

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

Resolution Number: 26-001

Record Number: PLN-2025-19211

Assessor's Parcel Numbers: 105-111-001; 105-042-002; 105-101-006; 105-071-004

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Conklin Creek Farms, Inc. Modification to approved Special Permit and Zoning Clearance Certificates.

WHEREAS, Conklin Creek Farms, Inc. provided an application and evidence in support of approving a Modification to approved Special Permit and Zoning Clearance Certificates to change the irrigation water source from 2.6-million-gallon rainwater catchment to an existing permitted groundwater well and 50,000 gallons of hard tank storage; and

WHEREAS, the County as the lead agency prepared an Addendum to the Environmental Impact Report (EIR) prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) adopted by the Humboldt County Board of Supervisors on May 8, 2018. The proposed project does not present substantial changes that would require major revisions to the previous EIR. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on January 15, 2026 and reviewed, considered, and discussed the application for Modification 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 Modification to an approved Special Permit and approved Zoning Clearance Certificates (PLN-2021-17034). The applicant proposes to change the irrigation water source from 2.6-million-gallon rainwater catchment to an existing permitted groundwater well and 50,000 gallons of hard tank storage. No changes are proposed to cultivation square footage or locations, staffing needs or traffic, power source or use, water use, or project operations.

EVIDENCE: a) Project File: PLN-2025-19211

- 2. FINDING:** **CEQA.** The project complies with the requirements of the California Environmental Quality Act. The Humboldt County Planning

Commission has considered the Environmental Impact Report previously adopted for the Commercial Cannabis Land Use Ordinance as well as the Addendum to the Environmental Impact Report that was prepared for the project pursuant to Section 15164 of the CEQA guidelines.

EVIDENCE:

- a) Addendum prepared for the proposed project.
- b) The proposed project does not present substantial changes that would require major revisions to the previous EIR. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.
- c) The project is required to comply with the State Water Board Cannabis General Order for Waste Discharge. A Notice of Applicability is on file for the project and no Notices of Violation have been issued by the State Water Board for the property.
- d) A Biological Report and Botanical Report were prepared for the original project. The reports concluded that impacts to sensitive habitats would not occur from the proposed cannabis project. The reports also concluded negative impacts to sensitive habitats is unlikely if the project avoids and is sufficiently setback from wetlands and streamside management areas. Recommendations in the reports were included in the original Conditions of Approval, which remain in full force and effect. No changes as proposed include ground disturbance or development within streamside management areas or within wetland area buffers.
- e) The applicant provided a Road System Assessment Report as part of the original project approval. Recommendations in the report were included in the original Conditions of Approval, which remain in full force and effect.
- f) The applicant provided a noise assessment as part of the original permit application. The noise assessment established baseline noise levels and noise limits were imposed on the project as conditions of approval. The conditions of approval applied to the original permit regarding noise limits remain in full force and effect. No changes to noise levels are anticipated as a result of approving the proposed modification.

- g) A Cultural Resources Investigation was prepared for the original project identifying two biface thinning flakes at two separate locations. Referral responses recommended inadvertent discovery protocol. No changes are proposed that would result in new ground disturbance.

FINDINGS FOR SPECIAL PERMIT AND ZONING CLEARANCE CERTIFICATES MODIFICATION

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 Agriculture General (AG) land use designation. The cannabis cultivation, an agricultural product, is within land planned and zoned for agricultural purposes, consistent with the use of Open Space land for managed production of resources. The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.

4. FINDING: The proposed development is consistent with the purposes of the existing Unclassified (U) zone in which the site is located.

EVIDENCE: a) The Unclassified (U) zone is intended to be applied to areas of the County that have not been sufficiently studied to justify precise zoning classifications.

b) All general agricultural uses are principally permitted in the U zone.

c) The modification does not include additional cannabis cultivation or major infrastructure.

d) All cultivation will remain at least 30 feet from all property lines as approved and there are no public parks, churches, school bus stops or other sensitive receptors within 600 feet of the cultivation areas.

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

EVIDENCE: a) The CCLUO allows existing cannabis cultivation to be permitted in areas zoned U with a Special Permit when the parcel is over 10 acres. The CCLUO also allows off-site processing, distribution, enclosed

nurseries, and up to 5,000 square feet of indoor cultivation with a Zoning Clearance Certificates subject to restrictions and performance standards. The above referenced permit and clearances were approved with the original permit approval, and no changes to cultivation amounts or locations or activity types are proposed.

- b) The parcel was created in compliance with all applicable state and local subdivision regulations. The subject parcel qualifies for a Certificate of Compliance pursuant to section 66499.35 of the Subdivision Map Act through the approval of building permit 00-853 B4.
- c) The project will obtain water from an existing permitted groundwater well, an eligible water source. The applicant has submitted an evaluation prepared by an engineer assessing the connectivity of the well and has conducted a pump test to estimate well yield and recharge.
- d) A Road Evaluation Report submitted with the original application found the access roads to be functionally appropriate for the expected traffic. No changes to traffic are proposed or anticipated.
- e) The slope of the land where existing cannabis will be cultivated is 0% to 15%. No new grading will occur as part of the proposed modification.
- f) The cultivation of cannabis will not result in the net conversion of timberland. The use of an existing groundwater well to provide irrigation water will not result in the net conversion of timberland.
- g) 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:

Approval of the Modification and the conditions under which the cannabis cultivation may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE:

- a) The site is located on road that has been found to safely accommodate the amount of traffic generated by the proposed

cannabis cultivation.

- b) The site is in a rural part of the County where the typical parcel size is over 40 acres and many of the land holdings are very large. The proposed cannabis will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park, or other use which may be sensitive to cannabis cultivation. Cannabis 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 sizes in the area.
- c) Irrigation water will come from an existing permitted well, an eligible water source.
- 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.
- e) The applicant has submitted an evaluation prepared by an engineer assessing the connectivity of the well and has conducted a pump test to estimate well yield and recharge. The report concluded the nearest water body is outside the well's radius of influence, and the proposed water use will not outpace the estimated annual groundwater recharge on the property. Based on the information in the report the engineer concluded the proposed water source is non-diversionary and would not impact surrounding wells or surface water features.

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

EVIDENCE: a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element.

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

EVIDENCE: a) The project site is in the Cape Mendocino Planning Watershed, which under Resolution 18-43 is limited to 650 permits and 223 acres of cultivation. Approval of this modification will not increase either the number of cannabis permits or the total acreage of cannabis cultivation in the Planning Watershed.

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 Modification for Conklin Creek Farms, Inc subject to the conditions of approval attached hereto as Attachment 1.

Adopted after review and consideration of all the evidence on **January 15, 2026.**

The motion was made by COMMISSIONER JEROME QIRIAZI and second by COMMISSIONER SARAH WEST and the following vote:

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

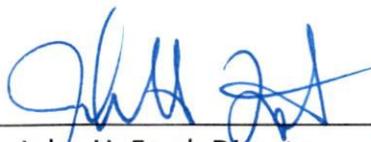
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION: Motion passes 7/0

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



John H. Ford, Director
Planning and Building Department

**CONDITIONS OF APPROVAL
PLN-2025-19211**

APPROVAL OF THE MODIFICATION TO THE SPECIAL PERMIT AND ZONING CLEARANCE CERTIFICATES IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS.

Development restrictions which must be satisfied before initiation of operations.

1. The applicant shall install a water meter on the well for irrigation to track irrigation water separately from domestic water use.
2. The applicant shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning and Building Department.
3. Processing activities must be supported by an approved Onsite Wastewater Treatment System (OWTS). Seasonal cultivation sites may be supported by portable toilets. Applicant must obtain a permit for, and install, an approved OWTS to support the processing location.
4. The permittee shall permit and provide an engineered foundation to any tank storage structure exceeding 5,000 gallons.

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

1. The water use for cultivation is limited to the use of the irrigation infrastructure described in the approved Operations Plan. The applicant shall maintain logs of water usage and make the logs available upon request

PLN-2021-17034 Conditions of Approval

The applicant shall adhere to all relevant conditions of approval associated with the previously issued Special Permit and Zoning Clearance Certificates (PLN-2021-17034). The above referenced conditions are listed below in sections A-C.

- A. Conditions which must be satisfied before the cannabis operations may be initiated (unless otherwise indicated).**

1. Prior to initiating the uses in Buildings A and B, applicant must inform the Building Inspection Division of the change of use and obtain the necessary building permits, if applicable, for any interior improvements.
2. Prior to initiating cultivation or nursery operations, applicant must install an approved septic system or provide portable toilets to cultivation areas.
3. Prior to initiating Off-Site Processing or Distribution operations, applicant must install an approved septic system.
4. If construction occurs between February 1 and August 31, a qualified professional must conduct a migratory bird nesting survey and if found, applicant must ensure there are no impacts to nesting birds.
5. Prior to any ground disturbing activities, the applicant must contact the Bear River Tribal Historic Preservation Officer and arrange for a cultural monitor to be present during all ground disturbing activities.
6. Prior to ground disturbance and construction of Building C, the proposed access driveway, and Greenhouses 1 and 2, a qualified professional will delineate on site the boundary location of the Class III buffer and streamside management areas to ensure no disturbance occurs within sensitive areas.
7. Prior to initiating operations in Building C or Greenhouses 1 and 2, emergency vehicle turnarounds compliant with the Fire Safe Regulations must be provided.
8. Prior to initiating any cannabis operation (e.g. mixed light cultivation, indoor cultivation, off-site processing, distribution, or commercial nursery), the applicant must provide an adequate dedicated fire suppression water supply. This includes a minimum of 2,500 gallons of storage with a 2.5" NH (National Hose) water supply.
9. Per Exhibit A of the recommendations from Public Works these conditions shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license:
 - a. Applicant must apply for and obtain an encroachment permit from the Department of Public Works prior to commencement of any work in the County maintained right of way. This also includes installing or replacing driveway culverts; minimum size is typically 18 inches. If the County road has a paved surface at the location of the driveway, the driveway apron shall be paved for

minimum width of 18 feet and a length of 50 feet (or to break in slope) where it intersects the County road.

- b. All fences and gates shall be relocated out of the County right of way. All gates shall be setback sufficiently from the County road so that vehicles will not block traffic when staging to open/close the gate. In addition, no materials shall be stored or placed in the County right of way.
 - c. All driveways and private road intersections onto the County Road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance).
10. Prior to initiating operations, applicant shall provide a copy of the completed Lake or Streambed Alteration Agreement (LSAA) (EPIMS-HUM-15289-R1) for three culverts. Once in place, applicant shall comply with the terms of the LSAA.

B. General Conditions

1. The use or alteration of Building A and B may not intensify the existing non-conformity of these structures with regard to the streamside management area.
2. The applicant shall implement the recommendations described in the November 2020 Road System Assessment Report including maintaining onsite road width and site distance as well as maintaining the inboard ditch identified as Road Point #4.
3. Upon request, the applicant shall provide documentation verifying that energy obtained from PGE is sourced from a renewable source such as the RCEA PowerPlus plan.
4. Applicant is responsible for obtaining all necessary County and State permits and licenses and for meeting all requirements set forth by other regulatory agencies.
5. The applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

6. A Notice of Determination will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. Within three days of the effective date of permit approval, the Department will file the Notice of Determination and will charge this cost to the project.
7. The applicant shall install monitoring device(s) on each water source. Applicant shall maintain water usage logs from each source for the life of the project and make logs available for inspection upon request.
8. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. Ongoing proof of compliance with this condition shall be required at each annual inspection to keep the permit valid.
9. The 8,208 square foot storage and staging space in Greenhouse 1 may not be used for any aspect of the cultivation lifecycle such as propagation, vegetative growth, or flowering.

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

1. The combination of background or other operational equipment created noise must not exceed more than three decibels above ambient noise as measured in the October 2020 noise assessment. Specifically, noise may not exceed 36dB for the northern legal parcel property line, 46.7dB for the eastern, and 39dB for both the western and southern legal parcel property line.
2. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone 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.

3. The applicant shall adhere to the Invasive Species and Soils Management Plan for the life of the project. The invasive species control plan can be found in section 3.4 on page 9 of the Operations Plan which includes conducting an invasive species survey at least twice a year and using hand tools for removal.
4. All artificial lighting shall be fully contained within structures such that no light escapes (i.e., through the use of blackout curtains). 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 (refer to <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>). Standards include but are not limited to: Light shall 1) be shielded and downward facing, 2) consist of Low Pressure Sodium (LPS) light or low spectrum Light Emitting Diodes (LED) with a color temperature of 3000 kelvins or less, and 3) only placed where needed.
5. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
6. The generator will only be used for emergency purposes.
7. The use of monofilament netting for all uses, including but not limited for erosion control, shall be prohibited. Geotextiles, fiber rolls, and other erosion control measure materials shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves to minimize the risk of ensnaring and strangling wildlife.
8. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
9. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.

10. The use of anticoagulant rodenticide is prohibited. Per the recommendation in the biological assessment, only manual traps may be used.
11. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.
12. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, 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. If offsite processing is chosen to be the preferred method of processing, this permit shall be modified to identify the offsite licensed facility.
13. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CCLUO 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. 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.
16. 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).

17. Maintain enrollment in Tier 1 or 2 certification with State Water Resources Control Board Order 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.
18. Comply with the terms of any applicable Lake and Stream Alteration (1600 or 1602) Permit obtained from the California Department of Fish and Wildlife (CDFW).
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. The master logbooks maintained by the applicant to track production and sales shall be maintained for inspection by the County.
24. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

Performance Standards for Cultivation and Processing Operations

25. Pursuant to Business and Professions Code section 26051.5(a)(8), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."

26. 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).
27. 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.
28. 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.

29. 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

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

31. Inspections. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the

Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed.

32. 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.
33. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this section in the event that environmental conditions, such as a sustained drought or low flows in the watershed in which the cultivation area is located, will not support diversions for irrigation.
34. 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.
35. 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. Applicant is advised that County maintained roads may generate dust and other impacts to farm(s). Applicant shall locate their farm(s) in areas not subject to these impacts. Applicant shall be responsible for protecting their farm(s) against these impacts. Applicant shall hold the County harmless from these impacts. Applicant is

advised that a paved road may not always remain paved and Applicant shall locate their farms appropriately. Applicant is advised that the amount of traffic on a road will vary over time which may increase or decrease the impacts.



March 7, 2025

Minor Deviation

Conklin Creek Farms, Inc. (PLN-2021-17034)
APN: 105-111-001, 105-042-002, 105-101-006

Operations Plan Updates (excerpts from approved Operations Manual; proposed updates shown in blue):

Section 1.1, pg. 1: Project Objective

Water will be sourced from a rainwater stored in a proposed 2.6-million gallon rainwater catchment pond. Power will come from existing PG&E service and solar panels. The applicants aim to become fully compliant with State and Local cultivation regulations.

Proposed changes (in blue):

Water will be sourced from an existing, permitted groundwater well (lat/long: 40.31953, -124.26939) and stored in a proposed 50,000 gallons of hard tank storage (40.3156, -124.2692). Rain catchment (up to 50,000 gallons) could also be used to supplement water from the existing well. The existing, permitted groundwater well is non-diversionary and will not impact surrounding wells according to the Groundwater Well Evaluation technical memo prepared by NorthPoint Consulting Group, Inc (December 2024). Power will come from existing PG&E service and solar panels. The applicants aim to become fully compliant with State and Local cultivation regulations.

Section 1.4.2, pg. 2: State Water Resources Control Board – Water Rights

The water source for the project will be rainwater catchment. Rainwater will be collected and stored in a proposed 2.6-million gallon pond. No water rights are required for rainwater catchment at this time.

Proposed changes (in blue):

The water source for the project will be from an existing, permitted groundwater well (lat/long: 40.31953, -124.26939). Water would be stored in a proposed 50,000 gallons of hard tank storage (GPS coordinates 40.3156, -124.2692). Rain catchment (up to 50,000 gallons) could also be used to supplement water from the existing well. No water rights are required for rainwater catchment at this time.

Section 3.1.1, pg. 7: Water Source

Water for proposed cannabis activities will be sourced from rainwater catchment (See Section 3.1.4). No diversionary water sources are proposed for this project.

Proposed changes (in blue):

Water for proposed cannabis activities will be sourced from an existing, permitted groundwater well. Rain catchment (up to 50,000 gallons) could also be used to supplement water from the existing groundwater well. No diversionary water sources are proposed for this project.



Section 3.1.3, pg. 7: Water Storage

Water storage is proposed in the form of a 2.6-million gallon rainwater catchment pond. Depending on project approval and subsequent pond construction timelines, the applicant may also elect to store captured rainwater in water tanks (either hard plastic water tanks or an engineered, permitted steel-bolted tank). It is anticipated 500,000 gallons of storage would be enough to supply project needs through the dry season (typically April – November, when approximately 458,000 gallons of water are expected to be used for proposed cannabis operations).

Proposed changes (in blue):

Water storage is proposed to be in 50,000 gallons of hard tank storage (either hard plastic water tanks or an engineered, permitted steel-bolted tank). It is anticipated 500,000 gallons of storage would be enough to supply project needs through the dry season (typically April – November, when approximately 458,000 gallons of water are expected to be used for proposed cannabis operations).

Section 3.2.1, pg. 9: Stormwater Management

The proposed cultivation activities will take place on an vineyard flat with slopes less than 15%. Mixed-light cultivation and nursery cultivation are proposed within greenhouses, and a new building is proposed. In total, approximately 85,000 sq. ft. of new development and impervious surface area is proposed. Rainwater is proposed to be collected from the new development surfaces and plumbed to water storage tanks located on APN 105-111-001. Capturing and storing rainwater for cultivation use will significantly reduce the amount of stormwater runoff caused by the implementation of this project. Proposed activities will also occur in existing structures, which is not anticipated to increase impervious surfaces.

Proposed changes (in blue):

The proposed cultivation activities will take place on a vineyard flat with slopes less than 15%. Mixed-light cultivation and nursery cultivation are proposed within greenhouses, and a new building is proposed. In total, approximately 85,000 sq. ft. of new development and impervious surface area is proposed. The proposed irrigation water source is an existing, permitted groundwater well that would be pumped to 50,000-gallon water storage tanks located on APN 105-111-001. Up to 50,000 gallons of rainwater catchment could also supplement water from the existing groundwater well. Proposed activities will also occur in existing structures, which is not anticipated to increase impervious surfaces.



CONKLIN CREEK FARMS, INC.
APNs: 105-111-001 & 105-042-002
CULTIVATION AND OPERATIONS MANUAL
HUMBOLDT COUNTY, CA

COMMERCIAL CANNABIS
CULTIVATION FACILITIES

PREPARED FOR:



January 2021
September 2021
Revised November 2021

Commercial Cannabis Cultivation Facilities
APNs: 105-111-001 & 105-042-002

Lead Agency:

Humboldt County Planning Department
3015 H Street
Eureka, CA 95501

Prepared By:



1117 Samoa Blvd.
Arcata, CA 95521
(707) 798-6438

In Consultation with:

Conklin Creek Farms, Inc
P.O. Box 57
Petrolia, CA 95545

January 2021
September 2021
Revised November 2021

Contents

1.1. PROJECT OBJECTIVE.....	1
1.2. SITE DESCRIPTION.....	1
1.3. LAND USE.....	2
1.4. STATE AND LOCAL COMPLIANCE.....	2
1.4.1. California Department of Food and Agriculture – CalCannabis.....	2
1.4.2. State Water Resources Control Board – Water Rights.....	2
1.4.3. State Water Resources Control Board and North Coast Regional Water Quality Control Board – Water Quality.....	2
1.4.4. Humboldt County Building Department.....	3
1.4.5. Cal Fire.....	3
1.4.6. California Department of Fish and Wildlife.....	3
1.4.7. Cultural Resources.....	3
2. NURSERY, CULTIVATION, PROCESSING, AND DISTRIBUTION ACTIVITIES	3
2.1. COMMERCIAL (WHOLESALE) NURSERY OPERATION.....	3
2.2. CANNABIS CULTIVATION (MIXED-LIGHT AND INDOOR) OPERATION	4
2.2.1. Propagation and Initial Transport.....	4
2.2.2. Mixed-Light Cultivation	4
2.2.3. Indoor Cultivation.....	4
2.3. COMMERCIAL PROCESSING OPERATION (ON AND OFF-SITE PROCESSING).....	4
2.4. COMMERCIAL DISTRIBUTION OPERATION.....	5
2.5. EMPLOYEE PLAN	5
2.5.1. Job Descriptions And Employee Summary	5
2.5.2. Staffing Requirements	5
2.5.3. Employee Training and Safety	5
2.5.4. Toilet and Handwashing Facilities	6
2.5.5. On-Site Housing.....	6
2.5.6. Parking Plan	6
2.6. SECURITY PLAN AND HOURS OF OPERATION.....	6
2.6.1. Facility Security.....	6
2.6.2. Hours of Operation.....	6
2.6.3. Light Pollution Control Plan.....	6
3. ENVIRONMENT	7
3.1. WATER SOURCE, STORAGE, AND USE COMPLIANCE PLAN	7
3.1.1. Water Source.....	7
3.1.2. Projected Water Use	7
3.1.3. Water Storage.....	7
3.1.4. Rainwater Catchment Analysis.....	8
3.2. SITE DRAINAGE, RUNOFF, AND EROSION CONTROL	8
3.2.1. Stormwater Management	9
3.2.2. Erosion Control.....	9

OPERATIONS MANUAL
CONKLIN CREEK FARMS, INC.

3.3. WATERSHED AND HABITAT PROTECTION	9
3.4. INVASIVE VEGETATIVE SPECIES CONTROL PLAN	9
3.5. MATERIALS MANAGEMENT PLAN	10
3.6. SOILS MANAGEMENT PLAN.....	10
3.7. HAZARDOUS WASTE STATEMENT	11
3.8. ENERGY PLAN	11
3.9. WASTE MANAGEMENT.....	11
3.9.1. Cultivation.....	11
3.9.2. Sewage Disposal Plan	11
4. PRODUCT MANAGEMENT.....	11
4.1. PRODUCT TESTING AND LABELING	11
4.2. PRODUCT INVENTORY AND TRACKING	11
4.3. TRANSPORTATION AND DISTRIBUTION	12

APPENDICES

Appendix A: Site Map

Appendix B: Cultivation Activities Schedule

Appendix C: References

1. PROJECT SUMMARY

1.1. PROJECT OBJECTIVE

Conklin Creek Farms, Inc. is proposing to permit commercial cannabis activities in accordance with the County of Humboldt's (County) *Commercial Cannabis Land Use Ordinance* (CCLUO), aka "Ordinance 2.0" on one legal parcel comprised of APNs 105-111-001, 105-042-002, 105-101-006, and 105-071-004 in Petrolia, California.

The project requires a Special Permit for 43,560-sf (square feet) of new mixed-light cannabis cultivation located on an existing vineyard and Zoning Clearance Certificates for new Cannabis Support Facilities including 5,000 sf of indoor cultivation in an existing pre-2016 building, 23,500 sf of enclosed commercial nursery, 1,950 sf of distribution, and 4,900 sf of off-site commercial processing (Table 1).

The project proposal includes permitting of proposed facilities appurtenant to the cultivation activities, including greenhouses and structures, specifically a 168' x 336' cultivation greenhouse (Greenhouse 1), a 136' x 168' nursery greenhouse (Greenhouse 2), and a proposed 60' x 80' commercial building for drying, storage, processing, distribution and nursery space (Building C). See Table 1 for details.

<i>Table 1. Proposed Cannabis Activities and Associated Locations</i>					
	Mixed-Light Cannabis Cultivation (sf)	Indoor Cannabis Cultivation (sf)	Enclosed Commercial Nursery (sf)	Distribution (sf)	Off-site Commercial Processing (sf)
<e> Building A (6,175 sf)	-	1,000	500	750	3,700
<e> Building B (4,750 sf)	-	4,000	500	-	-
<p> Building C (4,800 sf)	-	-	500	1,200	1,200
<p> Greenhouse 1 (56,448 sf)	43,560 sf	-	-	-	-
<p> Greenhouse 2 (22,848 sf)	-	-	22,000	-	-
Totals	43,560 sf	5,000 sf	23,500 sf	1,950 sf	4,900 sf

In addition to the above activities, the proposal includes development appurtenant to the cultivation activities, including 1,900 sf of ancillary drying in Building C, 4,360 sf ancillary nursery space (Greenhouse 1) and 8,208 sf storage space for soil, fertilizers, pots, tools, staging area, and other equipment (Greenhouse 1).

Water will be sourced from a rainwater stored in a proposed 2.6-million gallon rainwater catchment pond. Power will come from existing PG&E service and solar panels. The applicants aim to become fully compliant with State and Local cultivation regulations.

1.2. SITE DESCRIPTION

The project site is located on one legal parcel comprised of two APNs (105-111-001, 105-042-002) located near the community of Petrolia (lat/long 40.3128, -124.2699) in the Lower Mattole River watershed (HUC-12 #180101070209). The parcel is currently used for domestic and agricultural purposes, including livestock grazing and viticulture. APN 105-111-001 is approximately 49 acres and

APN 105-042-002 is approximately 120 acres for a combined total of approximately 169 acres. The property is located outside of the Coastal Zone and within the State Responsibility Area (SRA) for fire protection. An unnamed Class III drainage runs westerly through the property before becoming a Class II watercourse and draining to the Mattole River. Other historic ephemeral and intermittent watercourses run through the property before draining to the Mattole River. There are three (3) existing stream crossings onsite. Two existing wells are located on the property and are used for domestic and agricultural purposes.

The subject property spans the Mattole River, with approximately 117 acres of total prime agricultural soils located across the parcel. The mixed-light cannabis cultivation is designed to be located on the portion of the property without prime agricultural soils. All other cannabis-related activities occur on less than an acre of cumulative area on prime agricultural soils, comprising about 1 % of total prime agricultural soils onsite. The property contains fields, sparse oak stands, and vineyard. No trees are proposed to be removed as a part of this project.

1.3. LAND USE

Currently, the property is used for residential and agricultural purposes, including an existing 8-acre (approx.) vineyard, existing accessory structures for viticulture, and livestock grazing. It is anticipated that these agricultural activities will continue in addition to the proposed cannabis-related operations.

The property is zoned for Unclassified (U) and has combined general plan land use designation of Agricultural Grazing (AG). Land uses surrounding the parcel are comprised of Agriculture, and Timber designations.

1.4. STATE AND LOCAL COMPLIANCE

1.4.1. CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE – CALCANNABIS

Conklin Creek Farms, Inc. will obtain a Commercial Cannabis Activity license from the State of California once the local approval has been received, including commercial cannabis cultivation, nursery, and processor licenses from the California Department of Food and Agriculture and a distributor license from the Bureau of Cannabis Control.

1.4.2. STATE WATER RESOURCES CONTROL BOARD – WATER RIGHTS

The water source for the project will be rainwater catchment. Rainwater will be collected and stored in a proposed 2.6-million gallon pond. No water rights are required for rainwater catchment at this time.

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

Prior to the commencement of cultivation activities onsite, the applicants will enroll for coverage the State Water Resources Control Board (SWRCB) General Order WQ 2019-0001-DWQ *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Dischargers of Waste Associated with Cannabis Cultivation Activities* (“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* (“Policy”). 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 applicants will likely enroll as a Tier 2, Low Risk discharger to reflect proposed operations “disturb” one acre or greater.

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 applicable existing/proposed structures and supporting infrastructure. The existing buildings related to the winery are permitted.

1.4.5. CAL FIRE

The subject property is located within a State Responsibility Area (SRA) for fire protection. Several improvements are proposed in order to meet SRA requirements, including management of trees and vegetation around existing structures to maintain the required 100-foot defensible space. All structures on the property will meet the 30-foot SRA setback requirement from property lines. Currently, there are two (2) existing designated fire turn-around and pull-out area for emergency vehicles. There is one (1) 2,500-gallon water tank proposed to be dedicated to SRA emergency response (see location in Appendix A). Risers to SRA specifications are proposed to be installed for firefighting purposes.

1.4.6. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

A Lake or Streambed Alteration Notification was submitted for the three (3) existing stream crossings on the project site (CDFW Environmental Permit Information Management System (EPIMS) Number 15289). All existing culverts are 24” Corrugated Plastic Pipes (CPPs) and are proposed to be maintained. A Final Agreement is expected to be issued soon.

1.4.7. CULTURAL RESOURCES

A Cultural Resources Survey has been completed for the property and no Cultural Resources were discovered. 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. NURSERY, CULTIVATION, PROCESSING, AND DISTRIBUTION ACTIVITIES

2.1. ENCLOSED COMMERCIAL (WHOLESALE) NURSERY OPERATION

Conklin Creek Farms, Inc. is proposing to permit approximately 23,500 sq. ft. of enclosed commercial nursery space to serve as a Canabis Support Facility to Petrolia and surrounding communities. The commercial nursery will propagate juvenile plants on-site from seeds and mother plants. Approximately 22,000 sq. ft. of nursery propagation space would be located in a proposed 136’ x 168’ nursery greenhouse (Greenhouse 2), 1,000 sq. ft. would be located in existing Building A, and 500 sq. ft. would be located in proposed Building C (See Table 1 and Site Map for details).

The commercial nursery would function as a wholesale nursery, providing clone and juvenile plant deliveries. The commercial nursery would not typically be open to the general public for a storefront-type commercial nursery. Once built-out, 2-3 delivery vehicle trips associated with the nursery would be anticipated per day.

2.2. CANNABIS CULTIVATION (MIXED-LIGHT AND INDOOR) OPERATION

2.2.1. PROPAGATION AND INITIAL TRANSPORT

The applicants propose to propagate juvenile plants used in flowering cultivation onsite in approximately 4,360 sq. ft. of nursery space ancillary to the mixed-light cultivation. The ancillary nursery space will be located in the 168' x 336' mixed-light cannabis cultivation greenhouse (Greenhouse 1 – See Table 1 and Site Map).

Mother plants will remain in the vegetative state solely for propagation. Cuttings will be sampled from the mother plants and rooted into a growing medium (e.g. oasis cubes) to produce clones. The clones will then be transferred to the vegetative nursery area, and after 2-3 weeks will be transplanted into one-gallon pots or similar. The juvenile plants will be irrigated using drip irrigation methods, and after approximately three weeks they will be transplanted into their final location in the indoor cultivation area or mixed-light greenhouse where they will continue their vegetative cycle and eventually flower.

The applicants may also elect to transfer clones from their onsite commercial nursery or purchase clones from off-site in any given year based on market fluctuations and available resources.

2.2.2. MIXED-LIGHT CULTIVATION

The 43,560 sq. ft. of mixed-light cultivation will occur in the proposed 168' x 336' greenhouse (Greenhouse 1), along with ancillary nursery and storage space. The area proposed for Greenhouse 1 is an existing vineyard that would be converted to cannabis cultivation. The greenhouse is proposed to be fully-automated, with automated black-out tarps, humidity-sensing drip irrigation systems, and automated nutrient feeding infrastructure. Mixed-light cultivation will use a combination of natural and supplemental lighting up to 25 watts/sq. ft. to produce up to four (4) cycles year-round. The Cultivation Schedule in Appendix B details the cultivation activities associated with the operation for a typical year. The cannabis cultivation is not located on prime agricultural soils, and will be planted in beds or pots within the greenhouse.

2.2.3. INDOOR CULTIVATION

Approximately 5,000 sq. ft. of indoor cultivation will occur in an existing 65' x 90' commercial building (Building A). The non-residential, permitted building was constructed prior to 2005 and has historically been used for winery-related purposes. Irrigation and fertigation of plants will occur using drip irrigation and top-feed hand watering methods. While most irrigation needs will be on automatic drip, some irrigation and fertigation may be more efficiently managed via hand watering, which allows for daily inspection of each plant by the cultivator. Daily inspection of each plant allows the cultivator to tailor irrigation and nutrient application based on the needs of each individual plant. Indoor cultivation will use artificial light to produce up to five (5) flowering cycles per year. The Cultivation Schedule in Appendix B details the cultivation activities associated with the operation for a typical year.

2.3. HARVEST AND COMMERCIAL PROCESSING OPERATION (OFF-SITE PROCESSING)

The applicants are proposing to permit off-site commercial processing activities (Cannabis Support Facility) to dry, buck, trim, and/or package plants that are grown onsite or brought in from offsite from other farms. Approximately 1,200 sq. ft. of commercial processing space is proposed in the existing 50' x 95' building (Building B) and approximately 1,200 sq. ft. is proposed in the proposed 60' x 80' building (Building C).

For the processing of plants cultivated onsite, plants that are ready for harvest will have their flowering branches removed and placed in Building B or proposed Building C where they will be

suspended and left to dry for approximately one week. The dried flowers will be bucked into manageable buds and trimmed in the proposed commercial processing areas discussed above. Trimming will either be done by hand or a trimming machine. Packaging may occur onsite, or product may be taken offsite for further processing.

No manufacturing is proposed onsite.

2.4. COMMERCIAL DISTRIBUTION OPERATION

Conklin Creek Farms, Inc. is proposing to permit distribution activities onsite as a Cannabis Support Facility. Approximately 750 sq. ft. of distribution space is proposed in existing Building B, and approximately 1,200 sq. ft. of distribution space is proposed in proposed Building C. Onsite distribution activities will include procurement of cannabis from licensed cultivators, packaging of cannabis products, and/or transportation of product to and from other licenses in the legal cannabis market. Testing and quality assurance are not proposed as a part of this application.

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.

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, harvesting, processing, nursery, and distributionsupport. 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 positions*, up to 12 full-time seasonal labor position may be employed. The number of seasonal laborers varies based on the needs of the farm during the cultivation and harvest. Up to 12 seasonal laborers may be utilized. During peak operational periods when all activities are occurring onsite, the operation may require up to 24 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. Training will include but is not limited to cultivation/harvesting techniques, use of pruning tools, 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 on 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.

2.5.4. TOILET AND HANDWASHING FACILITIES

Cultivation employees will have access to a ADA Bathroom in the proposed 60' by 80' commercial building (Building C). Existing restrooms are available in the onsite 65' x 95' commercial structure used for winery purposes. Anti-bacterial Liquid Soap and paper hand towels will be made available. Restroom and handwashing units will be serviced at regular intervals by a licensed contractor. Work will occur at a distance no greater than 900 feet from the restroom facility.

2.5.5. ON-SITE HOUSING

One residence exists on the property, which the Lead Cultivator or Agent in Charge may reside. All other employees will commute to the work site from off-site locations. Carpooling will be encouraged when possible.

2.5.6. PARKING PLAN

Twenty-four parking spots in two locations on the property. Nineteen (19) 8' by 20' and one (1) ADA parking spots are proposed adjacent to Building C. Four (4) 8' by 20' by the existing winery operation buildings (Building B - See Site Map). A loading zone is also proposed near Building C.

2.6. SECURITY PLAN AND HOURS OF OPERATION

2.6.1. FACILITY SECURITY

The property is accessed through an entry gate that remains locked at all times. Cultivation facilities (greenhouses, storage sheds, drying facility, and existing and proposed facilities) 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 8 AM and extend no later than 8 PM. Commercial nursery and distribution activities typically occur 7 AM to 6 PM.

2.6.3. LIGHT POLLUTION CONTROL PLAN

Indoor cultivation will be located inside a structure, allowing for no light to escape. The nursery mixed-light cultivation areas, which will use supplemental lighting, will be enclosed in automated greenhouses to achieve Dark Sky standards and protect surrounding habitat. If the automated greenhouse fails, an opaque covering will manually be pulled across all light-emitting sources. Zero light shall escape all structures between sunset and sunrise. Any proposed security lighting will be downcast and not visible from neighboring properties.

3. ENVIRONMENT

3.1. WATER SOURCE, STORAGE, AND USE COMPLIANCE PLAN

The site currently supports agriculture (viticulture) and domestic uses (onsite residence). Water for both current uses is supplied by two existing onsite wells. The following sections detail water sources, storage, and use for the cannabis activities proposed onsite.

3.1.1. WATER SOURCE

Water for proposed cannabis activities will be sourced from rainwater catchment (See Section 3.1.4). No diversionary water sources are proposed for this project.

3.1.2. PROJECTED WATER USE

Water for the proposed cannabis activities, including mixed-light cultivation, indoor cultivation, commercial nursery, ancillary nursery, and other activities, is projected to be approximately 655,000 gallons annually (Table 2). Table 2 below outlines the estimated commercial cannabis activity water usage for cultivation during a typical year. Variables such as weather conditions and specific cannabis strains will have a slight impact on water use.

Table 2: Estimated Annual Irrigation Water Usage (Gallons)													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
<u>1 acre Mixed-Light Cultivation</u>	20,000	20,000	35,000	35,000	50,000	60,000	60,000	50,000	40,000	35,000	17,000	20,000	442,000
<u>5,000 sq. ft. Indoor Cultivation</u>	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
<u>23,500 sq. ft. Commercial Nursery</u>	10,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	10,000	10,000	138,000
<u>4,360 sq. ft. Ancillary Nursery</u>	800	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	800	800	11,400
<u>Processing/Other</u>	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Total	36,100	38,300	53,300	53,300	68,300	78,300	78,300	68,300	58,300	53,300	33,100	36,100	655,000

3.1.3. WATER STORAGE

Water storage is proposed in the form of a 2.6-million gallon rainwater catchment pond. Depending on project approval and subsequent pond construction timelines, the applicant may also elect to store captured rainwater in water tanks (either hard plastic water tanks or an engineered, permitted steel-bolted tank). It is anticipated 500,000 gallons of storage would be enough to supply project needs through the dry season (typically April – November, when approximately 458,000 gallons of water are expected to be used for proposed cannabis operations).

3.1.4. RAINWATER CATCHMENT ANALYSIS

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

Table 3 provides a summary of the potential rainwater harvest volume for the year. Precipitation depth data for the Petrolia area was obtained from PRISM and used to calculate an average annual rainfall depth of 56 inches and a drought rainfall depth of 29 inches. To obtain the volume of the water that reaches the catchment area, the average rainfall depth was multiplied by the catchment surface area.

Table 3: Rainwater Catchment Pond Harvest Volume Potential in Average and Drought Rain Years			
Rainfall Year (in.)	Catchment Surface	Catchment Area (ft ²)	Approximate Rainfall Capture Potential (gal)
High: 120 inches	Rainwater Catchment Pond	40,500	3,027,780
Average: 56 inches	Rainwater Catchment Pond	40,500	1,412,964
Drought: 29 inches	Rainwater Catchment Pond	40,500	731,714

As shown in Table 3, the rainwater catchment pond could supply greater than the anticipated water demand for the whole project in an average rainfall year. The applicant could also plumb additional catchment surfaces to the pond to help fill the pond during low-rainfall years. Table 4 displays additional surfaces to illustrate rainwater harvest potential onsite during a drought year (using 2013 values of 29 inches for reference). The capture efficiency of the catchment surfaces is estimated to be approximately 95% due to potential breaks in the guttering or other unforeseen complications.

Table 4: Secondary Rainwater Catchment Surfaces and Harvest Volumes for Drought Preparation				
Catchment Surface	Catchment Area (ft ²)	Drought Annual Rainfall (in.)	Rainfall Capture Potential (gal)	Adjusted Rainfall Capture Potential (gal)
Mixed-Light Greenhouse	56,448	29	1,019,846	968,857
Commercial Nursery Greenhouse	22,848	29	412,795	392,155
Proposed Commercial Processing Facility	4,800	29	86,722	82,386
Total				1,443,398

3.2. 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 site conditions is in the process of being developed; the SMP will detail erosion control and sediment capture measures, as well as road maintenance and runoff activities.

3.2.1. STORMWATER MANAGEMENT

The proposed cultivation activities will take place on an vineyard flat with slopes less than 15%. Mixed-light cultivation and nursery cultivation are proposed within greenhouses, and a new building is proposed. In total, approximately 85,000 sq. ft. of new development and impervious surface area is proposed. Rainwater is proposed to be collected from the new development surfaces and plumbed to water storage tanks located on APN 105-111-001. Capturing and storing rainwater for cultivation use will significantly reduce the amount of stormwater runoff caused by the implementation of this project. Proposed activities will also occur in existing structures, which is not anticipated to increase impervious surfaces.

In addition, 85,000 sq. ft. of new impervious surfaces is approximately 1% of the total parcel area. It is not anticipated that this increase in development will cause significant increases in storm water. Stormwater management may also be addressed in a Construction General Permit, if required by the North Coast Regional Water Quality Control Board.

Stormwater management for the remainder of the property will be addressed in the Site Management Plan, which will also include recommendations for road network maintenance. Existing and proposed structures are located outside of streamside management areas, providing a sufficient buffer to prevent potential sediment or nutrient delivery.

3.2.2. EROSION CONTROL

The SMP will include erosion and sediment control best practicable treatment controls (BPTCs) designed to prevent, contain, and reduce sources of sediment. Additionally, the SMP will include site-specific corrective actions to reduce sediment delivery from the roads on the property. BPTC prescriptions may include rocking roads, maintaining rolling dips/water bars, and unplugging ditch relief culverts. However, a site investigation by NorthPoint Consulting in Fall of 2020 revealed that onsite road networks were in excellent condition, with minimal signs of erosion or sedimentation.

3.3. WATERSHED AND HABITAT PROTECTION

A Biological Assessment was prepared for the proposed project by Mad River Properties, Inc. The proposed project will follow all recommendations outlined in the Biological Assessment. All proposed cultivation activities will be set back at least 50-ft from any ephemeral drainages and 100-ft from intermittent watercourses on site. These setbacks should provide a suitable buffer between the cultivation operation and habitat. All light shall be attenuated so that it does not create a new source of light or glare that could adversely impact local wildlife. 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. Any grading and earthwork activities will be conducted by a licensed contractor in accordance with approved grading permits.

3.4. 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>

3.5. MATERIALS MANAGEMENT PLAN

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 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 on 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 will be accessible.

On-site inventory is kept for all chemical. Chemicals are used and stored based on manufacturer's recommendations and requirements. Any materials required for 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.

3.6. SOILS MANAGEMENT PLAN

The applicant is proposing to plant all cultivation enclosed in fully-automated greenhouse and indoor building. 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 soils will be properly disposed of off-site at an appropriate facility.

3.7. HAZARDOUS WASTE STATEMENT

There are no hazardous materials mapped onsite. The site has been historically utilized for a residential property. No industrial activities have occurred on site. A search of the EnviroSTOR database shows no GeoTracker Cleanup Programs on-site.

3.8. ENERGY PLAN

The Applicants currently have an existing PG&E service: 400 amp commercial service and 200 amp residential service. A future PG&E upgrade may be applied for to provide additional power to the project, or the applicant may install solar array in the future to provide energy needs. Existing solar panels are located on the roofs of Building A and Building B, and a half acre area for future solar panels has been identified in the east of the property near Building C. All power used from PG&E for cultivation activities shall be sourced from renewable energy, such as the RCEA PowerPlus Plan or similar. A generator is kept onsite for back-up purposes only.

3.9. WASTE MANAGEMENT

3.9.1. CULTIVATION

Solid waste will be stored in garbage cans adjacent to the proposed Drying Building; waste will be transported to an appropriate facility weekly or as needed. Organic cultivation-related waste, including branches and leaves, will be composted and chipped or 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.

3.9.2. SEWAGE DISPOSAL PLAN

Cultivation employees will have access to an ADA bathroom in the proposed 60' by 80' commercial building; the ADA bathroom will be supplied with antibacterial soap and paper towels. The ADA bathroom will be maintained and will be sized and maintained to meet the expected needs of the operation. Prior to construction of the 60' x 80' building, employees will utilize the existing onsite restrooms in the winery buildings or will utilize temporary toilets.

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 ID's 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 product will be distributed through licensed commercial cannabis dispensaries. The CCTT-METRC system will be used for all transactions with distributors or transporters.

APPENDIX C: REFERENCES

Bass, Ronald E., Kenneth M. Bogdan, and Terry Rivasplata. 2013. CEQA Desktop. Point Arena, CA; Solano Book Press. Page 44.

California Code of Regulations. Health and Safety Code Section 11357-11362.9.
<<http://www.leginfo.ca.gov/cgi-bin/displaycode?section=hsc&group=11001-12000&file=11357-11362.9>> Date accessed: July 16, 2014.

California NORML. SB 420 Establishes Prop. 215 Guidelines, Voluntary Patient Identification Card System.
<<http://www.canorml.org/laws/sb420.html>> Date accessed: July 21, 2014.

County of Humboldt. *Medical Marijuana Land Use Ordinance (MMLUO) – Phase IV, Commercial Cultivation, Processing, Manufacturing and Distribution of Cannabis for Medical Use* (Staff Report to the Board of Supervisors). January 26, 2016. <<https://humboldt.legistar.com/Calendar.aspx>> Date accessed: March 28, 2016.

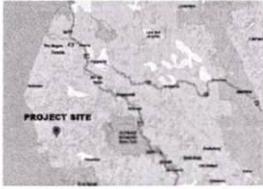
North Coast Regional Water Quality Control Board. 2016. *Cannabis Cultivation Waste Discharge Regulatory Program*. http://www.waterboards.ca.gov/northcoast/water_issues/programs/cannabis/. Date accessed: March 28, 2016.

State Board of Equalization. Information on the Sales and Registration for Marijuana Sellers. June 2007.
<<http://www.boe.ca.gov/news/pdf/173.pdf>>

State of California. Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use. August 2008.
<http://www.ag.ca.gov/cms_attachments/press/pdfs/n1601_medicalmarijuanaguidelines.pdf>

CONKLIN CREEK FARMS, INC. SPECIAL PERMIT MODIFICATION

APNS: 105-111-001, 105-042-002, & 105-101-006



VICINITY MAP
NOT TO SCALE

DIRECTIONS TO SITE:

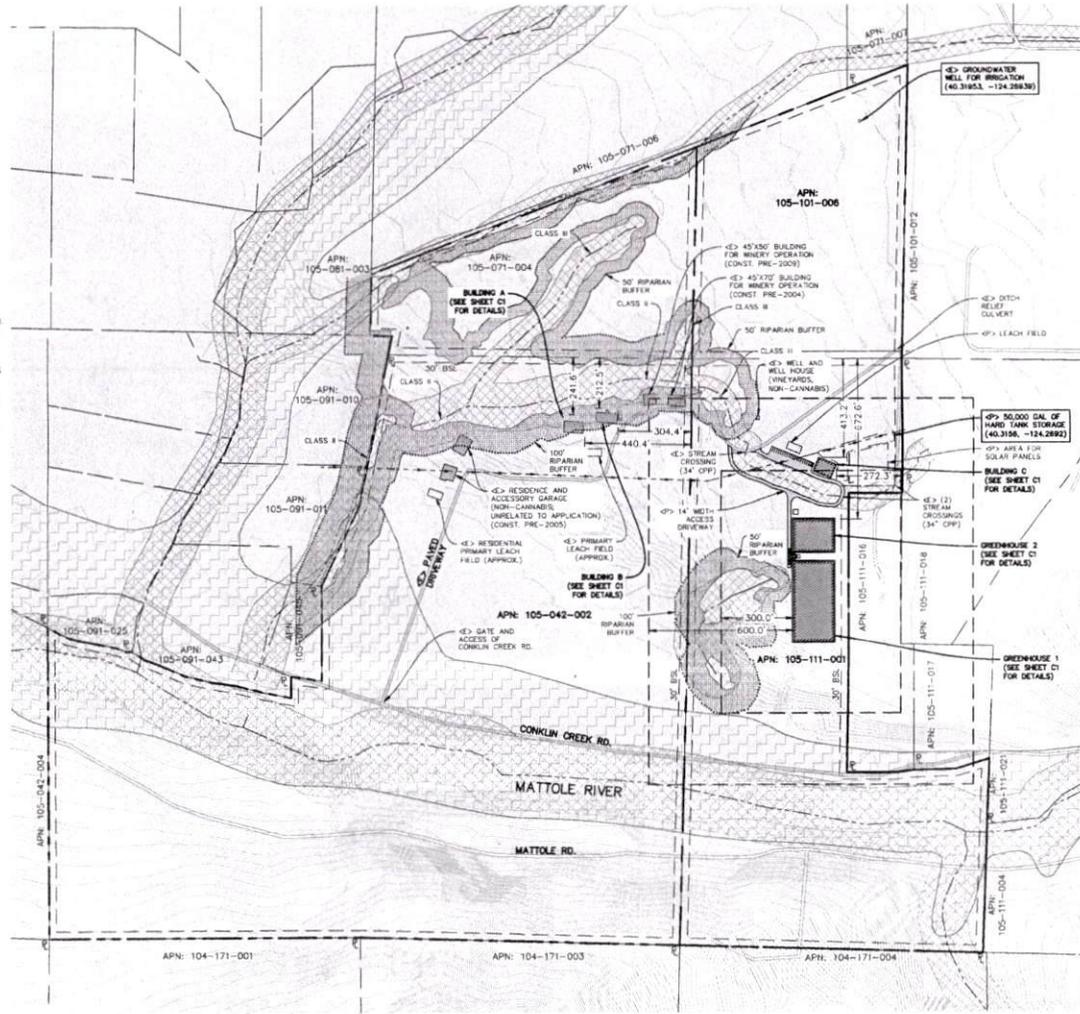
- FROM EUREKA, CA
- FOLLOW US-101, CA-211 S AND MATTOLE RD. TO CONKLIN CREEK RD. IN PETROLIA (APPROX. 49.4 MI.)
- TURN LEFT ONTO CONKLIN RD. (APPROX. 0.7 MI.)
- DESTINATION WILL BE ON THE LEFT

PROJECT DESCRIPTION:

CONKLIN CREEK FARMS, INC. IS PROPOSING TO PERMIT NEW COMMERCIAL CANNABIS ACTIVITIES IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT'S COMMERCIAL CANNABIS LAND USE ORDINANCE (CCLUO). THE PROPOSED PROJECT INCLUDES A SPECIAL PERMIT FOR ONE ACRE OF NEW MEDIUM-LIGHT CANNABIS CULTIVATION AND A ZONING CLEARANCE CERTIFICATE FOR UP TO 5,000 SF OF NEW INDOOR CANNABIS CULTIVATION IN A HIGH-RESIDENTIAL STRUCTURE CONSTRUCTED PRIOR TO 2016. THE PROJECT ALSO INCLUDES A ZONING CLEARANCE CERTIFICATE FOR COMMERCIAL PROCESSING, COMMERCIAL NURSERY, AND DISTRIBUTION (CANNABIS SUPPORT FACILITIES). WATER IS TO BE SOURCED FROM AN EXISTING GROUNDWATER WELL. POWER IS TO BE SOURCED FROM EXISTING P.O.E. SERVICE AND SOLAR POWER. CONKLIN CREEK FARMS, INC. AIMS TO BE IN COMPLIANCE WITH ALL STATE AND LOCAL REGULATIONS.

GENERAL NOTES:

- DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 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.
- THERE ARE NO NEARBY SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL RESOURCES WITHIN 600 FEET OF THE PROPOSED CULTIVATION AREA.
- THERE ARE NO RESIDENCES ON ADJOINING PARCELS WITHIN 300 FEET OF THE EXISTING CULTIVATION AREAS.
- ALL AREAS OUTSIDE OF THE CANNABIS ACTIVITIES ARE USED IN ACCORDANCE TO THE HUMBOLDT COUNTY LAND USE DESIGNATION.



PROJECT INFORMATION:

APPLICANT:
CONKLIN CREEK FARMS, INC.
795 CONKLIN CREEK RD.
PETROLIA, CA 95558

PROPERTY OWNER:
CONKLIN CREEK, LLC
P.O. BOX 1083
TRINIDAD, CA 95570

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

SITE ADDRESS:
APN 105-111-001
795 CONKLIN CREEK RD.
PETROLIA, CA 95558

TREES TO BE REMOVED = NONE

WATER SEWER = PRIVATE = PRIVATE

ZONING = U
GENERAL PLAN DESIGNATION = AG
COMMUNITY PLAN = INLAND (P)

PROPERTY SIZE:
APN 105-042-002 = 8120.50 ACRES
APN 105-111-001 = 449.23 ACRES
APN 105-101-006 = 422.83 ACRES

BUILDING SETBACKS

	AG	U	SRA
FRONT	20'	20'	30'
SIDE	4'	5'	30'
REAR	20'	10'	30'

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

LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- STREAMSIDE MANAGEMENT AREA
- FLOOD ZONE
- PRIME AGRICULTURAL SOILS
- RIPARIAN BUFFER (DELINEATED EDGE OF RIPARIAN PER NAAD CONSULTING BIOLOGICAL ASSESSMENT, 2019)

SHEET INDEX:

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

PLOT PLAN

22x34 SHEET 1"=250'
11x17 SHEET 1"=500'



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

PETROLIA VALLEY
APNS: 105-111-001, 105-042-002, & 105-101-006
PLOT PLAN, VICINITY MAP, & PROJECT NOTES

PROJECT NO. 25
DRAWN BY: JCE
DATE: 05/13/23
SCALE: AS SHOWN

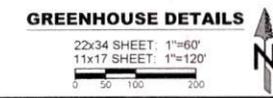
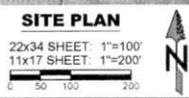
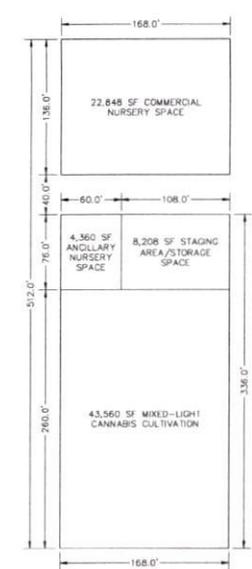
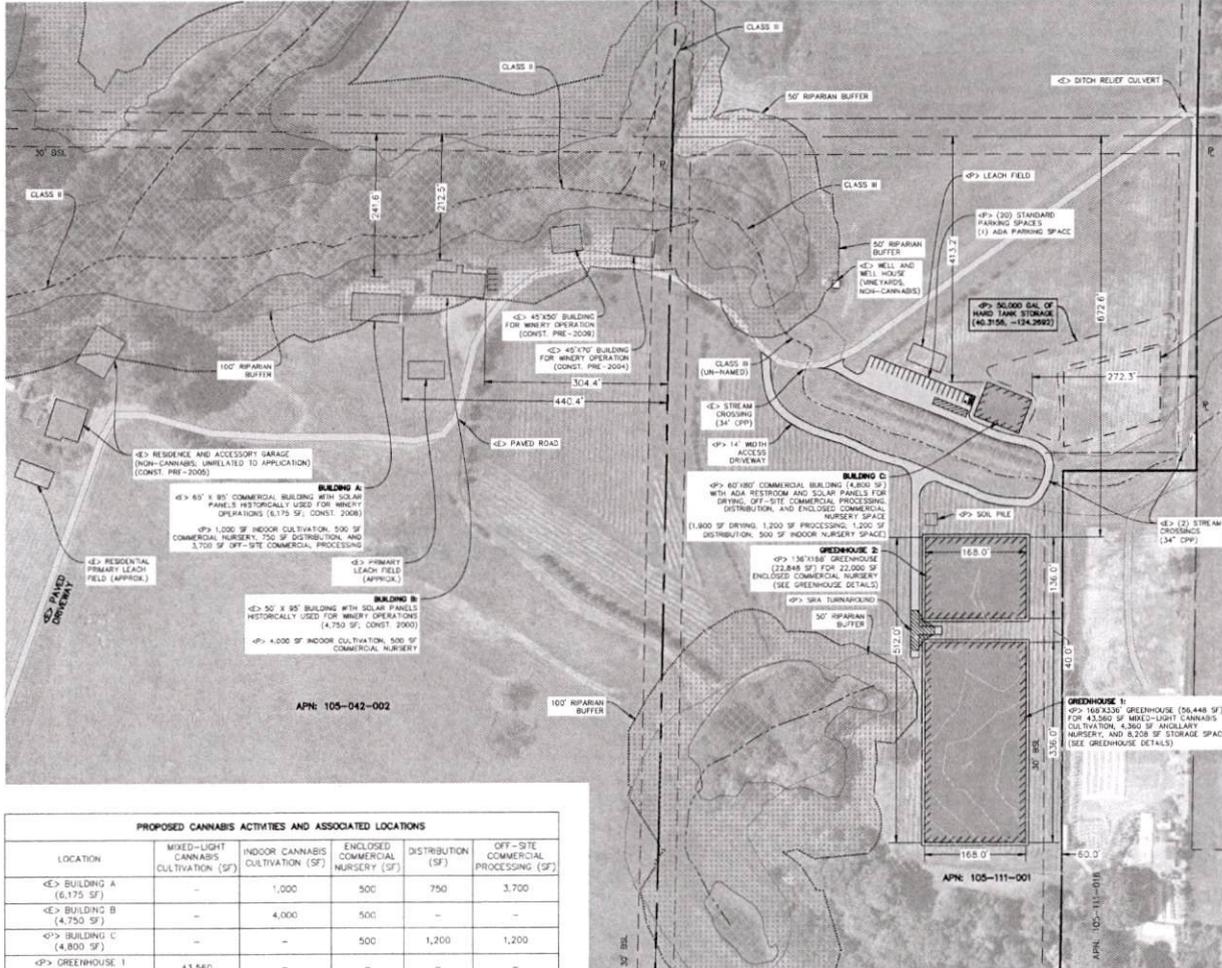
SHEET
CO

20-042

DRAFT

CONKLIN CREEK FARMS, INC. SPECIAL PERMIT MODIFICATION

APNS: 105-111-001, 105-042-002, & 105-101-006



NORTHPOINT CONSULTING GROUP, INC.
 1117 Samnor Blvd., Arcata, CA 95521
 PETROLIA VALLEY
 APNS: 105-111-001, 105-042-002, & 105-101-006
 PROPOSED SITE PLAN
 SHEET C1
 20-042

DRAFT