

CULTIVATION AND PROCESSING PLAN

1051 HEIDI LANE
HONEYDEW, CALIFORNIA
APN: 107-054-014-000
APPS#: 11653

Originally Prepared by Shannon Gibson, Agent for Scott Roberts, 2017
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SUMMARY OF ATTACHMENTS

- A. SITE MAP
- B. 2012 GOOGLE EARTH MAP - HISTORIC CULTIVATION CANOPY
- C. NOTICE OF APPLICABILITY - WATER QUALITY ORDER 2109-0001-DWQ

PROPERTY LOCATION AND DESCRIPTION

Scott Roberts (“Applicant”) is applying for a Conditional Use Permit for 18,462 sf of pre-existing mixed light commercial cannabis cultivation on a 64.75 acre parcel owned by the Applicant. This property is located within the North Fork Mattole River watershed, Assessor’s Parcel Number 107-054-014-000. The parcel is in the inland zone and is currently zoned AG.

Roads throughout the property are currently 40% rocked gravel and 60% seasonal dirt. The road is 10 to 12 feet, wider in some sections, and has one six-inch culvert. There are ditches for water flow on either side of the road, water bars, and appropriate sloping to minimize runoff.

DESCRIPTION OF EXISTING CULTIVATION LOCATIONS

There was **18,462** sf of existing prior to 2016 cannabis canopy made up of **seven** greenhouses in 3 distinct areas of the property.

Cultivation Area	Cultivation Building	Pre- 2016 canopy (sf)
1	EC1	2,440
	EC2	2,176
	EC3	5,430
	EC7	1,200
2	EC4	1920
	EC5	4960
3	EC6	336
	TOTAL	18,462

No cultivation sites are located within 600 feet from any School, School bus stop, Church or other place of worship, Public Park, or Tribal Cultural Resource.

No cultivation sites are within 300 feet of any off-site residences.

Existing Cultivation Area 1: Existing Cultivation Buildings (“EC”) 1-3, 7 - 11,246 sf

EC7 - Current Propagation - 60’ x 20’ - 1,200 sf / Historic Flowering Greenhouse -

EC1 - Current Flowering Greenhouse - 80’ x 30.5’ - 2,440 sf

EC2 - Current Flowering Greenhouse - 68’ x 32’ - 2,176 sf

EC3 - Current Flowering Greenhouse - 203’ x 26.75’ - 5,430 sf

This site is located in the Northwest section of the parcel; the nearest parcel boundary is located over 187’ West. These greenhouses use 100% solar energy to power fans. The site also has a backup generator for emergency use only, a Honda 7000, which emits approx. 60 decibels when in use. This generator is not audible at the nearest parcel boundary and is not stored on the property.

When the interim permit was issued for this project in 2018, Humboldt County Planning mistakenly did not include EC7 as existing flowering canopy. To stay in compliance with the interim permit, the Applicant has been using this building as a nursery and propagation space. This area should be included as existing flowering canopy as part of this permit.

The Applicant proposes relocating the canopy areas of EC2, EC3, and EC7. Removal and relocation of EC2 is required by California Department of Fish and Wildlife (“CDFW”) as part of No. EPIMS-07442-RQ. For the relocation and restoration plans, see “Cultivation Relocation and Site Restoration” section.

Existing Cultivation Area 2: EC4 - EC5 - 6,880 sf

EC4 - Current Flowering Greenhouse - 96’ x 20’ - 1920 sf

EC5 - Current Flowering Greenhouse - 100’ x 50’ (-40sf) - 4960 sf

This site is located in the North section of the parcel; the nearest parcel boundary is located over 300’ Northwest. These greenhouses use 100% solar energy to power fans. The site also has a back-up generator for emergency use only, a Honda 7000, which emits approx. 60 decibels when in use. This generator is not audible at the nearest parcel boundary and is not stored on the property.

The Applicant proposes relocating the cultivation area of EC4 and the portion of EC5 to fix problematic historic grading issues. Based on professional evaluation, proper grading and vegetation cannot be achieved with the current cultivation configuration. For relocation and restoration plans, see “Cultivation Relocation and Site Restoration” section.

Existing Cultivation Area 3: EC7 - 336 sf

EC67- Current Propagation/ Historic Flowering Greenhouse - 24’ x 14’ - 336 sf

This site is located in the North section of the parcel; the nearest parcel boundary is located approximately 146’ North. The greenhouse uses 100% solar energy to power electric fans. It

also has lights powered by the same generator, a Honda 3000, that supplies energy to the nearby house. This generator emits approx. 57-65 decibels while operating. This generator is not audible at the nearest parcel boundary and is not stored on the property.

When the interim permit was issued for this project in 2018, Humboldt County mistakenly did not include EC6 as existing flowering canopy. To stay in compliance with the interim permit, the Applicant has been using this building as a nursery and propagation space. This building should be included as existing flowering canopy as part of this permit.

The Applicant proposes relocating the cultivation area of EC6. For relocation and restoration plans, see “Cultivation Relocation and Site Restoration” section.

CULTIVATION RELOCATION AND SITE RESTORATION

The Applicant proposes relocating **16,022 sf** of cultivation canopy area. This area is proposed to be moved to the southwestern existing meadow. This relocation is supported by CDFW, engineers, and biologists who have visited the parcel.

Cultivation Building	Relocated Flowering Canopy (sf)
EC1	0
EC2	2,176
EC3	5,430
EC4	1920
EC5	4,960
EC6	336
EC7	1200
TOTAL	16,022

The meadow is an environmentally superior cultivation site due to its appropriate distance away from watercourses and naturally flat contours. The relocation site shall require minimal grading and is located out of environmental setbacks. The proposed relocation site has been evaluated for acceptable setbacks in respect to the archeological survey and cultural resources. The Applicant shall ensure any and all mitigation measures are met.

The proposed relocation site will minimize environmental impacts from cultivation infrastructure such as water lines and backup generator use. It is located in close proximity to

the onsite well, and is an ideal location for a future PG&E power drop. Centralized cultivation shall also minimize onsite traffic.

A full restoration plan for the retired cultivation areas will be developed by a qualified professional biologist approved by CDFW and a professional engineer. At minimum, the restoration plan shall include restoring natural and historic grade contours and revegetation of native plants. The Applicant shall submit developed revegetation plans to CDFW for review and approval prior to restoration.

PROPOSED ANCILLARY NURSERY

The Applicant proposes adding up to 1840 sf of ancillary nursery and propagation area 640 sf to be located in the southeast meadow proposed cultivation relocation vicinity and 1200 sf to remain in the existing EC7 area. Total proposed nursery is Approximately 10% of flowering cultivation.

Proposed Nursery Space (sf)	
PP1	640
PP2	1200
TOTAL	1840

CULTIVATION ACTIVITY SCHEDULE

Cultivation on the property occurs between March and October/November each year with no cultivation activity on the property from December through February.

Historically, lights were used in the greenhouses to extend daylight. This practice has paused as of 2018 and all cultivation greenhouses do not currently use lights. The Applicant would like to retain land use entitlement to use lights in the future.

The Applicant will comply with the International Dark Sky Association standards by using blackout tarps to ensure little to no light escapes from 30 minutes before sunset to 30 minutes after sunrise.

ACTIVITY FOR ALL GREENHOUSES

May – October, 2 harvests

March-April: Plants are added in smart pots or beds

May: Plant growth is maintained; tarps are used for light manipulation.

June: Plant growth is maintained; light manipulation with tarps is continued.

July: Plants are harvested, and greenhouses are replanted

Aug: Last of early plants are harvested and replanted, plant growth is maintained

September: Plant growth is maintained

October: Plants are harvested

November: Plants are harvested

MATERIAL STORAGE

FUEL

When present on site, all fuel is stored in 5-gallon tanks and kept in a secondary containment unit at all times. Fuel is only brought on-site if needed for the emergency generator and is not present most of the time.

FERTILIZERS

All fertilizers are natural and permitted for use in organic farming. These don't require any special safety requirements. All fertilizer is brought on-site as needed and used immediately. No stores of fertilizer are kept on-site. The exact amounts and types of fertilizers may vary slightly from season to season but are estimated to be approximately the following:

Fertilizer	N-P-K	Amount
Nature's Pride Veg	2-6-6	1600 lbs
Nature's Pride Bloom	2-5.5-5.5	3000 lbs
Compost Tea	varies	1000 gallons

PESTICIDES/ FUNGICIDES

The Applicant primarily controls pests with predator insects. Lost Coast Plant Therapy (soy oil, peppermint essential oil, and citric acid) is used as needed.

RODENTICIDES

None

HERBICIDES

None

WATER USE

WATER SOURCE

Water for cultivation irrigation is currently sourced from rainwater catchment and a permitted well. The Humboldt County Well Permit and Well Completion Report have been provided. In 2023, a hydrologic isolation assessment was performed by Lindberg Geologic Consulting and has been provided to the county. This report found the well has a low likelihood of being hydrologically connected to nearby surface waters.

WATER STORAGE

Water collected from rainwater catchment is currently stored in 25 water tanks with a combined capacity of 95,800 gallons. Gutters on all buildings feed into the rainwater catchment system. One, 2,500 gallon tank located at cultivation area 2 has been designated and reserved for SRA Fire Safety.

IRRIGATION PLAN

Irrigation is by gravity fed pipe. All irrigation of cannabis is done by hand to ensure each plant receives proper water. Each greenhouse is evaluated for water need daily, some days requiring no water. Over-watering of cannabis decreases plant productivity.

PROJECTED USE

Maximum use of 2,200 gallons per day for agricultural purposes. The Applicant installed water meters in 2017 to measure actual use. This is the maximum per day, most days the actual use will be less. In 2019, total annual water use for this project was 340,010 gallons. In 2020, total annual water use for this project was 392,260.

DRAINAGE AND DISCHARGE

Including runoff and erosion controls:

All cultivation sites are relatively flat (less than 5% slope). Water is used sparingly in each greenhouse to ensure maximum productivity. No water runoff leaves the greenhouses. These conditions prevent discharge and erosion.

NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD

The Applicant enrolled with North Coast Regional Water Quality Board under Order No. R1-2015-0023 in 2017. In 2019, the Applicant switched to enrollment under Statewide Cannabis Order WQ 2019-0001-DWQ and received a Notice of Applicability (Attachment C).

**DETAIL OF MEASURES TAKEN TO ENSURE PROTECTION OF
WATERSHED AND NEARBY HABITAT**

All cultivation occurs on naturally occurring flat areas so minimal grading was required to create a less than 5% slope

The Applicant considers himself a steward of the land and uses best management practices when making all decisions that could impact wildlife habitat. Local water quality and wildlife experts have been consulted.

ENERGY USE

This project employs solar power to run ventilation fans in the greenhouses. The project currently uses eight (8) solar panels, a 4000-watt inverter, and eight (8) L16 batteries. The site also utilizes a backup generator for emergency use only, a Honda 3000, which emits approximately 50 to 57 decibels when in use and is not audible at the nearest parcel boundary. This generator is not stored on-site as is only brought on-site if needed.

SECURITY PLAN

There are gates at all entrances/access points to the property and these gates remain locked at all times. At least one person is present on the property at all times. There are dogs present for added security.

PROCESSING PLAN

Plants are harvested when the growing season has ended, this date changes yearly based on weather patterns but is typically in July and October. Plants are hung and dried in the dry shed located on-site. Once dried, plants are cut and stored in sanitized bins.. All further trimming or processing shall be done off-site by a licensed processor.

There are no employees on-site, all cultivation, harvesting, and bucking is conducted by the Applicant.