



**GREEN
ROAD
CONSULTING**

Site Plan Overview and Cultivation and Operations Plan

Applicant/Owner

White Acres Family Farms

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Table of Contents

- I. Site Plan Overview
 - 1.0 – Project Information.....3
 - 2.0 – Project Location.....3
 - 2.1 – Zoning Classification.....3
 - 2.2 – Site Topography.....3
 - 3.0 – Easements.....3
 - 4.0 – Natural Waterways.....3
 - 5.0 – Location and Area of Existing Cultivation.....4
 - 6.0 – Setbacks of Cultivation Area.....4
 - 7.0 – Access Roads.....4
 - 8.0 – Graded Flats.....4
 - 9.0 – Existing and Proposed Buildings.....4
 - 10.0 – Water Storage, Use and Watershed Protection.....4
 - 10.1 – Water Storage.....4
 - 10.2 – Water Use.....4
 - 10.3 – Watershed Protection.....5
 - 11.0 – Distances from Significant Landmarks.....5
- II. Cultivation and Operations Plan.....5
 - 1.0 – Materials Storage.....6
 - 2.0 – Cultivation Activities.....6
 - 3.0 – Processing Practices.....7
 - 4.0 – Security Measures.....7

I. Site Plan Overview

1.0 Project Information

White Acres Family Farms (Andrew White) is submitting this application for a Special Permit for a 3,000 sq ft existing outdoor commercial cannabis cultivation on a 4.20-acre parcel, located in Carlotta, CA ("Parcel"), Assessor's Parcel Number 207-141-007. This application is submitted through his agent, Kaylie Saxon of Green Road Consulting, Inc., and has been prepared in accordance with Humboldt County's ("County") Commercial Cannabis Land Use Ordinance ("CCLUO").

Water was sourced from the well prior cultivation seasons. From the 2020 season and moving forward water will be sourced from rainwater captured from the residence and garage roof. The residence is approximately 1,200 sq ft, and the garage is approximately 600 sq ft. Average rainfall in the area is 33.98 inches. The combined 1,800 sq ft between the two structures have a potential to collect up to 38,105-gal. in a drought year. Water is stored in 24,500-gal of existing hard sided tanks. Water for domestic uses is drawn from spring located on a separate parcel and stored into a 2,500-gallon tank for transfer to the house (207-122-005). The spring has an initial statement of diversion filed with the State Water Resource Control Board registration ID S026124. The water is transferred to a 2,500-gallon HDPE before entering the residence. The diversion location is shown on the attached Water System Map.

The existing buildings consist of one (1) residence (not used for cannabis) with an attached garage. The garage was constructed in 2013, it is used for drying and an immature plant area in the spring before they are transferred to the greenhouses.

a. Permit 3,000 square feet of commercial cannabis cultivation activities that were in The Use Permit would achieve the following results for the Applicant:

existence prior to January 1, 2016, in accordance with the County CMMLUO.

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 Carlotta, CA. The site is approximately 15.5-miles Southeast of the City of Carlotta and can be accessed from Sun Tan Glen, just off CA SR-36. The elevation of the site is approximately 440-feet above sea level. The Parcel is comprised of 4.20-acres and is identified by Assessor's Parcel Number ("APN") 207-141-007. There parcels street address is 21328 HWY 36, Carlotta CA 95528.

2.1 Zoning Classification

The County's Zoning Classification of the Parcel is U (unclassified) with a current general RA5-20.

2.2 Site Topography

The topography of the parcel is subtle with slopes of less than 15%. A map of the

3.0 Easements

There aren't any easements for this Parcel.

4.0 Natural Waterways

The Parcel has two (2) watercourses located within its boundaries. One unnamed Class II watercourse is located on the parcel and flows from the north to south into the Van Duzen River. The Van Duzen river (Class I) is also located on the southern edge of the parcel.

The Applicant has a Site Management Plan (SMP) for the Parcel and is enrolled in the Water Board's Waiver of Waste Discharge program as a Tier I, Low Risk discharger.

5.0 Location and Area of Existing Cultivation

The 3,000 square feet of cannabis cultivation previously occurred within the riparian setbacks and is proposed to be relocated in one (1) location on the Parcel and can be viewed on the Site Plan, included in the Site Plan of Entire Parcel section of this application.

Cultivation Area

It is proposed that the Cultivation Area be relocated outside of the riparian setbacks. The relocation of the greenhouses will require the removal of some rotted pecan trees that were planted long ago and have reached the end of their lifespan. The trees were assessed by a biologist during the assessment and didn't express any biological concerns with removing the nonnative trees. It will consist of three (3) greenhouses. Two large greenhouses is 16'x80' each, and the smaller greenhouse is proposed as 440 sq ft.

6.0 Setbacks of Cultivation Area

The proposed Cultivation Area will be set back from all parcel lines by at least 30'.

7.0 Access Roads

The Parcel is located off State Highway 36, which is maintained by Caltrans. Van Duzen Avenue which the parcel is located on is a county-maintained road.

8.0 Graded Flats

The parcel has a subtle topography and there are no graded flats located on the Parcel. The flooring to the greenhouse and pathways will consist of gravel or grassed surface to prevent pooling and allow infiltration.

9.0 Existing and Proposed Buildings

Garage

The Garage was constructed in 2013, it measures approximately 36'X39'. It is used for drying/storing cannabis as well as an immature plant area.

10.0 Water Storage, Use, Watershed Protection, and Site Drainage/Irrigation Runoff/Erosion Control.

10.1 Water Storage

Prior irrigation water was sourced from a well that was dug on the parcel. Moving forward (2020 season and on) all water used for the cultivation of cannabis will be sourced on-site from the parcel’s rainwater catchment system and supplemented from the well. The 24,500-gallons of HDPE storage tanks are located on the near the southern edge of the house, and on either end of the large greenhouses. During the winter months the are guttered and lined house and garage will collect water and transfer to the hard storage tanks. Once the tanks are full, the water lines will be removed.

10.2 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 predicted annual water use is as follows.

Table 1. Annual water uses on the parcel.

Source	Use	Start Date	End Date	To Storage (gallons)	To Use (gallons)
(2019) Spring	Domestic	Apr. 1	Nov. 1	0	67,200
(2019) Well	Cannabis	Apr. 1	Nov. 1	0	20,000
2020 Rainwater	Cannabis	Jan. 1	Dec. 31	22,000	18,000

Irrigation will be completed with an automatic drip system and will be also be supplemented with hand watering when needed. All irrigation of cannabis shall be distributed at an agronomic rate which prevents any over watering or run off. Using a timer and emitters will ensure that water is being applied at agronomic rates.

10.3 Watershed Protection

The Parcel has one (1) unnamed Class II watercourse and one (1) The Van Duzen River a Class I watercourse. All cultivation season and prior to 2020 have been conducted within the riparian setback unknowingly. Since the watercourse has been classified as a Class II watercourse. The proposed relocation area is located at least 100 feet from the Class II watercourse and 150-foot from the Class I watercourse.

The applicant has a Site Management for the Parcel and is enrolled in the Water Board’s Waiver of Waste Discharge program as a Tier I Low Risk Discharger. Given the subtle topography the remediation is minimal and consists of vegetating the bare soils. The Site Management plan details the relocation and the minimal required measures to remediate

the site within the setbacks. A copy of the Site Management Plan is included as a part of this application.

10.4 Site Drainage/Irrigation Runoff/Erosion Control

The SWRCB has defined the winter season as beginning November 1st and concluding April 1st. Winterization measures apply to cultivation areas, any additional disturbed areas including roads, and stream crossings. These measures aim to prepare the site for an extended period of heavy precipitation during which frequent access, monitoring, and maintenance can be challenging or infeasible. The end goal is to reduce the erosion of unstable areas and prevent the delivery of eroded sediment to sensitive waterways. One of the primary techniques of winterization consists of stabilizing all bare soils with straw and seed. Fiber rolls shall additionally be installed at grade breaks and along slopes of disturbed areas to break up flow paths, thereby reducing the speed and erosive energy of runoff. No heavy machinery shall be used during the winter season to avoid the degradation of saturated roadways and unstable surfaces. Soil stock piles shall be guarded before the onset of winter with a cover and/or perimeter controls such as fiber rolls. Culverts shall be inspected and maintained to ensure integrity during winter. This includes clearing inlets and outlets of sediment and/or debris and ensuring that sufficient energy dissipation exists at outlets to reduce bank erosion. Seasonal access roads shall be locked to ensure that roads are not in use during the wet season by trespassers. Aside from the erosion control components to winterization, a general and thorough site cleanup will be performed to remove all refuse from the site

11.0 Distances from Significant Landmarks

There is a school bus stop within 600 feet of the cultivation site. The Applicant is seeking a special permit under the CCLUO in to acquire an exemption from this set back. The County letter also talks about them being within 600 foot of a residentially zoned area along with being within 600 feet of a residence located on a separate parcel.

II. Cultivation and Operations Plan

1.0 Materials Storage

All fertilizers and amendments are located in the garage on the Parcel. Fertilizers and amendments are placed on the shelves on an impervious flood that prevents potential contamination. A spill cleanup kit shall be stored onsite to allow for proper cleanup in the event of a spill. Currently, the applicant is using strictly organic fertilizers and amendments. Dr. Earth Bloom and Grow, insect frass, bat guano, vitamin B1 and kelp powder are the only amendments and fertilizers kept and used on site.

All labels are kept, and directions are followed when nutrients are applied. The storage area shall have instructions posted 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).

2.0 Cultivation Activities

1st run

April-May (Veg)

May-July (Flower)

August (Flower/Harvest)

2nd Run

July-August (Veg)

August-October (Flower)

October (Flower/Harvest)

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

Artificial lighting will be used only in the garage during the cannabis plants juvenile phase. The garage is fully enclosed. Therefore, the Applicant will be in full compliance with the international dark sky standard.

Sound will be limited to the sound of fans which are powered by solar panels.

3.0 Processing Practices

Small batches of harvested product will be taken to the garage where it will be dried, and machine trimmed by the applicant. Employees will not be used for processing.

4.0 Security Measures

The security plan includes a fenced perimeter and motion activated alert system with day and night video surveillance along with security dogs.