

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

Resolution Number: 24-048

Record Number: PLN-11674-CUP

Assessor's Parcel Number: 216-026-013

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approves the Great Expectations Inc. LLC Conditional Use Permit.

WHEREAS, Great Expectations Inc. LLC, applied for a Conditional Use Permit for 33,072 square feet (SF) of existing outdoor cannabis cultivation and a Zoning Clearance Certificate for an additional 20,000 SF of outdoor cultivation transferred from a Retirement, Relocation, and Remediation (RRR) site to the property to total 53,072 SF of outdoor cannabis cultivation; and

WHEREAS, the County Planning Division, the lead agency, prepared an Addendum to the 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 Section 15162(c) of CEQA Guidelines; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on August 1, 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:

Project Description: a Conditional Use Permit for 33,072 square feet (SF) of existing outdoor cannabis cultivation and a Zoning Clearance Certificate for an additional 20,000 SF of outdoor cultivation transferred from a Retirement, Relocation, and Remediation (RRR) site to the property to total 53,072 SF of outdoor cannabis cultivation. The project includes 4,731 SF of ancillary nursery space. Drying/curing of harvested cannabis to occur within an on-site shed. All processing activities occur at a licensed facility off-site. Irrigation water is sourced from a rainwater catchment pond (600,000-gallon capacity) and water storage is a combination of the rain catchment pond and 132,000 gallons of hard sided tanks with a total capacity of 618,000 gallons after accounting for evaporation loss in the pond. Total estimated annual water use is 558,650 gallons. Power is provided by PG&E with generator power for emergency backup only.

EVIDENCE: a) Project File: PLN-11674-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 Great Expectations 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) A Site Management Plan (SMP) was prepared by PR Professional Services in August 2020. There are eight watercourses and two ponds located on the project site. The Best Practical Treatment or Control (BPTC) Measures are detailed in the SMP. The project has been designed and conditioned such that surface water resources will not be impacted by water use for cannabis

cultivation. The applicant has been conditioned to comply with the BPTC measures in the SMP as updated.

- d) A Lake and Streambed Alteration Agreement (LSAA) was filed with the California Department of Fish and Wildlife (CDFW) to address all work to be done within the waterways (Notification No. 1600-2019-0484-R1) as amended. The LSAA is limited to eight (8) encroachments (identified in Table 1 of the LSAA): allowance of water diversion for domestic purposes (2 encroachments); replacement of existing culverts with upsized culverts (6 encroachments); the applicant has been conditioned to follow all recommendations and improvements contained in the LSAA as amended.
- e) A list of potential special status species was generated in October 2023 using the following information systems: California Natural Diversity Database (CDFW 2021), Biogeographic Information and Observation System (BIOS), Northern Spotted Owl Viewer (CDFW 2021), and US Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC). There are no sensitive federal or state-listed species located within 1.58 miles of the project site. The nearest special status species is a Northern Spotted Owl (NSO) Activity Center located approximately 1.58 miles south of the subject parcel (MEN-02623). Project activities are not expected to produce adverse or cumulative effects to any special status species or habitat, due to the size of the project area, the conditions of approval and the type of proposed activities. Therefore, impacts to biological resources with project conditions of approval in place are considered low and unlikely. Comments were received from the California Department of Fish and Wildlife; comments have been addressed in the conditions of approval for the project.

- f) A Cultural Resource Inventory Report was prepared by DZC Archeology (DZC) in August 2022. Previously unrecorded cultural items were discovered on site and consultations with the Round Valley Indian Tribe THPO concluded that the sites were not Tribal Cultural Resources, but protection measures will be put in place to protect the three cultural conditions. The applicant has been conditioned to implement all protection measures (Condition of Approval 12 to 14). The project and includes the application of the inadvertent discovery protocol condition.
- g) As requested by Public Works, a Road Evaluation Report was prepared to the site from Bell Springs Road to Dugan Mill Road and from Bell Springs Road to Island Mountain Road 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 Residential Agriculture (RA) land use designation. The proposed cannabis cultivation is an agricultural product. Neither the RA designation, nor the Unclassified zoning district, are identified as part of the Open Space Plan and Open Space Action Program. The project is however consistent with the policies and standards of the Open Space Plan through its preservation of natural resources and managed production of resources.

4. FINDING: The proposed development is consistent with the purposes of the existing Unclassified Zone in which the site is located.

EVIDENCE: a) The Unclassified zone applies to areas that have not been sufficiently studied to justify precise zoning classifications.

b) All general agricultural uses are principally permitted in the unclassified 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. Humboldt County Code Section 314-55.4.14 allows the relocation of up to 20,000 SF of cultivation area from qualifying retirement sites. The application is for 33,070SF of outdoor cultivation that has been found to have been in existence prior to January 1, 2016 on a parcel 168-acres in size; the property is also qualified to receive an additional 20,000 SF under the Retirement, Remediation, and Relocation program.

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 Unclassified (Section 314-55.4.8.2.2).
 - b) The Parcel is a Legal Parcel per Parcel 2, Parcel Map#1935, page 17 of book 28.
 - c) Water for irrigation will be provided by a rainwater catchment. Water is stored in hard tanks and a pond. The project proposes developing enough water storage to serve at least 100% of the total annual water budget for the cultivation operation though the May 15th to October 31st forbearance period.
 - d) The applicant submitted a Road Evaluation Report on December 17, 2017. The report states that the entire road segment is developed to the equivalent of road category 4 standard.
 - 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 up to 53,070 square 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 at 8686 Bell Springs Road, in the Alderpoint area. The Humboldt County Department of Public Works (DPW)

reviewed the Road Evaluation Report and confirmed that the project road segment is developed to Category 4 road standards and driveway improvements may be required. The applicant has been conditioned to comply with the Conditions of Approval provided by the Public Works Department

- 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.
- 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 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 for cultivation in this Planning Watershed would be 325 permits and the total approved acres would be 97.8 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. There are three existing residences on the parcel that are not involved with the cannabis cultivation. The approval of preexisting cannabis cultivation on

this parcel will not conflict with residential potential for this parcel.

FINDINGS FOR ZONING CLEARANCE CERTIFICATE

- 9. 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 Residential Agriculture (RA) land use designation. The proposed cannabis cultivation is an agricultural product. Neither the RA designation, nor the Unclassified zoning district, are identified as part of the Open Space Plan and Open Space Action Program. The project is however consistent with the policies and standards of the Open Space Plan through its preservation of natural resources and managed production of resources.
- 10. FINDING:** The proposed development is consistent with the purposes of the existing Unclassified (U) zone in which the site is located.
- EVIDENCE:** a) All general agricultural uses are principally permitted in the unclassified zone.
- 11. FINDING:** The proposed development is consistent with the requirements of the CCLUO provisions of the Zoning Ordinance.
- EVIDENCE:** a) See finding 5 above.
- 12. FINDING:** The proposed development complies with the terms and conditions of any applicable permit and/or subdivision map that was previously approved for such development.
- EVIDENCE:** a) The Parcel was created by Parcel 2, Parcel Map#1935, page 17 of book 28 and there are no special terms or conditions applicable.
- 13. FINDING:** The proposed development is not located on the same lot where conditions exist or activities being conducted which are part of the proposed development and in violation of the Humboldt County Code.
- EVIDENCE:** a) There are no current code violations associated with this proposed activity and development.

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 Great Expectations Inc. LLC., based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1A and incorporated herein by reference; and
- Approves the Zoning Clearance Certificate for Great Expectations

Adopted after review and consideration of all the evidence on **August 1, 2024**.

The motion was made by Commissioner Noah Levy and seconded by Commissioner Sarah West and the following vote:

AYES: Commissioners: Noah Levy, Iver Skavdal, Jerome Qiriazzi, Peggy O'Neill, Sarah West

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners: Thomas Mulder, Lorna McFarlane

DECISION: Motion carried 5/0

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



John Ford, Director

Planning and Building Department

CONDITIONS OF APPROVAL

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

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

1. The permittee shall cultivate no more than 33,072 square feet of cannabis until such time that a Zoning Clearance Certificate for an additional square footage of cannabis is approved per Section 55.4.14 of the Commercial Medical Marijuana Land Use Ordinance.
2. 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 A7 through A14. 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.
3. Within 60 days of the effective date of permit approval, the Permittee shall install water meters at two well heads, two points of diversion, the outlet of the rainwater collection pond, and rainwater collection tanks. The permittee shall keep monthly records of water usage. The sole source of cultivation water is rainwater catchment. Water meter records will be used to confirm that Point of Diversions and wells are used solely for domestic purposes. The water meter records shall be made available to the Planning Department at each annual inspection or as requested by planning staff.
4. Prior to Cultivating in 2025, The permittee shall:
 - a. Ensure that the spillway on the rainwater catchment pond is lowered to allow for a minimum of 2 feet of freeboard, and the spillway is rocked and routed into settling basins or bioswales.
 - b. All unused waterline is properly secured, stored, or disposed of outside of the streamside management area.
 - c. Document that cultivation areas 31 and 32, as shown on the site plan, are located outside of the streamside management area.
 - d. Remove Road fill from the streamside management area.
5. Prior to cultivating in 2025, the Permittee shall complete the work required under Lake

and Streambed Alteration Agreement (LSAA, 1600-2019-0484-0000-R1), as amended, and shall submit a work completion report to CDFW. A stream crossing that is not listed in the current LSAA will need to be upgraded and maintained. The Permittee will be required to submit a minor amendment to the LSAA to improve this crossing.

6. 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.
7. 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.
8. 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 time that this condition is satisfied, the permittee must use a portable toilet to support the cultivation operation.
9. The permittee shall implement the Site Management Plan (WDID #1_12CC419256) to deconcentrate surface flow off roads and away from streams. This would include installation and/or maintenance of ditch relief culverts and water bars as necessary to mitigate sediment delivery to streams.
10. 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.
11. The Permittee shall secure building permits for all structures and grading associated

with the cannabis cultivation project. Permits or exemptions will be required for three sheds, a pond, and any significant grading that occurred to facilitate the cultivation operation.

12. The Protective Cultural Resource Conditions (CULS) established by DZC and the Round Valley Indian Tribe and codified in Section 7.1 of PHASE I CULTURAL RESOURCE INVENTORY REPORT FOR APN 216-026-013, prepared by DZC Archaeology and Cultural Resource Consulting in August 2022 shall be implemented as described in the THPO Review Map included in Appendix F of the DZC report.
13. The permittee shall submit a Development Plan to the Planning Division for review and approval. Three paper copies of the development plan will be required. The map shall be drawn to scale and give detailed specifications as to the development and improvement of the site and shall include the following site development details: Culturally sensitive areas and streamside management areas with notations that development is not permitted in these areas without further review and approval by Humboldt County.
14. The permittee shall cause to be recorded a "Notice of Development Plan" on forms provided by the Humboldt County Community Development Services—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.
15. The permittee shall ensure the intersection of Dugan Mill Road and Bell Springs Road (County Road) shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance) and that the access road shall be rocked for a minimum width of 20 feet and a length of 50 feet where it intersects the County Road. The permittee shall complete these improvements by either forming and/or participating in a road maintenance association or contributing a fair share toward the road improvements.
16. 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.

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. If the applicant is unable to store 558,650 gallons of water due to low rainfall years, the applicant will be required reduce the area cultivated in proportion to the deficit in stored water, at a rate of one square foot of cultivation area for each ten gallons deficit of cultivation water.
3. The permittee shall adhere to the ongoing monitoring and maintenance protocols listed in the table of the Water Resources Protection Plan as amended.
4. Generators shall be used for emergency purposes only.
5. 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.
6. 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.

7. 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.
8. Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, 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.
9. 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.
10. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
11. The use of anticoagulant rodenticide is prohibited.
12. 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.
13. 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.
14. 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.
15. 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.
 16. 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.
 17. 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).
 18. 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.
 19. 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.
 20. 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).
 21. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.

22. Pay all applicable application, review for conformance with conditions and annual inspection fees.
23. 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.
24. The master logbooks maintained by the permittee to track production and sales shall be maintained for inspection by the County.
25. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).
26. 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

27. 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).
28. 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.
29. 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.
30. 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
31. 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.

32. 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.
33. 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.
34. 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.
35. 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.

36. 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.

GREAT EXPECTATIONS, INC.

OPERATIONS PLAN

PROPOSED CANNABIS
CULTIVATION FACILITIES

#11674
APN 216-026-013
8686 Bell Springs Road
Harris, CA 95542

Prepared for:



July 2020
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**Cultivation and Operations Manual
GREAT EXPECTATIONS, INC.
APP #11674**

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OPERATIONS MANUAL
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1. PROJECT SUMMARY

PROJECT OBJECTIVE

GREAT EXPECTATIONS, INC. is applying for land use approval for existing medical cannabis cultivation in accordance with the County of Humboldt's Commercial Medical Marijuana Land Use Ordinance 1.0 (CMMLUO), located on Assessor Parcel Number (APN) 216-026-013, approximately 10.5 miles southeast of Garberville.

The project site includes 33,072 square feet of existing outdoor cannabis cultivation. The project also proposes to receive (1) Retirement, Remediation, and Relocation site (APP # 12023) for a total of 53,072 sf of cannabis cultivation and ancillary nursery, processing, and storage facilities.

SITE DESCRIPTION

The subject parcel is approximately 83.40 acres in size (per County of Humboldt WebGIS). The parcel is within the County of Humboldt's Unclassified (U) zone and accompanied by a Residential Agriculture (RA 40) General Plan land use designation. This site was previously an industrial mill site. The current Land uses surrounding the parcel are comprised of residential and agricultural uses.

STATE AND LOCAL COMPLIANCE

1.3.1 STATE OF CALIFORNIA COMMERCIAL CANNABIS ACTIVITY LICENSE

Great Expectations, Inc. holds active state licenses for all existing cultivation areas on the project site. Copies of state licenses are posted on the subject parcel, and copies are available upon request.

1.3.2 STATE WATER RESOURCES CONTROL BOARD

Great Expectations, Inc. has enrolled in the SWRCB General Order as a Tier 2 Moderate Risk Discharger (WDID1_12CC419256). Upon completion, a copy of the Site Management Plan will be submitted to the Humboldt County Planning Dept (HCPD).

1.3.3 HUMBOLDT COUNTY BUILDING DEPARTMENT

Upon approval, all necessary building and grading permits will be obtained from the Humboldt County Building Department (HCBD) for existing and proposed structures and supporting infrastructure.

1.3.4 CAL FIRE

The subject property is located within the State Responsibility Area (SRA) for fire protection. The access roads, Bells Springs Road and Dugan Mill Road, meet Category 4 requirements or equivalent and a road evaluation form is on file with the County of Humboldt. Cultivation operations generate approximately three (3) vehicle trips per day during the growing season and up to (1) vehicle trip per day during the winter.

The emergency vehicle turn-around area is located at the terminus the main driveway. The turn-around is less than 7% grade and is regularly maintained to prevent ruts or rills to the road surface. The turn-around area is greater than 30 feet long with over 15 feet of vertical clearance.

Great Expectations, Inc. shall maintain the recommended 100 feet of defensible space around all structures on the property. All buildings and cultivation areas meet the 30-foot SRA property line setback requirement. Designated 2,500-gallon water tanks shall be installed within 150 feet of all structures for fire suppression.

1.3.5 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

A Lake and Streambed Alteration Agreement (LSAA) notification (1600-2019-0484-R1) has been entered into between by California Fish and Wildlife (CDFW) and the landowner. The notification for 8 encroachments on an unnamed tributary to Tom Long Creek, was initially filed on June 13, 2019. A site visit with CDFW was conducted on July 10, 2019 and the final agreement was issued on November 20, 2019. A copy of the final LSAA kept on the project site and available upon request.

1.3.6 CULTURAL RESOURCES

The Phase I Cultural Resource Inventory Report for APN 216-06-013 is on file with HCPD. Three pre-contact sites, Chee-laa-che' Drainage, Chee-laa-che' Meadow and Chee-laa-che' Terrace, are present within the Area of Potential Effects (APE). While all three resources have incurred some degree of prior impacts, the present analysis determines that future impacts may be avoided. With the implementation of the Cultural Conditions (CUL#) as stipulated in Section 7.1 of the Resource Inventory Report, there will be No Effect to any cultural, Tribal, or historic resources, as defined by CEQA, from this project.

2. OPERATIONS MANAGEMENT

IRRIGATION PLAN

Great Expectations, Inc. will use approximately 558,650 gallons of water per year for cannabis irrigation. Current watering practices primarily include a focused drip irrigation system, with occasional top-feed hand watering based on need. Both methods will ensure the most efficient use of water and minimize runoff.

The following table outlines the projected water usage for cultivation during a typical year. This does not consider variables such as weather conditions or specific cannabis strains which may have slight effects on overall water usage.

2.1.1 WATER SOURCE

The project proposes to source irrigation water from an existing 600,000- rain catchment pond as well as install additional catchment via a gutter system on existing greenhouses and ancillary facilities. The project also maintains 127,000 gallons of HDPE storage (see table 1), to meet agricultural needs. The following details provide rainfall catchment and storage for for the project.

Table 1: Water Storage Inventory			
Water Storage Location	Qty	Capacity	Proposed Use
Pond	1	600000	Irrigation
HDPE Tank @ 5000 Gal	21	105000	Irrigation
HDOE Tank @ 3000	9	27000	Irrigation
Total Storage Capacity	30	732000	

Existing and a proposed expanded rain catchment systems will be plumbed to the pond to increase catchment surface area. At full build-out including all existing and proposed

structures, the total capture area will be 15,840 sf. The capture efficiency is estimated to be approximately 90%, factoring potential leaks or other environmental complications, while the pond capture efficiency is estimated to be 100%. Rainwater will be captured from the gutter system to collect and convey rainwater to the HDPE water tanks and additional runoff will be diverted to the rain catchment pond.

The existing unpermitted well(s) will be decommissioned Well #3 located near the metal harvest storage/processing building at lat/long (40.0150, -123.6315), and Well #1(40.0147/-123.6201) and well #2 (40.0144/-123.6298).

Water for domestic uses an off-site spring (POD #1) located on the adjacent parcel. An Initial Statement of Diversion and Use (ISDU) has been filed for the domestic POD. A Small Domestic Use (SDU) shall be filed to continue diverting water from POD #1 for drinking, bathing, and cooking, etc.

2.1.2 PROJECTED WATER USE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Nursery	0	2500	2500	2500	2500	2500	2500	0	0	0	0	0
Cultivation	0			35850	52200	82800	110450	92250	82200	58200	29700	0
Total	0	2500	2500	38350	54700	85300	112950	92250	82200	58200	29700	0
TOTAL GALLONS USED:												558650

RAIN CATCHMENT ANALYSIS

Data from PRISM Climate Group was used (<https://prism.oregonstate.edu/explorer/>). The PRISM Group provides site-specific average monthly and annual rainfall data based on topography and historic precipitation values. Data extrapolated was from the years 2000-2023 to provide an accurate representation of overall rainfall data.

The highest precipitation year on record for the project site was 58.50 in 2012, with the lowest rainfall at 27.65 in 2013. For the calculations provided, an average was rounded to 44.

Catchment Location	Catchment Area (sf)	Average Rainfall (in)	Collection Total (gal)
Pond	10,415	44	285,679.28
Greenhouse Gutters	9,550	44	261,952.68
Building (1)	1,725	44	47,316.06
Building (2)	2,210	44	60,619.42
HDPE Rain Catchment Tanks	1,645	44	45,121.69
Total	25545		700,689.13

Harvested rainwater (gal) = catchment area (ft) x precipitation (in) x .6234 conversion factor

2.1.3 EVAPORATION

Evaporation rates have been calculated to ensure proper capacity and need. Evaporation rates can change based on various factors including temperature, humidity, sun exposure

and wind. To estimate evaporation rates as there were no specific rates for the Harris area, an average was used based on the areas of Ferndale (31.64 inches), and Willow Creek (38.69 inches), bringing the estimated rate of 35.18 inches of evaporation rate per year. A conversion of this rate was done to account for the metal pan above ground evaporation to better represent the natural ground surface evaporation rate as follows:

Evaporation Calculations:

Corrected Pan Evaporation = $35.18 \times .75 = 26.285' / 12 = 2.2\text{ft}$

Projected Evaporation Loss (gal.) = catchment area 6920(sf.) x Class A Pan Evaporation Rate 2.2(ft.) x 7.48 (gal/ft).

Using the above equations, it is estimated that approximately 113,900 gallons would be lost from the pond at full capacity.

TOTAL NEED AFTER EVAPORATION CALCULATIONS

Annual Water Need (558,650 gal) + Evaporation Loss (113,000 gal) = 671,650 gallons

SITE DRAINAGE, RUNOFF AND EROSION CONTROL

Great Expectations, Inc. has hired a qualified professional to develop a plan using the guidelines for best practicable treatments and controls (BPTCs) in accordance with the recommendation of SWRCB General Order.

The discharger shall utilize the following BPTCs to manage stormwater runoff:

1. Maintenance of roads, including rocking and armoring as needed.
2. Cultivation facilities and spoil stockpiles will meet all required setbacks from riparian areas.
3. Regulated products will be safely stored with secondary containments.
4. Proper management of solid, liquid and cultivation waste.
5. Irrigation and fertilizer application will be applied at agronomic rates.

WATERSHED AND HABITAT PROTECTION

A qualified professional has been retained to evaluate the potential for threatened, rare, or endangered species, and wetland habitat near the project site. Upon completion, the Biological Resource Assessment and Wetland Delineation (if applicable) shall be filed with HCPD.

The applicant shall not cultivate within Humboldt County's Streamside Management Area (SMA). All cultivation areas within the SMA shall be removed and remediated. An Onsite Relocation and Remediation Plan shall be submitted to HCPD for approval prior to relocation.

Any grading and earthwork activities will be conducted by a licensed contractor in accordance with approved grading permits and the SMP. Maintenance and repair strategies for site development and road improvements will utilize best practicable treatment and controls, such as outsloping of roads, installation of water bars or other appropriate measures, to maintain slope integrity. Cultivation sites will be developed in

accordance with SWRCB's BPTCs for site development to ensure erosion control measures are effective to not allow discharges to streams and aquatic habitats.

2.3.1 INVASIVE SPECIES CONTROL PLAN

The cannabis cultivator shall not plant or seed noxious weeds. Prohibited plant species include those identified in the California Invasive Pest Plant Council's database, available at: www.cal-ipc.org/paf/. Locally native, non-invasive, and nonpersistent grass species may be used for temporary erosion control benefits to stabilize disturbed land and prevent exposure of disturbed land to rainfall. Straw mulch used for erosion control must be weed-free and secured to the ground, if warranted by site conditions.

To prevent transfer of invasive species, all equipment used at the cannabis cultivation site, including excavators, graders, etc., shall be cleaned before arriving and before leaving the site.

ENERGY PLAN

Outdoor cannabis cultivation utilizes light deprivation techniques that do not require electricity. Supplemental string lighting is used in nursery hoopouses. The primary power source is PG&E. Generators shall be used as a back-up power source and shall not exceed 60 decibels at the property line, or 50 decibels at 100 feet, or any tree line or potential habitat area. See additional info on generators in Section 2.5 Noise Source Assessment and Mitigation Plan.

2.4.1 LIGHT POLLUTION CONTROL PLAN

The cultivator shall shield nursery hoopouses so that no light is visible from neighboring properties between sunset and sunrise. The light source should comply with the International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1, and be designed to regulate light spillage onto neighboring properties resulting from backlight, uplight, or glare (BUG). Should the Humboldt County Planning Division receive complaints that the lighting is out of alignment or not complying with these standards, 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 has been repaired, inspected and corrected as necessary.

NOISE SOURCE ASSESSMENT AND MITIGATION PLAN

A single backup propane generator (Kohler Decision Maker 3500) is kept on site for power outages. The combined decibel level for all noise sources measured at the property line shall be no more than 60 decibels.

Where applicable, sound levels must also show that they will not result in the harassment of Marbled Murrelet or Spotted Owl species. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary.

A Noise and Light Attenuation Plan shall be submitted to HCPD and CDFW within 30 days of the execution of the final permit.

USE AND STORAGE OF REGULATED PRODUCTS

Great Expectations, Inc. shall employ BPTCs when storing, handling, mixing, applying, and disposing of all fertilizers. All agricultural chemicals shall be stored on shelving in secondary containment totes within the designated ag chem storage areas. The cultivator shall follow required regulations and manufacturer's recommendations in the storing, handling, mixing, application, and disposal of any and all other regulated products. The cultivator shall

provide personal protective equipment (PPE) and absorbent materials to be used in the event of a spill.

Table 2: Inventory of Agricultural Chemicals	
Product Name	Product Type
Compost	Soil amendment
Earthworm castings	Soil amendment
Dr. Earth 4-4-4	Soil amendment
Perfect Blend 4-4-4	Soil amendment
Glacial rock dust	Soil amendment
Bat guano	Soil amendment
Sea Green	Fertilizer
Max Sea Triple 16	Fertilizer
Grow More Triple 16	Fertilizer
Grow More 4-26-26	Fertilizer
Bud Load	Fertilizer
Carbo Candy	Fertilizer
Cal Mag	Fertilizer
Sulphur	Integrated pest management
Plant Therapy	Integrated pest management
Aza Pro	Integrated pest management
Companion (bacillus subtilis)	Integrated pest management
Safer Inspect soap	Integrated pest management
Grandevo	Integrated pest management

The *Agent In Charge* is responsible for proper applications of regulated products and will be trained in accordance with the Department of Agriculture and issued through the Humboldt County Agricultural Department.

Great Expectations, Inc. will enroll with the Humboldt County Environmental Health Department (HCEHD) as the Certified Unified Program Agency and will comply with inventory reporting and response plan requirements.

A copy of the Operations Plan will be kept on site by the Agent in Charge and will contain all material safety data sheets (MSDS) for all regulated products used on site.

FUELS AND OILS

Propane is stored in ten (10) 7-gallon tanks approved and rated for propane storage. Gasoline for farm equipment and generators is stored in six (6) 5-gallon containers rated for fuel storage. Equipment maintenance and servicing takes place offsite.

WASTE MANAGEMENT PLAN

2.8.1 SOLID WASTE MANAGEMENT

Garbage and recycling are stored in secure containers within the shed adjacent to the residence. The waste storage area shall comply with BPTCs to prevent wildlife tampering and transport of waste to waters of the State. Solid waste is transported to Eel River Disposal once a week. Recycling is transported to Eel River Disposal once a month.

2.8.2 CULTIVATION WASTE AND SOIL MANAGEMENT

Cultivation waste such as root balls, branches, and leaves are composted. Other cultivation-related waste and recyclables such as nutrient containers, pots, and bags are stored in the secure waste storage area as noted on the attached site plan and transported to the Redway Transfer Station as needed. Spent soil will be planted with cover crop or tarped according to BPTCs. Soil will be analyzed by a testing facility and after consultation will be amended and reused. New potting soil will be purchased and delivered as necessary.

2.8.3 WASTEWATER MANAGEMENT

Onsite wastewater treatment is managed via a septic system for the existing residences. The septic leachfield location is noted on the attached site plan.

The cultivator shall provide ADA accessible portable toilets onsite for employees. Restrooms shall be located within 50 feet of the existing cultivation areas.

EMPLOYEE PLAN

Great Expectations, Inc. 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.

2.9.1 JOB DESCRIPTIONS AND EMPLOYEE SUMMARY

- *Agent in Charge*: Oversight and management of the entire facility. Responsibilities will include but not be limited to: personnel, records keeping, budget, and liaison with State and County inspectors as needed.
- *Lead Cultivator*: Oversight and management of the day to day cultivation of commercial cannabis cultivation. This will include but not be limited to: irrigation, fertilization, pesticide management and harvest.

Great Expectations, LLC currently performs the role of Agent in Charge and Lead Cultivator, the applicant seasonally employs family members living on site to perform tasks related to cannabis cultivation.

2.9.2 EMPLOYEE TRAINING AND SAFETY PRACTICES

All cultivation and harvesting activities are performed by trained employees on procedures for cultivation, harvesting, use of pruning tools, proper application and storage of pesticides and fertilizers. All staff are provided with proper hand, eye, body Personal Protective Equipment (PPE). Access to onsite cultivation and the drying and processing facilities are limited to authorized staff of Great Expectations, Inc. A copy of the Operations Plan will be

kept on site by the Agent in Charge and will contain all material safety data sheets (MSDS), and emergency contact numbers for fire, poison control, and emergency response.

ON SITE HOUSING AND PARKING PLAN

There are three (3) existing residences on the subject parcel. No new residential structures are proposed as part of this project. Parking spots for eight (8) vehicles are located in the gravel driveways near the residences and processing building. See attached site plan for parking locations.

SECURITY PLAN

There is a locked gate at the entrance to the parcel. A *No Trespassing* sign is proposed near the gate. Motion sensor lighting outside of the cultivation facility will be installed to illuminate the cultivation and processing area as well as the entrance to the site. Additional measures being considered by Great Expectations are the installation of security cameras at the entrance to the site, residence, and processing facility with data storage for up to thirty (30) days with an alarm system for the cultivation facility and residences.

3. CULTIVATION PLAN

PROPAGATION

Juvenile plants grown onsite in hoopouses designated for immature plants. Juvenile plants are typically obtained from 'mother plants' that demonstrate the desired genetics for the specific cannabis strain. Cuttings are sampled from the mother plants and are rooted into a growing medium, to produce 'clones.' Once fully rooted they are transplanted directly into 4" gallon containers. The juvenile plants are irrigated using hand watering methods. After 10 days the clones are then transplanted into beds with a soil medium and moved into a light deprivation hoopouse or full-term outdoor area where they continue their 'vegetative' cycle.

3.1 CULTIVATION PLAN AND SCHEDULE

Outdoor Cultivation

Cultivation areas will be located outside of the SMA in natural clearings previously used for cannabis cultivation. Light deprivation cultivation will take place in hoopouses constructed of polyvinyl tarping and PVC tubing, and full-term outdoor cannabis will be planted in 300-gallon soft-sided grow bags. A table including dimensions of each cultivation area is included on the attached site plan.

The monthly cultivation schedule in Appendix E details the proposed cultivation activities associated with the operation for up to two cycles per year of cannabis grown in hoopouses and one cycle per year for full-term outdoor cannabis. The applicant agrees to comply with the Performance Standards for cultivation set forth in Ordinance 2559.

3.2 IRRIGATION PLAN AND SCHEDULE

Irrigation will occur via hand watering methods. Great Expectations maintains that the amount of irrigation needed is better controlled via hand watering and allows for a more tailored irrigation plan and better plant inspection and nutrient application.

3.3 HARVESTING, DRYING AND TRIMMING

Once the *Lead Cultivator* has determined the plants are at their peak, harvest procedures will be initiated. This entails removing the flowering branches from the plant and suspending them in the drying shed with ventilation supplied by oscillating fans. The drying process takes

approximately one week. Dried flowers are then 'bucked' off the stalks and into manageable sizes for onsite processing via trim machine.

The finished product is stored in the processing room before being transported to a licensed distribution facility. The waste product or 'trim', is collected and placed into bins to be weighed and labeled. The trim will also be transported offsite and to a licensed manufacturing facility.

3.4 PROCESSING

Processing will take place at a licensed offsite facility until the applicant can upgrade the processing building to meet ADA/commercial standards. Once commercial building permits are obtained, processing will take place onsite in designated processing building (see attached site plan). Trimming of dried cannabis will be conducted by seasonal employees under the supervision of the *Lead Cultivator and/or Assistant Cultivator*. ADA compliant bathrooms and parking spaces shall be provided for seasonal employees. The trimmed material will be placed into sterilized locking lid bins. These bins will be weighed, labeled, logged, and sealed. Great care will be taken to ensure that the original numbered corresponding plant tag remains affixed to each bin. The *Agent in Charge* will then deliver the sealed and logged bins to the designated secured area within the processing area.

The waste product from the machines or "trim" will be collected and placed into sterilized locking lid bins. These bins will then be weighed, labeled and sealed for transport and delivery to an offsite, contracted, licensed Facility. All weights will be recorded in the master log. Once securely in the Processed Material Holding Facility, the *Agent in Charge/Lead Cultivator* will begin to weigh, vacuum seal and label individual one-pound packages for distribution. After weighing, labeling, and packaging each unit will be placed inside of a lock box or safe inside the designated secured area in the processing facility.

4. PRODUCT MANAGEMENT

PRODUCT TESTING

Samples will be selected from harvested cannabis strains to be tested by a licensed third-party lab and in accordance with state and local regulations. The finished product is labeled with the Great Expectations, Inc. logo and will include tracking Identification provided by CDFA's Track and Trace program.

PRODUCT INVENTORY AND TRACKING

Inventory of all plants shall be performed by the *Agent in Charge/Lead Cultivator*. All commercial cannabis will be tracked from clone to packaged product and accounted for and inventoried. Records will be kept at each phase of the harvest and processing operation for reporting and compliance with State and Local regulations. The information recorded for each harvest includes

- Weight of flowers, by product, and trim waste
- Weight of trimmed buds
- Staff identification
- Product ID numbers and product weight
- Physical location of plant material at all times

Reporting

The Master Log will contain reports on the harvest process, providing total weight harvested and trimmed at each weigh point, and compares that to final weight post-trim, including waste. Discrepancies are traced to the source, documented, and reported to the Agent in Charge. After investigation, any appropriate corrective measures are taken. All cultivation and harvest records are retained for a minimum of five (5) years.

TRANSPORTATION AND DISTRIBUTION PLAN

Transportation will be handled via a third party, contracted, licensed transporter/distributor in accordance with MMRSA. All merchantable product will only 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. This distribution document is required for each movement of packages and will be recorded in the Master Log.

The *Agent in Charge* is responsible for performing a physical inventory of all package being transported, reconciling the physical inventory with the transport manifest, ensuring that packaging material is intact, and labeling is secure. The distribution document records the current location and status of the packages, such as "in-transit" or "received." The licensed distributor must also create detailed transport manifests for the package distribution. The manifest contains details such as:

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

5. RESOURCES

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**Appendix A: Personnel
Acknowledgement Form**

Personnel Acknowledgement Form

It is the intention of GREAT EXPECTATIONS, INC. to create an enjoyable, safe and sane workplace. We feel that understanding and compliance with our Operations Manual will create just that. It is the responsibility of each employee to read and understand the procedures outlined herein. If after reading and reviewing this entire document, you have any questions please see the Agent in Charge immediately for clarification. By signing this document below, it confirms your reading, understanding and adherence to the entire **GREAT EXPECTATIONS, INC., OPERATIONS MANUAL FOR MEDICAL CANNABIS CULTIVATION.**

Employee sign and date

Agent in Charge sign and date

Appendix B: Site Plan

**Appendix C: Pesticide
Storage, Handling and
Application Plan**

GREAT EXPECTATIONS, INC.
Pesticide Storage, Handling and Application Plan

All pesticides, disinfectants, fungicides and agricultural chemical products used by the GREAT EXPECTATIONS, INC. will maintain strict compliance with standards imposed by the Humboldt County Agricultural department and State of California Department of Agriculture Department and US Environmental Protection Agency. The Agent will maintain a current Private Applicators License with the Humboldt County Agricultural Department. This license will be posted and a copy will be entered into the Manager's Handbook and available for view by any regulatory agency deemed appropriate by Humboldt County or State of California.

Storage

All pesticides, disinfectants, fungicides and agricultural chemicals will be secured in an appropriate locked and labeled housing and accessed only by those employees that have been trained under the guidelines of *State of California Agricultural Department Personal Pesticide Application License* guidelines in handling, application and disposal of each product. Entry into the locked facility will be logged by the Lead Cultivator. This log will include: The name of employee removing the material, the date and time of day and the amount and type of pesticide removed.

Any over-the-counter pesticide products may be applied by either the Agent or trained personnel in accordance with State of California Agricultural Department's Private Applicators License criteria. Training of employees will be in accordance with *State of California Private Applicators License* criteria. These products will be limited to safe chemicals recognized by the Humboldt County Department of Agriculture, the California Department of Agriculture and the Federal EPA. Copies of all MSDSs and labels will be clearly identified and maintained onsite at all times in the Lead Cultivators Handbook. GREAT EXPECTATIONS will make available to its employees saline eye wash stations where ever pesticides are stored.

Handling

The handling of pesticides/fungicide will be done in accordance with *State of California Agricultural Department Personal Pesticide Application License* guidelines. Handling will include, transportation from retail outlet to cultivation site, logging and entering into secured, labeled storage, mixing, preparation, transport to application locations on site, application and disposal. These activities will be logged into the Master Log immediately by the *Lead Cultivator*. By having a strictly monitored

Pesticide Management plan in place, GREAT EXPECTATIONS will strive for a "ZERO SPILL POLICY". In the event of a spill, GREAT EXPECTATIONS will maintain on site an Emergency Containment and Clean Up policy in accordance with *State of California Agricultural Department Personal Pesticide Application License* guidelines.

GREAT EXPECTATIONS will also maintain on site in a clearly marked and accessible secure location any materials deemed necessary for clean up or spill containment and abatement. GREAT EXPECTATIONS will maintain a well-marked and easily accessible plan for accidental personnel exposure as well as proper applicators training as set forth by *State of California Agricultural Department Personal Pesticide Application License* guidelines in the event of such accidental exposure. Any spills or accidental personnel exposure will be reported to the appropriate agencies as deemed necessary by *State of California Agricultural Department Personal Pesticide Application License* guidelines. These incidents will also be documented into the Master Log by the Lead Cultivator.

Application

All application will be done in accordance with *State of California Agricultural Department Personal Pesticide Application License* guidelines. A copy of all applications will be manually entered into the Master Log. Proper eye, face and body protective wear as well as approved respirators shall be provided by GREAT EXPECTATIONS and worn and available at all times during application of all pesticides/fungicides. A preventive application program per manufactures directions and label requirements will be established from the onset of the plants initial transplant. Application frequency will vary with each phase of growth or infestation pressure. This will help to ensure the least amount of pesticide/fungicide will be needed. Application will end no less than thirty days before harvest or by manufactures able requirements, whichever is longer.

During application factors such as wind, temperature and humidity will be taken into account. This will ensure that the pesticide/fungicide is used in the most efficient manner and will mitigate drift. Pesticides will be applied using a variety of methods including atomizer, backpack sprayer and air less sprayer. Nozzle types and pressure settings will be determined by manufacture directions. Anywhere pesticide is applied GREAT EXPECTATIONS will provide a saline eye wash station in case of accidental exposure.

Disposal

Any mixed solutions will be used to their entirety. In the event there is a surplus of used mixed solution, it will be disposed of according to guidelines set forth by *State of*

California Agricultural Department Personal Pesticide Application License procedures. After the applicator has finished application, the protective wear shall be discarded and disposed according to *State of California Agricultural Department Private Applicators License* guidelines. All bottles, containers or receptacles that have come into contact with, or contained, any product that falls under the state's guidelines for pesticides, disinfectants, fungicides and agricultural chemicals shall be washed, rinsed and or disposed of according to strict EPA and *State of California Agricultural Department Private Applicators License* guidelines. Proper training of employees in rinsing, washing and disposal shall be overseen by the Licensed Lead Cultivator on premise. All washing, rinsing or disposal of any product packaging, applicator or protective clothing will be logged into the Master Log.

**Appendix D: Emergency
Procedures and Contact
Information**

Emergency Procedures Instructions GREAT EXPECTATIONS, INC.

The first priority in the event of an emergency is for the safety of all people present. Move quickly out of area danger. Meet at assigned meeting place to get a headcount. Enact Emergency Procedures.

Emergency Phone Numbers

Dial 911 for Fire/Police/Ambulance:

1. Tell the operator which emergency service you want
2. Wait until the service answers
3. Give the following address:

8686 Bell Springs Road
Harris, CA 95542

4. Do not hang up until told to do so by the 911 Operator

Other Emergency Contacts

Humboldt County Sheriff: 707-445-7251

Garberville CALFIRE Fire Dept: (707) 923-2645

Humboldt County HazMat: 707-445-6215

Humboldt County Ag Dept: 707-441-5260

Fire and Emergency Procedures Checklist

You must know and understand what to do if a fire occurs. Your first concern is the immediate safety of visitors and staff; secondly, the need to call emergency services and then to contain the fire but only if it is safe to do so. If help is available, allocate responsibilities to others to create a competent firefighting team.

- Evacuate people from the area
 - If it is safe to do so, switch off power to all equipment
 - Call the fire department (dial 911)
 - If a small fire, use your fire extinguisher if it is safe to do so – try to contain and extinguish the fire
 - If the fire is near a fuel tank, do not attempt to extinguish the fire – retreat to a safe distance
 - Be prepared to direct the fire service to the scene
-

Spill Procedures Checklist

You must know and understand what to do if a spill occurs. Your first consideration is the immediate safety of visitors and staff; secondly, the need to call emergency services and then contain the spill if it is safe to do so. If help is available allocate responsibilities to others to create a competent team to deal with the spill.

- If the spill is from the hose or tap, shut the isolation valve
 - Warn people in area of the spill – evacuate if necessary
 - Remove sources of ignition if flammable substance present
 - Evaluate the spill – only respond if you believe it is safe to do so
 - Refer to the safety data sheet or call on an approved handler or other specialists for advice
 - If necessary, call emergency services and advise local authority
 - Put on safety equipment (e.g. overalls, boots, gloves, eye protection, etc.)
 - Contain the spill if it is safe to do so – utilize a drip tray or oversize container or spill kit to soak up the substance
-

- Dispose of waste safely as set out in the material safety data sheet

Incident Reporting

Every accident resulting in injury or damage to farm property must be reported to your manager immediately.

Respond to the accident promptly and positively

Collect relevant information about the accident

Develop and take remedial actions

Complete insurance claims and reports required

First Aid

- A first aid kit must be kept on the premises and maintained
- All staff must know basic first aid procedures

Minor Injury Accidents

- Minor cuts and abrasions must be attended to immediately
- If in doubt contact a physician or call 911

Serious Injury Accidents

- Call an ambulance immediately (dial 911)
- Seek the assistance of any first responder
- Stabilize Victim
- Advise your manager

Property Damage

- All damage to farm property must be reported to your manager
-

Emergency First Aid-Procedures

Control of Bleeding

1. Direct pressure – use your hand(s).
2. Elevate (raise) the limb
3. Apply a pad and firm bandage.
4. If necessary use clean rags or clothing.

Remember!!

- *Always check circulation below the bandage!*
- *If there is tingling, numbness or blueness loosen the bandage.*

Management of Burns

1. Cool the burnt area with cool water for 10-15 minutes
2. If necessary, cover the burn with a clean dressing or plastic wrap before removing person to medical aid.

Remember!!

- *Do not burst blisters.*
 - *Do not remove clothing that is stuck.*
 - *Do not apply creams*
-

Management of Eye Injuries

Foreign bodies in the eye(s)

1. Wash the eye(s) with eyewash or clean water.
2. If the foreign body is stuck to the eye DO NOT attempt remove.
3. Place covering over the eye and obtain medical attention.

Management of Chemicals in Eye(s)

1. Wash the eye(s) with clean cool water for at least 15 minutes.
2. Wash from near the nose outward.
3. Always wash under the upper eyelid.
4. Obtain medical attention

Breathing

If a person is breathing but unconscious turn them on their side to prevent tongue swelling or vomit from obstructing airway.

If person is not breathing

- *Check airway for blockage and clear*
- *Call 911*
- *Administer CPR*

Location of Firefighting Equipment, Spill and First Aid Kits

A fire extinguisher is located in the following places:

- *All Cold Frames*
- *Nutrient and Fertilizer Storage*
- *Drying and Processing Facility*

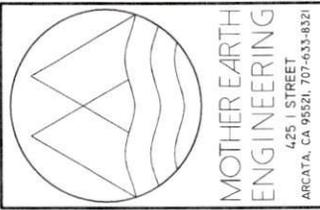
A first aid kit is located in the following places:

- *Cultivation Site*
- *Drying and Processing Facility*

A spill kit is located in the following places:

- *Cultivation Site*
 - *Processing Facility*
-

**Appendix E: Cultivation
Activities Schedule**



MEE JOB NO: 18052.15

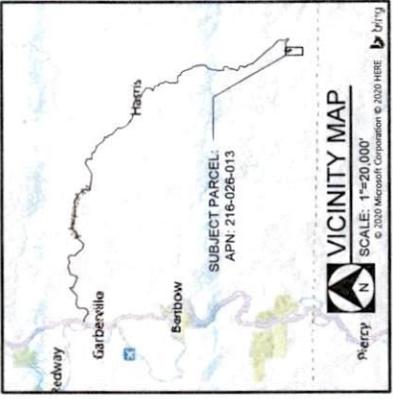
#	DATE	BY	DESCRIPTION
1	10/06/21	DT	REVISIONS
2	07/24/22	DT	REVISIONS
3	08/19/22	DR	REVISIONS
4			
5			

PLOT PLAN

APPLICANT: GREAT EXPECTATIONS SHAKE PACK CO
 MAILING ADDRESS: 1015 EVANS ROAD, MOKELA, WA, CA 95519

SITE ADDRESS: 8886 BELL SPRINGS ROAD, HARBIS, CA 95542

SHEET NO:



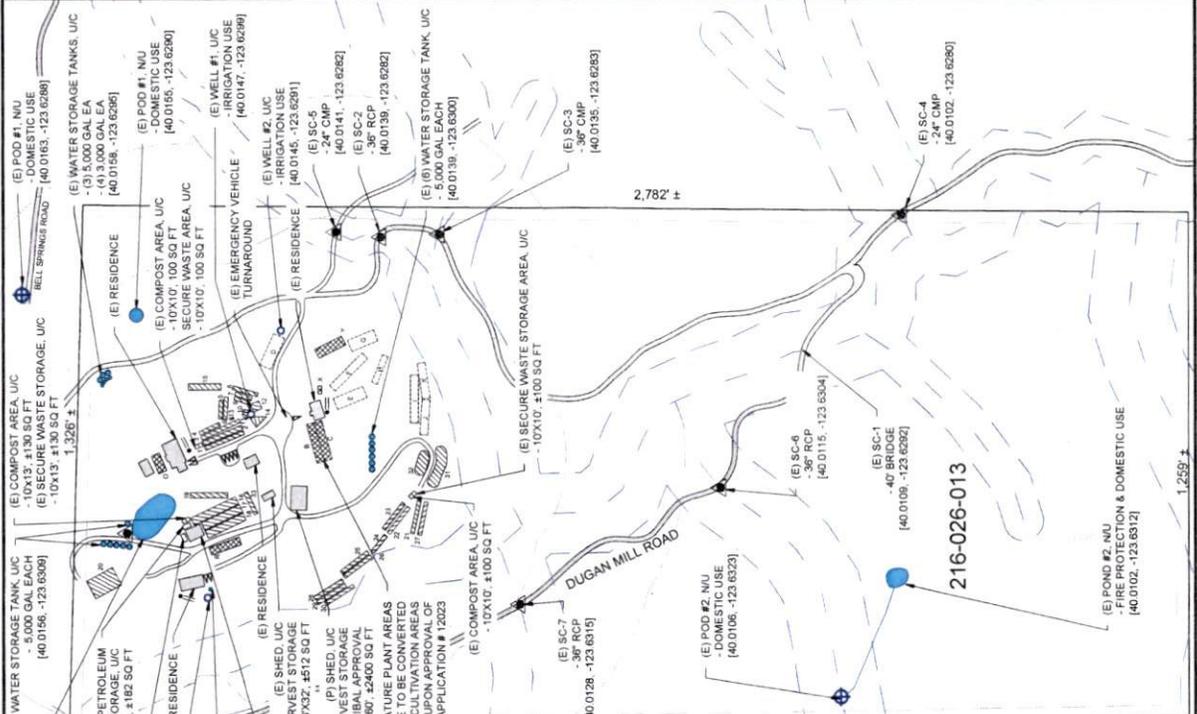
DIRECTIONS TO SITE

FROM GARBERVILLE, CA

1. HEAD EAST ON ALDERSPOUNT ROAD 8.0 MILES
2. TURN RIGHT ONTO BELL SPRINGS ROAD, 1.4 MILES
3. KEEP LEFT TO STAY ON BELL SPRINGS ROAD, 1.2 MILES
4. TURN RIGHT TO STAY ON BELL SPRINGS ROAD, 4.7 MILES
5. SLIGHT LEFT TO STAY ON BELL SPRINGS ROAD, 1.5 MILES
6. TURN RIGHT TO CONTINUE ON BELL SPRINGS ROAD, ARRIVED ON PROPERTY

LEGEND

- PROPERTY LINE
- 30' SETBACK FROM PROPERTY LINE
- 60' SETBACK FROM CULTIVATION AREAS
- CLASS I WATERCOURSE WITH 100 FT STREAM SIDE MANAGEMENT AREA BUFFER
- CLASS II WATERCOURSE WITH 50 FT STREAM SIDE MANAGEMENT AREA BUFFER
- PUBLIC ROAD
- ACCESS ROAD
- STRUCTURE
- CULTIVATION AREA
- IMMATURE PLANT AREA
- PROPOSED RRR CULTIVATION BITES APPLICATION # 12023
- SEPTIC SYSTEM
- CULVERT
- POINT OF OVERBROW
- PARKING SPACE 9'x18'
- EXISTING
- PROPOSED
- NOT USED FOR CULTIVATION
- UC



IMMATURE PLANT AREAS

AREA I.D.	DIMENSIONS (FT)	AREA (SQ FT)
O	27 x 48	1,056
R	30 x 60	1,800
X	10 x 20	200
Y	25 x 75	1,875
TOTAL AREA	(SQ FT)	4,931

PROPOSED RRR SITES APPLICATION # 12023 (SEE NOTE 6)

WELL/SITE I.D.	DIMENSIONS (FT)	AREA (SQ FT)
A	20' x 100'	2,000
B	20' x 100'	2,000
C	20' x 100'	2,000
D	30' x 60'	1,800
E	30' x 60'	1,800
F	20' x 115'	2,300
G	30' x 100'	3,000
H	15' x 75'	1,125
I	20' x 120'	2,400
J	20' x 60'	1,200
K	20' x 60'	1,200
TOTAL AREA	(SQ FT)	20,000

GENERAL NOTES:

1. NO PROPOSED GRADING
2. PROPERTY LINE, BUILDINGS, ROADS, AND FEATURE LOCATIONS ARE APPROXIMATE
3. ALL CULTIVATION AREAS ARE SET BACK AT LEAST 30 FEET FROM PROPERTY LINES
4. NO OFF SITE RESIDENCES WITHIN 300 FEET OF CULTIVATION AREAS
5. NO KNOWN SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS, OR TRIBAL CULTURAL RESOURCES WITHIN 600 FEET OF CULTIVATION AREAS
6. EXISTING IMMATURE PLANT AREAS B & C ARE TO BE MAINTAINED AND NOT USED FOR CULTIVATION AREAS UPON APPROVAL OF APPLICATION # 12023

CANOPY AREA

CANOPY AREA I.D.	DIMENSIONS (FT)	CANOPY AREA (SQ FT)
1	10' x 106.5'	1,065
2	11' x 106'	1,166
3	10' x 106'	1,060
4	10' x 95'	950
5	10' x 47'	470
6	10' x 59'	590
7	10' x 42'	420
8	10' x 66'	660
9	8' x 40'	320
10	8' x 19'	152
11	8' x 18'	144
12	21' x 22'	462
13	9' x 10'	90
14	32' x 38' x 44' Triangle	589
15	18' x 92'	1,656
16	20' x 124'	2,480
17	20' x 106'	2,120
18	20' x 106'	2,120
19	14' x 51'	714
20	58' x 75'	4,350
21	9' x 84'	756
22	10' x 82'	820
23	10' x 82'	820
24	10' x 54'	540
25	10' x 84'	840
26	10' x 85'	850
27	10' x 84'	840
28	10' x 84'	840
29	10' x 84'	840
30	10' x 84'	840
31	IRREGULAR	2,720
32	IRREGULAR	1,377
33	10'x60'	600
AGGREGATE CANOPY AREA	(SQ FT)	33,079

AGGREGATE CANOPY AREA (SQ FT): 33,079

SCALE: 1"=300'

PLOT PLAN

SCALE: 1"=300'