HUMSUN 3, LLC
APN: 217-253-001
APPLICATION PLN-12856-CUP

CULTIVATION AND OPERATIONS MANUAL
HUMBOLDT COUNTY, CA

COMMERCIAL CANNABIS
CULTIVATION FACILITIES

PREPARED FOR:

UPDATED September 2024

Commercial Cannabis Cultivation Facilities
APN: 217-253-001

Lead Agency:

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Contents

APPENDICES

1. PROJECT SUMMARY

1.1. PROJECT OBJECTIVE

HumSun 3, LLC ("Applicant") is applying for a Conditional Use Permit on one legal parcel comprised of Assessor Parcel Numbers (APN) 217-051-001, 217-052-001, 217-053-002, 217-055-002, 217-056-001, 217-061-001, 217-062-003, 217-213-003, 217-214-001, and 217-253-001 (Notice of Merger Record No. PLN-2018-010363) through the County of Humboldt's Commercial Medical Marijuana Land Use Ordinance (CMMLUO) also known as "Ordinance 1.0" in Blocksburg, unincorporated Humboldt County, California.

The Applicant is proposing to permit 3.1 acres (134,850 square feet [sq ft]) of mixed light cultivation area in approximately 38 greenhouses that would be approximately 30 ft. in width and a range of 70 ft. to 145 ft. in length. The project proposal includes the development of ancillary structures for cultivation activities, including a 60' x 100' dry barn for drying and curing from the summer to fall season and could be shared by the nursery from late winter to early spring, and a 32' x 40' commercial building for processing product grown onsite. The 32' x 40' commercial processing building would include an ADA-compliant restroom to be used by employees.

Energy use would require a proposed electrical upgrade from PG&E and roof-mounted solar on the proposed buildings. While waiting for the PG&E upgrade and prior to build-out of the full mixed-light greenhouses, the Applicant proposes to cultivate the 3.1 acres using light deprivation or outdoor cultivation techniques, which would not require artificial lighting for cultivation.

Water for the project will be sourced from three (3) permitted and non-diversionary onsite groundwater wells and another groundwater well drilled in the future, if deemed to be non-diversionary. The three existing wells, Cow Knoll, Jelly Bean, and Honey well would be pumped using existing solar on the well and gravity fed to proposed water storage tanks for a total of 250,000 gallons. There would be a maximum number of 18 employees during peak operations, with 8 employees during all other times. An associated new onsite wastewater treatment system would provide sufficient treatment for employees.

The Applicant aims to become fully compliant with State and Local cultivation regulations.

1.2. SITE DESCRIPTION

The project site is located on one legal parcel that includes APN 217-051-001, 217-052-001, 217-053-002, 217-055-002, 217-056-001, 217-061-001, 217-062-003, 217-213-003, 217-214-001, and 217-253-001 in the Blocksburg area, on the west side of Alderpoint Rd, on the property known as 30855 Alderpoint Road in unincorporated Humboldt County. The notice of merger was completed through the Humboldt County Planning Department to merge the property into the current legal parcel shape (Record No. PLN-2018-010363). All proposed development would occur within the one legal parcel.

The 1,887-acre parcel has undulating topography, with slopes between 0% and upwards of 30%. All development is slated for slopes of less than 15%. The parcel contains grassland, oak woodlands, early mature and mid mature Douglas fir, and riparian habitats. The project site's historic uses include agricultural, cattle grazing, recreation, residential and timber harvesting operations. Current uses include grazing, residential, and timber harvesting operations. The project parcel is an actively managed timber operation under Cemetery Road Timber Harvest Plan (Record 1-23-00157-HUM) and was logged in 2024. The parcel is under a Williamson Act Contract as an agriculture preserve in which proposed cultivation operations would be considered compatible use. The cultivation area and approximately 500 acres of the parcel are in the Upper Larabee Creek HUC-12 subwatershed within

the greater Lower Eel planning watershed, and the remaining 500 acres of the parcel is in the Basin Creek-Eel River HUC-12 subwatershed within the greater Middle Main Eel planning watershed.

The subject property has an existing residence, a permitted septic and leach field system, four (4) permitted wells, a 5000-gallon hard-sided water tank, and two barns to support the current cattle operations. Cow Knoll, Jelly Bean, and Honey Well would be used for proposed cultivation and employee use whereas the Meadow Well would not be used for cannabis cultivation purposes. An additional well is proposed for cultivation if the well is deemed non-diversionary.

There are at least 58.4 acres of prime agricultural soil located on the legal parcel, including on the field proposed for cultivation development (Appendix A – Site Plans). The proposed 3.1 acres of cultivation area will account for approximately 5% of the mapped prime agricultural soils.

1.3. Land Use

The property is zoned Agriculture Exclusive (AE-B-5(160)) and Timber Production Zone (TPZ) and has a General Plan Use Designation of Agricultural Grazing (AG) and Residential Agriculture (RA20). Proposed cultivation would occur in the AE zone and not in the TPZ. Surrounding properties are zoned Special Building Site Combining District of Forest Recreation (FR-B-5(40)), Agriculture Exclusive (AE-B-5(160)), and Timber Production Zone (TPZ). Surrounding land use designations adjacent to the property are Agricultural Grazing, and Residential Agriculture (RA40, RA20).

1.4. State and Local Compliance

1.4.1. Department of Cannabis Control – CalCannabis

HumSun 3, LLC will obtain a Commercial Cannabis Activity license from the Department of Cannabis Control once local authorization has been obtained.

1.4.2. State Water Resources Control Board – Water Rights

No diversionary water source is proposed for this project. Water is proposed to be sourced from a combination of three (3) existing permitted wells: Jully Bean (WCR2017-001709), Cow Knoll (WCR2017-001697), and Honey (WCR2017-001712). An additional well is proposed as will be used for the cultivation if the well is deemed non-diversionary.

1.4.3. State Water Resources Control Board and North Coast Regional Water Quality Control Board – Water Quality

The applicant will enroll for coverage as a Tier 2, Low Risk under the SWRCB General Order WQ 2019-0001-DWQ *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Dischargers of Waste Associated with Cannabis Cultivation Activities* Order. The purpose of the SWRCB Order is to implement the requirements for waste discharges associated with cannabis cultivation as described in SWRCB's *Cannabis Cultivation Policy – Principles and Guidelines for Cannabis Cultivation*. Prior to the commencement of cultivation operations, a Site Management Plan will be developed for the property to describe how the discharger is complying with the applicable Best Practicable Treatment or Control (BPTC) Measures listed in Attachment A of the Order/Policy.

The Tier 2, Low Risk discharger status reflects the proposed operations will disturb more than one acre. The applicant's proposal will keep all cultivation activities out of riparian and wetland setbacks to obtain Low Risk status with SWRCB.

1.4.4. Humboldt County Building Department

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

1.4.5. CAL FIRE AND FIRE PROTECTION

The subject property is located within a State Responsibility Area and Alderpoint Volunteer Fire Company for fire protection. Proposed improvements include management of trees and vegetation around existing structures to maintain the required 100-foot defensible space. All structures on the property meet the 30-foot SRA setback requirement from property lines. The project proposes a designated emergency turnaround and one (1) 5,000-gallon water tank dedicated to SRA emergency response (Appendix A – Site Plans). If needed, risers to SRA specifications will be installed for firefighting purposes.

1.4.6. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

A Lake and Streambed Alteration Agreement (LSAA) was issued for the original 12-acre project under 1600-2020-0389-R1. The LSAA Notification was prepared by Mother Earth Engineering (February 13, 2020) and included jurisdictional items across the entire subject parcel. In total there are 23 jurisdictional items in the LSAA, all of which include the maintenance, replacement, or installation of stream-crossing culverts on the existing ranch roads. Some of the stream crossings are located to access the existing wells, and proposed water tanks, located on the ridge. These crossings would be upgraded and maintained per the existing LSAA; they would not be impacted by the proposed project.

1.4.7. CULTURAL RESOURCES

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

2. CULTIVATION AND PROCESSING

2.1. PROPAGATION AND INITIAL TRANSPLANT

The applicants propose to propagate juvenile plants on-site from seeds and mother plants or retain clones from an offsite-licensed facility. On-site ancillary nursery propagation would not exceed 10% of the permitted cultivation acreage. In the spring months, when the proposed 60’ x 100’ dry barn is not in use for the drying and curing operations, nursery operations are proposed to occur. The mother plants will remain in the vegetative stage solely for propagation. Cuttings will be sampled from the mother plants and rooted into a growing medium (e.g. oasis cubes) to produce clones. When the clones reach a juvenile state, they will then be transferred to the 3.1-acre cultivation area. The juvenile plants will be irrigated using hand watering methods, and after 1-3 weeks they will continue their vegetative cycle. After 2-4 weeks juvenile plants will be dispersed throughout the cultivation area and planted into the raised beds in the flowering greenhouses.

For the artificial lighting used to assist with the enhancement of plant growth, the lights will be set on timers that activate ½ hour before sunset daily. Prior to sunset each day, blackout tarps are automatically or manually pulled over the mixed light greenhouses and nursery to prevent all light from escaping. The blackout tarps are constructed out of 2 ply-10-millimeter plastic with internal

threading for shear strength. All lighting for the proposed project would be designed and located so that light would be confined to the property and there would be no spillover to adjacent properties.

2.2. Mixed Light Cultivation Plan

The proposed cultivation total is 3.1 acres and water use is approximately 1,720,250 gallons per year based on irrigation and employee water use estimates. Mixed light cultivation is proposed to occur in 38 greenhouses, measured 30' in width and ranging from 70' to 150' in length. The greenhouses would consist of heavy gage steel tubing covered with a woven poly translucent opaque tarp or corrugated plastic. Greenhouses are proposed to be ventilated by intake and exhaust fans. Cultivation would occur within raised beds, in soil bags, or directly in the ground. The monthly Cultivation Schedule in Appendix B details the cultivation activities associated with the mixed light cultivation operation for a typical year and is expected to include two to three harvests per year.

Greenhouses would be fitted with automated blackout covers to ensure that mixed-light cultivation would not disturb wildlife or neighboring properties. Blackout covers would be deployed 30 minutes before sunset and 30 minutes after sunrise.

2.3. Irrigation Plan and Schedule

An estimated 1,575,000 gallons of water is expected to irrigate the 3.1 acres of cultivation area (12 gal/sq ft). The monthly Cultivation Schedule in *Table 1* (Section 3.1) details the irrigation activities associated with all cultivation.

2.4. Processing (Harvesting, Drying and Trimming)

Drying and curing will occur in the summer and fall months in the proposed 60'x100' dry barn building. This building would be shared by the nursery in the late winter/early spring. All processing (trimming and packaging) will occur off-site until the 32'x40' commercial processing building is constructed.

Plants that are ready for harvest will have their flowering branches removed and placed in plastic containers and transported to the 60'x100' building where they will be suspended and left to dry for approximately one week. The dried flowers will be bucked into manageable buds and transported to an off-site processing facility until the 32'x40' processing building is constructed.

2.5. Employee Plan

The applicant is an "agricultural employer" as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 of Division 2 of the Labor Code), and complies with all applicable federal, state and local laws and regulations governing California Agricultural Employers.

During construction, it is estimated that approximately 10 - 15 personnel would be needed.

2.5.1. Job Descriptions And Employee Summary

- *Agent in Charge*: Responsible for business oversight and management. Responsibilities include, but are not limited to: inventory and tracking, personnel management, record keeping, budget, and liaison with State and County inspectors as needed. This is a part-time to full-time, seasonal position.
- *Lead Cultivator*: Oversight and management of the day-to-day cultivation of commercial cannabis. Responsibilities include but are not limited to: plant propagation and transplant, soil management, irrigation, fertilization, pesticide management, and harvest activities. This is a full-time, year-round position.
- *Assistant Cultivator / Processing Manager*: Provides support to the *Lead Cultivator* in their day-to-day duties and takes the lead role during times when the *Lead Cultivator* may be

off site. Once processing activities commence, the *Assistant Cultivator* duties switch to oversight and management of processing the dried commercial cannabis. This is a full-time, seasonal position.

- *Seasonal Laborer*: Provides cultivation support, harvesting, drying support and processing of cannabis. This is a part-time to full-time, seasonal position.

2.5.2. Staffing Requirements

In addition to the *Agent in Charge*, *Lead Cultivator, and Assistant Cultivator*, up to five (5) full-time staff would be required for a total of eight (8) full-time staff. The project would require up to ten (10) seasonal labor positions for peak seasonal events (e.g., planting and harvesting) at regular intervals, typically between May through December to occur approximately four (4) months out of the year. The number of seasonal laborers varies based on the needs of the farm during the cultivation and harvest. During peak operational periods, the operation may require up to eighteen (18) employees.

2.5.3. Employee Training and Safety

On-site cultivation, harvesting and drying will be performed by employees trained on each aspect of the procedure including cultivation/harvesting techniques, use of pruning tools, and proper application/storage of pesticides and fertilizers. All cultivation staff will be provided with proper hand, eye, body and respiratory Personal Protective Equipment (PPE). Access to the on-site cultivation and drying facilities will be limited to authorized and trained staff. All employees will be trained in proper safety procedures including fire safety, use of PPE, proper hand washing guidelines, and emergency protocol. Contact information for the local fire department, Cal Fire, Humboldt County Sheriff and Poison Control as well as the Agent in Charge will be posted at the employee restroom. Each employee is provided with a written copy of emergency procedures and contact information. The material safety data sheets are kept on site and accessible to employees.

No manufacturing (volatile or non-volatile) is proposed in this application.

2.5.4. Employee Hydration and Sanitation

Drinking water will be sourced from the three existing wells on the property and available from the sink in the employee break room, restroom, and external taps/spigots. Using the standard 35 gallons per person per shift (Humboldt County Local Agency Management Program, 2017), the estimated total employee water use would be 145,250 gallons per year. This is a conservative estimate that considers all days of the year whereas work days would follow all applicable federal, state, and local laws and regulations governing California Agricultural Employers.

Employee drinking water and water use would be an estimated 67,760 gallons for eight (8) full-time employees during eight (8) months out of the year and 77,490 gallons for the maximum eighteen (18) employees on site during the peak season four (4) months out of the year.

Temporary portable toilets and handwashing stations will be used on site for the cultivation employees until the processing building is constructed. Cultivation employees will have access to anti-bacterial Liquid Soap and paper hand towels. Construction of a 32’ x 40’ commercial building for processing would include the construction of an ADA compliant restroom and a new Onsite Wastewater Treatment System used by employees. Restroom and handwashing units will be serviced at regular intervals by a licensed contractor. Work will occur at a distance no greater than 1,250 ft from the restroom facility.

2.5.5. On-Site Housing

The residential structure on the subject parcel is not part of this proposal and all employees will commute to the site. No additional housing is proposed.

2.5.6. Parking Plan

Parking is proposed to be located near the proposed dry barn and commercial processing building. A total of eighteen (18) parking spaces would be available, including a minimum of one (1) required ADA-parking spaces, or as required by the California Building Code (Appendix A).

2.6. Security Plan and Hours of Operation

2.6.1. Facility Security

The property is accessed through an entry gate that always remains locked. Cultivation facilities (greenhouses, storage sheds, drying facility) will only be accessible through the locked gate. Access to the area is limited to employees and approved personnel including agency staff, consultants, and distributors.

2.6.2. Hours of Operation

Activities associated with cultivation in the greenhouses (watering, transplanting, and harvesting) generally occur during daylight hours. All other activities such as harvesting and drying typically occur no earlier than 7 AM and extend no later than 8 PM.

3. ENVIRONMENT

3.1. Water Source, Storage, and Projected Use

Water use is estimated to be 1,720,250 gallons per year based on the irrigation demand (1,575,000 gallons per year) and annual employee water use (145,250 gallons per year). Irrigation and employee water use would be sourced from the three (3) non-diversionary permitted wells and one (1) proposed well if proven to be non-diversionary. The three existing wells, Cow Knoll, Jelly Bean, and Honey are located on the ridge at approximately 2,170 to 2,250 feet elevation within the legal parcel.

The proposed water storage is comprised of a total of 250,000-gallons in 5,000-gallon hard sided tanks. The well would be used in the winter and spring months to fill the 250,000 gallons of storage. The proposed water storage would supplement the use of the well for the cultivation season. The proposed storage is estimated to be 15% of the project demand. Refer to Section 2.3 for a summary of irrigation practices.

The table below outlines the estimated irrigation water usage for cultivation during a typical year. Variables such as weather conditions and specific cannabis strains will have a slight effect on water use.

The annual irrigation water demand is estimated to be approximately 1,575,000 gallons (12 gallons/sq ft). Table 1 outlines the estimated irrigation water usage for cultivation during a typical year. Variables such as weather conditions and specific cannabis strains will have a slight effect on water use.

Table 1: Estimated Annual Irrigation Water Usage (gallons)

Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
10,000	15,000	15,000	60,000	140,000	275,000	325,000	330,000	310,000	60,000	25,000	10,000	**1,575,000**

Drinking water will be sourced from the three existing wells on the property. Using the standard 35 gallons per person per shift (Humboldt County Local Agency Management Program, 2017), employee annual total water use is approximately 145,250 gallons per year: 67,760 gallons for eight (8) full-time employees during eight (8) months out of the year and 77,490 gallons for the maximum eighteen (18) employees on site during the peak season four (4) months out of the year.

3.1.1. Site Drainage, Runoff, and Erosion Control

The applicant will enroll with the State Water Resources Control Board (SWRCB) for coverage under the General Order. A Site Management Plan (SMP) for existing and proposed site conditions will be developed; the SMP will be updated to the proposed expansion and detail erosion control and sediment capture measures, as well as road maintenance and runoff activities.

3.1.2. Stormwater Management Plan

The proposed cultivation activities will take place in the existing flats on slopes less than 5%. Stormwater will be collected from new impervious surfaces, and conveyed to a designated bio-filtration swale. A Site Grading and Drainage Plan will address all proposed onsite grading and stormwater runoff for the development of the site (Appendix A).

Stormwater management for the remainder of the property will be addressed in the SMP, which will also include recommendations for road network maintenance. Existing and proposed structures are located over 50 feet from any watercourses, providing a sufficient buffer to prevent potential sediment or nutrient delivery.

3.1.3. Erosion Control

The SMP and forthcoming Site Grading and Drainage Plan will include erosion and sediment BPTCs designed to prevent, contain, and reduce sources of sediment. Additionally, the SMP will include site-specific corrective actions to ensure property maintenance and erosion control.

3.2. Watershed and Habitat Protection

All light from the nursery or from the cultivation areas shall be attenuated so that it does not create a new source of light or glare that could adversely impact local wildlife. Proposed activities would not exceed fifty (50) decibels from the nearest edge of habitat. In addition, adherence to the Site Management Plan will ensure that erosion control and sediment capture BPTC measures are in place to prohibit water quality degradation of the nearby river. Biological Resource Reports have been prepared for the site and have been included in the application.

3.3. Invasive Vegetative Species Control Plan

Once proposed cultivation activities commence, the cultivation area will be monitored for invasive species. If invasive species are located, hand tools (shovels, weed wrenches, trowels, or hand saws) may be used to remove them. The exact rate and method of invasive species removal will be determined based on the species identified. The areas of disturbance shall be surveyed and maintained twice each year, at a minimum, as part of the invasive species control plan.

The following is a partial list of websites to be used for proper identification and treatment:

1. https://calflora.org//
2. https://plants.usda.gov/java/
3. https://www.cal-ipc.org/
4. https://www.cal-ipc.org/solutions/
5. http://www.rareplants.cnps.org/

6. https://www.wildlife.ca.gov/Conservation/Plants#22064102-california-native-plant-information
7. http://ucjeps.berkeley.edu/
8. http://wetland-plants.usace.army.mil/nwpl_static/v33/home/home.html
9. https://www.fws.gov/invasives/partnerships.html

3.4. Materials Management Plan

3.4.1. Pest Management

The pest management practices to be used are as follows: clones and seeds are started with healthy pest free stock to help with clean pest free starts. Diatomaceous earth will be used in the early season and throughout the growing season. Predator nematodes will be applied periodically to the soil starting in the preseason to kill any larva and adult pests that live in the soil. Predator mites (Amblyseius fallacis, Amblyseius californicus, Amblyseius swirskii) will be used for mite control. Steinernema feltiae (beneficial nematodes) will be used on mothers and in the nurseries.

The applicant is intending to use the following pesticides (or similar): sulfur products, neem oil, other plant oils (e.g., cottonseed, clove), Green Clean, Dr. Zymes, Plant Therapy, Venerate, Regalia, and Grandevo.

3.4.2. Fertilizers, Nutrients & Soil Amendments

Fertilizers, nutrients, and soil amendments anticipated to be used include Earth Juice Rainbow Mix Pro Grow/Bloom, General Hydroponics Grow, gypsum, lime, dolomite, azomite, worm castings, alfalfa pellets, worm castings, compost, blood meal, bone meal, kelp, fish hydrolysate, feather meal, crab meal, and oyster shell. Pesticides anticipated to be used include biological controls, diatomaceous earth, sulfur products, neem oil, plant oils (e.g., cottonseed, clove), Green Cleaner, Dr. Zymes, Plant Therapy, Venerate, Regalia, and Grandevo, as needed. Other legal pesticides, herbicides, fertilizers, nutrients, and soil amendments similar to the above could also be used during operations. Pesticides and fertilizers would be applied directly to plants and would be applied over 675 ft from the nearest residence. The fertilizers and pesticides used by the project would primarily be stored in five-gallon containers and kept within a facility for containment.

3.4.3. Petroleum products & Solvents

Petroleum products, including lubricants, gasoline and diesel, are currently stored onsite to maintain existing residential and agricultural operations (e.g. to power tools, equipment, etc.). Petroleum products associated with the project would include gasoline and diesel stored in small-quantity sealed containers (e.g. 5-gallon gas cans). All petroleum products would be stored within secondary containment. The fertilizers and pesticides used by the project would primarily be in five-gallon containers and stored within the proposed facility for containment. Refueling of small equipment (e.g. weed whacker, tools, generator, etc.) would be conducted onsite over secondary containment and greater than 150 ft from any watercourses. Refueling of larger equipment (e.g., tractor or backhoe) would be conducted offsite at a properly licensed facility. Legal cleaning solvents (e.g., bleach) would also be stored and used onsite in the proposed buildings for general site husbandry.

3.4.4. Protocols for Proper Storage and Use of Fertilizers, Pesticides, and Other Regulated Products

Cultivation, harvesting, and drying shall be performed by employees trained on each aspect of the procedure, including cultivation, and harvesting techniques, the use of pruning tools, and proper application/storage of pesticides/ and fertilizers. All cultivation and processing staff are provided with proper hand, eye, body and respiratory Personal Protective Equipment (PPE). Access to the onsite

cultivation, drying and processing facilities are limited to authorized and trained staff. Mixing of fertilizers in small storage tanks is solely conducted in a designated area (to be determined) where the mix will not enter surface waters. For young plants, the mix is applied via watering wand and mature plants are fertigated at agronomic rates by drip emitters or hand watering methods. Spent soil is amended and reused as needed. The application of any agricultural chemical products will be conducted according to the manufacturer's recommendation.

Employees are trained in usage and handling procedures of associated equipment and cleaning procedures. Chemicals and hazardous materials are only used with equipment as recommended by manufacturers. Cleaning will occur regularly with instructions based on the manufacturer's recommendations. All cleaning materials will be put away and stored properly within secondary containment when not in use and hazardous containers will be properly disposed of. Additionally, if there are any spills on site, there will be a spill kit with sorbent pads that will be accessible.

On-site inventory is kept for all chemicals. Chemicals are used and stored based on manufacturer's recommendations and requirements. Any materials required for the use of chemicals will be provided to employees. The material safety data sheets (MSDS) are kept on site and accessible to employees.

All hazardous waste will be stored within secondary containment. Additionally, a log will be kept in order to keep the volume of hazardous waste accounted for. Fertilizers and pesticides are being stored in a separate location from petroleum products. The aforementioned products will be located within secondary containment in a storage shed. No rodenticides will be used on site. At the end of the season, any unused liquid products are stored in secondary containment and will be applied the following year. Before unused products are stored at the end of the season, an employee will take inventory on the volumes and products. Additionally, all waste will be properly disposed of off-site and the correct facility. All trash, empty product containers, and recycling are hauled off-site bi-weekly to nearest licensed waste management facility.

Appropriate BPTC measures are being utilized when storing, handling, mixing, applying, and disposing of all fertilizers, pesticides, herbicides, rodenticides, or any other hazardous materials. Each year an inventory is conducted prior to the beginning of the grow season and necessary products are delivered to the site as needed.

3.5. Soils Management Plan

The applicant is proposing to plant all cultivation in raised beds, soil bags, or directly in the ground within the greenhouse structures. The applicants will account for and keep records of annual and seasonal volumes of soil imported and exported on and off site. Any purchased soils will be reamended for use the following year. During the wet season, any soil piles will be located in a flat area outside of riparian setbacks and winterized, likely with a tarp underneath the pile and straw wattles located around the pile to prevent leachate from entering surface waters. Potential spent soil will be properly disposed of off-site at an appropriate facility.

3.6. Hazardous Waste Statement

There are no hazardous materials mapped onsite. A search of the EnviroSTOR database shows no GeoTracker Cleanup Programs on-site.

3.7. Energy Plan

Existing electrical services would initially power the facilities. The project would obtain an electrical service upgrade from Pacific Gas & Electric (PG&E) and roof-mounted solar power would be installed on the proposed buildings. Existing electrical service includes a 200-amp residential service, and a 1600-amp 3-phase PG&E upgrade is proposed for the mixed-light cultivation (exact load calculations

to be designed by an electrical engineer). Prior to build-out of the full mixed-light greenhouses, light deprivation or outdoor cultivation techniques would be used, which would not require lighting for cultivation. Use of an on-site generator would be limited to backup and outage events and would follow all guidelines set by Humboldt County and the State of California. An on-site generator would be kept for backup purposes only; use of any on-site generators would be limited to power outage events and would follow all guidelines set by Humboldt County and the State of California.

3.8. Waste Management

3.8.1. Cultivation

Drip irrigation methods minimize potential for overwatering plants and subsequent runoff. Waste generated from employee activities would be stored in wildlife-proof garbage cans. Organic cultivation-related waste, including root balls, branches, and leaves will be hauled off site to a green waste management facility as needed. Trash and recycling from cannabis operations, including empty soil or fertilizer bags, liquid fertilizer bottles, cultivation supplies, etc., will be taken to the nearest waste management facility as needed, likely one every two weeks. The nearest waste management facility is the Redway Transfer Station.

3.8.2. Sewage Disposal Plan

A temporary portable toilet and handwashing station will be provided onsite and serviced by the provider until the proposed processing facility is constructed and the associated onsite wastewater treatment is installed. Cultivation employees will have access to anti-bacterial liquid soap and paper hand towels. A private onsite wastewater treatment system would be constructed for a proposed 18 employees. Work will occur at a distance no greater than 1,250 ft from the restroom facility.

A private onsite wastewater treatment system would be constructed for a proposed 18 employees. The proposed processing facility will be required to adhere to California Building Code standards that include access and restroom facilities that meet ADA standards. A Septic Suitability Memorandum has been prepared by NorthPoint Consulting Group, Inc (August 2024). Sufficient treatment would be provided for up to 20 employees, which would support more than the maximum 18 employees at any one time.

4. PRODUCT MANAGEMENT

4.1. Product Testing and Labeling

Samples will be selected from individual harvested cannabis strains and tested by a licensed third-party lab in accordance with State and local standards. The finished product is labeled and will include tracking IDs provided by the California Cannabis Track-and-Trace (CCTT) METRC system.

4.2. Product Inventory and Tracking

The applicants will follow all regulations and requirements set by the CCTT-METRC system. After approval of state licenses related to the proposed cultivation, the applicants will request credentials and order unique identifiers (UIDs) which will be assigned to each immature lot, flowering plant, and distinct cannabis product.

4.3. Transportation and Distribution

Transportation will be handled by a licensed transporter/distributor in accordance with State and Local regulations. All merchantable products will be distributed through licensed commercial cannabis dispensaries. The CCTT-METRC system will be used for all transactions with distributors or transporters.

APPENDIX A: SITE PLANS

HUMSUN 3, LLC
CONDITIONAL USE PERMIT
PRIMARY APN: 217-253-001

VICINITY MAP
NOT TO SCALE

DIRECTIONS TO SITE:
FROM EUREKA, CA
- HEAD SOUTH ON US-101 S (APPROX. 19.9 MILES)
- TAKE EXIT 685 FOR CA-36 E (APPROX. 0.3 MILES)
- TURN LEFT ONTO CA-36 E (APPROX. 23.9 MILES)
- TURN RIGHT ONTO ALDERPOINT RD. (APPROX. 16.4 MILES)
- DESTINATION ON THE RIGHT

PROJECT DESCRIPTION:
HUMSUN 3, LLC IS APPLYING FOR A CONDITIONAL USE PERMIT ON KEY APN: 217-253-001 THROUGH THE COUNTY OF HUMBOLDT'S COMMERCIAL MEDICAL MARIJUANA LAND USE ORDINANCE (CMMLUO). THE APPLICANT SEEKS TO PERMIT 3.1 ACRES (134,850 SQ. FT.) OF MIXED LIGHT CULTIVATION AREA IN GREENHOUSES. CULTIVATION IS PROPOSED IN APPROXIMATELY 38 GREENHOUSES, 30 FEET IN WIDTH, RANGING FROM 70 FEET TO 145 FEET IN LENGTH.

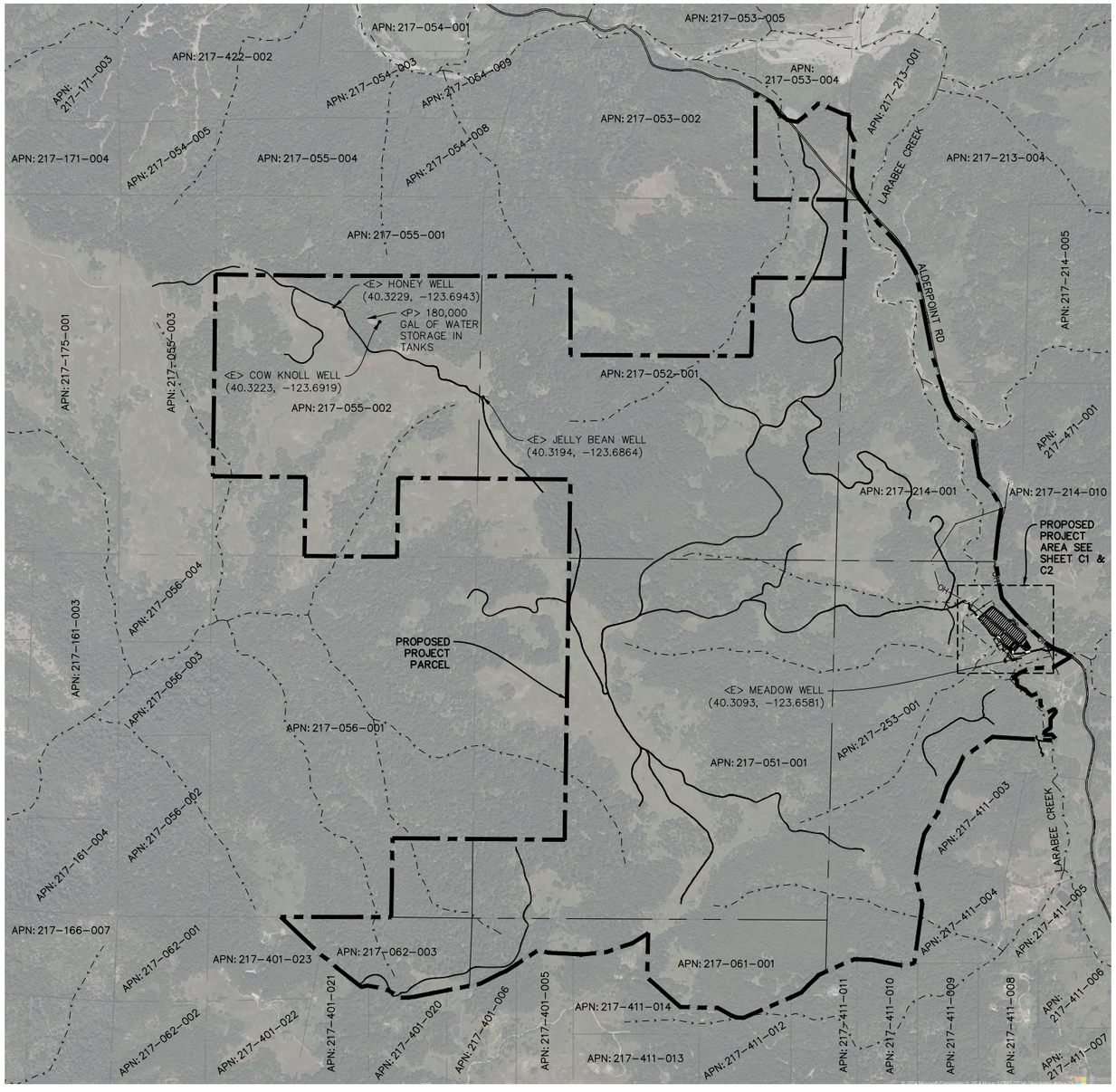
THE PROJECT PROPOSAL INCLUDES THE DEVELOPMENT OF ANCILLARY STRUCTURES FOR CULTIVATION ACTIVITIES, INCLUDING A 60' X 100' BUILDING FOR DUAL USE OF ANCILLARY NURSERY,DRYING, STORAGE, ANDCURING, A 32' X 40' PROCESSING BUILDING FOR ONSITE TRIMMING, WATER INFRASTRUCTURE, AND STORAGE FOR THE EXISTING WELLS AND A PROPOSED NON-DIVERSIONARY WELL.

ENERGY WILL BE SOURCED THROUGH THE EXISTING PG&E SERVICE AND A PROPOSED SOLAR SYSTEM. THE MIXED LIGHT GREENHOUSES WILL REQUIRE AN UPGRADE TO THE EXISTING PG&E SERVICE. WHILE WAITING FOR THE PG&E UPGRADE, HUMSUN 3, LLC PROPOSES TO CULTIVATE THE 3.1 ACRES USING A COMBINATION OF LIGHT DEPRIVATION GREENHOUSES OR OUTDOOR CULTIVATION WITH THE EXISTING PG&E SERVICE AND PROPOSED SOLAR SYSTEM.

WATER FOR THE PROJECT WILL BE SOURCED FROM EXISTING ONSITE GROUNDWATER WELLS, OR, A GROUNDWATER WELL DRILLED IN THE FUTURE, IF DEEMED TO BE NON-DIVERSIONARY. WATER WILL NOT COME FROM SURFACE WATER DIVERSION.

GENERAL NOTES:
1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM HUMBOLDT COUNTY 2015 GIS DATA. NORTHPOINT CONSULTING GROUP, INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY. BOUNDARY OBTAINED FROM PARCEL MERGER PLN-2018-010363.
3. THERE ARE NO NEARBY SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL RESOURCES WITHIN 600 FEET OF THE PROPOSED CULTIVATION AREA.
4. THERE ARE NO RESIDENCES ON ADJOINING PARCELS WITHIN 300 FEET OF THE PROPOSED CULTIVATION AREAS.
5. ANY EXISTING DEVELOPMENT CONSTRUCTED WITHOUT THE BENEFIT OF COUNTY REVIEW WILL BE SUBJECT TO THE HUMBOLDT COUNTY BUILDING DEPARTMENT UPON APPROVAL OF THE CONDITIONAL USE PERMIT.

LEGEND
- LEGAL PARCEL BOUNDARY
- ADJACENT LOT LINE
- INTERNAL ASSESSORS PARCEL BOUNDARIES
- CLASS I, II, III WATERCOURSE BUFFER
- ROADS



PLOT PLAN
22x34 SHEET: 1"=1,000'
11x17 SHEET: 1"=2,000'
0 500 1,000 2,000

PROJECT INFORMATION:

APPLICANT:
HUMSUN 3, LLC
30855 ALDERPOINT RD.
BLOCKSBURG, CA 95514

PROPERTY OWNER:
HUMSUN RANCH, LLC
181 SANCHEZ ST.
SAN FRANCISCO, CA 94114

APPLICANTS AGENT:
NORTHPOINT CONSULTING GROUP, INC
1117 SAMOA BLVD.
ARCATA, CA 95521
(707) 798-6438

SITE ADDRESS:
APN: 217-253-001
30855 ALDERPOINT RD.
BLOCKSBURG, CA 95514

TREES TO BE REMOVED = NONE

PRIME AGRICULTURAL AREA = 58.4 ACRES
20% OF PRIME AGRICULTURAL AREA = 11.68 ACRES

PROPOSED MIXED LIGHT CULTIVATION AREA = 134,850 SQ.FT.

WATER = PRIVATE
SEWER = PRIVATE

PRIMARY ASSESSOR PARCEL SIZE = ±264 ACRES
LEGAL DEED = ±1,887 ACRES

PARCEL #7 PER HUMBOLDT COUNTY PLANNING DEPARTMENT NOM 18-022 DS 17.011

ZONING = AE-B-5(160); TPZ
GENERAL PLAN DESIGNATION = AG, RA20

BUILDING SETBACKS:

	SRA
FRONT	30'
SIDE	30'
REAR	30'

SRA AREA: = YES
IN COASTAL ZONE: = NO
IN 100 YR FLOOD ZONE: = YES

SHEET INDEX:

DRAWN BY | REVISIONS | DATE

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

HUMSUN 3, LLC - CUP
APN:217-253-001
PLOT PLAN, VICINITY MAP, & PROJECT NOTES

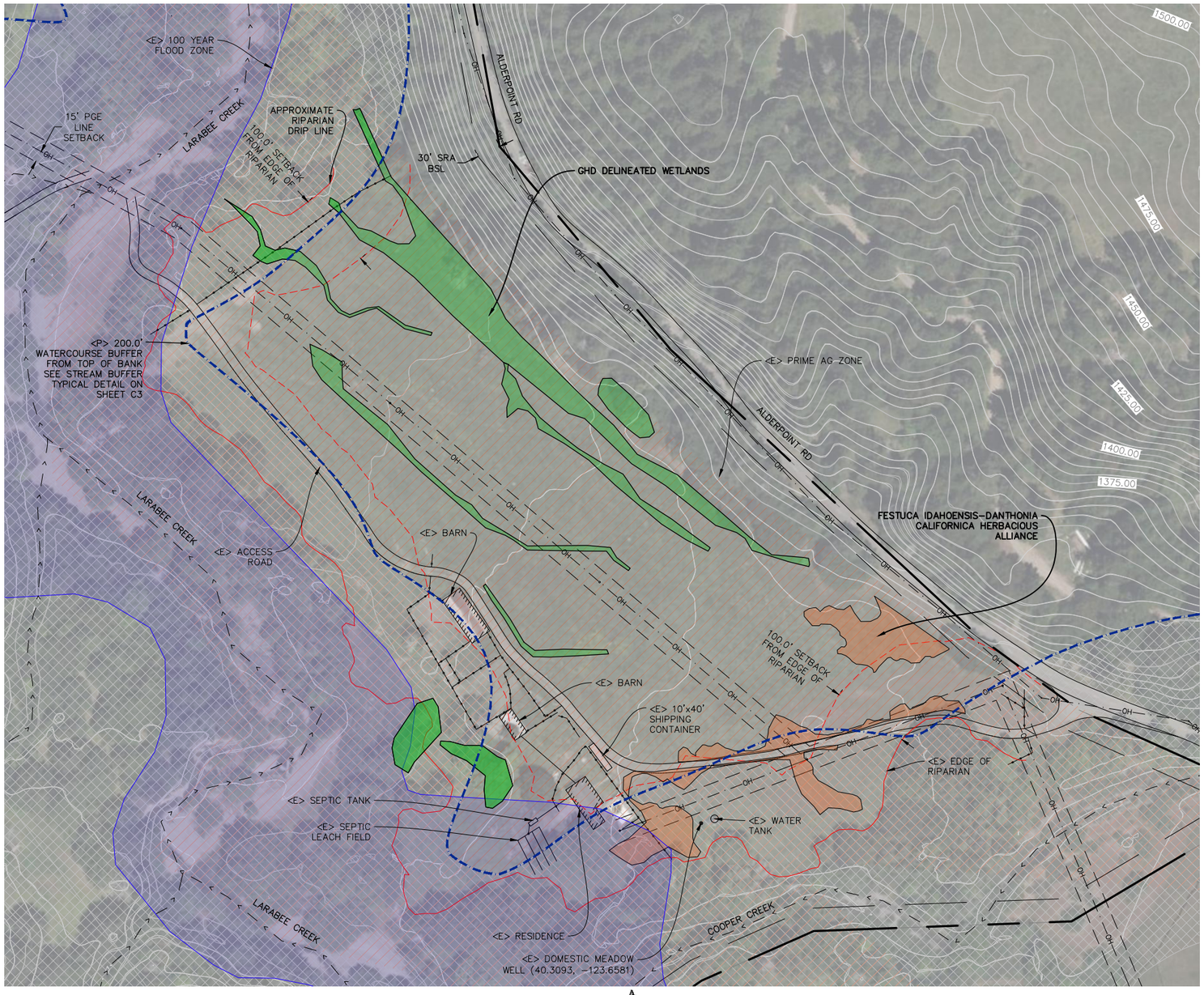
PROJ. MGR.: POW
DRAWN BY: LJM
DATE: 09/25/2024
SCALE: AS SHOWN

SHEET
C0
24-001

HUMSUN 3, LLC

EXISTING SITE PLAN - PROPOSED PROJECT AREA

APN: 217-253-001



LEGEND

- PARCEL BOUNDARY
- LOT LINE
- BUILDING SETBACK
- WATERCOURSE BUFFER
- STREAM
- PGE 15' SETBACK
- PGE OVERHEAD LINES
- FENCE
- EDGE OF RIPARIAN
- 100' SETBACK FROM EDGE OF RIPARIAN
- 200' SETBACK FROM WATERCOURSE
- GHD DELINEATED WETLAND
- DANTHONIA GRASSES
- 100 YEAR FLOOD ZONE
- PRIME AG

22x34 SHEET: 1"=80'
11x17 SHEET: 1"=160'

0 40 80 160

N

DRAWN BY | REVISIONS | DATE

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

HUMSUN 3, LLC - CUP
APN:217-253-001
EXISTING SITE PLAN - PROPOSED PROJECT AREA

PROJ. MGR.: POW
DRAWN BY: LJM
DATE: 09/25/2024
SCALE: AS SHOWN

SHEET C1

24-001

September 25, 2024 - 10:57 Dwg Name: P:\HumSun Ranch, LLC - HumSun Ranch - 24-001\CADD\Production Drawings\HumSun - CUP.dwg Updated By: LiamMclaughlinEIT

HUMSUN 3, LLC

PROPOSED SITE PLAN - PROPOSED PROJECT AREA

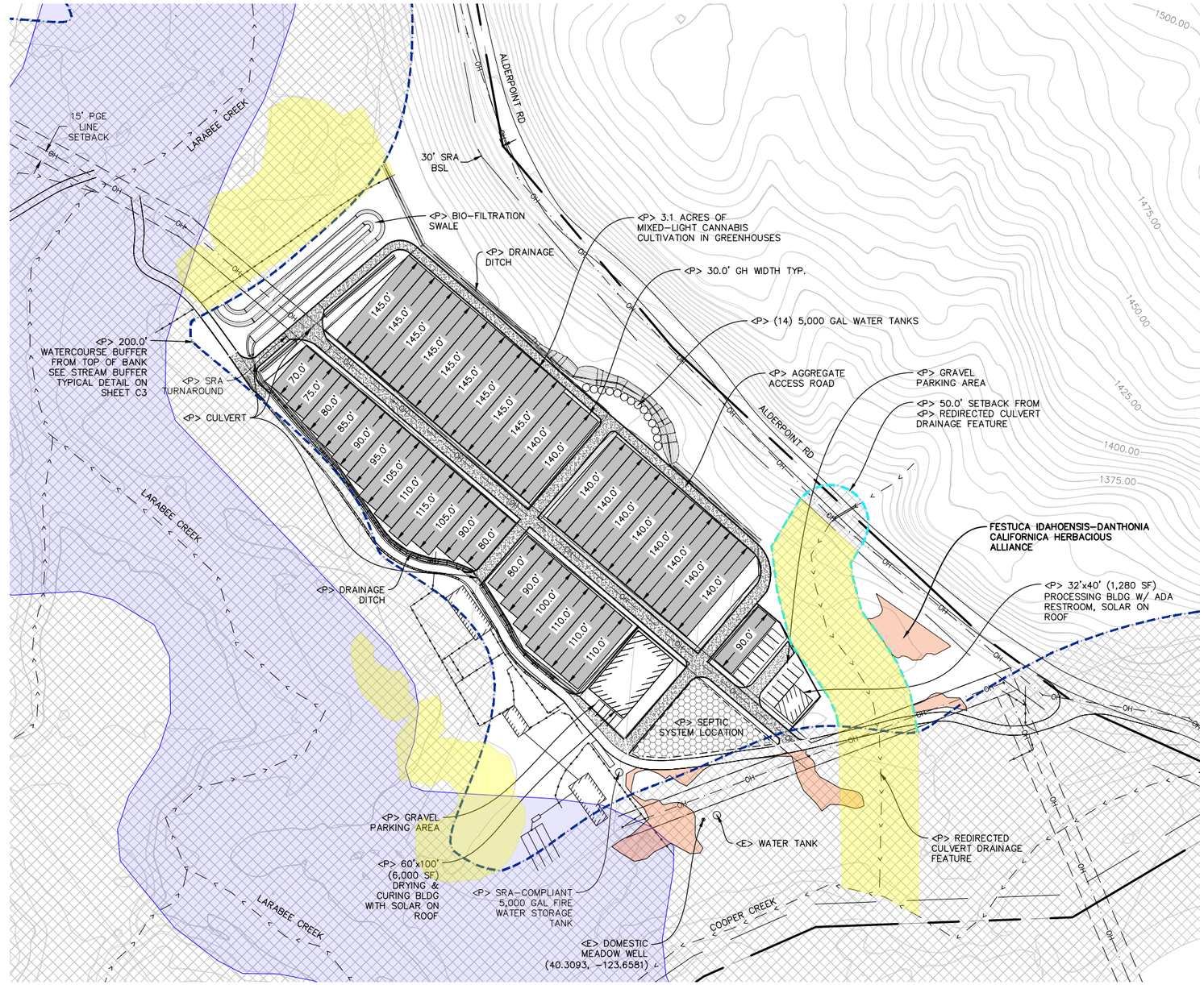
APN: 217-253-001

IMPACTS TABLE:

IMPACTS TO WETLANDS: 0.8 ACRES
IMPACTS TO DANTHONIA: 0.2 ACRES

GREENHOUSES TABLE:

(1)	30.0' X 70.0'	GH	=	2,100	SQ.FT.
(1)	30.0' X 75.0'	GH	=	2,250	SQ.FT.
(3)	30.0' X 80.0'	GH	=	2,400	SQ.FT.
(1)	30.0' X 85.0'	GH	=	2,550	SQ.FT.
(4)	30.0' X 90.0'	GH	=	2,700	SQ.FT.
(1)	30.0' X 95.0'	GH	=	2,850	SQ.FT.
(1)	30.0' X 100.0'	GH	=	3,000	SQ.FT.
(2)	30.0' X 105.0'	GH	=	3,150	SQ.FT.
(4)	30.0' X 110.0'	GH	=	3,300	SQ.FT.
(1)	30.0' X 115.0'	GH	=	3,450	SQ.FT.
(10)	30.0' X 140.0'	GH	=	4,200	SQ.FT.
(9)	30.0' X 145.0'	GH	=	4,350	SQ.FT.
	TOTAL		=	134,850	SQ.FT.
			=	3.1	ACRES



LEGEND

- PARCEL BOUNDARY
- LOT LINE
- BUILDING SETBACK
- WATERCOURSE BUFFER
- STREAM
- PGE 15' SETBACK
- PGE OVERHEAD LINES
- FENCE
- 200' SETBACK FROM WATERCOURSE
- DANTHONIA GRASSES
- 100 YEAR FLOOD ZONE
- POTENTIAL CULTIVATION AREA
- <P> 2.63 ACRES OF WETLAND AND RIPARIAN CREATION AND ENHANCEMENT. REFER TO WETLAND MITIGATION REPORT (J. REGAN CONSULTING, 2024)

22x34 SHEET: 1"=80'
11x17 SHEET: 1"=160'
0 40 80 160

N

DRAWN BY | REVISIONS | DATE

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

HUMSUN 3, LLC - CUP
APN:217-253-001
PROPOSED SITE PLAN - PROPOSED PROJECT AREA

PROJ. MGR.: POW
DRAWN BY: LJM
DATE: 09/25/2024
SCALE: AS SHOWN

SHEET
C2
24-001

APPENDIX B: CULTIVATION ACTIVITIES SCHEDULE

Item	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Drainage, Runoff, and Erosion Control	Winterization (storage of pots/greenhouse covers)												
	Temporary Erosion Control BMP's (straw, seeding, fiber rolls, etc.)												
	Road maintenance												
	Culvert and inboard ditch maintenance/inspection												
Mixed Cultivation and Harvest Schedule	Mixed Light Cultivation Cycle												
	Harvest activities												
	Drying Activities												
Staffing Presence	Agent in Charge												
	Lead Cultivator												
	Assistant Cultivator												
	Seasonal Laborers												

APPENDIX C: REFERENCES

Department of Toxic Substances Control. *Site Mitigation & Restoration Program.* https://dtsc.ca.gov/your-envirostor/. Accessed August 2024.

Humboldt County. *Streamside Management Area Ordinance.* Title 3: Land Use and Development; Division 1, Planning Zoning Regulations; Chapter 6 – General Provisions and Exceptions; Section 314-51.1.

Humboldt County Local Agency Management Program (LAMP). 2017. https://humboldtgov.org/685/Land-Use Program

Humboldt County Planning and Building Department. 2016. Ordinance No. 2559 – Medical Marijuana Land Use Ordinance. https://humboldtgov.org/DocumentCenter/View/53372/Ord-No-2559-Adopted-BOS-September-13-2016?bidId=

Humboldt County Planning and Building Department. 2015. *Mitigated Negative Declaration.* Available at: https://humboldtgov.org/DocumentCenter/View/53373/Final-MND---CMMLUO?bidId=. Accessed August 2024.

North Coast Regional Water Quality Control Board. 2016. *Cannabis Cultivation Waste Discharge Regulatory Program*. http://www.waterboards.ca.gov/northcoast/water_issues/programs/cannabis/. Date accessed: July 2024

State Water Resources Control Board. 2019. SWRCB Cannabis General Order No. 2019-0001 – General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Dischargers of Waste Associated with Cannabis Cultivation Activities. https://www.waterboards.ca.gov/water_issues/programs/cannabis/cannabis_policy.html