



**GREEN
ROAD
CONSULTING**

Site Plan Overview and Cultivation and Operations Plan

Applicant/Owner

Under Pressure

1271 Evergreen Road, Suite 828

Redway, CA 95560

Agent

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McKinleyville, CA 95519

APN: 216-072-010

· 2020

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PROPOSED OUTDOOR CULTIVATION AREA

CA #3 = 2,500 FT²
CA #4 = 3,500 FT²

EXISTING OUTDOOR CULTIVATION AREA

GH #1 = 1,440 FT²
GH #2 = 1,800 FT²
GH #3 = 1,248 FT²
CA #1 = 11,300 FT²
CA #2 = 4,524 FT²

TOTAL PROPOSED OUTDOOR CULTIVATION AREA = 6,000 FT²
TOTAL EXISTING OUTDOOR CULTIVATION AREA = 20,312 FT²
TOTAL AREA TO BE DECOMMISSIONED = 16,990 FT²

CULTIVATION, DOMESTIC AND USE

<u>CULTIVATION BUILDING</u>	<u>USE</u>	<u>YEAR</u>	<u>SIZE</u>
DRY SHED #1	FERTILIZER STORAGE	1960	20X20
DRY SHED #2	FERTILIZER/TOOL STORAGE	2007	20X20
SHIPPING CONTAINER #2	FUEL STORAGE	2012	8X20
VEG HOUSE	VEGETATION	2004	32X28

<u>DOMESTIC BUILDING</u>	<u>USE</u>	<u>YEAR</u>	<u>SIZE</u>
SHIPPING CONTAINER #1	STORAGE	2012	8X20
SHED #1	STORAGE	1960	20X20
RESIDENCE	PLACE OF LIVING	1980	1,865 FT ²
SHED #2	STORAGE	1960	331 FT ²

WATER STORAGE

TYPE	NUMBER	SIZE
HDPE	3	1,000 GALLONS
HDPE	1	3,500 GALLONS
HDPE	1	5,000 GALLONS
40X TANK	3	300 GALLONS
HDPE TANK	1	50,000 GALLONS

TOTAL AMOUNT OF WATER STORAGE = 62,400 GALLONS

WATER SOURCE

113A

CLASS I & II STREAMS WITH REQUIRED 100 FT. BUFFER ZONES
CLASS III DRAINAGE WITH REQUIRED 50 FT. BUFFER ZONE

POWER SOURCE

G & E
U.S. KW GENERATOR

CORY VOLZ

PROPERTY OWNER _____ ADDRESS _____

[illegible]

DATE	8/29/
DRAFTER	X
SCALE	AS SH

LEADS

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I. Site Plan Overview

1.0 Project Information

Under Pressure ("Applicant") is submitting this application for a Type 3 Use Permit for 26,312 square feet of outdoor commercial cannabis cultivation on a 60-acre parcel, located near Garberville, CA ("Parcel"), Assessor's Parcel Number 216-072-010.

All water used for cultivation is sourced from the permitted, confined aquifer well. There are three (3) 1,000-gallon, one (1) 3,500-gallon, one (1) 5,000-gallon tank. There are three (3) 300-gallon mix tanks and one (1) 50,000-gallon HDPE tank. The total amount of water storage is 62,400 gallons of hard tank water storage. The Applicant estimates their annual water use to be 148,642 gallons.

There are seven (7) existing buildings located on the parcel. Dry Sheds #1 and #2 are 20'x20' structures that were built in 2007 and 1960. They are being used to store fertilizers and tools. Shipping Container #2 is 8'x20' and was built in 2012. It is being used to store fuels. The Veg House is a 32'x28 structure that was built in 2004, and is used as a room to keep plants in a vegetative state. The Residence, Shed #1, and Shipping Container #1 are all domestic structures and are not being used for cultivation purposes.

There is one area being decommissioned due to its inaccessibility by a vehicle larger than a quad. The decommissioned cultivation area is being relocated to two (2) proposed cultivation areas.

The Applicant is expecting to have two (2) harvest via light deprivation in their greenhouses, and one (1) harvest in their full term outdoor cultivation areas. All processing will be performed by a 3rd party processing company.

This application is submitted through his agent, Ariel Kittredge of Green Road Consulting, Inc., and has been prepared in accordance with Humboldt County's ("County") Commercial Medical Marijuana Land Use Ordinance ("CMMLUO").

The Use Permit would achieve the following results for the Applicant:

- a. Permit 26,312 square feet of commercial cannabis cultivation activities that were in existence prior to January 1, 2016, in compliance with the County CMMLUO; and
- b. Comply with applicable standards for water quality maintenance and watershed protection through the Waiver of Waste Discharge requirements of the North Coast Regional Water Quality Control Board ("Water Board") and California Department of Fish and Wildlife ("Fish and Wildlife").

2.0 Project Location

The Applicant's Parcel is located in the inland zone of Humboldt County near Garberville, CA. The Parcel is comprised of 60-acres and is identified by Assessor's Parcel Number ("APN") 216-072-010.

2.1 Zoning Classification

The County's Zoning Classification of the Parcel is U Current General Plan of AL40 (FRWK). The CMMLUO permits existing Outdoor commercial cannabis cultivation on land zoned as U with cultivation sites between 10,000 square feet and 43,560 square feet with a Type 3 Use Permit.

2.2 Site Topography

A map of the Parcel's topography is included as Attachment "A."

3.0 Easements

The following information is taken from Exhibit "A" of the recorded Grant Deed, a copy of which is included in the Evidence of Ownership and Authorization section of this Application.

"EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HUMBOLDT, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Parcel One

Parcel 1 of Parcel Map No. 1851, as shown on said map on file in the Recorder's Office of Humboldt County, in Book 16 of Parcel Maps, pages 55 and 56.

Parcel Two

A non-exclusive right of way for ingress, egress and public utilities 40 feet wide over Parcel Two as shown on Parcel Map No. 916, on file in the Recorder's Office of Humboldt County in Book 8 of Parcel Maps, pages 37 and 38, the centerline of which is described as follows:

BEGINNING in the County Road at a point located 87.17 feet North and 17.89 feet East of the quarter section corner of the South line of Section 32, Township 4 South, Range 5 East, Humboldt Meridian;

and running thence the following courses and distances:

North 41 degrees 30 minutes West, 74.49 feet;

North 23 degrees 55 minutes West, 141.81 feet;

North 73 degrees 50 minutes 30 seconds West, 262.23 feet;

North 73 degrees 50 minutes 30 seconds West, 134.66 feet;

North 52 degrees 41 minutes 15 seconds West, 166.30 feet;

North 84 degrees 23 minutes 15 seconds West, 134.49 feet;

South 65 degrees 15 minutes 15 seconds West, 87.62 feet;

South 47 degrees 22 minutes West, 299.22 feet;

South 68 degrees 27 minutes 15 seconds West, 112.78 feet;

North 74 degrees 07 minutes 45 seconds West, 173.96 feet;

North 30 degrees 30 minutes 15 seconds West, 225.71 feet;

North 64 degrees 55 minutes 15 seconds West, 132.93 feet;

South 63 degrees 08 minutes 45 seconds West, 193.46 feet;

North 89 degrees 00 minutes 30 seconds West, 113.13 feet;

South 57 degrees 40 minutes 45 seconds West, 79.57 feet;
 South 12 degrees 06 minutes 15 seconds West, 123.01 feet;
 South 29 degrees 57 minutes 15 seconds West, 180.74 feet;
 South 82 degrees 32 minutes 30 seconds West, 57.73 feet;
 North 74 degrees 44 minutes 30 seconds West, 163.43 feet;
 North 65 degrees 43 minutes 30 seconds West, 125.65 feet;
 North 56 degrees 05 minutes West, 185.93 feet;
 South 74 degrees 35 minutes West, 157.29 feet;
 and North 48 degrees 19 minutes West to the West line of said Section 32.
 Being Bell Springs Road as shown on the parcel map referred to in Parcel One above.

Parcel Three

A non-exclusive right of way for ingress, egress and public utilities, 40 feet wide, running South from a point on the right of way described in Parcel Two above, the centerline of which is described as follows:

BEGINNING at a point in the County Road located 614.33 feet North and 368.14 feet West of the quarter section corner on the South line of said Section 32;
 and running thence the following courses and distances:
 South 15 degrees 13 minutes 40 seconds East, 203.44 feet;
 South 19 degrees 49 minutes 30 seconds West, 77.03 feet;
 South 42 degrees 35 minutes 15 seconds West, 74.35 feet;
 South 52 degrees 52 minutes 15 seconds West, 123.09 feet;
 South 85 degrees 43 minutes 15 seconds West, 130.71 feet;
 South 34 degrees 33 minutes 15 seconds West, 181.19 feet;
 South 56 degrees 34 minutes 45 seconds West, 104.03 feet;
 and South 5 degrees 02 minutes 45 seconds West to the South line of said Section 32.

Parcel Four

A non-exclusive right of way for ingress, egress and public utilities, 40 feet wide, running South from a point on the right of way described in Parcel Two above, the centerline of which is described as follows:

BEGINNING at a point located North 74 degrees 44 minutes 30 seconds West, 32.46 feet from the Westerly terminus of the course "South 82 degrees 32 minutes 30 seconds West, 57.73 feet" in the right of way first herein reserved;
 and running thence South 55 degrees 59 minutes West, 88.56 feet, and South 11 degrees 34 minutes East to the South line of said Section 32.

APN: 216-072-010-000"

4.0 Natural Waterways

The Parcel has three (3) Class II watercourses and five (5) Class III drainages.

The Applicant has a Water Resource Protection Plan ("WRPP") for the Parcel and is enrolled in the Water Board's Walver of Waste Discharge program as a Tier II discharger.

5.0 Location and Area of Existing Cultivation

The 26,312 square feet of cannabis cultivation is proposed to occur in five (5) locations on the Parcel and can be viewed on the Site Plan, Included In the Site Plan of Entire Parcel section of this application.

Existing Cultivation

Greenhouses #1 - #3

Greenhouses #1 - #3 are located on the western side of the Parcel on an existing graded flat. Greenhouse #1 consist of 1,440 square feet, Greenhouse #2 consist of 1,800 square feet, and Greenhouse #3 consist of 1,248 square feet totaling to 4,488 square feet of outdoor cultivation.

Cultivation Area #1

Cultivation Area #1 is located south of Greenhouse #3 on an existing graded flat. It consists of 11,300 square feet of outdoor cultivation.

Cultivation Area #2

Cultivation Area #2 is located near the southern side of the parcel on an existing graded flat. It consists of 4,524 square feet of outdoor cultivation.

Proposed Cultivation

Cultivation Area #3

Cultivation Area #3 will be located north of Cultivation Area #2 on an existing graded flat. It will consist of 2,500 square feet of outdoor cultivation.

Cultivation Area #4

Cultivation Area #4 will be located southeast of where Cultivation Area #3 will be, on an existing graded flat. It will consist of 3,500 square feet of outdoor cultivation.

Areas to be Decommissioned

The Area to be Decommissioned is located in the northeastern section of the parcel and is 16,990 square feet of outdoor cultivation. It is being decommissioned due to its inaccessibility by a vehicle larger than a quad. The square feet of outdoor cultivation is being relocated to proposed Cultivation Areas #3 and #4.

6.0 Setbacks of Cultivation Area

Existing Cultivation

Greenhouses #1 - #3

Greenhouses #1 - #3 are setback from the northern parcel line by approximately 445 feet and the western parcel line by approximately 167 feet.

Cultivation Area #1

Cultivation Area #1 is setback from the northern parcel line by approximately 445 feet and the western parcel line by approximately 167 feet.

Cultivation Area #2

Cultivation Area #2 is setback from the southern parcel line by approximately 63 feet and the western parcel line by more than 167 feet.

Proposed CultivationCultivation Area #3 - #4

Cultivation Areas #3 - #4 will be setback from northern parcel line by more than 445 feet, the western parcel line by more than 167 feet, and the southern parcel line by approximately 63 feet.

7.0 Access Roads

The Parcel is located off Bellus Ridge Road, which is privately maintained.

8.0 Graded Flats

There are existing flats on the Parcel. They may require permitting with the Humboldt County Building Department.

9.0 Existing and Proposed BuildingsCultivation-Related BuildingsDry Shed #1

Dry Shed #1 is an existing 20'x20' structure that is used for drying harvest cannabis. It was built in 1960 and may require permitting with Humboldt County Building Department.

Dry Shed #2

Dry Shed #2 is an existing 20'x20' structure that is used for drying harvest cannabis. It was built in 2007 and may require permitting with Humboldt County Building Department.

Shipping Container #2

Shipping Container #2 is an existing 8'x20' structure that is used for storing the generators, fertilizers, and fuels. It was built in 2012 and may require permitting with Humboldt County Building Department.

Domestic BuildingsShipping Container #1

Shipping Container #1 is an existing 8'x20' structure that is used for storage. It was built in 2012 and may require permitting with Humboldt County Building Department.

Shed #1

Shed #1 is an existing 20'x20' structure that is used for storage. It was built in 1960 and may require permitting with Humboldt County Building Department.

Shed #2

Shed #2 is an existing 331 square foot structure that is used for storage. It was built in 1960 and may require permitting with Humboldt County Building Department.

Residence

The Residence is an existing 1,865 square foot structure that is used as a place of living. It was built in 1980 and may require permitting with Humboldt County Building Department.

10.0 Water Source, Storage, Irrigation Plan and Projected Water Usage**10.1 Water Source**

The well is approximately 200 feet deep, and provides water to the cultivation sites and house on the property. There are no surface water diversions occurring on the property.

The well is hydrologically disconnected from surface waters.

10.2 Water Storage

There are three (3) 1,000-gallon, one (1) 3,500-gallon, one (1) 5,000-gallon HDPE water tank. There are three (3) 300-gallon mix tanks and one (1) 50,000-gallon tank. The total amount of water storage is 62,400 gallons of hard tank water storage.

10.3 Irrigation Plan

All irrigation of cannabis is completed by a timed, metered, drip irrigation system preventing any over watering or runoff.

10.4 Projected Water Use

The amount of water used for the cultivation of cannabis will vary throughout the year, with peak periods of water use occurring during the summer months. The Applicant's cultivation and water use is outlined in the Cultivation and Water Usage Chart, attached as Attachment "B."

All water used for cultivation is sourced from the permitted, confined aquifer well. The Applicant estimates their annual water use to be 148,642 gallons.

11.0 Site Drainage, Runoff, Erosion Control Measures and Watershed Protection

The Parcel has three (3) Class II watercourses and five (5) Class III drainages.

11.1 Site Drainage, Runoff, Erosion Control Measures

Road assessment revealed inadequate surfacing with little to no out sloping on majority of roads. Assessment revealed one location where poor road drainage could result in sediment delivery to a Class III watercourse. Out sloping road shall serve to mitigate this threat to water quality.

Road assessment revealed that the majority of roads need out sloping. Out sloping of road shall serve to drain water effectively from the road surface and prevent its concentration.

Road runoff does not appear to drain onto any unstable slopes or earthen fills.

Road assessment revealed one location where poor road drainage could potentially result in sediment delivery to a stream.

Upon inspection, no stockpiled construction materials were found in a location that poses a threat to water quality.

There are four stream crossings on the property. The three rock ford crossings are on a seasonal road which is not to be used by vehicles in the winter period, October 31st through May 15th. Rock fords require maintenance.

11.2 Watershed Protection

The cultivation areas or associated facilities are located no closer than 100 feet from a watercourse. There are adequate buffers between cultivation areas and surface waters, maintained at natural slope with native vegetation. Essential functions of the riparian area are maintained and do not appear to be compromised.

12.0 Distances from Significant Landmarks

There are no schools, school bus stops, state parks, places of worship or Tribal Cultural Resources within 600 feet of the cultivation site.

II. Cultivation and Operations Plan

1.0 Materials Storage

Fertilizers and Soil Amendments

Currently, fertilizers are not stored properly. There are multiple locations on the property where fertilizers are sitting out and not properly contained or stored. All fertilizers are to be stored in a designated chemical storage where they cannot enter or be transported into surface waters or groundwater. An appropriate nutrient/chemical storage facility will need to be established and used. There is a cargo storage container on the property. It is recommended that the cargo container is to be used for chemical storage if possible. All fertilizers are to be stored before the winter period. These products are labeled properly and applied according to the label.

No pesticides or herbicides are administered on the property.

The Applicant now stores their fertilizers and amendments in Shipping Container #2 on the Parcel away from any potential for transportation to surface waters.

The storage area is in need of posted instructions for storing fertilizers and amendments, instructions for cleaning up spills and a spill kit that contains a container, gloves, towels, absorbent socks and an absorbent material (kitty litter).

The Applicant has met this standard condition in July of 2017.

Petroleum Products and Other Chemicals

Currently there is no designated petroleum storage established. There are multiple improperly stored gas cans throughout the property. All petroleum products are to be stored in designated chemical/petroleum storage, where they are covered and off the ground to prevent any pollutants from leaching into groundwater or be transported to surface waters.

The Applicant has one 6.5 KW generator, 300-gallon diesel tank, 500-gallon propane tank, and five (5) 20-gallon propane tanks that are properly stored in Shipping Container #2.

The Applicant has met this standard condition in July of 2017.

Cultivation-Related Wastes

There is cultivation-related waste in multiple locations within the developed areas of the property. Plastic grow buckets, grow bags, empty fertilizer bags and buckets, and fencing materials are not adequately contained. All cultivation-related wastes are to be disposed of or secured in a location and manner as to prevent their discharge or transportation to any surface or receiving waters.

All cultivation related waste will be stored in water tight trash containers in Shipping Container #2 and disposed of weekly.

The Applicant has met this standard condition in July of 2017.

Spoils Management

Soil spoils were found throughout the property, although soil spoils or spent soil is in a location where they won't enter surface waters. All spoils are to be securely covered with a tarp during winter period. The Applicant will be removing spent soil and disposing to Wes Green in Arcata.

The Applicant has met this standard condition in July of 2017.

Refuse and Human Waste

Garbage and refuse is presently being piled for short term storage within the developed area and is periodically loaded and taken to an appropriate waste facility. Human waste disposal systems consist of a composting toilet.

The Applicant has met this standard condition in July of 2017.

2.0 Cultivation Activities

Cultivation activities typically begin sometime during March when cannabis plants are brought to the Parcel for planting.

The applicant will be pulling tarps over the greenhouses in order to have two (2) harvests of cannabis via light deprivation, sometime in July and October. Tarps will be pulled by hand and will not have any negative effects to the surrounding area or the cannabis. The outdoor cultivation will be harvested in October.

3.0 Processing Practices

Plants will be harvested one at a time using hand shears and taken into the Dry Shed #1 and #2 where it will be dried and cured. All processing will be performed by a 3rd party processing company.

All work surfaces and equipment are maintained in a clean, sanitary condition. Protocols to prevent the spread of mold are strictly followed. The final cannabis product is stored in a secure location.

The Applicant will be utilizing any Track and Trace program the County seeks to implement, abiding by all appropriate record keeping practices.

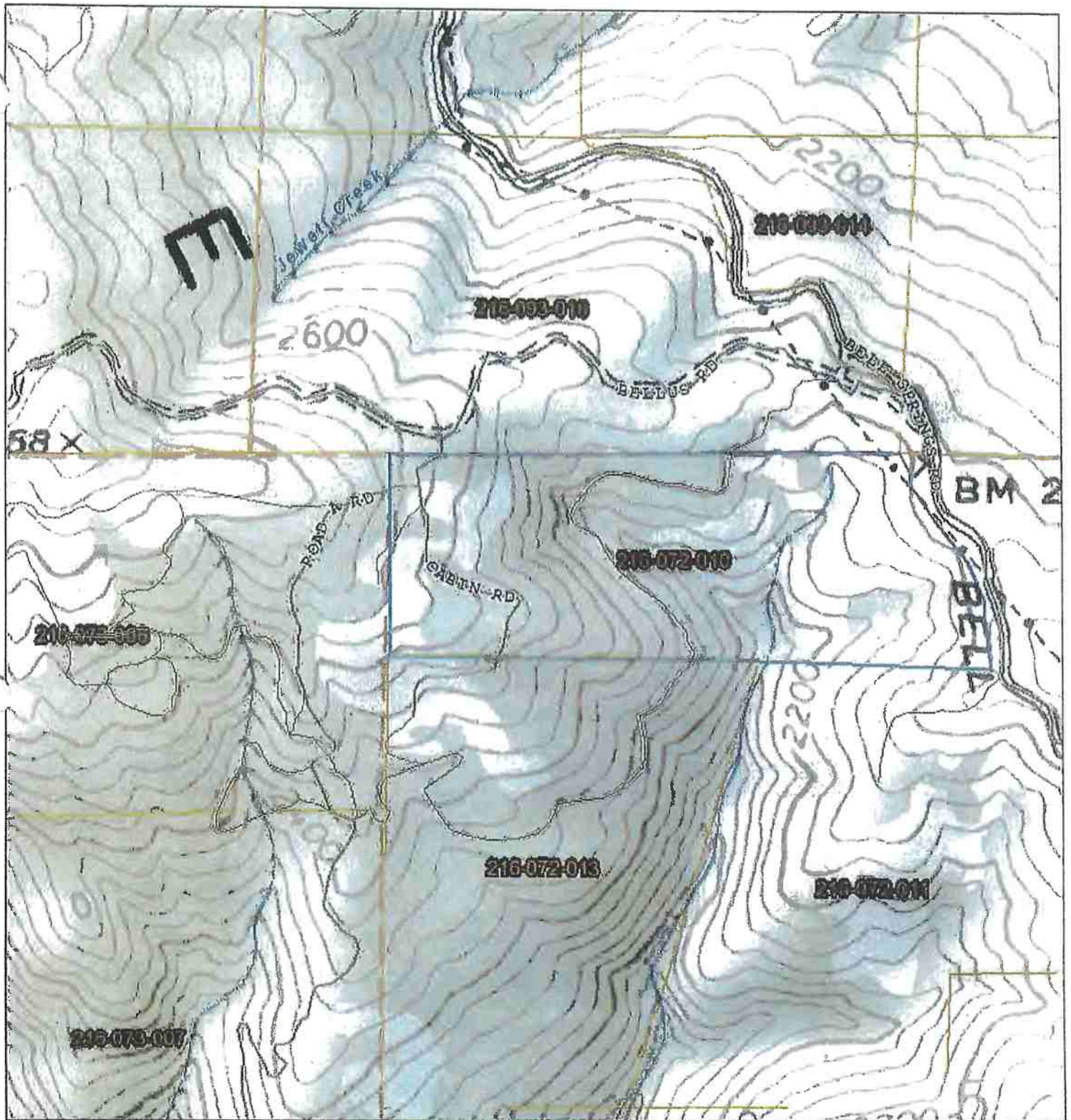
4.0 Security Measures

The access to the parcel is gated and locked. There are game cameras placed over the gate, buildings and cultivation areas.



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Attachment “A”



ArcGIS Web Map

Humboldt County Planning and Building Department

- | | | | |
|---------------------|-------------------------|------------------|---------------|
| Highways and Roads | Private or Unclassified | Intermittent | Green: Band_2 |
| Principal Arterials | Major River or Stream | Subsurface | Blue: Band_3 |
| Minor Arterials | Blue Line Streams | City Boundary | |
| Major Collectors | Perennial 1-3 | Counties | |
| Minor Collectors | Perennial >4 | Parcels (Owners) | |
| Local Roads | | Red: Band_1 | |

0 350 700 1,400 Feet
0 0.05 0.1 0.2 Miles
RF= 1:9,028 1 in = 752 ft



Printed: August 30, 2017

Web AppBuilder 2.0 for ArcGIS

Map Disclaimer:

While every effort has been made to assure the accuracy of this information, it should be understood that it does not have the force & effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.

Source: NRCS, Humboldt County GIS, Healthy Rural Roads, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, FRAP, FEMA, USGS



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Attachment "B"

Cultivation and Water Usage

Month	Stage of Cultivation			Cultivation Space per Stage (Square Footage) *	Water Usage (gallons/month)
	Vegging	Flowering	Harvesting		
EXAMPLE	X	X	X	1,200 sq. ft. = Vegging 1,500 sq. ft. = Flowering	5,000 gal/month
January					
February					
March	X			4,488 square feet – vegging	2,782 gallons
April	X	X		3,385 square feet – vegging 4,488 square feet – flowering	7,085 gallons
May	X	X		6,770 square feet – vegging 4,488 square feet – flowering	10,469 gallons
June	X		X	4,488 square feet – harvesting 10,155 square feet – vegging	12,186 gallons
July	X	X		16,925 square feet – vegging 3,387 square feet – flowering	31,483 gallons
August	x	X		16,925 square feet – flowering 3,387 square feet – vegging	41,977 gallons
September		X		20,313 square feet – flowering	42,657 gallons
October			X	20,312 square feet – harvesting	
November					
December					

*with a plant density of 0.85



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Attachment "C"

Generator and Artificial Light Use

Month	Estimated Hours of Generator use (By Time of Day, ex. 12:00 pm – 3:00 pm)	Estimated Hours of Artificial Light Use (By Time of Day, ex. 12:00 pm – 3:00 pm)
January		
February		
March	PG&E	6pm-12pm
April		
May		
June		6pm-12pm
July		
August		
September		
October		
November		
December		



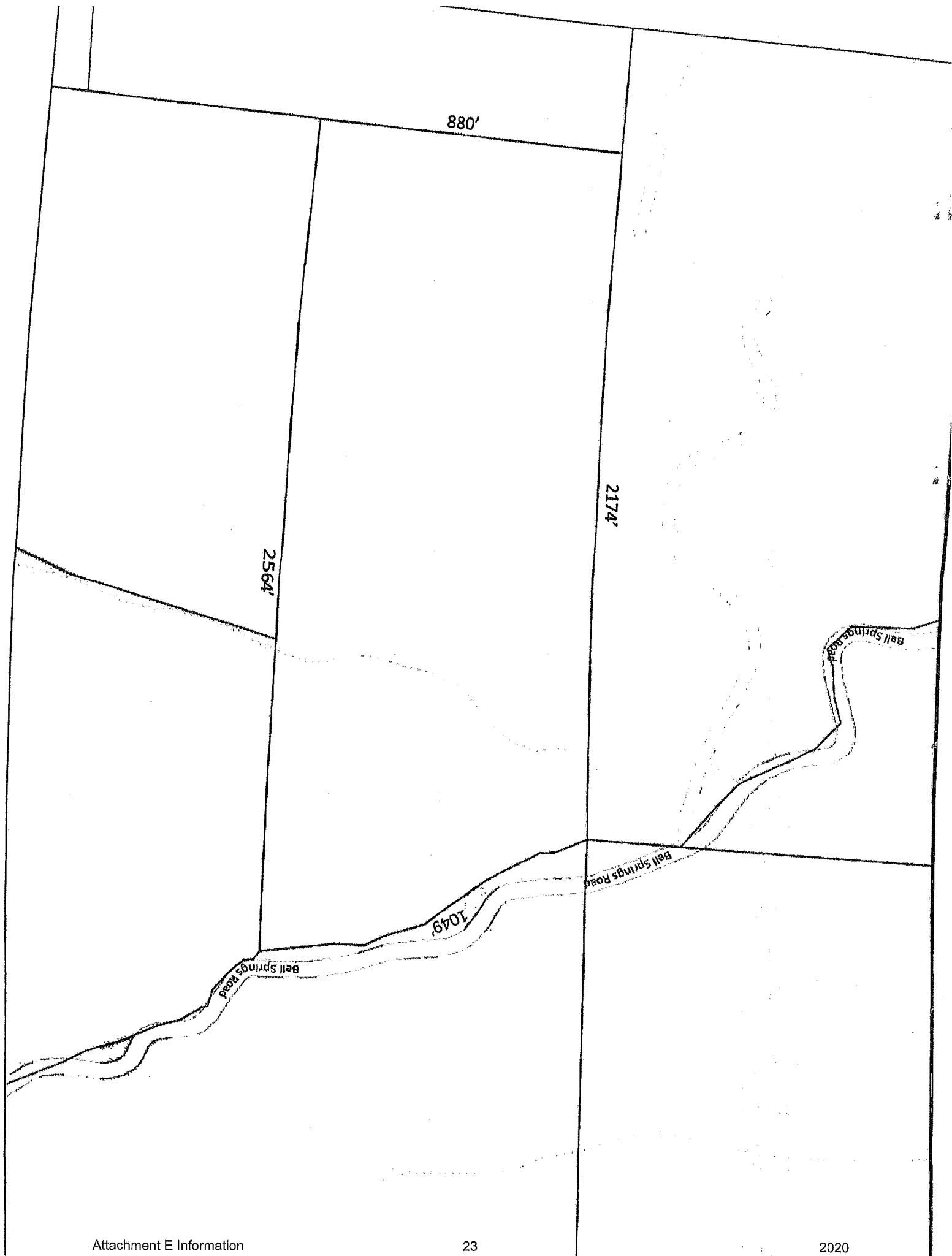
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Attachment 1

Cultivation and Water Usage

Month	Stage of Cultivation			Cultivation Space per Stage (Square Footage) *	Water Usage (gallons/month)
	Vegging	Flowering	Harvesting		
EXAMPLE	X	X		1,200 sq. ft. - Vegging 1,500 sq. ft. - Flowering	5,000 gal/month
January					
February					
March	X			4,488 square feet - vegging	2,782 gallons
April	X	X		3,385 square feet - vegging 4,488 square feet - flowering	7,085 gallons
May	X	X		6,770 square feet - vegging 4,488 square feet - flowering	10,469 gallons
June	X		X	4,488 square feet - harvesting 10,155 square feet - vegging	12,186 gallons
July	X	X		16,925 square feet - vegging 3,387 square feet - flowering	31,483 gallons
August	x	X		16,925 square feet - flowering 3,387 square feet - vegging	41,977 gallons
September		X		20,313 square feet - flowering	42,657 gallons
October			X	20,312 square feet - harvesting	
November					
December					

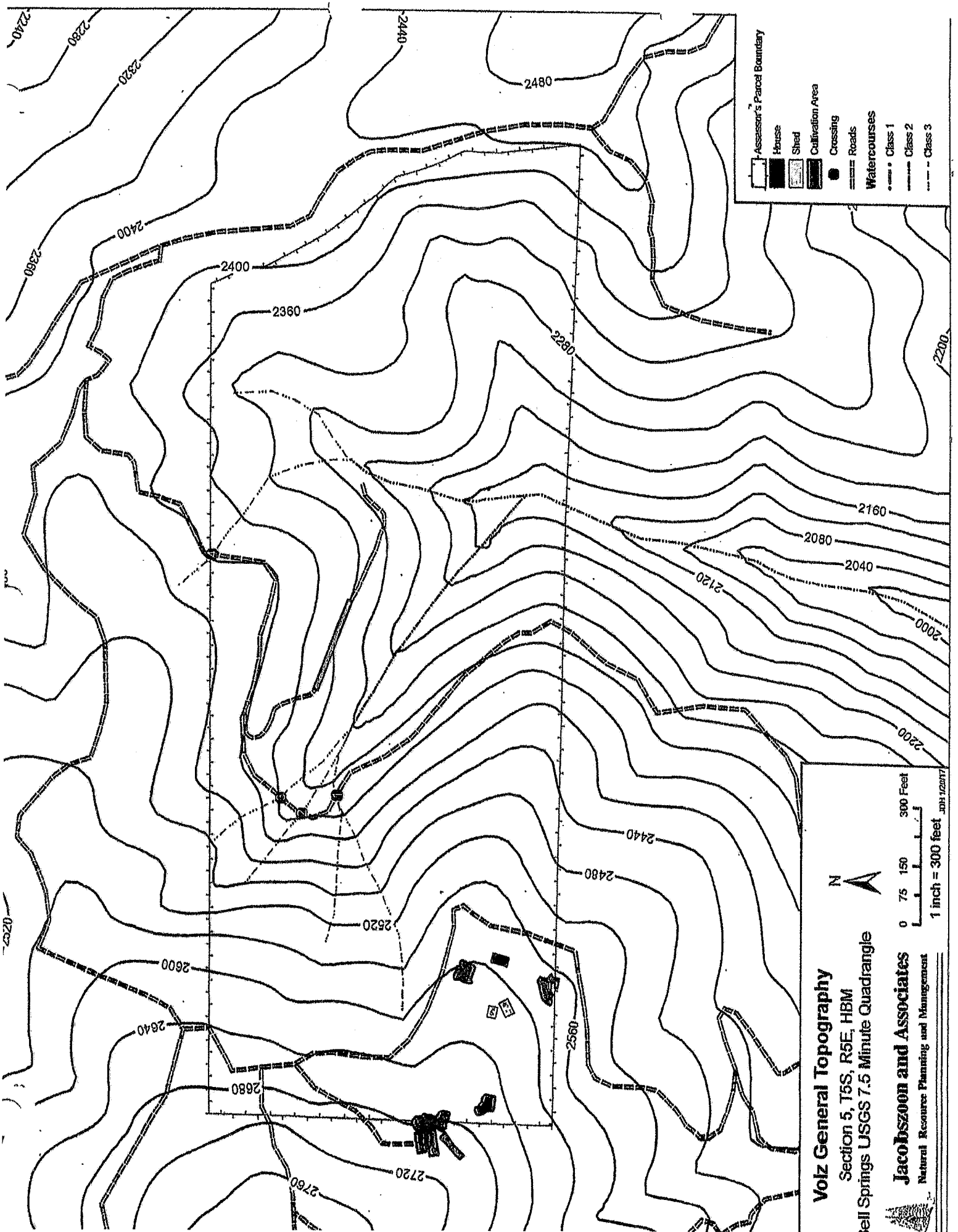
*with a plant density of 0.85





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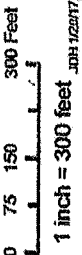
Attachment 2



Volz General Topography

Section 5, T5S, R5E, HBM
Jell Springs USGS 7.5 Minute Quadrangle

Jacobsohn and Associates
Natural Resource Planning and Management



JAN 12/2017