THE HUMBOLDT LEAF, INC.
CULTIVATION AND OPERATIONS MANUAL
HUMBOLDT COUNTY, CA

PROPOSED MEDICAL CANNABIS CULTIVATION FACILITIES

PREPARED FOR:

Revised – February 2020

Cultivation and Operations Manual
For
The Humboldt Leaf
Application #12601
APN:211-372-007

Proposed Medical Cannabis Cultivation Facilities

Lead Agency:

Humboldt County Planning Department
3015 H Street
Eureka, CA 95501

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February 2020

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1. PROJECT SUMMARY

1.1. PROJECT OBJECTIVE

The Humboldt Leaf is proposing to permit existing cannabis cultivation activities in accordance with the County of Humboldt's (County) *Commercial Cannabis Land Use Ordinance* (CCLUO), Ordinance No. 2544 on APN 211-372-007. The existing operation includes approximately 43,100 square feet (sf) of outdoor cannabis cultivation. The project proposal includes the development of solar panel facilities supplemented with generators, water diversion works, the appropriate water storage, onsite nursery greenhouse and an ag building for drying and curing of cannabis. The remaining activities of the processing spectrum will be conducted off-site at a licensed facility. The project proposes to retreat from and restock TPZ converted areas, according to Timberland Resource Consultants (TRC) Timberland Conversion Report, and consolidate cultivation into two environmentally superior sites on the property, see TRC report for details.

1.2. SITE DESCRIPTION

The Project is located on Barnum Road, (APN 211-372-007) North of the community of Miranda. The subject parcel is approximately 160 acres in size (per the County of Humboldt's WebGIS), being located on a west facing slope at approximately 1,700 ft. The terrain has slopes that range from mild to extreme draining towards the southwest corner of the property into Elk Creek, which flows into the Mattole River. Existing development on site includes a single-family residence, accessory dwelling unit, and storage sheds. The existing cultivation is located on outdoor raised beds throughout the property in three primary locations and is proposed to be re organized in manufactured greenhouses and placed in environmentally superior locations with easy access to roads and safer working conditions. Existing cultivation is clearly defined in the Cultivation Area Verification (CAV) completed on 12/7/18, in five separate outdoor full sun areas (CAV Areas A, B, C, D, E, H, and F) for a total of approximately 43,100 sf.

1.2.1. CULTIVATION REORGANIZE AND REMEDIATION

This section will discuss the cultivation areas as they existed historically and where proposed cultivation will be located for the final project. Table 1 below summarizes each existing and proposed cultivation area for this project site, incorporating areas identified in the TRC Timberland Evaluation and Restocking Plan, conducted in 2019 (Exhibit B).

Table 1.0: Cultivation Summary

Cultivation Site	Existing Cultivation (SF per CAV)	Proposed Cultivation (SF)	TPZ Converted Acreage	Restocking plan Acreage	Discussion
Area 1	3,800	-	0.34	0	Area #1 cultivation will be relocated to allow centralization of generator use, eliminating the need for generators at the remaining sites. All on site nursery production will occur in the existing building and in a proposed Mixed-Light Greenhouse. Drying and curing will occur in the existing and proposed drying facilities. The existing well at this location serves all cultivation on the parcel.
Area 2	24,300	-	0.73	0.73	Area 2 cultivation will be relocated due to nearby streamside management areas and remediation plan per the TRC Restoration and Restocking Plan. Area is to be restocked for timber production (0.73 acres). A total of 3,600 sf of cultivation will be relocated to Area 3, with the remaining 20,700 SF will be relocated to Area 5.
Area 3	8,800	16,200	0	0	Area 3 has suitable conditions for cultivation and will be receiving cultivation from abandoned sites. The site was an existing log landing on mild slopes and did not constitute a conversion. The additional cultivation will include 3,600 SF from Area 2 and 3,800 SF from Area 1.
Area 4	3,200	3,200	0	0	Area 4 cultivation to remain with no changes being made.
Area 5	-	23,700	0.62	0	Area 5 will be the receiving cultivation in areas that are being restocked per the TRC Restoration and Restocking plan. The flat will be expanded and considered a portion of the 3-acre conversion. This area contains converted roadside landings from previous timber operations that occured in the mid-2000's. The 23,700 SF of cultivation is comprised of 20,300 SF from Area 2 and 3,000 SF from Area 6.
Area 6	3,000	-	0.16	0.16	Area 6 cultivation will be relocated and remediated per the TPZ restocking plan due to its location within the property BSL. The 3,000 SF of cultivation area will be moved to Area 5.
Totals	**43,100**	**43,100**	**1.85**	**0.89**	

The proposed cultivation for the site was again reorganized after wetland areas were identified in the Site Management Plan, conducted by Timberland Resource Consultants (TRC) in 2019 (Exhibit B).

1.3. Land Use

The subject has a General Plan designation of Timber as identified by the Humboldt County General Plan and is zoned Agriculture Exclusive (AE) and Timber Production Zone (TPZ). The surrounding parcels are zoned Timber Production Zone (TPZ), Agricultural Exclusive (AE) and Unclassified (U).

1.4. State and Local Compliance

1.4.1. State of California Commercial Cannabis Activity License

The Humboldt Leaf, Inc. has applied for a Commercial Cannabis Activity License from the State of California.

1.4.2. State Water Resources Control Board

The parcel will enroll in the State Water Resources Control Board, General Waiver Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities (Cannabis General Order) for coverage as Tier (2), High risk discharger. A Site Management Plan (SMP) and Nitrogen Management Plan (NMP) will be developed. The site's water is sourced from an existing well on the parcel. The wells are the primary source for the cannabis cultivation. The wells have been permitted through the Department of Environmental Health. Water for cultivation uses are supplemented by diversions from Elk Creek. These points of diversion (POD) have been registered with the State Water Resource Control Board (SWRCB) under a riparian right.

1.4.3. Humboldt County Building Department

All necessary building permits will be obtained from the Humboldt County Building Department for all existing structures, proposed structures and supporting infrastructure upon approval of Conditional Use Permit.

1.4.4. Cal Fire

The subject property is located within a State Responsibility Area (SRA) for fire protection. All structures on the property meet the 30-foot SRA setback requirement from property lines. During logging operations cannabis cultivation will cease while logging operations are occurring at the cultivation sites.

1.4.5. California Department of Fish and Wildlife

A Lake and Streambed Alteration Agreement (LSAA) from the Department of Fish and Wildlife (DFW) will be obtained for all the existing and proposed jurisdictional encroachments.

1.4.6. Cultural Resources

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

2. CULTIVATION AND PROCESSING

2.1. Nursery Propagation and Initial Transplant

Juvenile plants will be propagated at the onsite indoor nursery. The juvenile plants will be planted directly into pots or beds. Watering will be completed using efficient irrigation techniques (drip lines, emitters, timers). Juvenile plants will be kept in a vegetative growth cycle, once at optimum size and health, light deprivation technology techniques will initiate the flowering cycle.

2.2. Outdoor Light Deprivation Cultivation Plan, Cultivation Schedule, and Irrigation

The mixed light cultivation is proposed to occur in thirteen (13) greenhouses, for a combined cultivation area of approximately 43,100 square feet. The greenhouses consist of retractable interior blackout system using a 3-layer breathable blackout material, steel end walls for a complete light seal, light traps/breathable walls on motorized inlet shutters over exhaust fans (Conley 1300). Each greenhouse is ventilated by intake and exhaust fans, the greenhouses utilize only natural light. Cultivation will occur in greenhouses that are 30' wide with lengths between 84' and 132'.

2.3. Processing Plan

2.3.1. Harvesting, Drying, and Trimming

Drying and curing will occur on site with the remaining activities of the processing spectrum to be conducted off-site at a licensed facility. Plants that are ready for harvest will have their flowering branches removed and suspended in the drying barn and hung on horizontal wires for 5-14 days. When dry, harvest employees take the dried product down and place them in 40-gallon storage bins. The storage bins allow safe transportation to the offsite processing facility. The waste product will be collected and placed into bins. Trim will be transferred to an offsite, licensed manufacturing facility.

2.4. Employee Plan

The Humboldt Leaf 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 will comply with all applicable federal, state and local laws and regulations governing California Agricultural Employers.

2.4.1. Job Descriptions And Employee Summary

- *Agent in Charge*: Responsible for business oversight and management of the Dry Creek Garden, INC. Responsibilities include, but are not limited to: inventory and tracking, personnel, records 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 medical cannabis. Responsibilities include, but are not limited to: irrigation, fertilization, pesticide management and harvest. This is a part-time to full-time, year-round position.
- *Assistant Cultivator / Processing Manager*: Provides support to the *Lead Cultivator* in their day to day duties as well as take the Lead Role during times when the *Lead Cultivator* may be off site. During harvests, the *Assistant Cultivator / Processing Manager* duties will switch to oversight and management of the processing the dried/cured medical cannabis. This is a full-time, seasonal position.
- Seasonal Laborer: Provides cultivation, harvesting, and harvest support. This is a part-time to full-time, seasonal position.

2.4.2. Employee Count

In addition to the *Agent in Charge*, *Lead Cultivator, 2 assisant cultivators, and up to ten (10) seasonal labor positions* will be employed. The number of seasonal laborers will vary based on the needs of the farm during the cultivation, harvest and processing seasons. Parking will be provided adjacent to the road near Area #1.

2.4.3. Employee Training and Safety

All employees will be trained on proper safety procedure. This training will include but not be limited to: fire safety; use of rubber gloves and respirators; proper hand washing guidelines; and an Emergency Procedures Plan in case of 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. The Humboldt Leaf will provide rubber gloves and respirators or dust masks to all employees and will provide a Saline Eye Wash Station at the restroom. Each employee will be provided with a written copy of emergency procedures and contact information (see Appendix D – Emergency Procedures and Contact Information). A copy of the Operations Plan will be kept on site by the Agent in Charge and will contain all material safety data sheets (MSDS), see Appendix E.

2.4.4. Toilet and Handwashing Facilities

Portable toilet(s) will be onsite and serviced by the provider.

2.4.6. ON-SITE HOUSING

The existing site does not include a residence, the applicant is currently pursuing a less than 3 acre conversion, which will partially be for domestic purposes and future residents.

2.5. Security Plan and Hours of Operation

2.5.1. Facility Security

The entry gate from Dyerville Loop Road will remain locked at all times. Access to the facilities are limited exclusively to employees, and restricted access signs will be posted conspicuously at the entry gates.

2.5.2. Hours of Operation

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

3. ENVIRONMENT

3.1. Water Source and Project Water Use

Water for the existing cultivation is provided by the permitted well onsite. The well is permitted through the Humboldt County Department of Environmental Health (Exhibit #4) and is primarily used for cultivation. The Well Completion Report shows a total depth of 200 feet. This well is plumbed to the six storage tanks in Area 1 and then is distributed to the remaining cultivation sites through water lines and gravity pressure.

To reduce water line maintenance needed on this site, two additional wells are proposed, one in Area 3 and one in Area 5. If the proposed wells are found to be disconnected from surface water, they will reduce the chance of line failure and wildlife nuisance on site.

Current water storage on site is shown below in Table 3.1. Hard plastic storage tanks will be utilized on site and distributed throughout the project site as shown on the site plans.

Table 3.1: Hard plastic tank water storage on site.

Number of tanks	Size	Total Gallons
10	3000	30000
4	5000	20000
	TOTAL	50000

A 3,000-gallon water tank will be available in order to comply with SRA fire protection. The Humboldt Leaf, Inc. will implement water resource management strategies designed in consultation with a local engineering firm to address water needs for the commercial medical cannabis activities described within this cultivation and operations manual. This plan may include but not be limited to:

- Annual forbearance as determined by California Department of Fish and Wildlife
- Obtaining a Lake or Streambed Alteration Agreement for the water diversion works and storage through the Department of Fish and Wildlife (DFW)
- Enrollment in the North Coast Regional Water Quality Control Board's (NCRWQCB) Cannabis Cultivation Discharge Program (Order #R1-2015-00230, which includes preparation of a Water Resources Protection Plan (WRPP).

The *Lead Cultivator* will be solely responsible for the implementation of the irrigation and fertilization program. The *Lead Cultivator* will also provide the necessary training of *Assistant Cultivator* and oversee all product handling. All safety, handling and mixing as well as application procedure training will be organized by the *Lead Cultivator* and detailed in the Lead Cultivator Handbook. Annual training sessions will ensure all safety guidelines issued by the manufacturer, Humboldt County Agricultural Department, State of California Agricultural Department and Federal Environmental Protection Agency and The Humboldt Leaf are followed. All fertilizers will be stored in water-tight locked housings. These housing will be properly labeled as to denote their contents. All MSDS will be recorded and available for inspection in The Lead Cultivator's Handbook. At all location's fertilizers are to be mixed, applied or stored, The Humboldt Leaf will install saline eye wash stations. In addition, The Humboldt Leaf will provide any employee with proper hand, eye and body and respiratory protection deemed necessary by manufacture labeling requirements.

Irrigation of plants will consist of hand watering as well as drip irrigation. Hand watering will occur in the juvenile stages of the plant's life while still in smaller sized containers to better control the amount of irrigation and fertilization that is needed. Upon final transplanting drip irrigation, will be introduced and hand water occurring only as needed at the direction of the *Lead Cultivator*. The table below outlines the estimated irrigation water usage for The Humboldt Leaf during a typical year. Irrigation water usage out will be dependent on weather conditions. An estimated 600,000 gallons will be required annually for this project (Site Management Plan, 2019).

Table 3.1: Estimated Annual Irrigation Water Usage											
Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
0	500	4,000	40,000	50,000	100,000	120,000	125,000	120,000	40,000	500	0

3.2. Watershed and Habitat Protection

Any grading and earthwork activities will be conducted by a licensed contractor in accordance with approved grading permits and the WRPP.

Maintenance and repair strategies for site development and road improvements will utilize best management practices, in accordance with NCRWQCB's best management practices. Adherence to the Water Resource Protection Plan will ensure sediment is not discharged into watercourses.

3.3. Energy and Generator Use

Power for auxiliary loads such as fans will be provided by solar and a 25kW WhisperWatt Super Silent generator located in generator sheds. These generator sheds will also have room for fuel storage and electrical components. These sheds will have a sound dampening construction to reduce the decibel escaping into the environment. The 25kW generator (33.5 HP) have a rating of 65 dB at 23 feet, requiring an additional 41 feet to reduce to the 60 dB limit at the property line. Security and outdoor lighting will consist of motion-sensor lights, directed downward, and avoid adverse impacts on surrounding properties.

3.4. Use and Storage of Regulated Products

The State of California Agricultural Department as well as the Humboldt County Agricultural Department recognize the need for use of pesticides and fungicides. The Humboldt Leaf will employ best management practices when storing, handling, mixing, application and disposal of all pesticides/fungicides. The Humboldt Leaf will also engage in the use of pesticides and fungicides that have been approved by either the state of California Agricultural Department or the Humboldt County Agricultural Department or by any Humboldt County Ordinance or State of California Initiative.

The Humboldt Leaf will follow required regulations in the storing, handling, mixing, application and disposal of all pesticides. The Agent in Charge will hold a State of California Agricultural Department Private Pesticide Applicators License issued through the Humboldt County Agricultural Department.

All nutrients, pesticides and fungicides will be stored in water tight, locked and labeled housing in accordance with manufactures instruction. The Humboldt Leaf will provide all employees trained to handle, mix, apply or dispose of pesticides/fungicides with proper hand, eye body and respiratory protection in accordance with State of California Agricultural Department Private Pesticide Applicators License as well as manufacturer's recommendations. In addition, at any place where pesticide/fungicide to be stored, handled, mixed, applied or disposed, The Humboldt Leaf will provide saline eye wash stations and emergency containment and clean up kits as prescribed in the State of California Agricultural Department Pesticide Applicators License handbook as well as manufacture labeling directions. (see Appendix C - *Pesticide Storage, Handling and Application Plan* for detailed descriptions of practices).

Each year after the growing season has concluded soils samples are sent out to a local business to be analyzed. Soil reports will come back with a list and quantity of soil amendments to rebuild and reuse the soil for the next season. Additional fertilizers and amendments will be used by recommendation from the Lead Cultivator and applied at manufacturer's recommendations.

Pesticides and fungicides used on site include:

- Mills Nutrients Basis A
- Mills Nutrients Basis B
- Mills Nutrients Start R
- Mills Nutrients C4
- Mills Nutrients PK
- Mills Nutrients Vitalize

Fuel for on-site power generators are stored in above ground storage tanks. All storage tanks have secondary containment cover and sidewind protection. All small petroleum cans and other chemicals

on site will be stored to prevent spillage, discharge, and seepage in the site's designated covered storage building. Preventative measures will include secondary containment, following fueling and application BMPs, and have appropriate cleanup materials available on site.

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

3.5. Waste Management Plan

3.5.1. Solid Waste Management

A secured trash enclosure with covered waste and recycling bins will be located on a trailer. Waste is removed from the property and is transported to the local waste and recycling facility.

Spent soil will be stockpiled in a depressed stockpile area to contain any erosion and will be amended and re-used the following season.

3.5.2. Wastewater management

Portable toilets will be located near all the isolated cultivation areas and will be serviced and maintained through the portable toilet provider.

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 Dry Creek Gardens logo and will include tracking ID's provided by the County of Humboldt and/or Statewide tracking systems once they become available.

4.2. Product Inventory and Tracking

Until such time as either a County or Statewide cannabis product and inventory tracking system becomes available, an internally-developed system of inventory and tracking is utilized. The Agent in Charge and Lead Cultivator ensure all medical 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
- Weight of buds after trimming
- Product ID numbers and product weight
- Staff identification (at each step)
- Physical location of the plant material at all times

4.3. Transportation and Distribution

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

- Product ID numbers and product weight
- Route to be travelled
- Origin and destination addresses

- Time of departure
- Time of arrival

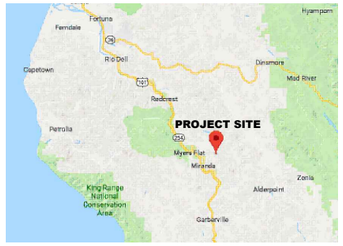
The *Agent in Charge* and the *Processing Manager* are responsible for performing a physical inventory of all packages being transported and ensuring that the physical inventory coincides with the transport manifest.

Appendix A: Site Plan

THE HUMBOLDT LEAF, INC.

CONDITIONAL USE PERMIT

APN: 211-372-007



DIRECTIONS TO SITE:

FROM EUREKA, CA

–SOUTHBOUND ON US–101 (APPROX. 49.6 MILES)
–TAKE EXIT 656
–TURN LEFT ONTO CA–254S (APPROX. 6 MILES)
–TURN LEFT ONTO SCHOOL ROAD (APPROX. 0.4 MILES)
–CONTINUE ONTO BARNUM ROAD (APPROX. 3.4 MILES)
–SITE DRIVEWAY ON RIGHT

VICINITY MAP

NOT TO SCALE

PROJECT DESCRIPTION:

THE HUMBOLDT LEAF IS PROPOSING TO PERMIT EXISTING CANNABIS CULTIVATION ACTIVITIES IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT'S (COUNTY) COMMERCIAL CANNABIS LAND USE ORDINANCE (CCLUO), ORDINANCE NO. 2544 ON APN 211–372–007. THE EXISTING OPERATION INCLUDES APPROXIMATELY 43,100 SQUARE FEET (SF) OF OUTDOOR CANNABIS CULTIVATION. THE PROJECT PROPOSAL INCLUDES THE DEVELOPMENT OF SOLAR PANEL FACILITIES SUPPLEMENTED WITH GENERATORS, WATER DIVERSION WORKS, THE APPROPRIATE WATER STORAGE, ONSITE NURSERY GREENHOUSE AND AG BUILDING(S) FOR DRYING AND CURING OF CANNABIS. THE REMAINING ACTIVITIES OF THE PROCESSING SPECTRUM WILL BE CONDUCTED OFF–SITE AT A LICENSED FACILITY. THE PROJECT PROPOSES TO RETREAT AND RESTOCK TPZ CONVERTED AREAS, ACCORDING TO TIMBERLAND RESOURCE CONSULTANTS (TRC) TIMBERLAND CONVERSION REPORT, AND RELOCATE CULTIVATION INTO TWO ENVIRONMENTALLY SUPERIOR SITES ON THE PROPERTY, SEE TRC REPORT FOR DETAILS.

GENERAL NOTES:

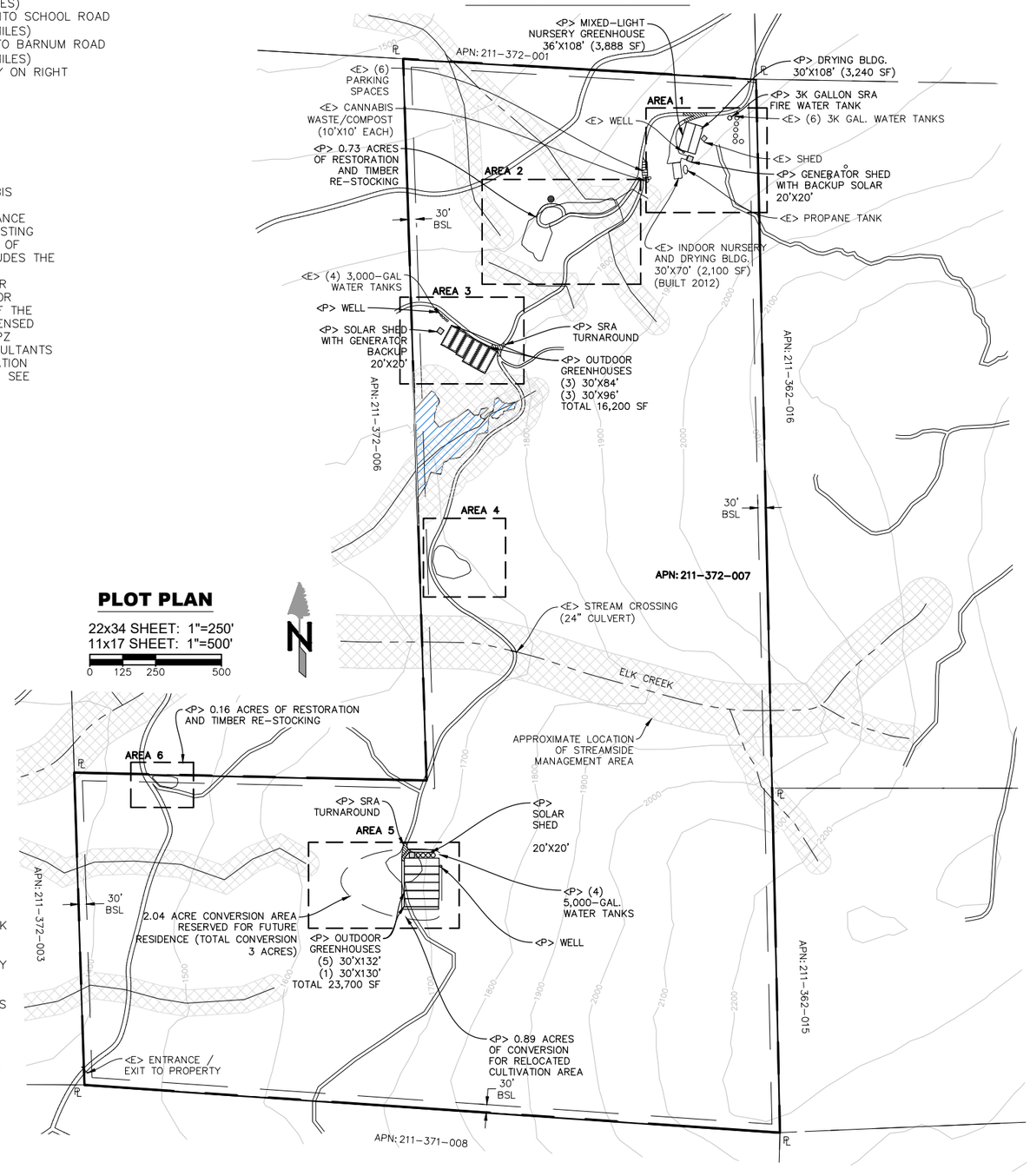
1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM HUMBOLDT COUNTY 2015 GIS DATA. NORTHPOINT CONSULTING GROUP, INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
3. THERE ARE NO 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 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

1. WATER FOR DOMESTIC USE AND IRRIGATION USE WILL BE SUPPLIED THROUGH A PERMITTED WELL. ALSO, TWO (2) POINTS OF DIVERSION, WHICH ARE LOCATED ON THE ADJACENT PARCEL.

SOLID WASTE MANAGEMENT NOTES

1. SOIL FOR CULTIVATION ACTIVITIES WILL BE IN BEDS AND REUSED FOR AS MANY CULTIVATION CYCLES AS POSSIBLE. THE SOIL WILL BE RECONDITIONED TWICE ANNUALLY WITH AMENDMENTS SUCH AS CHICKEN MANURE, GREEN SAND, ROCK PHOSPHATE, BONE AND BLOOD MEAL, AND MUSHROOM COMPOST. ANY UNSUITABLE SOIL WILL BE BAGGED AND DISPOSED OF AT AN APPROVED WASTE MANAGEMENT FACILITY (HUMBOLDT WASTE MANAGEMENT AUTHORITY, ETC.).
2. SOLID WASTE SHALL BE TRANSFERRED TO LIDDED WASTE BINS IN THE PROPOSED WASTE ENCLOSURE DAILY. WASTE BINS SHALL BE TRANSPORTED TO NEAREST APPROVED WASTE MANAGEMENT FACILITY EACH WEEK OR AS NEEDED.
3. PROPOSED WASTE BINS: (1) 1 YD GARBAGE DUMPSTER, (1) 1 YD RECYCLING DUMPSTER



PROJECT INFORMATION:

APPLICANT:
THE HUMBOLDT LEAF, INC.
P.O. BOX 519
GARBERVILLE, CA 95542

PROPERTY OWNER:
NEW LEAF HOLDINGS, LLC
P.O. BOX 519
GARBERVILLE, CA 95542

APPLICANTS AGENT:
NORTHPOINT CONSULTING GROUP, INC
317 3RD STREET, SUITE 15
EUREKA, CA 95501
(707) 798–6438

SITE ADDRESS:
APN: 211–372–007
MIRANDA, CA 95553

EXISTING OUTDOOR CULTIVATION AREA = 43,100 SQ.FT. (PER CAV 12/07/18)

WATER = PRIVATE
SEWER = PRIVATE

PROPERTY SIZE = ±160 ACRES

ZONING = AE; TPZ
GENERAL PLAN DESIGNATION = T

BUILDING SETBACKS:

	AE	SRA
FRONT	30'	30'
SIDE	20'	30'
REAR	10'	30'

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

MAX BUILDING HEIGHT: 35'

HUMBOLDT COUNTY SQUARE FOOTAGE ALLOTMENT
43,100 SF OUTDOOR (CAV 12/07/18)

TOTAL SQUARE FOOTAGE (PROPOSED)
43,100 SF OUTDOOR

LEGEND:

- STREAMSIDE MANAGEMENT AREAS
- WETLAND (PER SITE MANAGEMENT PLAN)
- OUTDOOR CULTIVATION FULL SUN

SHEET INDEX:

C0 – PLOT PLAN, VICINITY MAP, AND PROJECT NOTES
C1 – EXISTING AND PROPOSED SITE PLAN
C2 – AREAS 1 & 2 EXISTING AND PROPOSED DETAILS
C3 – AREA 3 EXISTING AND PROPOSED DETAILS
C4 – AREAS 4, 5 & 6 EXISTING AND PROPOSED DETAILS

DATE	REVISIONS	DRAWN BY

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

THE HUMBOLDT LEAF, INC. / APN: 211-372-007
MIRANDA, CA 95553
PLOT PLAN, VICINITY MAP, AND PROJECT NOTES

PROJ. MGR.: POW
DRAWN BY: CC
DATE: 12/18/19
SCALE: AS SHOWN

SHEET C0

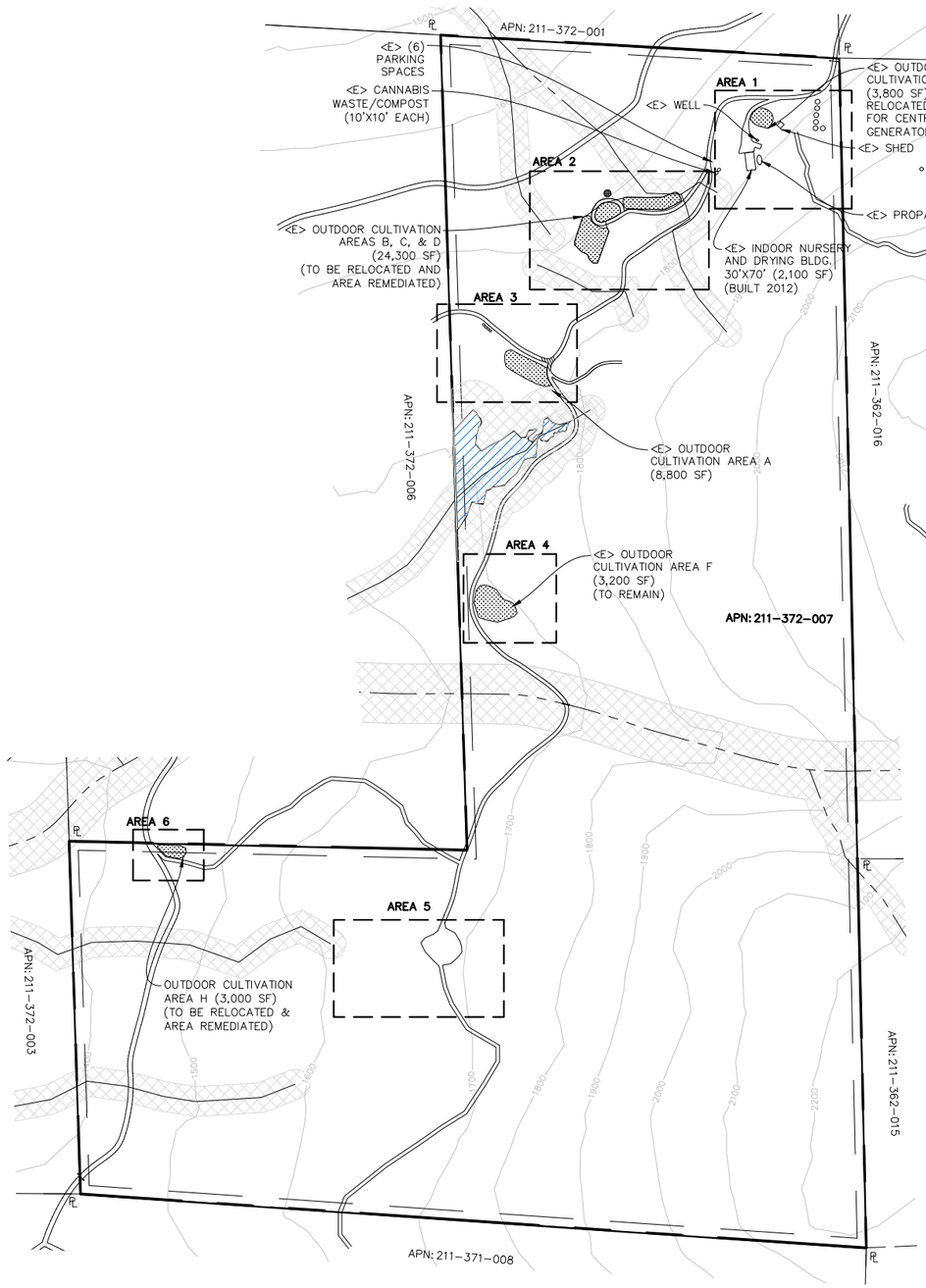
18–134

March 27, 2020 – 14:50 Dwg Name: C:\Users\Vood Reno\Northpoint Consulting Group\Operation Covid – Documents\Josh Pitzhane\Pitzhane, Josh – Dyerville Loop #2– 211-372-007 – 18–134\CAD\Pitzhane–CUP-2.dwg Updated By: Vood Reno

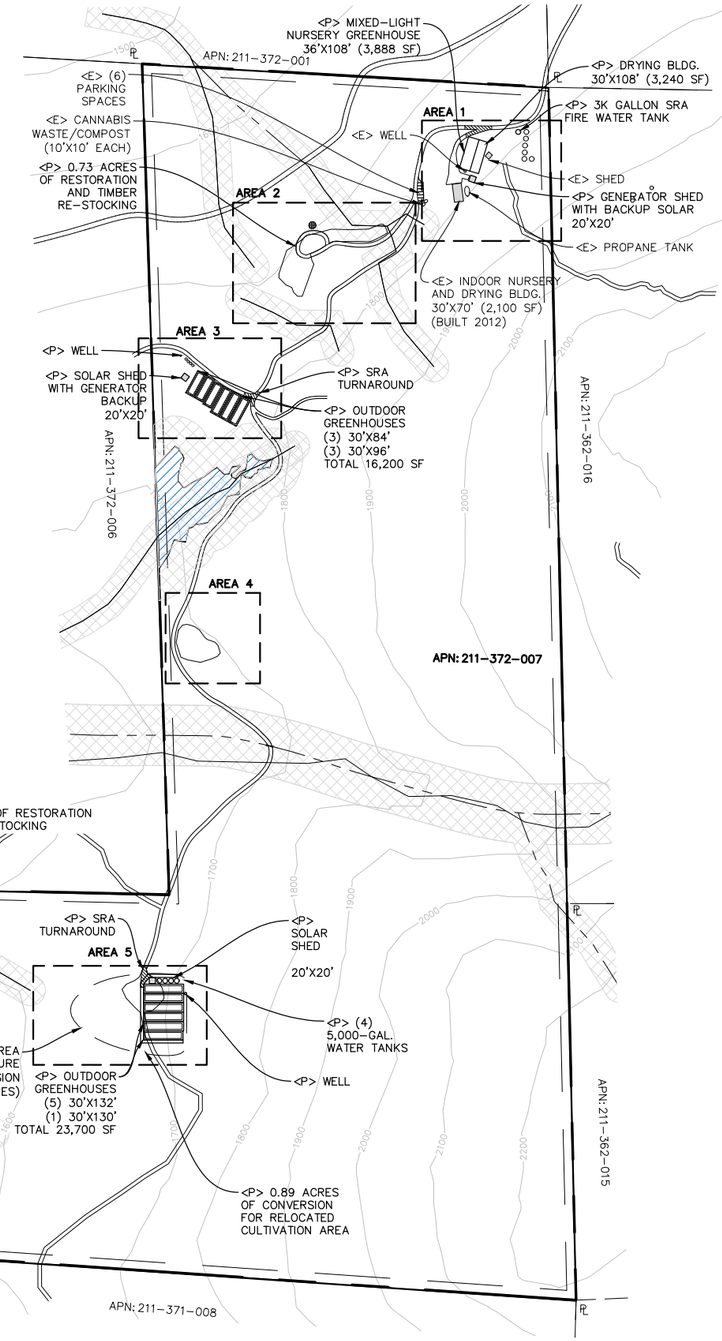
THE HUMBOLDT LEAF, INC.

EXISTING AND PROPOSED SITE PLAN

APN: 211-372-007



EXISTING SITE PLAN



PROPOSED SITE PLAN

PLOT PLAN

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

0 125 250 500

N

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1117 Samoa Blvd., Arcata, CA 95521

THE HUMBOLDT LEAF, INC. / APN: 211-372-007
MIRANDA, CA 95553
EXISTING AND PROPOSED SITE PLAN

PROJ. MGR.: POW
DRAWN BY: CC
DATE: 12/18/19
SCALE: AS SHOWN

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18-134

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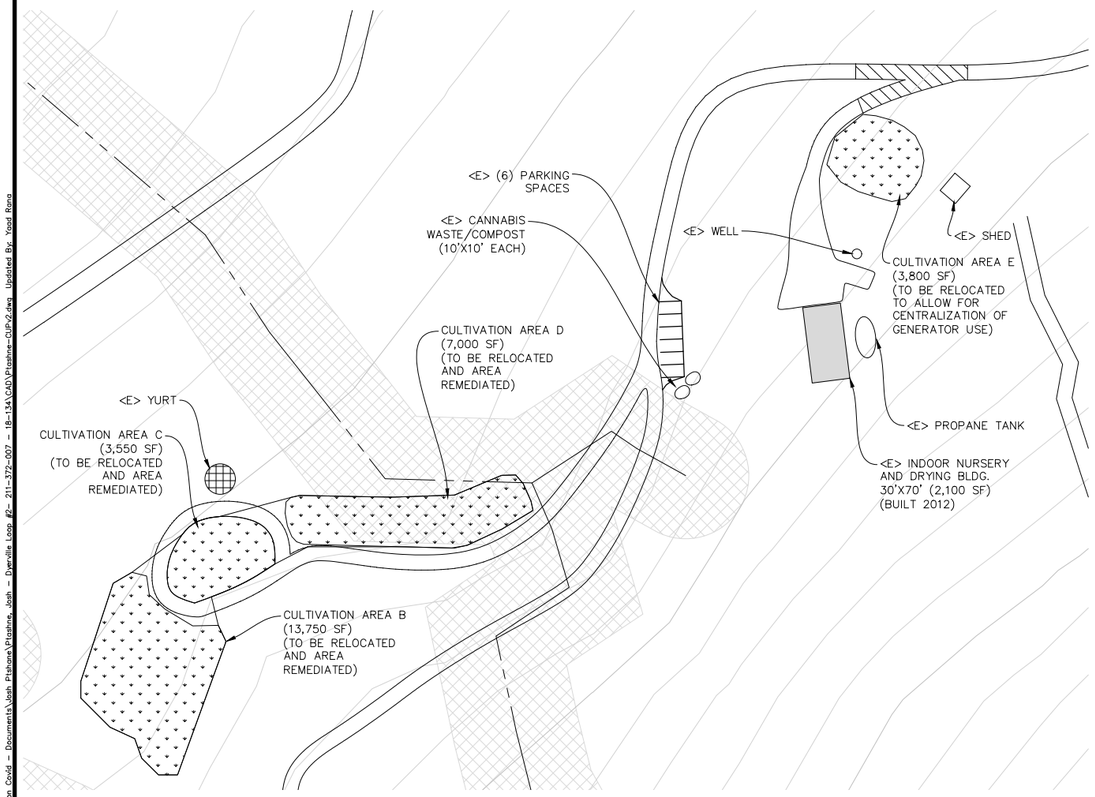
THE HUMBOLDT LEAF, INC.

AREAS 1 & 2

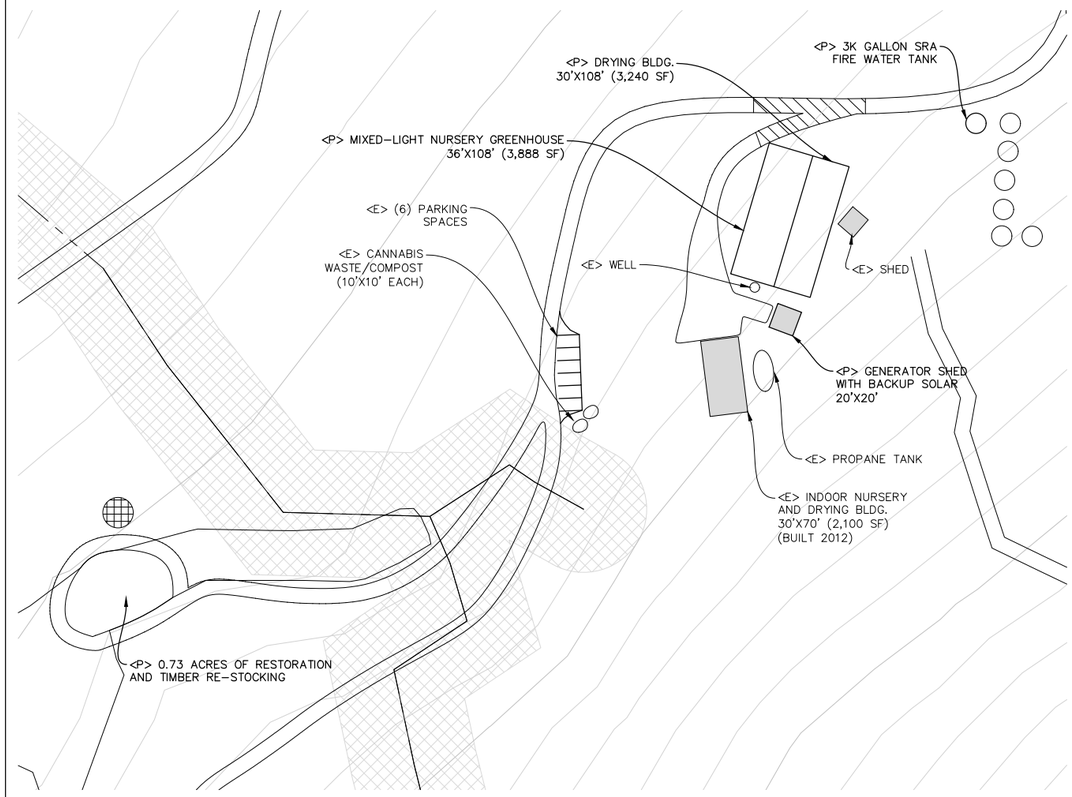
EXISTING AND PROPOSED DETAILS



EXISTING AREAS 1 AND 2

22x34 SHEET: 1"=60'
11x17 SHEET: 1"=120'

0 30 60 120



PROPOSED AREAS 1 AND 2

22x34 SHEET: 1"=60'
11x17 SHEET: 1"=120'

0 30 60 120

N

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THE HUMBOLDT LEAF, INC. / APN: 211-372-007
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AREAS 1 & 2 EXISTING AND PROPOSED DETAILS

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18-134

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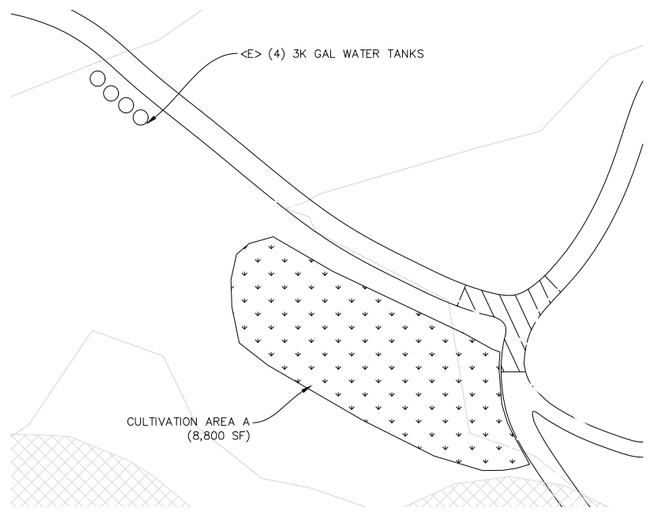
THE HUMBOLDT LEAF, INC.

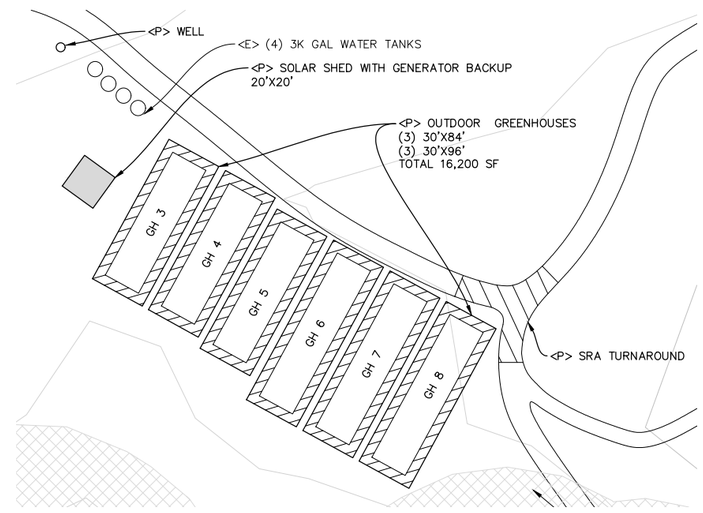
AREA 3 EXISTING AND PROPOSED DETAILS



EXISTING AREA 3

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

0 20 40 80



PROPOSED AREA 3

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

0 20 40 80

N

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AREA 3 EXISTING AND PROPOSED DETAILS

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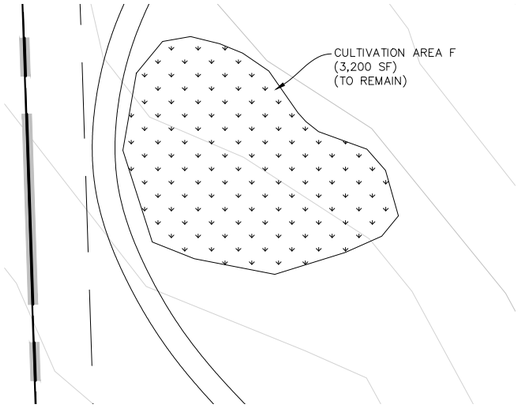
THE HUMBOLDT LEAF, INC.

AREA 4, 5 & 6

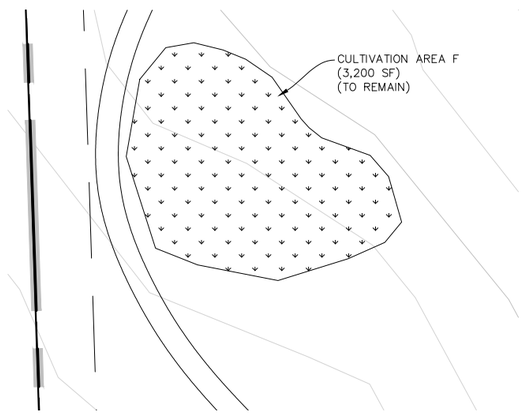
EXISTING AND PROPOSED DETAILS



EXISTING AREA 4
(NO CHANGE)

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

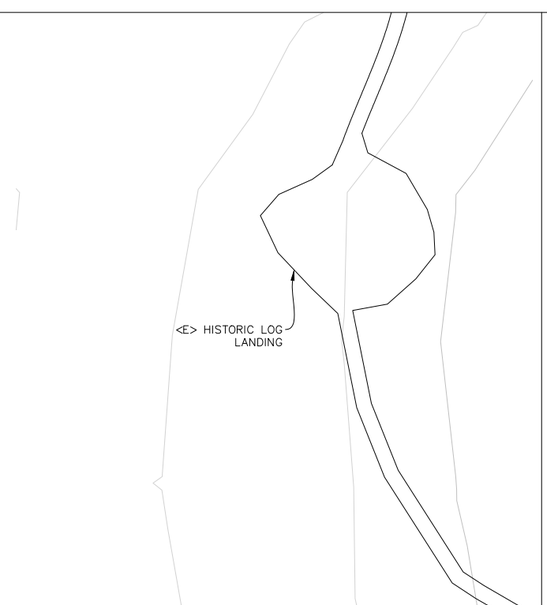
0 20 40 80



PROPOSED AREA 4
(NO CHANGE)

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

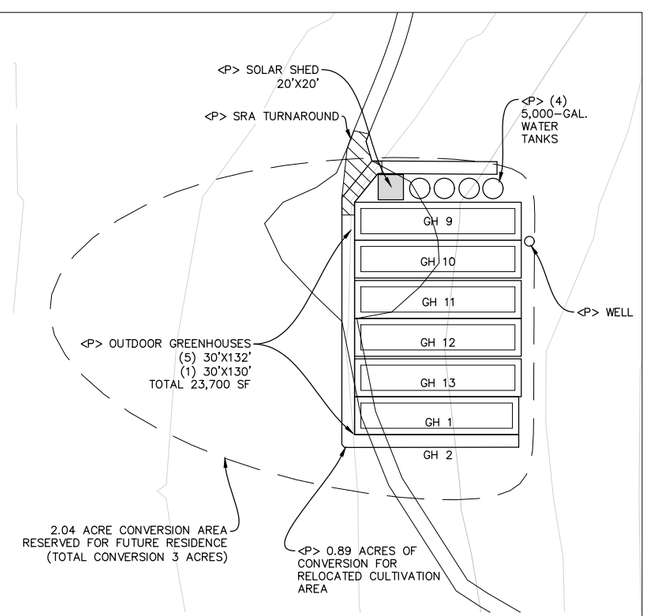
0 20 40 80



EXISTING AREA 5
(NO PREVIOUS CULTIVATION)

22x34 SHEET: 1"=60'
11x17 SHEET: 1"=120'

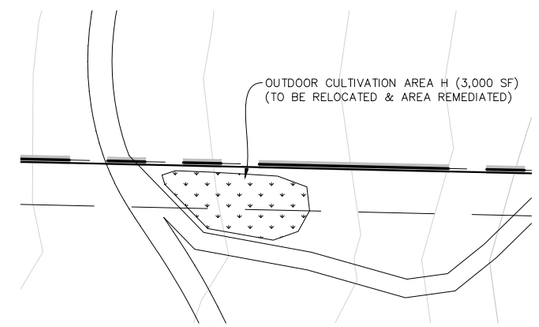
0 20 60 120



PROPOSED AREA 5
(NO PREVIOUS CULTIVATION)

22x34 SHEET: 1"=60'
11x17 SHEET: 1"=120'

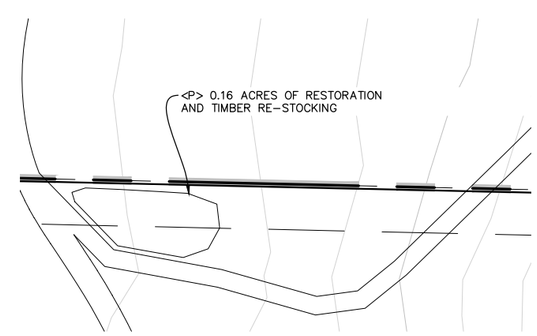
0 20 60 120



EXISTING AREA 6

22x34 SHEET: 1"=50'
11x17 SHEET: 1"=100'

0 25 50 100



PROPOSED AREA 6

22x34 SHEET: 1"=50'
11x17 SHEET: 1"=100'

0 25 50 100 50 100

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MIRANDA, CA 95553
AREAS 4,5 & 6 EXISTING AND PROPOSED DEATILS

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Appendix B: Regulated Products Resource List

Appendix C: Cultivation Activities Schedule

Appendix D: References

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