

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

Resolution Number: 26-024

Record Number: PLN-11025-CUP

Assessor's Parcel Number: 212-041-005 and 214-233-008

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approves the Humboldt Farm, LLC Conditional Use Permit request.

WHEREAS, Humboldt Farm, LLC, provided an application for a Conditional Use Permit for 40,000 square feet of existing outdoor commercial cannabis cultivation and 4,000 SF of ancillary propagation; and

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

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on May 7, 2026, and reviewed, considered, and discussed the application for a Conditional Use Permit, and reviewed and considered all evidence and testimony presented at the hearing.

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

- 1. FINDING:** **Project Description:** A Conditional Use Permit for 40,000 square feet of existing outdoor commercial cannabis cultivation and 4,000 square feet of ancillary propagation. All water for cultivation is sourced from a permitted well. Existing water storage is 101,200 gallons in a series of tanks. Estimated annual water usage is 194,500 gallons. Power is provided by a proposed solar system with generators reserved for emergency use only.

EVIDENCE: a) Project File: PLN-11025-CUP

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

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

- EVIDENCE:**
- a) Addendum prepared for the proposed project.
 - b) The proposed project does not present substantial changes that would require major revisions to the previous MND. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.
 - c) The project has demonstrated compliance with the State Water Board Cannabis General Order (WQ 2019-0001-DWQ) for Waste Discharge by providing a copy of the Notice of Applicability and a Site Management Plan.
 - d) The Timberland Conversion Evaluation Report, prepared by Timberland Resource Consultants indicates one observation of a sensitive, rare, threatened, or endangered species or special of special concern within a 0.7-mile radius. A peregrine falcon was observed in the southern parcel (APN 214-233-008). The Report concluded the sighting may be associated with a nesting site somewhere on the Bear Buttes in the surrounding area. The nearest NSO Activity Center is 0.7 miles north (HUM0527). Another activity center is 1.49 miles northwest (HUM0528) and 1.8 miles west (HUM1122). The project proposes outdoor cultivation utilizing light deprivation techniques only. The project has been conditioned to ensure supplemental lighting associated with the nursery adheres to Dark Sky Association standards including security lighting (Condition of Approval C3). Permit conditions of approval also prohibit using synthetic netting for erosion control (Condition of Approval B12 and C5), ensure refuse is contained in wildlife-proof storage (Condition of Approval C6), and prohibit use of anticoagulant rodenticides to further protect wildlife (Condition of Approval C8). Additionally, any noise sources are limited to 50dB at 100 feet or forest edge, whichever is closer (Condition of Approval C2). As proposed and conditioned, the project is consistent with CMMLUO performance standards and CDFW guidance and will not negatively affect the Northern Spotted Owl or other sensitive species.

- e) The project parcel is zoned TPZ and almost entirely forested. Cannabis cultivation and accessory activities such as trimming occur in clearings and previously converted areas. A Less Than 3 Acre Conversion Exemption totaling 2.9 acres was approved by Cal Fire in November 2015. Additionally, a Timberland Conversion Evaluation Report prepared by a Registered Professional Forester determined that Site F was previously used as a log landing under an approved Timber Harvest Plan (THP 1-07-047 HUM). The Forester concluded that the total conversion area that occurred is approximately 2.74 acres, which is less than what was contemplated under the Conversion Exemption approved by Cal Fire.
- f) Relocation of approximately 8,000 square feet of cultivation will occur because the two areas identified have been deemed unsuitable by the California Department of Fish and Wildlife (CDFW). The conditions of approval require the development and implementation of a restoration plan for the two retired areas. Prior to relocating any cultivation to this area, the applicant is conditioned to provide a Biological Assessment and a seasonally appropriate, protocol level Botanical Survey prepared by a qualified professional. The project is further conditioned that if sensitive resources are identified and mitigation is not possible, the cultivation cannot be relocated and will be permanently retired.
- g) Referrals were sent to area tribes, and the project is conditioned with the standard inadvertent discovery protocol as a condition of approval.
- h) Access is taken from French Road, which is privately maintained, and takes access from Highway 101. Staff reviewed a road evaluation for an approved Conditional Use Permit for cannabis cultivation that also takes access from French Road and determined that there is sufficient evidence to conclude that French Road functions equivalent to a 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 Timberland (T) land use designation. The proposed cannabis cultivation, an agricultural product, is within land planned and zoned for Timberland (T) uses,

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 Timber Production Zone (TPZ) is intended to be applied to forested areas of the County in which timber production and recreation are the desirable predominant uses and agriculture is the secondary use, and in which protection of the timber and recreational lands is essential to the general welfare.
 - 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 existing outdoor cannabis on a parcel over 1 acre subject to approval of a Conditional Use Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application for 40,000 square feet of outdoor cultivation on a 160-acre parcel is consistent with this and with the cultivation area verification prepared by the County.

5. FINDING: The proposed development is consistent with the requirements of the CMMLUO Provisions of the Zoning Ordinance.

- EVIDENCE:**
- a) The CMMLUO allows existing cannabis cultivation to be permitted in areas zoned TPZ (HCC 314-55.4.8.2.2).
 - b) The parcel consists of two APN's that are one legal parcel and was created per an approved and recorded lot line adjustment (LLA-00-10) as described in Notice of Lot Line Adjustment Certificate of Subdivision Compliance 2001-25234.
 - c) Water for irrigation is provided by a permitted groundwater well, an eligible water source. The well has been deemed hydrologically disconnected by a Geologist.

- d) The access road is privately maintained and can accommodate the expected traffic based on a review of a road evaluation of a nearby approved Conditional Use Permit.
- e) The location of the cultivation complies with the setbacks required in Section 314-55.4.11.d. It is more than 30 from any property line and more than 600 feet from any school, church, or Tribal Cultural Resource.
- f) The continued cultivation of cannabis will not result in the net conversion of timberland.

6. FINDING:

The cultivation of 40,000 square feet of cannabis cultivation and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE:

- a) The site is located on a county roadway that can 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 is sourced from a permitted groundwater well.
- d) Provisions have been made in the applicant's proposal to protect water quality and thus runoff to adjacent property and infiltration of water to groundwater resources will not be affected.

7. FINDING:

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

EVIDENCE:

- a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element but is currently developed with one housing unit. The approval of cannabis cultivation on this parcel will

not conflict with the ability for the existing residence to continue to be utilized on this parcel.

8. FINDING:

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

EVIDENCE:

- a) The project site is in the South Fork Eel Planning Watershed, which under Resolution 18-43 is limited to 730 permits and 251 acres of cultivation. With the approval of this project the total approved permits in this Planning Watershed would be 308 permits and the total approved acres would be 95 acres of cultivation.

9. FINDING:

The use of the well for irrigation will not have any adverse impact on any public trust resources.

EVIDENCE:

- a) According to Humboldt County WebGIS there are two named streams within one mile of the well. Coon Creek is more than 1,300 feet to the west and Hooker Creek is one mile south of the well site, both of which are tributaries to the South Fork of the Eel River. The South Fork of the Eel River does contain important public trust resources, including fisheries and recreational opportunities, however this watercourse is approximately 1.4 miles to the east. According to the report prepared by a professional geologist the water source from which the well draws appears to be a subsurface aquifer not connected to any other unconfined, near-surface aquifer(s), and the onsite well has a low likelihood of being hydrologically connected to nearby surface waters in any manner that could affect adjacent wetlands, surface waters, springs, and/or nearby wells in the vicinity.

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
- Approves the Conditional Use Permit for Humboldt Farm, LLC, subject to the conditions of approval attached hereto as Attachment 1.

Adopted after review and consideration of all the evidence on **May 7, 2026**.

The motion was made by COMMISSIONER IVER SKAVDAL and second by COMMISSIONER LORNA MCFARLANE and the following vote:

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

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION: Motion carries 7/0

I, John H. 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 H. Ford, Director

Planning and Building Department

**CONDITIONS OF APPROVAL
PLN-11025-CUP**

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 **A8** through **A9**. 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. 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.
3. Within 90 days from the effective date of project approval, the permittee shall provide an update to the Site Plan providing the following:
 - a. Location of water storage dedicated exclusively to fire protection.
 - b. Location of parking.
 - c. Location of emergency vehicle turnarounds.
 - d. Annotations or side table data labeling all structures and their dimensions.
4. Prior to resuming cultivation, the permittee shall install and maintain water meter(s) and monthly water usage logbooks to track water usage for cannabis irrigation. Records must be kept of monthly usage and made available during annual inspections.

5. Prior to resuming cultivation, the permittee shall provide documentation demonstrating the installation of water storage dedicated exclusively to fire suppression.
6. Within 90 days of the permit effective date, the permittee shall provide either a will serve letter from the Miranda Voluntary Fire Department OR shall cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by the Board of Supervisors will be required.
7. The permittee shall obtain permits or exemptions for all structures associated with the cannabis operation.
8. The permittee shall obtain after the fact grading permits for all historic grading.
9. Prior to resuming cultivation, per the recommendations in the Floristic Survey, a fence will be constructed to provide at least a 50-foot buffer to protect the sensitive species that were identified (See Page 23 in Attachment 4I for mapping). Permittee shall develop and implement an employee orientation system to ensure the sensitive area is avoided.
10. Prior to resuming cultivation, per the recommendations in the Floristic Survey, the Permittee shall develop an integrated pest management and invasive species management plans to the satisfaction of the Planning and Building Department. Permittee must use weed free straw or other erosion control materials that will not introduce invasive species to the site.
11. Prior to resuming cultivation, the permittee shall provide documentation to the satisfaction of the Planning and Building Department that lids have been affixed to all tanks.
12. Any ground disturbance must occur outside of the Northern Spotted Owl breeding season which is February 1 through July 9.
13. The permittee shall not cultivate in the areas marked with red on the Site Plan (Attachment 1C) that have been deemed unsuitable by CDFW:

- a. Within six months after the effective date of permit approval, the permittee shall provide a restoration plan prepared by a qualified professional for review and approval by the Planning and Building Department in consultation with CDFW. The restoration plan must include the decommissioning of roads and include success criteria and monitoring.
- b. Prior to relocating cultivation to Site F, the permittee must provide a Biological Assessment and seasonally appropriate protocol level Botanical Survey for review and approval by the Planning and Building Department in consultation with CDFW. If sensitive resources are identified and mitigation is not possible or feasible, the cultivation cannot be relocated and will be permanently retired.

B. General Conditions

1. The cultivation area is limited to the amounts and type as described in the staff report and site plan. Cultivation area is limited to the proportion of irrigation water available from approved sources. If available irrigation water is less than the annual water budget, then the amount of cultivation will be reduced accordingly. Domestic water or other water sources shall not be used.
2. No new grading is authorized.
3. The second well located near the processing structure shall not be used for irrigation but can be used for domestic type activities such as handwashing.
4. Portable toilets may be used to support cultivation operations (but not processing in the form of trimming or packaging). Records of the provision of portable toilets must be kept and made available upon request during annual inspections. The septic system shall not be used to support cannabis operations until it is evaluated by a qualified professional and reviewed and approved by the Division of Environmental Health.
5. Trimming and packaging shall occur off site at a licensed facility until a suitable structure is appropriately permitted and is connected to a permitted septic system.
6. Generators are limited to emergencies only and cannot be used to supplement the solar system.

7. No timber conversion is authorized. If a Registered Professional Forester determines tree removal is needed to protect the cannabis related structures, then one of the following must occur:
 - a. Relocate the structure to avoid tree removal; OR
 - b. Remove the structure and convert to a compatible use (e.g. remove greenhouse and convert to full sun cultivation).
8. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. The Department will file the NOD and the applicant is responsible for this cost to the project.
9. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.
10. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection to keep the permit valid.
11. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. All outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
12. If monofilament netting is used, best management practices must be implemented to ensure no wildlife entrapment or release into the environment. See also Condition of Approval C5.
13. The burning of plant material associated with the cultivation and processing of commercial cannabis is prohibited.

C. Ongoing Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project

1. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, ground-stone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.
2. The combination of background, generator and greenhouse fan or other operational equipment created noise must not result in the harassment of Northern Spotted Owl species as required to meet the performance standards for noise set by Department Policy Statement No. 16-005. The combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.
3. All artificial lighting shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be shielded between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program. Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of low-pressure sodium light or low spectrum light emitting diodes with a color temperature of 3000 kelvins or less and 3) only placed where needed.
4. Should the Humboldt County Planning Division receive complaints that lighting or noise is not complying with the standards listed above in this permit, within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the light shielding and

alignment, and noise levels have been repaired, inspected, and corrected as necessary.

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

12. Compliance with all statutes, regulations, and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
13. Confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
14. Applicant must adhere to and implement the Site Management Plan. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted to the Planning and Building Department upon request.
15. Applicant must demonstrate and maintain enrollment in Tier 1 or 2 in accordance with State Water Resources Control Board Order No. WQ 2019-0001-DWQ, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
16. Comply with the terms of any applicable Lake and Stream Alteration (1600 or 1602) Agreement obtained from the California Department of Fish and Wildlife (CDFW).
17. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire), if applicable.
18. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).
19. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
20. Pay all applicable application, review for conformance with conditions and annual inspection fees.

21. Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's Certified Unified Program Agency (CUPA) program, and in such a way that no spillage occurs.
22. The master logbooks maintained by the applicant to track production and sales shall be maintained for inspection by the County.
23. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

Performance Standards for Cultivation and Processing Operations

24. Pursuant to Business and Professions Code section 26051.5(a)(8), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
25. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include federal and state wage and hour laws, Cal/OSHA, OSHA, the California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
26. Cultivators engaged in processing shall comply with the following Processing Practices:
 - a. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
 - b. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
 - c. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
 - d. Employees must wash hands sufficiently when handling cannabis or use gloves.
27. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:

- a. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
 - (1) Emergency action response planning as necessary;
 - (2) Employee accident reporting and investigation policies;
 - (3) Fire prevention;
 - (4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - (5) Materials handling policies;
 - (6) Job hazard analyses; and
 - (7) Personal protective equipment policies, including respiratory protection.
 - b. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
 - (1) Operation manager contacts;
 - (2) Emergency responder contacts; and
 - (3) Poison control contacts.
 - c. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
 - d. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
28. All cultivators shall comply with the approved processing plan as to the following:
- a. Processing practices
 - b. Location where processing will occur
 - c. Number of employees, if any
 - d. Employee Safety Practices
 - e. Toilet and handwashing facilities
 - f. Plumbing and/or septic system and whether or not the system is capable of handling increased usage

- g. Drinking water for employees
- h. Plan to minimize impact from increased road use resulting from processing
- i. On-site housing, if any

29. Term of Commercial Cannabis Activity Permit. Any Commercial Cannabis Cultivation permit issued pursuant to the CMMLUO or CCLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.
30. Inspections. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed.

The permit holder and subject property owner are to allow the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

31. Permit Renewals to Comply with Updated Laws and Regulations. Permit renewal is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.
32. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this section in the event that environmental conditions, such as a sustained drought or low

flows in the watershed in which the cultivation area is located, will not support diversions for irrigation.

33. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
- a. Identifying information for the new owner(s) and management as required in an initial permit application;
 - b. A written acknowledgment by the new owner in accordance as required for the initial permit application;
 - c. The specific date on which the transfer is to occur;
 - d. Acknowledgement of full responsibility for complying with the existing permit; and
 - e. Execution of an Affidavit of Non-diversion of Medical Cannabis.

Informational Notes:

1. None

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Sunny West LLC

CMMLUO OPERATIONS PLAN

APN: 214-233-008, 212-041-005

DATE: 5/6/2017

Compiled By:



165 S FORTUNA BLVD

FORTUNA ,CA 95540

707-725-1897

Operations Overview

CUP16-130 APPS# 11025

APN(s): 214-233-008, 212-041-005

Project description: Sunny West LLC is seeking a Conditional Use Permit under the existing CMMLUO to permit existing 37,560 ft² of outdoor and 6000 ft² of mixed light cultivation, as well as ancillary processing activities and the supporting infrastructure and facilities. Date stamped air photos of the existing cultivation (prior to January 1, 2016) on site are provided with this submission.

The applicant acknowledges that the commercial cannabis activity approval being sought under the conditional use permit application, pursuant to CMMLUO, is subject to compliance with all other applicable Humboldt County zoning and land use regulations, as well as other applicable provisions of the Humboldt County Code and applicable state laws.

A determination of compliance will require multi-agency review of activities/development described in the permit application and in some cases, site inspections.

If development and/or activities on the subject parcel are determined, for some reason, to be out of compliance with any applicable State or County code, regulation or policy, a compliance agreement can be formulated between the applicant and relevant agency or agencies, which includes a compliance timeline whereby operations may continue under a "*Provisional Clearance or Permit*" and corrective action is initiated to achieve compliance under agreed upon terms.

Parcel Information: The subject parcel APN: 214-233-008 is approximately 126 acres, zoned TPZ with T framework designation. This parcel accommodates the cultivation site. The second parcel APN 212-041-005 which is the joined to the north accommodates the infrastructure and facilities relative to the cultivation site. This second parcel is approximately 42 acres and has the same zoning as its pair. These properties are located approximately 3.5-miles due south of Miranda on the south side of the south fork Eel River.

Topography/Landscape: The subject parcels are located at nearly 1500 ft elevation at the top of a ridge above the south fork of the Eel River. The property slopes relatively gently to the west/north west where a tributary (of the eel river) named coon creek exists at the lowest elevation. The cultivation site and its associated are situated on cleared landings which are surrounded heavily forested douglas fir and redwood stands as well as second growth hardwood habitat.

Surface Water Features: There are a total of 5 small Class III (intermittent) streams on the two subject parcels. Also located on this site are two Class II water courses one of which is the

headwaters to Coon Creek (a tributary of the South Fork Eel River). The applicant does not use any surface water for cultivation purposes on this site.

Road/Stream/Crossings/Easements: The site is located just off of French Creek Road which is a public access rocky road. Once the driveway branches from French Creek road the upper landing and home site is located about 500 ft behind a locked gate. Continuing down the private driveway to the second, lower landing, where the cultivation area exists you pass over one Class III watercourse. Currently, a culvert is not installed at this crossing. A second lower road is accessed through an easement from the neighbor's property, this road is rarely used. During a site assessment conducted by Timberland Resource Consultants (January 2016) the resulting comments were supplied: "the landowner's roads and flat areas were physically inspected as part of this assessment and there were no unstable areas present that could be effected by road surface runoff from the proposed cultivation area."

Site Development (residence, structures, other, year built): This site was used as an access for active historic logging operations. Several of the skid trails eventually became the sites access roads. A less than 3 acre conversion exemption (1-15EX-365 HUM) was accepted by CalFire for this site in November 2015 to address the landing where the home site has recently been developed (spring 2016). The less than 3-acre conversion exemption has been submitted with the accompanying application materials. Near the home site a drying facility was installed in 2016 as well as an onsite septic system.

Utilities (electric, propane, sewer): Electric power is supplied to the property from two small portable generators that are fueled by portable gas cans. The home site is served by a conventional septic system. The greenhouses on the cultivation site are serviced by solar power.

Water Supply: The property is supplied water by a well located within the cultivation site. The well is approximately 80 to 100-foot-deep a permit for the existing well is being investigated through Fisch Drilling in the near future. There are no surface diversions occurring on the property. There is a total of 42,000 gallons of hard plastic tanks to store water on property (9) 3,000 gal. (2) 5,000 gal, (5) 1,000 gal hard plastic poly tanks.

Cultivation Areas (proposed, existing): The existing cultivation that was documented onsite consists of 37,560 feet of outdoor (light deprivation hoops) and 6,000 mixed light. The applicant has twelve (12) 30X100 beds under open air plastic pvc hoop houses (covered with black out tarps) as well as two (2) 30 x 100 beds under greenhouses which harbor the mixed light use. The cultivation site is located on the lower landing in the southern parcel (APN 214-233-008).

Peak Water Demand: The peak water demand projected to maintain plants for the summer months of July through September is an average 30,000 gallons per month. The "Monthly Water Use" table below shows estimated water use throughout the grow season. Water usage will be monitored and recorded by use of in-line totalizing flow meters in accordance with applicable regulations.

Monthly Water Use Table no water is used in months not listed on table					
Month	Cultivation Area 37,560 ft² Outdoor /Light Dep Gallons used	Cultivation Area second round 37,560 ft² Outdoor Gallons used	Cultivation Area Mixed light 6,000 ft² Gallons used	Plant stage	Total gallons
March	2,000	0	12,000	Seedlings	14,000
April 15	10000	0	2,500	Seedling/vegetative	12,500
May15	15,000	0	3,500	Vegetative	18,500
June15	20,000	2,000	7,500	Vegetative	29,500
July 15	20,000	20,000	10,000	Flower/Harvest Vegetative: second run	50,000
August15	10,000	25,000		Vegetative/Flower	35,000
September15	0	25,000		Flower	25,000
October15	0	10,000		Harvest	10,000

Irrigation Methods: Water and nutrient delivery to the plants will be by means of drip irrigation using low flow drip tape on each bed. The flow to drip lines is regulated by timers and adjusted for maximum efficiency taking into consideration temperature, plant demand etc. Water delivery throughout the system is carefully monitored on a regular basis to ensure proper function and responsible water use. Mulch is carefully placed as a top dressing to optimize soil water retention. Occasional hand watering may be employed if needed.

Irrigation Runoff/Erosion control: The use of drip lines ensures the beds are more evenly and efficiently watered. Through a watering practice of high interval and low quantity we expect near zero runoff. Cultivation activities are limited to the immediate area surrounding cultivation areas and conducted so products/materials are kept confined and not allowed to spread. The ground surface within and around the cultivation areas is formed and managed year-round to prevent any movement of entrained constituents such as fine sediment, fertilizer or other organic particles beyond the cultivation area.

Watershed Protection: The Cultivation areas on the subject parcel meet applicable setback requirements to watercourses, riparian zones or wetlands (see site plan). Sheet flow of rainwater or transport of cultivation byproducts over permeable, gently sloped soils in and around the cultivation areas is unlikely. Vegetative buffers have been maintained at natural slope around entire perimeter of cleared/developed area.

Watershed protection will be ensured by adherence to measures prescribed in the Water Resources Protection Plan (WDID:1B166447CHUM), developed specifically for this parcel by Timberland Resource Consultants under Regional Water Quality Control Board WDR Order # R1-2015-0023 and the subsequent enrollment requirements. Included with this submittal is a signed copy of Appendix A, "Enrollment Notice of Intent".

Once enrolled under R1-2015-0023, participants are required to engage in ongoing monitoring, reporting and maintenance including periodic site inspections and reviews of operational practices to ensure regulatory requirements related to the following listed items are being met:

Site maintenance, erosion control, and drainage features	Stream crossing maintenance
Riparian and wetland protection and management	Spoils management
Water storage and use	Irrigation runoff
Fertilizers and soil amendments	Pesticides and herbicides
Petroleum products and other chemicals	Cultivation-related wastes
Refuse and human waste	

Additionally, participants must ensure that management measures and controls are effectively protecting water resources, and that any newly developing problems representing a water quality concern are identified and corrected quickly.

Fertilizers, Pesticides, other Regulated products: The applicant will only use organic compost teas, which will be brewed onsite as needed. Crops will be irrigated and fertilized at agronomic rates in accordance with North Coast Regional Water Quality Control Board Order R1-2015-0023. Fertilizers and pesticides will be stored and labeled in a secured shed adjacent to the cultivation zone (refer to site plan). Any potentially hazardous substances will be labeled and stored as required by MSDS (material safety data sheets), and will be maintained onsite.

Fertilizers to be used:

Stutsman Chicken Manure	Symbiotic
Perfect Blend Biotic Fertilizer	Dr. Earth Flower Girl Blend
Azymite	Maxsea
Oyster Shell	

Pesticides to be used:

Green Cure Actinivate Azatrol

In terms of pesticides, the applicant will follow existing protocols established by the California Department of Pesticide Regulations.

Cultivation Related Wastes: All solid waste accumulated by operations and will be sorted on site and contained in lidded cans outside of the northern processing/drying shed (refer to site plan). The garbage will be disposed of regularly offsite at a location such as at Humboldt Waste Management. All green waste material is composted or burned on site (refer to site plan).

Cultivation Operations/Practices (include generator and light usage): In order to maximize efficiency, the applicant uses a system of staggered harvests made possible by initiating the plants to flower on a defined schedule. Each harvest will be offset by 4 weeks. This will reduce the need for required drying space and limit the energy inputs for drying. Beds are underneath “open air” hoop style frames (PVC pipe). Blackout tarps are used to block out natural light during extended daylight hours in the summer months. Flowering will be induced between the months of mid-May thru mid-August by manually covering each flowering greenhouse with blackout tarp from the hours of 7pm to 7am. After mid-August plants will be allowed to naturally flower. The sizes of each flowering greenhouses is twelve (30x100)beds. At full capacity, the light deprivation greenhouses will total of 37,560 sq ft.

Low level lighting will be utilized in the mixed light green house, which holds two 30x100 beds a total of 6,000 ft². Lights are used for 18 hours per day in the months of January thru March and during any desired vegetative growth stages between the months of May thru August. The lights being used are full spectrum and efficient LED's suspended within the greenhouses. Power used for lighting and exhausting the greenhouses and all other farming activities will be from an off grid solar system. Any mixed lighting activities will adhere to the International Dark Sky Association Standards and control light spillage as required. Electricity for the greenhouses is 100 % solar captured and the solar batteries utilized are two 24 volt batteries and are located within the shed nearest the cultivation area (refer to site plan). Talk about mixed light greenhouse activities...

Monthly Activity Schedule

Month	Activities	Light Usage/hours
January	Minimal cultivation related activity	
February	Order tarps, fertilizers, and other supplies/equipment. Maintain mother plants and begin cloning.	18 per day
March	Continue cloning and begin site preparations.	18 per day
April	Plant greenhouses. Trellis, support, and branch plants in greenhouses. A small amount of supplemental light usage is used during this time. By end of month full term baby plants are moved into outdoor cold hoop house beds. Mulch beds for water retention. Set up black out tarps.	18 per day
May	Mid-month, begin flowering, bottom branch removal, take clones from second crop	0
June	Flower and transplant clones Begin black out tarp use 7pm to 7am. Mid-month plants are in flower. Trellis to stabilize larger plants.	0
July	General garden care, watering and trellising. Utilize black out tarps 7pm-7am. Mid-month complete first harvest round. Ten day drying period begins. Trimming and processing begin off site.	0

	Plant new seedlings in greenhouses for second round, mulch beds for water retention.	
August	Trimming and packaging of first crop onsite. Mid-month greenhouses are back in flower. Trellis support plants, take new mother plants before the plants mature into flower. Black out tarps are not used after August 1 st .	0
September	Flower, branch plants in greenhouse. General garden care and site maintenance. Mid-month complete second harvest round. Ten day drying period begins. Trimming and processing begin off site. Harvest seed plants and begin cleanup of site.	0
October	Begin second harvest mid-month. Dry, process, trim and package. Remove and store tarps. Clean up site.	0
November	Minimal cultivation related activity	0
December	Minimal cultivation related activity	0

Processing Plan: 3-7 family members (workers) conduct the work through harvest on the property. Harvest is dried in a shop near the home site. After the harvest is dried it is processed through one of three trimming machines maintained on site which are also stored in the drying/processing shed near the home site. During the handling of the cannabis workers will have access to facemasks and gloves. Workers will wash their hands sufficiently at the travel trailer near the cultivation site. Fresh drinking water is provided through a water delivery service. The use of a CMMLUO Approved Processing Facility is also under consideration at this time. The applicant shall provide additional information pertaining to this processing option as it becomes available.

Security Plan: Access to the parcel is restricted by locked metal gate at the driveway which is kept locked at all times. Property owner/occupants are normally present on the parcel. Fencing around greenhouses?

Operation Plan Sunny West LLC

Amend Generator usage hours by month.

Generator is Honda diesel whisper watt. 65 DB on top of the generator- definitely would measure to less than 50DB at 100 feet away.

The Generator is used 6houyrs during the evenings during the period of early April to the end of May. Once the days are longer than eight hours generator use is suspended.



Addendum to Cultivation & Operations Plan
PLN-11025-CUP / Applicant: Sunny West LLC
Date: 6-20-2024

This addendum is to explain the change in operations of the cultivation areas due to a CDFW site visit in 2023. During the site visit, it was observed that the road leading to two cultivation areas (red on site map) were poorly draining surface runoff. At the direction of CDFW personnel, it was advised there be a relocation of the cultivation in order to not utilize the road leading to those areas. A crossing (#11 on site map) had to be added to the LSAA to make the proposed relocation area viable according to CDFW. An amendment was submitted earlier in March of 2024 (please see attached) to CDFW Eureka office to achieve that.

The site plan being submitted along with this addendum shows two (2) red cultivation areas to be relocated to the purple, proposed relocation area. The relocation would move 8,000 square feet of cultivation and effectively close down a road that should not be utilized for commercial activity. There is no other change to the operations besides this relocation.

For any questions or concerns, please feel free to contact Maddy Rueda at 707-834-3515, mrueda@maddogcompliance.com.

Addendum to Operations Plan
PLN-11025-CUP | March 27, 2026

All current and proposed cultivation square footage will utilize outdoor light deprivation techniques to avoid using any supplemental light source. Light deprivation consists of manipulating natural sunlight in order to facilitate the growth cycle of the plants by using tarps or coverings on hoopouses that block out sunlight when necessary, and then removed for sunlight to come through when necessary for the growth cycle of the plant. This will also eliminate the need for a power source in order to cultivate. For the first cultivation after local and state approval, prior to installing solar, the cultivator will utilize older plants (teens) as starts in order to avoid any need for plants to be kept in the nursery and will be planted directly in the ground when they arrive, therefore not utilizing power. When the first cultivation crop is finished, it will be then processed and dried without using power as well in order to eliminate the use of generators on the property before solar is installed. This will be accomplished through the onsite building in place and will be dried without utilizing any equipment that needs power. Moving forward, the cultivator will install solar and will do so prior to needing any type of power for the cultivation or operations relating to the cultivation.

County Site Plan

Applicant: Sunny West LLC
Application: PLN-110255-CUP
APN: 212-041-005, 214-233-008
Lot Size: 168 Acres

Aggregate Cultivation Area:
40,000 sq ft

- Property Boundary
- Residence
- Stream Crossing
- Map Point
- Storage Structure
- Shed
- Groundwater Well
- Water Storage Tank
- Watercourse
- Wet Area
- Permanent Road
- Seasonal Road
- ATV / Walking Trail
- Cultivation Area
- Cultivation Area to be removed
- Cultivation Area to be relocated
- Proposed Cultivation Relocation Area

Directions to the site:
Driving South on US HWY 101, Take
Exit 642 toward Redway, continue onto
Redwood Drive, turn right onto French
Road, Site is located approximately 3
miles up dirt road.

Map Scale: 1" = 400'

APPROVED

MAY -7 2026
Humboldt County
PLANNING

