

SUPPLEMENTAL INFORMATION #2

For Zoning Administrator Agenda of:
May 21, 2020

<input checked="" type="checkbox"/>	Consent Agenda Item	No. <u>C-1</u>
<input type="checkbox"/>	Continued Hearing Item	
<input type="checkbox"/>	Public Hearing Item	
<input type="checkbox"/>	Department Report	
<input type="checkbox"/>	Old Business	

Re: Humboldt's Dankest Special Permits

Record Number: PLN-2019-16084

Assessor Parcel Number: 081-071-026

540 Boy Scout Camp Road Myers Flat, CA

Attached for the Zoning Administrator's record and review is the following supplementary information item:

1. Correct Operations Plan.
2. Correct Site Plan.

**HUMBOLDT'S DANKEST
APN: 081-071-026
CULTIVATION AND OPERATIONS MANUAL
HUMBOLDT COUNTY, CA**

**PROPOSED COMMERCIAL CANNABIS
CULTIVATION FACILITIES**

PREPARED FOR:



**December 2019
Updated April 2020**

**Cultivation and Operations Manual
For
Humboldt's Dankest**

Proposed Commercial Cannabis Cultivation Facilities

Lead Agency:

Humboldt County Planning Department
3015 H Street
Eureka, CA 95501

Prepared By:

NorthPoint Consulting Group, Inc.
1117 Samoa Blvd
Arcata, CA 95521

In Consultation with:

Humboldt's Dankest
1632 Broadway Street, Suite 317
Eureka, CA 95501

December 2019
Updated April 2020

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1. PROJECT SUMMARY

1.1. PROJECT OBJECTIVE

Humboldt's Dankest is proposing to permit pre-existing cannabis cultivation activities in accordance with the County of Humboldt's (County) *Commercial Cannabis Land Use Ordinance* (CCLUO). The project requires a Special Permit for approximately 2,380-sf of outdoor cannabis cultivation. The project proposal includes permitting of existing and proposed facilities appurtenant to the cultivation including a 6' x 6' storage shed. The applicant aims to become fully compliant with State and Local cultivation regulations.

1.2. SITE DESCRIPTION

The project is located at 540 Boy Scout Camp Road, (APN 081-071-026) within the unincorporated community of Myers Flat. The subject parcel is approximately 0.28 acres in size (Humboldt County Web GIS). The project site is located within the South Fork Eel River Watershed and is flat with no drainages or topographic breaks present on the property. The property consists of a flat grassed and graveled lot located on a floodplain. The parcel contains .28 acres of Prime Agricultural Soils per the NCRS classification of "Prime if Irrigated", which qualifies as Prime Agricultural Soils under the definition in the CCLUO. The total cannabis-related infrastructure will not exceed 20% of the Prime Agricultural Soils onsite, or 2,439 sq. ft.

1.3. LAND USE

The subject property has a General Plan designation of RE-1-5 (Residential) as identified by the Humboldt County General Plan and is zoned Flood Plain (FP). The surrounding parcels are zoned Agricultural General (AG).

1.4. STATE AND LOCAL COMPLIANCE

1.4.1. STATE OF CALIFORNIA COMMERCIAL CANNABIS ACTIVITY LICENSE

Humboldt's Dankest will obtain a Commercial Cannabis Activity license from the State of California once the local approval has been received.

1.4.2. STATE WATER RESOURCES CONTROL BOARD

The water source for this project will be Myers Flat Mutual Water System (municipal source), which does not require a water right registration. No surface diversions are proposed as a part of this project. The property is located in Myers Flat, a floodplain of the South Fork Eel River. There are no surface waters or riparian buffers present on the project site. The subject property will be enrolled in the State Water Resources Control Board (SWRCB) General Order NO WQ 2019-0001-DWQ prior to commencing cultivation operations.

1.4.3. HUMBOLDT COUNTY BUILDING DEPARTMENT

The subject parcel is located in the floodplain. There are no permanent structures planned or proposed as part of onsite developments, as all cultivation is proposed to be full-sun outdoor. Permits which may be required for existing on-site sheds will be obtained from the Humboldt County Building Department, if required.

1.4.4. CAL FIRE

The subject property is located within a State Responsibility Area (SRA) for fire protection. The relatively small subject parcel (0.28 acres) is located along a main access road (Boy Scout Camp Road) and does not require a pull out or turn around with the parcel to allow firefighting and rescue teams

full access to the parcel. If required, a fire riser will be installed near the property's residence to SRA specifications that is connected to a 2,500-gallon emergency water tank.

1.4.5. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

The applicant has notified the California Department of Fish and Wildlife (CDFW) of the lack of jurisdictional projects on the subject property. There are no stream crossings, ponds, points of diversion, wetlands, or other habitats on the subject property. As such, a Lake or Streambed Alteration Agreement (LSAA) is not necessary. A Lake and Streambed Alteration notification has been provided to CDFW, along with a single notification fee (as required by the department to process all notifications). It is anticipated that a response memo from CDFW will be issued shortly acknowledging the lack of need for a LSAA. This letter will be submitted to the County and other relevant agencies at the time it is received. The notification copy, copy of the memo sent to CDFW and a copy of the receipt for submittal are attached to the complete application package.

1.4.6. CULTURAL RESOURCES

Following communications with archaeologist William C. Rich M.A., R.P.A. and tribal Historic Preservation officer Erika Cooper, M.A., THPO Bear River Band of the Rohnerville Rancheria for proposed studies on adjacent parcels, it was not recommended by the THPO to pursue studies due to previous negative findings on the historic floodplain. As such, inadvertent discovery protocols are recommended and will be adhered to. 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 any 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. OUTDOOR CULTIVATION PLAN AND SCHEDULE

Juvenile plants will be obtained from off-site. Cultivation will occur in one (1) location on the property, within the footprint of the pre-existing cultivation and will consist of a total area of approximately 2,380-sf of full-sun outdoor cultivation. The cultivation area will be located in the northern most portion of the parcel, behind a gate within the gated property (Appendix A). The applicant does not plan to expand or relocate cultivation. The Cultivation activities Schedule in Appendix B shows the schedule for a typical one-cycle year.

2.2. IRRIGATION PLAN AND SCHEDULE

Irrigation and fertigation of plants occurs using drip irrigation to maximize efficiency of water. Fertigation may be conducted via hand watering application and/or drip-emitters, allowing for daily inspection of each plant by the cultivator and tailored nutrient application depending on the needs of each individual plant. The monthly Cultivation Schedule in Appendix B details the irrigation activities associated with all cultivation.

2.3. DRYING, PROCESSING, AND TRIMMING

Drying and processing of harvested cannabis will occur off-site.

2.4. PROCESSING PLAN

The applicant will contract with a licensed off-site processing facility and/or sell bulk cannabis to a commercial cannabis manufacturer. Processing (trimming, final packaging, manicuring, or extraction) into a finished sellable product will occur at an offsite, licensed facility.

2.5. EMPLOYEE PLAN

Humboldt's Dankest is an "agricultural employer" as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 (commencing with Section 1140) of Division 2 of the Labor Code), and complies with all applicable federal, state and local laws and regulations governing California Agricultural Employers.

2.5.1. JOB DESCRIPTIONS AND EMPLOYEE SUMMARY

Humboldt's Dankest is a family-operated business, and all cultivation duties on site will be fulfilled by the applicant and the applicant's family. No outside employees are required for the proposed cultivation operations. The applicant and family currently manage the cultivation operation on their own, and plan to continue operations in this manner. The applicant functions as the Agent in Charge as well as the lead cultivator. Family members function as Laborers. During the peak of the harvest season, a maximum number of four (4) family members will be on site.

- *Agent in Charge / Lead Cultivator:* Responsible for business oversight and management of Humboldt's Dankest. Responsibilities include, but are not limited to: inventory and tracking, personnel management, record keeping, budget, and liaison with State and County inspectors as needed. Additional responsibilities include: plant propagation and transplant, soil management, irrigation, fertilization, pesticide management, and harvest activities. This is a full-time, year-round position.
- *Laborer:* Provides cultivation and harvesting support. Additional responsibilities including soil amendment and bed prep, irrigation line maintenance, equipment repair and fulfilling logistical needs. This is a part-time to full-time, seasonal position.

2.5.2. STAFFING REQUIREMENTS

Humboldt's Dankest is a family-run business. In addition to the *Agent in Charge / Lead Cultivator* role assumed by the applicant, up to two (2) seasonal laborer positions are carried out by family members. The number of required laborers varies based on the needs of the farm during the cultivation and harvest seasons. During the peak harvest and processing season, there are an estimated total of four (4) family members on site.

2.5.3. PARKING PLAN

Parking will be located in the southernmost portion of the property, behind a locked gate. Three separate places are available for parking (Appendix A). The project site is in close proximity to the other permitted farm operated by Humboldt's Dankest. As such, the applicant and family plan to walk between sites when it is convenient and efficient to do so.

2.5.4. TRAINING AND SAFETY

On-site cultivation and harvesting are performed by family members trained on each aspect of the procedure including cultivation and harvesting techniques, use of pruning tools, and proper application/storage of pesticides and fertilizers. All labor conducted by family members is done with proper hand, eye, body and respiratory Personal Protective Equipment (PPE). The applicant will ensure that all family members have access to PPE that is new and or in good workable order to

effectively safeguard the health of those laboring onsite. Access to the onsite cultivation and storage facilities is limited to authorized and trained family members including the Agent in Charge.

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

2.5.5. TOILET AND HANDWASHING FACILITIES

Cultivation employees will be served by a portable restroom and handwashing facility. Anti-bacterial Liquid Soap and paper hand towels will be made available. Restroom and handwashing units will be serviced at regular intervals by a contractor. Work will occur at a distance no greater than 215-feet from the restroom facility.

2.5.6. ON SITE HOUSING

There are no residences planned or proposed as part of cultivation operations on the project site. All working family members live off site and commute daily to the cultivation site. During the cultivation season, the applicant and their family reside in the nearby Myers Flat community and are able to walk or easily commute to the site. No residential structures are proposed as a part of this project.

2.6. SECURITY PLAN AND HOURS OF OPERATION

2.6.1. FACILITY SECURITY

The entire 0.28-acre parcel is secured behind a 6-foot security fence. A locked entry gate is located at the entrance to the property, 540 Boy Scout Camp Road on the southern property line. The entry gates remain locked at all times and access to the cultivation area is limited exclusively to authorized family members. Restricted access signs are posted conspicuously at the entry gates. The cultivation and processing facility area will have low intensity exterior lighting to illuminate the entrances and will include a small number of motion-activated security lights. All lighting will be designed and located so that direct rays are confined to the property. Security cameras will be installed at the main access gate, the entrance to the cultivation area and within the parcel.

2.6.2. HOURS OF OPERATION

Activities associated with cultivation (watering, transplanting, and harvesting) generally occur during daylight hours. All activities typically occur no earlier than 8am and extend no later than 8pm.

3. ENVIRONMENT

3.1. WATER SOURCE AND PROJECTED WATER USE

Water for irrigation of the cultivation operation will be provided by municipal water from the Myers Flat Mutual Water System (municipal source). It is estimated that approximately 40,000-gallons of water are required for irrigation annually. Humboldt's Dankest utilizes water management strategies to conserve onsite water. Refer to section 2.4 for a summary of irrigation practices, and Appendix C for the monthly irrigation schedule.

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.

Table 3.1: Estimated Annual Irrigation Water Usage (Gallons)											
Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
0	0	0	1,500	3,000	5,000	7,500	9,000	8,000	6,000	0	0

3.2. WATER STORAGE

No storage is proposed on the parcel, as all water is proposed to come from the Myers Flat Mutual Water System.

3.3. SITE DRAINAGE, RUNOFF, AND EROSION CONTROL

Humboldt's Dankest will enroll with the State Water Resource Control Board (SWRCB) Order No. WQ 2019-0001-DWQ (Order) upon local approval for cultivation related activities. A Site Management Plan (SMP) and Compliance Agreement will be developed utilizing best practical treatment or controls (BPTC's) in accordance with the SWRCB's and NCRWQCB's recommendations. The drainage and erosion control measures described below shall be referenced in the SMP.

3.3.1. SITE DRAINAGE AND RUNOFF

The project site is nearly flat without significant slope. Site investigation of the subject property showed no evidence of surface runoff associated with any developments or past cultivation related activities onsite. Moreover, the parcel boundary itself is located approximately 315-feet away from the nearest water course, providing a sufficient buffer to prevent sediment and nutrient delivery. To further prevent runoff to riparian areas, water conservation and containment measures will be implemented including the use of drip irrigation to prevent excessive water use, and the maintenance of a stable, vegetated buffer between the cultivation area and nearest riparian zone.

3.3.2. EROSION CONTROL

The Site Management Plan (SMP) will include erosion and sediment control BPTC's designed to prevent, contain, and reduce sources of sediment. The SMP will also include corrective actions to reduce sediment delivery, including adding seed and straw to bare surfaces for stabilization. The entire Myers Flat community area is relatively flat, well-vegetated, and well-suited for agricultural developments.

3.3.3. STORMWATER MANAGEMENT PLAN

The proposed cultivation activities will take place on a previously disturbed site with an approximate area of 0.3-acres. The project site is in the Flood Plain of Myers Flat, with mostly flat topography of slopes less than 15%. Cultivation is proposed to occur entirely outdoor and storage is proposed in existing and proposed temporary sheds. The applicant is proposing to source municipal water for irrigation. . It is not expected that the proposed project will significantly increase storm water runoff. The project site is located in the municipality of Myers Flat and runoff generated on site will be readily routed to the county-maintained storm drains. Site-specific stormwater best practicable treatment or control (BPTC) measures will be addressed in the Site Management Plan.

3.4. WATERSHED AND HABITAT PROTECTION

Adherence to the Site Management Plan (SMP) will ensure that the watershed and surrounding habitat are protected. The cultivation activities and associated structures are >315 feet from the nearest watercourse, providing a suitable buffer between the cultivation operation and habitat. Additionally, site development and maintenance activities utilize BPTC's in accordance with the

SWRCB's recommendations. No grading or earthwork activities are proposed or required to complete the sites agricultural development goals.

3.5. INVASIVE SPECIES CONTROL PLAN

Once proposed cultivation activities commence, the cultivation area will be monitored for invasive species. If invasive species are located, mechanical will be implemented. Hand tools, such as shovels, weed wrenches, trowels, or hand saws, may be used to remove invasive species. The exact rate and method of invasive species will be determined by the species identified. The areas of disturbance shall be surveyed and maintained bi-annually, 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>

3.6. MATERIALS MANAGEMENT PLAN

Materials kept on site include fertilizers and herbicides, which will be stored in lockable sheds within secondary containment. The project does not propose storage of fuel, cleaning fluids, or soil amendments. The Site Management Plan will include details regarding fertilizer mixing and application, fertilizer and pesticide storage, waste volumes, and storage areas.

3.1. SOILS MANAGEMENT PLAN

Humboldt's Dankest will account for and keep records of annual volumes of soil imported and exported. 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.

3.2. MONITORING AND REPORTING

Monitoring will be conducted to confirm the effectiveness of any corrective measures (if needed) outlined in the proposed Site Management Plan. Monitoring efforts will be utilized to determine if the site meets all Standard Conditions of the State Water Quality Resources Control Board's "General Order" for waste discharges associated with cannabis cultivation. Inspections will include photographic documentation of any controllable sediment discharge sites where possible pollutants could discharge into waters of the state. The inspection will also document the progress of any plan element subject to a time schedule, or in the process of being implemented. A monitoring plan will be included in the SMP.

Onsite monitoring shall occur:

- Before and after any significant alteration or upgrade to a given stream crossing, road segment, or other controllable sediment discharge site. Inspection should include photographic documentation, with photo records to be kept on site.
- Prior to October 15 and December 15 to evaluate site preparedness for storm events and stormwater runoff.
- Following any rainfall event with an intensity of 3 inches precipitation in 24 hours. Precipitation data can be obtained from the National Weather Service by entering the site zip code at <http://www.srh.noaa.gov/forecast>.

3.3. ENERGY PLAN

Humboldt's Dankest proposes to conduct cultivation operations on a developed site that has an existing power drop from PG&E. The applicant plans to purchase energy through Redwood Coast Energy Authority's (RCEA) Repower + Rate renewable energy purchase program for all electrically generated power needs as part of their commitment to renewable energy usage and meeting the guidelines laid out by the County of Humboldt. Generators may be kept onsite for backup use or use during an emergency, however, all expected and anticipated power needs will be met with the purchase of 100% renewably generated electricity. As the proposed project is full-sun outdoor cultivation with no lights or fans, it is not anticipated that the project will create a large energy demand.

3.4. LIGHT POLLUTION CONTROL PLAN

No supplemental lighting is proposed.

3.5. USE AND STORAGE OF REGULATED PRODUCTS

3.5.1. BEST MANAGEMENT PRACTICES

Best Practical Treatment or Controls (BPTC's) are employed when storing, handling, mixing, application and disposal of all fertilizers, pesticides and fungicides. When onsite, all nutrients, pesticides and fungicides are located in a locked storage room, and contained within water-tight, locked and labeled containers in accordance with or instruction. Application rates will be tracked and reported with the end of the year monitoring report required in the Site Management Plan (SMP). Family members responsible for application are trained to handle, mix, apply or dispose of pesticides/fungicides with proper hand, eye body and respiratory protection in accordance with the manufacturer's recommendations. See the SMP for complete BPTC specifications for the use and storage of regulated products.

3.5.2. FERTILIZERS

Nutrients and biological inoculants used for cultivation include:

- Cutting Edge Solutions "Micro" (6-0-0)
- Cutting Edge Solutions "Grow" (0-6-5)
- Cutting Edge Solutions "Bloom" (2-1-6)
- Cutting Edge Solutions "Plant Amp"
- Cutting Edge Solutions "Mag Amped"
- Sea-Pal Fish Emulsion 5-1-1
- Oyster Shells

See Appendix B - *Regulated Products Resource List* for product details.

3.5.3. PESTICIDES AND FUNGICIDES

Pesticides and fungicides used for cultivation include:

- Diatomaceous Earth
- Limes
- Marigolds
- Chrysanthemums
- Dr. Bronner's Castille Soap
- Vinegar

See Appendix B - *Regulated Products Resource List* for product details.

3.6. WASTE MANAGEMENT PLAN

3.6.1. SOLID WASTE MANAGEMENT

All trash/refuse generated on site will be kept in a designated and contained area behind the property enclosing fence until each weekly pickup. Myers Flat community area is served by Recology Eel River, a licensed waste disposal company. Wastes will be stored in a protective manner such that they will not migrate or leach into waters of the state (see site map in Appendix A). Cultivation-related organic waste will be taken offsite by Recology Eel River to a licensed green waste disposal site. Any cannabis cultivation related wastes (potting soils, plant matter, etc.) not fit for recycling, reamending or viable use will be stored under tarps in a designated area and stabilized with the appropriate BPTC measures until such a time that they can be transported off the site and disposed of at a licensed facility. All refuse and cultivation waste are then transported to the Eel River Disposal waste management facility approximately twice a month.

3.6.2. SEWAGE DISPOSAL PLAN

The water management plan aims to achieve an entirely closed-cycled irrigation and nutrient system. Careful oversight and expertise in the setup of drip irrigation will minimize potential for over-watering of plants and subsequent runoff. No wastewater will be generated from domestic habitation of the site as there are no existing or planned residences. Human waste will be dealt with by means of a serviced portable toilet. A wash station will be located adjacent the toilet with antibacterial soap and paper towels. The portable toilet and wash station will be serviced at least once weekly and will be sized and maintained to meet the expected needs of the family run operation.

4. PRODUCT MANAGEMENT

4.1. PRODUCT TESTING AND LABELING

Samples are selected from individual harvested cannabis strains and are tested by a licensed third-party lab in accordance with State and local standards. The finished product is labeled with the Humboldt's Dankest logo and will include tracking ID's provided by the County of Humboldt and/or Statewide tracking systems.

4.2. PRODUCT INVENTORY AND TRACKING

The applicant will enroll in the Humboldt County cannabis product and inventory tracking system (Track and Trace), an internally developed system of inventory and tracking utilized by the County of Humboldt. The Agent in Charge and Lead Cultivator ensure all commercial cannabis from clone to packaged product is tracked, accounted for and inventoried. Records are kept at each phase of the harvest and processing operation for reporting and compliance with State and Local regulations. The information recorded for each harvest includes:

- Cultivation canopy area
- Weight of flowers, by-product, and trim waste after drying and separation
- Product ID numbers and product weight
- Staff identification (at each step)
- Physical location of the plant material at all times

Tracked products are required for legal entry into the State marketplace. At the time that Humboldt's Dankest is able to apply for an annual license, the applicant will enroll in the State sanctioned tracking program (Metrc) for product inventory. All state-issued annual licensees are required to use the California Cannabis Track and Track (CCTT)-Metrc system to record, track and maintain information about their cannabis, cannabis product inventories and activities. Cultivators pursuing State Licensure must complete the state-provided training before using the CCTT-Metrc system.

4.3. TRANSPORTATION AND DISTRIBUTION

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

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

The *Agent in Charge* is responsible for performing a physical inventory of all packages being transported and ensuring that the physical inventory coincides with the transport manifest.

Appendix A: Site Plan

APPENDIX B: CULTIVATION ACTIVITIES SCHEDULE

[illegible]

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. *Commercial Cannabis Land Use Ordinance (CCLUO) – 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.

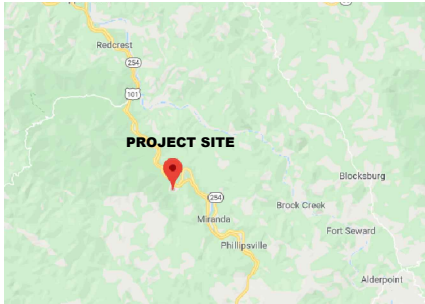
State Board of Equalization. Information on the Sales and Registration for Marijuana Sellers. June 2007.

<<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>

April 8, 2020 - 17:57 Draw Name: C:\Users\Cody.Garrison\Northpoint Consulting Group\Server - Projects\18-057 - Humboldt's Dankest - Vivian Mou\CAD\Humboldt's Dankest - Special Permit #2.dwg Updated By: Cody Garrison



VICINITY MAP
NOT TO SCALE

DIRECTIONS TO SITE:

FROM EUREKA, CA

- TAKE 101 SOUTH (APPROX. 51.2 MILES)
- TAKE EXIT 656 FOR CA-254 FOR MYERS AVE (APPROX. 0.2 MILES)
- TURN RIGHT ONTO CA-254 N (APPROX. 131 FEET)
- TURN LEFT ONTO MYERS AVE (APPROX. 0.4 MILES)
- TURN LEFT ONTO BOY SCOUT ROAD (APPROX. 479 FEET)
- DESTINATION WILL BE ON THE LEFT

HUMBOLDT'S DANKEST SPECIAL PERMIT

APN: 081-071-026

PROJECT DESCRIPTION:

HUMBOLDT'S DANKEST IS PROPOSING TO PERMIT CANNABIS CULTIVATION ACTIVITIES IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT'S COMMERCIAL CANNABIS LAND USE ORDINANCE (CCLUO). THE PROPOSED OPERATION INCLUDES APPROXIMATELY 2,380 SQUARE FEET (SF) OF OUTDOOR CULTIVATION AREA.

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.
3. THERE ARE NO NEARBY SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL RESOURCES WITHIN 600 FEET OF THE EXISTING CULTIVATION AREA.
4. THERE ARE NO PERMANENT RESIDENCES ON ADJOINING PARCELS WITHIN 300 FEET OF THE PROPOSED CULTIVATION AREAS.
5. ALL AREAS OUTSIDE OF THE CANNABIS ACTIVITIES ARE USED IN ACCORDANCE TO THE HUMBOLDT COUNTY LAND USE DESIGNATION.

IRRIGATION AND DOMESTIC WATER USE

WATER FOR IRRIGATION USE WILL BE SUPPLIED THROUGH MYERS FLAT MUTUAL WATER SYSTEM.

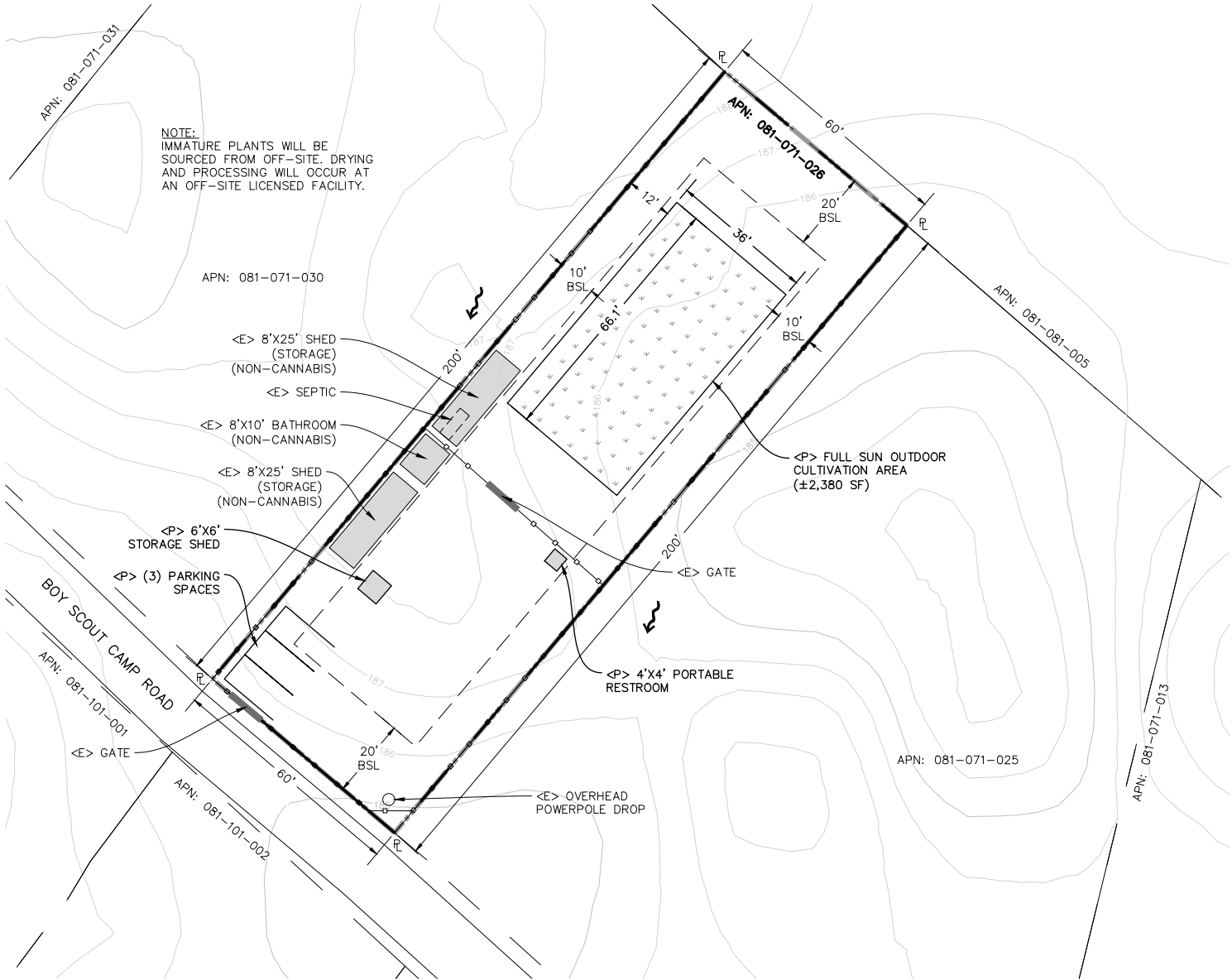
SWRCB GENERAL ORDER

THE SUBJECT PARCEL WILL ENROLL IN THE SWRCB GENERAL ORDER AS A TIER 1, LOW RISK DISCHARGER REFLECTING CURRENT & PROPOSED SITE CONDITIONS. A SITE MANAGMENT PLAN WILL BE PREPARED FOLLOWING ENROLLMENT. WDD NUMBER TBD

CALIFORNIA DEPARTMENT

OF FISH AND WILDLIFE

A NON-JURISDICTIONAL ITEMS LSA NOTIFICATION HAS BEEN SUBMITTED TO CDFW. NOTIFICATION NUMBER TBD.



LEGEND:

- = SITE DRAINAGE DIRECTION
- = FENCE

PLOT PLAN

22x34 SHEET: 1"=20'
11x17 SHEET: 1"=40'
0 10 20 40



PROJECT INFORMATION:

APPLICANT:
HUMBOLDT'S DANKEST
1632 BROADWAY ST, SUITE 317
EUREKA, CA 95501

PROPERTY OWNER:
VIVIAN MOU
1632 BROADWAY ST, SUITE 317
EUREKA, CA 95501

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

SITE ADDRESS:
APN: 081-071-026
540 BOY SCOUT CAMP RD
MYERS FLAT, CA 95554

PRIME AGRICULTURAL SOILS: 0.28 ACRES

20% OF PRIME AGRICULTURAL SOILS: 2,439 SF

TREES TO BE REMOVED = NONE

PROPOSED TOTAL CULTIVATION AREA = 2,380 SF

PRE-EXISTING CANNABIS CULTIVATION AREA = APPROX. 6,000 SF

WATER = PRIVATE
SEWER = PRIVATE

PROPERTY SIZE = 0.28 ACRES

ZONING = FP (FLOOD PLAIN)
GENERAL PLAN DESIGNATION = RE1-5

BUILDING SETBACKS:

	FP
FRONT	20'
SIDE	10'
REAR	20'

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

SHEET INDEX:

- C0 - SITE OVERVIEW
- C1 - EXISTING AND PROPOSED SITE PLANS

DRAWN BY	
REVISIONS	
DATE	



HUMBOLDT'S DANKEST
540 BOY SCOUT CAMP RD. MYERS FLAT, CA 95554
SPECIAL PERMIT - SITE OVERVIEW

PROJ. MGR.: AZ
DRAWN BY: CC
DATE: 4/8/20
SCALE: AS SHOWN
SHEET
C0
18-057

