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 Lower Eel River Watershed, which under Resolution 18-43 is limited to 336 permits and 116 acres of cultivation. With the approval of this project the total approved permits in this Planning Watershed would be 77 cultivation permits and the total approved acres would be 35.6 acres of cultivation.

- 8. 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.

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 Panther Canyon Investments LLC., based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1A and incorporated herein by reference.

Adopted after review and consideration of all the evidence on **April 4, 2024**.

The motion was made by COMMISSIONER Iver Skavdal and second by COMMISSIONER Thomas Mulder and the following vote:

AYES: COMMISSIONERS: Iver Skavdal, Thomas Mulder, Noah Levy, Jerome Qiriaz, Peggy O'Neill, Sarah West, Lorna McFarlane

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION: Motion carried 7/0

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 A13. 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. Prior to cultivating, The Permittee shall install a water meter at the outlet of the tank farm for water storage and shall keep monthly records of water usage.
3. Within 60 days of permit approval the permittee shall submit an updated site plan that will include the following items:
 - a. Define the boundaries of the cultivation sites 1 and 2 and show the square footage of each cultivation area.
 - b. Show the location of the additional water storage required per condition A8.
 - c. Show the location of the dedicated fire suppression water tank.
 - d. Show the location and type of generator used for the operation.
4. 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.
5. Within 60 days of the effective date of project approval, the permittee shall obtain a will serve letter from the Fire Protection District OR 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.

6. Prior to cultivating the permittee shall provide documentation demonstrating enrollment State Water Board General Order No. WQ 2019-0001-DWQ by providing a copy of the Notice of Applicability and a Site Management Plan.
7. Prior to cultivating the permittee shall submit a revised site plan to the Humboldt County Planning Department The revised site plan must show:
 - a. The existing 17,000 gallons of water storage, four (4) 3,000-gallon tanks and one (1) 5,000-gallon tank, as located on the subject parcels and setback 30 feet from the property line.
 - b. The location of a dedicated fire suppression water tank.
8. Prior to cultivating the permittee must demonstrate the existence of 292,200 gallons of stored water. All water storage tanks must be covered to exclude wildlife. If the permittee does not have 292,200 of stored water the cultivation area must be reduced by one square foot for every ten gallons less than 292,200 gallons.
9. Prior to Cultivating all cultivation related refuse, including: fencing, fence posts, trellis netting, irrigation tape, greenhouse plastic, weed barrier, plant pots, greenhouse hoops, lumber, duct tape and twine must be removed from the eight retirement sites identified in the Restoration Plan, Attachment 4A to the staff report.
10. The permittee shall conduct the actions and meet the standards specified in the "Restoration Plan, Panther Canyon Investments, LLC, APN # 223-061-041 & 223-074-008" prepared by Northpoint Consulting Group in April 2020. Attachment 4A to the Staff report
11. The permittee shall have a dedicated fire suppression tank with a minimum of 2,500-gallon capacity. The designated fire suppression tank shall have the appropriate pipe size and valving requirements for such structures according to the Humboldt County Fire Safe Regulations Ordinance No. 2540 (Humboldt County, 2015) and shall meet minimum CalFire SRA requirements.
12. The Permittee shall secure building permits for all structures and grading associated with the cannabis cultivation project. Permits will be required for the existing 35' x 45' barn, and any significant grading that occurred to facilitate the cultivation.
13. The permittee shall participate in the road maintenance items identified in Table 1 of the road evaluation report. The permittee shall participate in the maintenance of the road by either forming and/or participating in a road maintenance association or contributing a fair share toward the road maintenance.
14. The permittee 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. Ongoing proof of compliance with this condition shall be required at each annual inspection to keep the permit valid.

15. The permittee shall transition to 100% on-site renewable energy or grid power by January 1, 2026.

B. 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 permittee 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. Should the irrigation needs prove to be more than 292,200 gallons annually the cultivation area shall be reduced, or the water storage shall be increased as appropriate.
3. Permittee must demonstrate that a properly functioning onsite wastewater treatment system serves the operation. This can be accomplished by either installing a new, permitted septic system; or alternatively, permittee shall provide DEH with an assessment of the existing system performed by a qualified professional engineer, geologist, soil scientist, or REHS that certifies that the existing system complies with the State RWQCB definition of a Tier 0 system - not impairing groundwater or surface water resources. Until such a time that this condition is satisfied, the permittee must use a portable toilet to support the cultivation operation and provide evidence of its use, e.g: rental receipts.
4. The permittee shall adhere to the ongoing monitoring and maintenance protocols listed in the table of the Site Management Plan as amended.
5. Generators must be housed in structure that features secondary containment for fuel leaks and spills, and generator sheds must have walls and a roof to attenuate generator noise.

6. 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 clarifying CMMLUO Section 55.4.11 (o) requirements. 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.
7. All artificial lighting shall be fully contained within propagation structures such that no light escapes (e.g., through blackout tarps). Structures shall be enclosed 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; see: <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>. 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 (LED) with a color temperature of 3,000 kelvins or less and 3) only placed where needed.
8. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above in items B.7 and B.8, within ten (10) working days of receiving written notification that a complaint has been filed, the permittee shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
9. Prohibition on the use of synthetic netting. To minimize the risk of wildlife entrapment, the Permittee shall not use any erosion control materials that contain synthetic (e.g., plastic or nylon) netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.
10. All refuse shall be contained in wildlife proof storage containers, always, and disposed of at an authorized waste management facility. This includes plastic irrigation lines when not in use during the growing season.
11. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
12. The use of anticoagulant rodenticide is prohibited.

13. All components of the project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Cultivation & Operations Plan, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.
14. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MAUCRSA, as applicable to the permit type.
15. If operating pursuant to a written approved compliance agreement, the 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.
16. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
17. 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.
18. 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).
19. Maintain enrollment in Tier 1, or 2 certification with State Water Resource Control Board (SWRCB) Order No. WQ 2019-0001-DWQ, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
20. 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.

21. 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).
22. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
23. Pay all applicable application, review for conformance with conditions and annual inspection fees.
24. 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.
25. The master logbooks maintained by the permittee to track production and sales shall be maintained for inspection by the County.
26. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).
27. The permittee is not allowed to utilize stringed lighting in the outdoor cultivation greenhouses, and this must be demonstrated through a site inspection.

Performance Standards for Cultivation and Processing Operations

28. 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).
29. 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.

30. 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.
31. 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
32. Term of Commercial Cannabis Activity Conditional Use Permit & Special Permits.
Any Commercial Cannabis Cultivation CUP issued pursuant to the CMMLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of

approval.

33. 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 Conditional Use Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Section 55.4.13.
34. 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.
35. 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 if 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.
36. 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.
37. Inspections. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

Informational Notes:

1. 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. The permittee shall be aware that the Federal Government considers the cultivation of cannabis to be an illegal activity. This project is accessed by using roads that pass-through lands owned by the Federal Government. The Federal Government may not allow the permittee to use these roads to transport cannabis. In such case, Humboldt County will not provide relief to the permittee. Approval of this permit does not authorize transportation of cannabis across Federal lands.

PANTHER CANYON INVESTMENTS, LLC
CULTIVATION AND OPERATIONS MANUAL
HUMBOLDT COUNTY, CA

PROPOSED COMMERCIAL CANNABIS
CULTIVATION FACILITIES

RECEIVED

By Andrew Whitney at 9:50 am, Jan 17, 2024



PREPARED FOR:



April 2020
Revised October 2023

**Cultivation and Operations Manual
For
Panther Canyon Investments, LLC**

Apps. #: 12441/12442
APN: 223-061-041, 223-074-008

Proposed Commercial Cannabis Cultivation Facilities

Lead Agency:
Humboldt County Planning Department
3015 H Street
Eureka, CA 95501

Prepared By:



In Consultation with:
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**April 2020
Revised October 2023**

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OPERATIONS MANUAL
PANTHER CANYON INVESTMENTS, LLC

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1. PROJECT SUMMARY

1.1. PROJECT OBJECTIVE

Panther Canyon Investments, LLC is proposing to permit existing cannabis cultivation activities in accordance with the County of Humboldt's (County) Commercial Medical Marijuana Land Use Ordinance (CMMLUO). The project requires a Conditional Use Permit (CUP) for approximately 29,200 sq. ft. of outdoor cultivation on APNs 223-061-041 and 223-074-008. The project includes the permitting of existing and proposed facilities appurtenant to the cultivation, including a building for drying and storage and appropriate water storage. The applicant aims to become fully compliant with State and Local cultivation regulations.

Historically, two separate cannabis cultivation applications were submitted to the Humboldt County Planning Department for each of the two APNs (County APPS # 12441 and #12442), however, a Determination of Status completed by Humboldt County determined that the two APNs are technically one legal parcel (DoS #17-003). Therefore, the applications are proposed to be merged together into a single application.

Pre-2016 verified cultivation was a total of 29,860 sq. ft., including 23,860 sq. ft. of outdoor and 6,276 sq. ft. of mixed light. The applicant is electing to reduce square footage and reduce intensity of cultivation to 29,200 sq. ft. of outdoor canopy area.

1.2. SITE DESCRIPTION

The Project Site is located on a private driveway off of Sprowl Creek Road, northeast of the locality of Benbow, CA (APNs 223-074-008 and 223-061-041) in the Lower East Branch South Fork Eel River HUC 12 Watershed. The two APNs are legally one 160-acre parcel, per the Determination of Status completed for the property (DS 17-003). The parcel has undulating topography with slopes variable between 5% and greater than 30%. An intermittent stream flows southerly through the northeast corner of the property toward the South Fork of the Eel River. No other ephemeral drainages were located in a site investigation, as the cultivation is located on a ridge top. Project Site vegetation consists of mixed oak woodlands, manzanitas, and mixed conifer and deciduous forest. There are no mapped Prime Agricultural Soils or Wetlands located on the property.

An existing 45' x 35' wood structure for drying, curing, and storage is located near the primary cultivation location. Existing cultivation infrastructure, including hoop houses, soil, soil bags, etc., exists on the property. There are no onsite residences or other onsite structures.

1.3. LAND USE

The subject property has a General Plan designation of Agricultural Grazing (AG) as identified by the Humboldt County General Plan and is primarily zoned Timber Production Zone (TPZ), with a small Agriculture Exclusive (AE-B-5-160) zoning designation in the northeast corner of the parcel. Land uses surrounding the parcel are comprised of agriculture, timber, and scattered rural residences. The surrounding parcels are zoned Agricultural Exclusive (AE), Agriculture General (AG) and Timber Production Zone (TPZ).

1.4. STATE AND LOCAL COMPLIANCE

1.4.1. STATE OF CALIFORNIA COMMERCIAL CANNABIS ACTIVITY LICENSE

Panther Canyon Investments, LLC will secure cannabis cultivation licenses through the Department of Cannabis Control (CC) upon local approval.

1.4.2. STATE WATER RESOURCES CONTROL BOARD – WATER RIGHTS

Water for cannabis cultivation will be provided by rainwater catchment. Therefore, water rights are not required to be filed with the State Water Resources Control Board.

1.4.3. NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD AND STATE WATER RESOURCES CONTROL BOARD – WATER QUALITY

Currently, no cultivation activities are occurring onsite and no activities occurred in 2019. Prior to commencing cultivation activities, Journey Aquarian of Panther Canyon Investments will apply for coverage under the State Water Resources Control Board (SWRCB) General Order WQ 2019-0001-DWQ *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Dischargers of Waste Associated with Cannabis Cultivation Activities*. A Site Management Plan will be completed within 90 days of enrollment, per the General Order. The Site Management Plan (SMP) will detail how the site complies with the Best Practicable Treatment or Control Measures of the Cannabis General Order per Attachment A.

1.4.4. HUMBOLDT COUNTY BUILDING DEPARTMENT

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

1.4.5. CAL FIRE

The subject property is located within a State Responsibility Area (SRA) for fire protection. Several improvements are proposed in order to meet SRA requirements, including designating a fire turn-around and pull-out area for emergency vehicles, and management of trees and vegetation around existing structures to maintain the required 100-foot defensible space. All structures on the property meet the 30-foot SRA setback requirement from property lines. If required by Cal Fire, a 2,500-gallon water tank with a riser to SRA specifications will be installed for firefighting purposes.

1.4.6. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

There are no onsite stream crossings, ponds, or points of diversion. A Lake and Streambed Alteration Notification (1600 permit) for no jurisdictional items will be submitted to the California Department of Fish and Wildlife.

1.4.7. CULTURAL RESOURCES

If buried archaeological or historical resources are encountered during construction or cultivation activities, the applicant or contractor shall call all work in the immediate area to halt temporarily, and a qualified archaeologist is to be contacted to evaluate the materials. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, dietary bone, and human burials. If human burial is found during construction, state law requires that the County Coroner be contacted immediately. If the remains are found to be those of a Native American, the California Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains. The applicant is ultimately responsible for ensuring compliance with this condition.

2. CULTIVATION AND PROCESSING

2.1. LEGACY CULTIVATION AND RELOCATION

Across the two parcels (APNs 223-074-008 and 223-061-041), 29,860 sq. ft. of cannabis cultivation existed on the property prior to 2016, according to two Cultivation Area Verifications prepared by the Humboldt County Planning Department (#s12441, 12442). The 29,860 sq. ft. of cultivation was located in numerous cultivation areas scattered across both parcels. Many of these historic cultivation areas were located on steeper slopes of greater than 30% and/or have no road access and are proposed to be relocated to the main cultivation flat. The poorly-sited past cultivation is proposed to be relocated onto the existing flat roadway in outdoor pots near the existing hoop houses (see accompanying restoration plan and plot plan for details). Relocating the cultivation onto the existing roadway is easily accessible via a gravel road, thus reducing the erosion potential of trekking downhill to inaccessible historic cultivation areas. Thus, relocating the cultivation is proposed as an environmentally superior option. All relocation areas are already disturbed. All relocated cultivation areas will be restored, and all cultivation-related materials will be removed and properly reused or disposed of at a licensed facility.

2.2. PROPAGATION AND CULTIVATION

Outdoor plants are proposed to be cultivated using full-sun and light-deprivation outdoor cultivation techniques. Juvenile plants will either be sourced from onsite mother plants or purchased from a licensed commercial nursery. The juvenile plants will be irrigated using a combination of drip emitters and hand watering methods. After 2-4 weeks the clones are then transplanted into 20-gallon smart pots with a soil and perlite medium and moved into the full-sun outdoor cultivation area or into light-deprivation hoop houses where they continue their 'vegetative' cycle and eventually flower. Light deprivation is achieved by strategically pulling tarps over the hoop houses to manipulate light during certain times of year. The full-sun outdoor cultivation is expected to produce one (1) flowering cycle per year and the light-deprivation outdoor cultivation is expected to produce two (2) flowering cycles per year. The monthly Cultivation Schedule in Appendix B details the timeline of activities associated with all cultivation.

2.3. IRRIGATION PLAN AND SCHEDULE

Irrigation and fertigation of plants occurs using drip irrigation and some top-feed hand watering methods as appropriate. While most irrigation needs are on automatic drip, some irrigation and fertigation is more efficiently managed via hand watering, allowing for daily inspection of each plant by the cultivator and tailored irrigation and nutrient application depending on the needs of each individual plant. The monthly Cultivation Schedule in Appendix B details the irrigation activities associated with all cultivation.

2.4. HARVESTING, DRYING, AND TRIMMING

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

The dried flowers are then bucked into manageable buds and transported to an off-site processing facility for further trimming, packaging, and distribution.

2.5. EMPLOYEE PLAN

Panther Canyon Investments, LLC is an "agricultural employer" as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 (commencing with Section 1140) of

Division 2 of the Labor Code), and complies with all applicable federal, state and local laws and regulations governing California Agricultural Employers.

2.5.1. JOB DESCRIPTIONS AND EMPLOYEE SUMMARY

- *Agent in Charge*: Responsible for business oversight and management. Responsibilities include, but are not limited to: inventory and tracking, personnel management, record keeping, budget, and liaison with State and County inspectors as needed. This is a part-time to full-time, seasonal position.
- *Lead Cultivator*: Oversight and management of the day to day cultivation of medical cannabis. Responsibilities include but are not limited to: plant propagation and transplant, soil management, irrigation, fertilization, pesticide management, and harvest activities. This is a full-time, year-round position.
- *Seasonal Laborer*: Provides cultivation, harvesting, and drying support. This is a part-time to full-time, seasonal position.

2.5.2. STAFFING REQUIREMENTS

In addition to the *Agent in Charge* and *Lead Cultivator* positions, up to three (3) full-time seasonal labor positions are employed. The number of seasonal laborers varies based on the needs of the farm during the cultivation, harvest and processing seasons. During the peak harvest and processing season, there are an estimated total of five (5) employees on site.

2.5.3. EMPLOYEE TRAINING AND SAFETY

On site cultivation, harvesting and drying is performed by employees trained on each aspect of the procedure including: cultivation and harvesting techniques and use of pruning tools; proper application and storage of pesticides and fertilizers. All cultivation staff are provided with proper hand, eye, body and respiratory Personal Protective Equipment (PPE). Access to the onsite cultivation and drying facilities are limited to authorized and trained staff.

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

2.5.4. TOILET AND HANDWASHING FACILITIES

No septic system currently exists onsite. Employees will utilize portable toilets, which will be regularly serviced as required by a qualified professional. Anti-bacterial Liquid Soap and paper hand towels will be made available. Employees will work at a distance typically no greater than 500 feet from the portable toilets.

2.5.5. HOUSING

No residences exist on the property. All employees will commute to the work site from off-site locations. Carpooling will be encouraged when possible.

2.6. SECURITY PLAN AND HOURS OF OPERATION

2.6.1. FACILITY SECURITY

Multiple entry gates leading to the cultivation are located on the driveway off Sprowel Creek Road. The entry gates remain locked at all times and access to the cultivation area is limited exclusively to employees. The site is not proposed to be accessible to the general public.

2.6.2. HOURS OF OPERATION

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

3. ENVIRONMENT

3.1. WATER SOURCE AND PROJECTED WATER USE

Water for cannabis cultivation uses will be provided by rainwater catchment. There is an existing groundwater well onsite, however this is not proposed as a water source for cannabis any longer. No points of diversion exist onsite.

At 10 gallons per square foot, the 29,000 sq. ft. of cultivation would require approximately 290,000 gallons of water. Table 1 below outlines the estimated irrigation water usage for cultivation during a typical year. Variables such as weather conditions and specific cannabis strains will have a slight effect on water use.

Table 1: Estimated Annual Irrigation Water Usage (Gallons)											
Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
0	0	0	13,000	28,000	47,000	62,000	59,000	54,000	27,000	0	0

3.2. WATER STORAGE

This site currently has 17,000 gallons of storage in the form of plastic water tanks: four (4) 3,000-gallon tanks and one (1) 5,000-gallon tank. All water tanks are currently located near the entry gate. An additional 55 x 5,000-gallon tanks, or 275,000 gallons of storage are proposed. rainwater catchment tanks would be 5,000-gallons in capacity, and would have the ability to capture water.

3.1. RAINWATER CATCHMENT ANALYSIS

As discussed above, the water source for the proposed project is rainwater catchment. This section details how much rainwater can be captured and stored on the project site for the proposed project build-out.

Water storage tanks will be plumbed to catchment surfaces (the existing 35' x 45' barn, two greenhouses, and tanks) to collect and store rainwater for use during the dry period. Table 2 provides a summary of the potential rainwater harvest volume for an average rainfall year.

Precipitation depth data for the project area was obtained from PRISM and used to calculate an average annual rainfall depth of 55.95 inches over the last approximately 22 years (1990-2021). To obtain the volume of the water that reaches the catchment area, the average rainfall depth was multiplied by the catchment surface area, and multiplied by the capture efficiency, as shown in Equation 1. Tanks were assumed to have a 12' diameter. The capture efficiency of the barn and

greenhouse catchment surfaces were estimated to be approximately 95% due to potential breaks in the guttering or other unforeseen complications. Capture efficiency of the tanks was assumed to be 100%.

Equation 1: Harvested Rainwater (gal.)

= catchment area (sq. ft.) x annual precipitation (in.) x 0.623 conversion factor x capture efficiency (%)

To prepare for the changing climate, it is important to also analyze rainfall collection potential during a drought year. The lowest 5 years of precipitation from 2000-2022 per PRISM data (Appendix C) average out to 34.62 inches of precipitation, representing the average drought rainfall year.

As shown in Tables 2 and 3, the existing and proposed catchment surfaces would be sufficient catchment surfaces to catch greater than 290,000 gallons in both an average and drought rainfall year. During an average rainfall year, harvest volumes from rainwater could total up to 497,275 gallons, and during a drought rainfall year, harvest volumes from rainwater collection could total up to 307,700 gallons.

Table 2: Rainwater Catchment Surfaces and Harvest Volumes for an Average Rainfall Year

Catchment Surface	Catchment Area (ft ²)	Average Annual Rainfall (in.)	Rainfall Capture Potential (gal)	Adjusted Rainfall Capture Potential (gal)
Existing 35' x 45' Barn	1,575	55.95	54,900	52,154
55 x 5,000-gallon Rainwater Catchment Tanks	6,215	55.95	216,635	216,635
120' x 30' Greenhouse	3,600	55.95	125,485	119,210
110' x 30' Greenhouse	3,300	55.95	115,028	109,276
Total				497,275

Table 3: Rainwater Catchment Surfaces and Harvest Volumes for a Drought Rainfall Year

Catchment Surface	Catchment Area (ft ²)	Drought Annual Rainfall (in.)	Rainfall Capture Potential (gal)	Adjusted Rainfall Capture Potential (gal)
Existing 35' x 45' Barn	1,575	34.62	33,970	32,272
55 x 5,000-gallon Rainwater Catchment Tanks	6,215	34.62	134,047	134,047
120' x 30' Greenhouse	3,600	34.62	77,646	73,764
110' x 30' Greenhouse	3,300	34.62	71,175	67,617
Total				307,700

3.2. SITE DRAINAGE, RUNOFF, AND EROSION CONTROL

Journey Aquarian of Panther Canyon Investments, LLC has enrolled for Tier 1, Low Risk coverage under the General Order. A Site Management Plan is currently being created and will be submitted to the State Water Resources Control Board within 90 days of the enrollment date. Further details regarding site drainage and runoff, erosion control, sediment prevention, and riparian protection will be detailed in the forthcoming Site Management Plan. The SMP will discuss how the site is in compliance with the Best Practicable Treatment and Control Measures (BPTC Measures) detailed in Attachment A of the General Order.

3.3. MONITORING AND REPORTING

Monitoring will be conducted to confirm the effectiveness of corrected measures listed in the SMP/SMP and determine if the site meets all of the BPTC Measures in Attachment A of the Order. Journey Aquarian will track all water diversion and use and records fertilizer applications. This information will be reported to the State Water Resources Control Board in the Annual Report, due annually by March 1st.

3.4. ENERGY AND GENERATOR USE

Generators are used for on-site power of the dry building. There are no current generators onsite, as the site is not currently cultivating. The exact specification of generator has not yet been determined. Use of the generator will follow all guidelines set up by Humboldt County and the State of California. The generator is located away from the property line to ensure the noise level does not exceed 60 decibels at the property line. The generator and diesel fuel are located within a secondary containment trough. No processing would occur onsite. Product could also be fresh frozen and not dried onsite, reducing power demand.

3.5. USE AND STORAGE OF REGULATED PRODUCTS

3.5.1. BEST MANAGEMENT PRACTICES

Best Management Practices (BMP's) and Best Practicable Treatment and Control (BPTC) Measures are employed when storing, handling, mixing, applying and disposing of all fertilizers, pesticides and fungicides. All nutrients, pesticides and fungicides are located in a locked storage room, and contained within watertight, locked and labeled containers in accordance with manufacturer's instruction. Application rates will be tracked and reported with the end of the year monitoring report as detailed in the SMP. Employees responsible for application are trained to handle, mix, apply or dispose of pesticides/fungicides with proper hand, eye body and respiratory protection in accordance with the manufacturer's recommendations. See the SMP for more details.

3.5.2. FERTILIZERS

Nutrients and biological inoculants used for cultivation include:

- Sparetime Mocha Bat Guano
- Stutzman Chicken Manure (3-2-2)
- Sparetime Fossilized Seabird Guano (0-6-0)
- Azomite - trace minerals
- Diatomaceous Earth
- Calcium Phosphate Tribasic
- Earth Juice Rainbow Mix Grow (8-6-3)
- Dr. Earth Premium Gold All-Purpose Fertilizer (4-4-4)
- Green Gro Nature's Pride Veg (6-3-3.5)

- Molasses
- Age Old Bloom (3-20-20)
- Age Old Gro (12-6-6)
- Soluble Humic Acid

3.5.3. PESTICIDES AND FUNGICIDES

Pesticides and fungicides used for cultivation include:

- Neem Oil
 - <http://www.gardensafe.com/Products/Fungicide/Neem-Oil-Extract-Concentrate.aspx>

3.5.4. FUELS AND OILS

Fuels and oils stored on site include:

- Gasoline – 10 Gallons
- Diesel – 10 Gallons

3.6. WASTE MANAGEMENT PLAN

3.6.1. SOLID WASTE MANAGEMENT

Trash and recycling containers will be brought onsite to contain refuse generated by future cultivation activities. The recycling containers will be located near the existing building, enclosed within a secure area to prevent animal intrusion. Solid waste and recycling will be hauled off-site to the Eel River Resource Recovery's transfer station in Redway, CA as-needed, likely every other week or monthly.

3.6.2. CULTIVATION WASTE AND SOIL MANAGEMENT

Cultivation vegetative matter such as root balls, branches, and leaves will be composted at a designated area. Spent potting soil will be stored in a designated contained covered area that is lined to prevent any soil erosion or nutrient seepage. Usable soils will be amended for use the following year. Used pots will be collected and stored in the metal building for the winter. All packaging from soil amendments and fertilizers will be collected and disposed at an appropriate facility.

3.6.3. WASTEWATER MANAGEMENT

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

4. PRODUCT MANAGEMENT

4.1. PRODUCT TESTING AND LABELING

Once operational, samples will be selected from individual harvested cannabis strains and will be tested by a licensed third-party lab in accordance with State and local standards.

4.2. PRODUCT INVENTORY AND TRACKING

Journey Aquarian of Panther Canyon Investments, LLC will enroll in the California Cannabis Track & Trace (CCTT) METRC program and comply with all METRC regulations after a state cultivation license is granted from the California Department of Food and Agriculture.

4.3. TRANSPORTATION AND DISTRIBUTION

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

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

The *Agent in Charge* and the *Processing Manager* are responsible for performing a physical inventory of all packages being transported and ensuring that the physical inventory coincides with the transport manifest. Journey Aquarian is enrolled in the California Cannabis Track & Trace (CCTT) METRC program and complies with all METRC regulations.

Appendix A: Site Plan

Appendix B: Cultivation Activities Schedule

[illegible]

Appendix C: PRISM Data

PRISM Time Series Data

Location: Lat: 40.0813 Lon: -123.7760 Elev: 636ft

Climate variable: ppt

Spatial resolution: 4km

Period: 2000 - 2022

Dataset: AN81m

PRISM day definition: 24 hours ending at 1200 UTC on the day shown

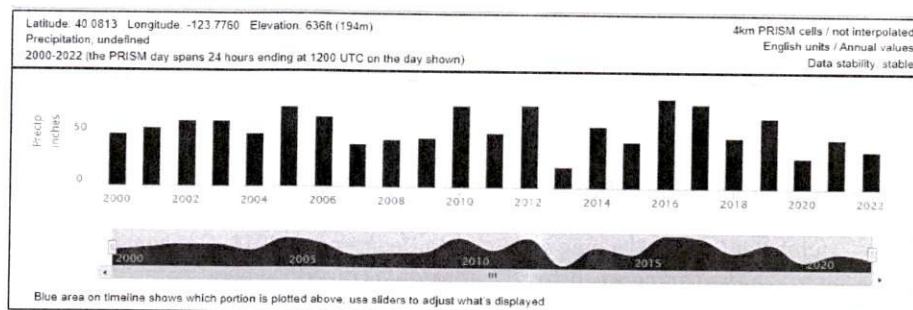
Grid Cell Interpolation: Off

Time series generated: 2024-Jan-16

Details: http://www.prism.oregonstate.edu/documents/PRISM_datasets.pdf

Date ppt (inches)

2000	49.34
2001	55.76
2002	62.55
2003	62.1
2004	50.41
2005	76.26
2006	66.45
2007	41.08
2008	45.01
2009	46.64
2010	78.14
2011	52.15
2012	78.62
2013	20.12
2014	59.36
2015	44.58
2016	85.68
2017	80.41
2018	49.05
2019	67.72
2020	30.26
2021	48.19
2022	37.07



Average Rainfall (in.) - Average annual precipitation since 2000

55.95435

Drought Rainfall (in.) - Average of 5 lowest years on record

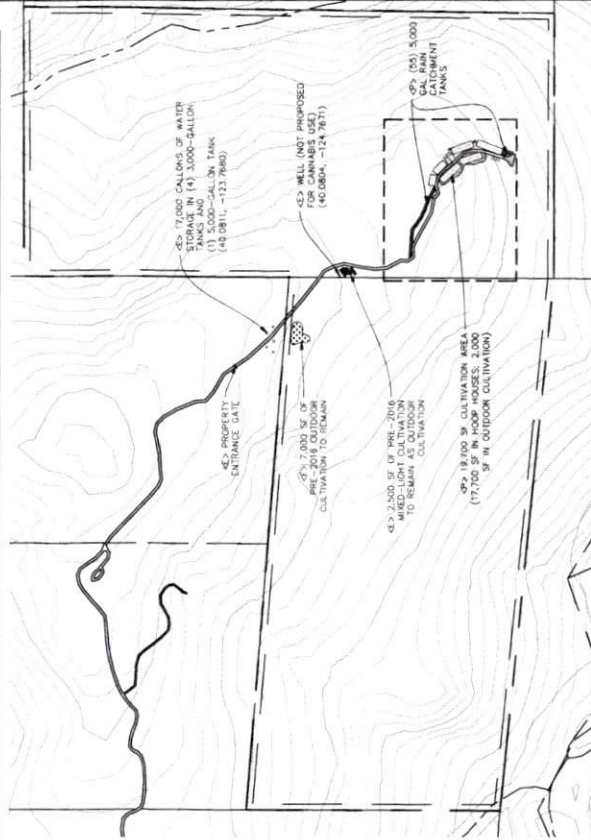
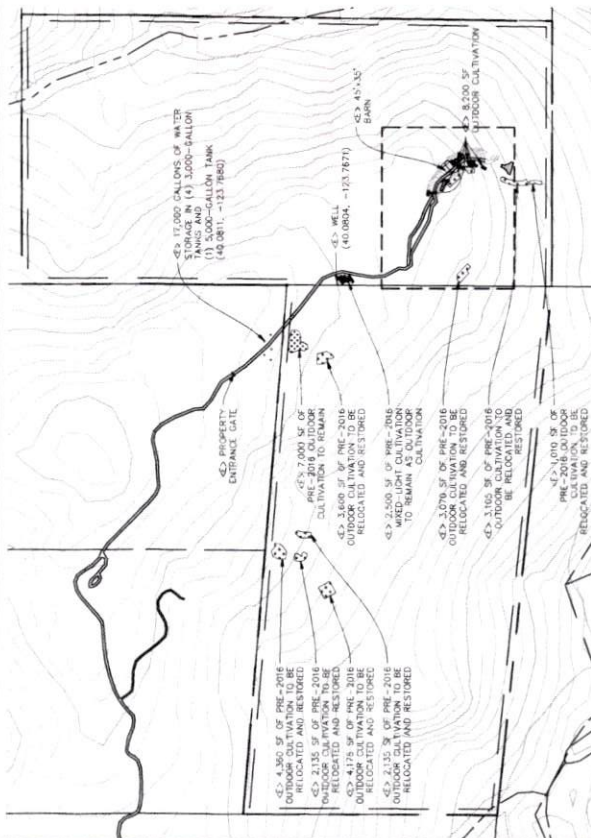
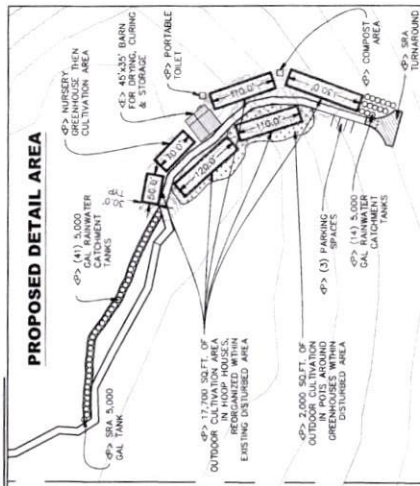
34.62

Appendix D: References

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-

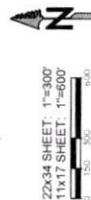
CONDITIONAL USE PERMIT

APN: 223-061-041 & 223-074-008



PRE-EXISTING SITE PLAN

OUTDOOR CULTIVATION: 23,858 SQ.FT.
MIXED-LIGHT: 6,276 SQ.FT.
TOTAL CULTIVATION: 29,858 SQ.FT.



PROPOSED SITE PLAN

OUTDOOR CULTIVATION: 29,200 SQ. FT.
MIXED-LIGHT: 0 SQ. FT.
TOTAL CULTIVATION: 29,200 SQ. FT.



NORTHPOINT
CONSULTING GROUP, INC.
1117 Samoa Blvd., Alhambra, CA 95521

PANTHER CANYON INVESTMENTS, LLC
BENBOW, CA 95542 / APN: 223-061-041 & 223-074-008
EXISTING & PROPOSED SITE PLAN

PANTHER CANYON INVESTMENTS, LLC

CONDITIONAL USE PERMIT

APN: 223-061-041 & 223-074-008

DIRECTIONS TO SITE:
FROM EUREKA, CA
-SOUTHBOUND ON U.S. 101-S
(APPROX. 66.1 MILES)
-TURN LEFT ON ALDERPOINT RD.
(APPROX. 8.9 MILES)
-TURN RIGHT ON LITTLE BUCK MTN. RD.
(APPROX. 3.0 MILES)
-SITE TO THE LEFT



RECEIVED
By Andrew Whitney at 9:53 am, Jan 17, 2024

PROJECT DESCRIPTION:

PANTHER CANYON INVESTMENTS, LLC IS PROPOSING TO PERMIT EXISTING COMMERCIAL CANNABIS ACTIVITIES IN ACCORDANCE WITH THE CALIFORNIA CANNABIS CONTROL ACT (CCCRA) AND THE CALIFORNIA MEDICAL CANNABIS ACT (CMCRA). THE EXISTING OPERATION INCLUDES APPROXIMATELY 29,200 SQUARE FEET OF OUTDOOR CULTIVATION. THE PROJECT PROPOSAL INCLUDES THE PERMITTING OF FACILITIES APPURTENANT TO THE CANNABIS ACTIVITIES, INCLUDING HOOP HOUSES, WASHING STATIONS, AND WATER INFRASTRUCTURE.

PROJECT INFORMATION:

APPLICANT:
PANTHER CANYON INVESTMENTS, LLC
401 CENTER STREET #25
HEALDSBURG, CA 95448

PROPERTY OWNER:
JOURNEY AQUARIAN
401 CENTER STREET #25
HEALDSBURG, CA 95448

APPLICANT'S AGENT:
NORTHPOINT CONSULTING GROUP, INC.
1117 SAMOA BLVD., ALCATEA, CA 95521
(707) 798-6438

SITE ADDRESS:
APN 223-061-041 & 223-074-008
WASHING STATION

TREES TO BE REMOVED = NONE

PRIME AGRICULTURAL AREA = 0 SQ.FT.

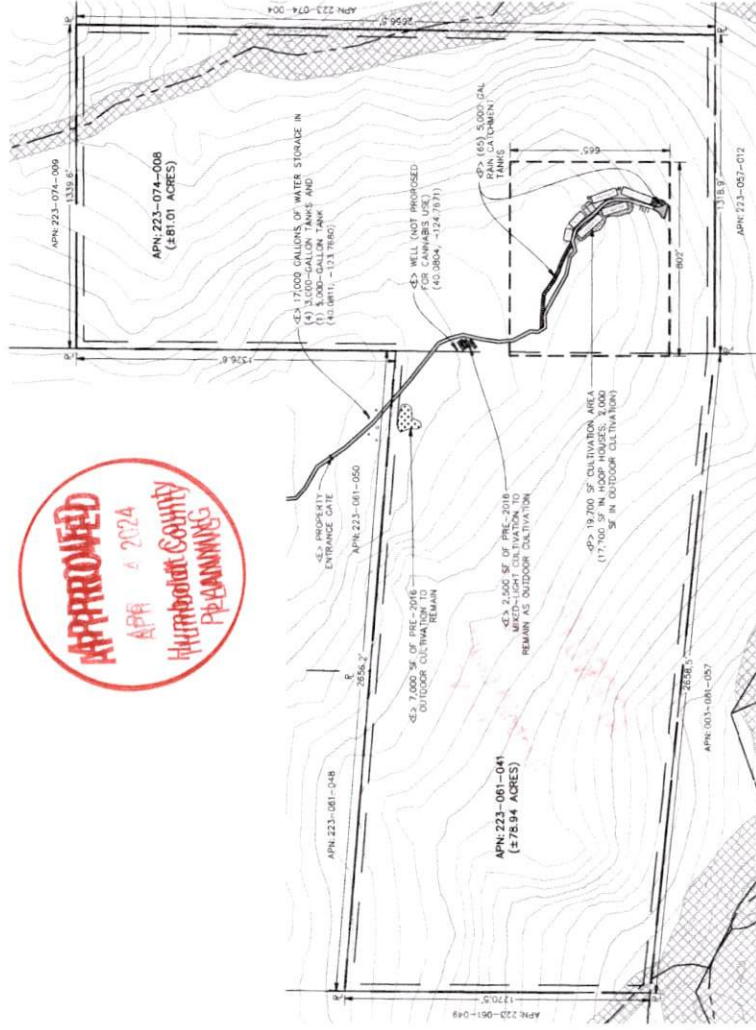
	EXISTING CULTIVATION AREA (SQ.FT.)	PROPOSED CULTIVATION AREA (SQ.FT.)
OUTDOOR CULTIVATION AREA	23,585	29,200
MIXED LIGHT CULTIVATION AREA	6,276	0
TOTAL CULTIVATION	29,861	29,200

WATER = PRIVATE
SEWER = PRIVATE

223-061-041 PROPERTY SIZE = 478.94 ACRES
223-074-008 PROPERTY SIZE = 481.01 ACRES

ZONING = TPZ; AE-B-5-1609
GENERAL PLAN DESIGNATION = AG

NOTES:
- NO ON-SITE STREAM CROSSINGS
- NO SEPTIC SYSTEM
- NO EASEMENTS OR UTILITY LINES



PLOT PLAN

22x34 SHEET: T=2500
11x17 SHEET: T=5000
0 125 250 500

SHEET INDEX:

CO - PLOT PLAN, VICINITY MAP & PROJECT NOTES
C1 - EXISTING & PROPOSED SITE PLAN

GENERAL NOTES:

- DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES HAVE BEEN OBTAINED FROM HUMBERT COUNTY 2015 GIS DATA. NORTHPOINT CONSULTING GROUP, INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
- THERE ARE NO NEARBY SCHOOLS, SCHOOLS, BUS STOPS, PLACES OF WORSHIP, PUBLIC UTILITIES, OR OTHER SENSITIVE AREAS WITHIN 600 FEET OF THE PROPOSED CULTIVATION AREA.
- THERE ARE NO RESIDENCES ON ADJOINING PARCELS WITHIN 300 FEET OF THE PROPOSED CULTIVATION AREAS.
- ANY EXISTING DEVELOPMENT CONSTRUCTED WITHOUT THE BENEFIT OF COUNTY REVIEW WILL BE SUBJECT TO THE HUMBERT COUNTY BUILDING DEPARTMENT UPON RECEIVAL OF THE CONDITIONAL USE PERMIT.

NORTHPOINT
CONSULTING GROUP, INC.
1117 Samoa Blvd., Alcatraz, CA 95521

PANTHER CANYON INVESTMENTS, LLC
BENBOW, CA 95642 / APN: 223-061-041 & 223-074-008
PLOT PLAN, VICINITY MAP & PROJECT NOTES

C0
PLOT PLAN, VICINITY MAP, PROJECT NOTES
DATE: 1/17/24
DRAWN BY: JAW
CHECKED BY: JAW
SCALE: AS SHOWN