



## **Site Plan Overview and Cultivation and Operations Plan**

### **Applicant/Owner**

Cali Dro, LLC

APN: 208-221-013

### **Agent**

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## I. Site Plan Overview

### 1.0 Project Information

Cali Dro, LLC (“Applicant”) is submitting this application for 5,000 square feet of existing mixed light cultivation and 1,500 square feet of outdoor commercial cannabis cultivation on a 40-acre parcel, located near Dinsmore, CA (“Parcel”), Assessor’s Parcel Number 208-221-013.

Cultivation will occur in five (5) greenhouse structures, one (1) full-term outdoor garden, and one (1) 600 square foot ancillary nursery. There are two (2) 10’X12’ harvest storage sheds on site. Processing, drying, and nutrient storage will occur within the barn located on the adjacent parcel (208-221-014).

Water for cultivation is sourced from a permitted, groundwater well located on parcel 208-221-009. There is an existing 12,000 gallons of hard tank storage. The Applicant is proposing an additional 45,000 gallons of hard tank storage. There will be a total of 57,000-gallons of hard tank storage onsite for cultivation purposes.

The operation will be powered by generator. The Applicant will implement noise attenuation methods as necessary. There is a compost pile on site for cultivation refuse. The trash and recycling will be stored in watertight containers and removed to the closest waste facility.

The Applicant is anticipating two (2) harvests from their mixed light cultivation and one harvest from the full-term (outdoor) cultivation.

This application is submitted through their agent, Dante Hamm of Green Road Consulting, Inc., and has been prepared in accordance with Humboldt County’s (“County”) Commercial Medical Marijuana Land Use Ordinance (“CMMLUO”).

The cultivation license would achieve the following results for the Applicant:

- a. Permit 5,000 square feet of existing mixed light cultivation and 1,500 square feet of outdoor commercial cannabis cultivation activities in compliance 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 State Water Resource 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 Dinsmore, CA. The Parcel is comprised of 40-acres and is identified by Assessor’s Parcel Number (“APN”) 208-221-013. There is no street address for this property. The central Latitude and Longitude points are 40.5234, -123.6211.

## **2.1 Zoning Classification**

The County's Zoning Classification of the Parcel is FR-B-5(40) with a Current General Plan Framework of RA40. The CMMLUO permits existing commercial cannabis cultivation on land zoned as FR-B-5(40).

## **2.2 Site Topography**

Site topology details are included on the site plan.

## **3.0 Easements**

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

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

### **PARCEL ONE**

Parcel 52 of Timberline Ranch Estates as shown on the Amended Record of Survey Map thereof filed in the office of the County Recorder of Humboldt County, California on May 19, 1971, Book 26 of Surveys, pages 135 to 141 , inclusive.

EXCEPTING FROM that portion of the above described parcels which lie within the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter of Section 28, Township 2 North, Range 5 East, Humboldt Meridian, all the coal and other minerals in the lands and the right to prospect for, mine and remove the same, pursuant to the provisions and limitations of the Act of December 29, 1916 (39 Stat. 862); being the same as excepted by the United States of America in its Patent to James R. Swisher, Junior, dated April 17, 1931 and recorded June 12, 1931, Book 24 of Patents, page 285, Humboldt County Records.

### **PARCEL Two**

A non-exclusive easement for ingress, egress and public utility purposes within those portions of the following described roads:

Snow Ridge Road 60 feet in width, that lies within the exterior boundaries of Parcel 26 of Timberline Ranch as shown on the Record of Survey Map thereof, filed in the office of the County Recorder of Humboldt County, California on November 16, 1970, Book 26 of Surveys, page 30.

Snow Ridge Road 60 feet in width, that lies within the exterior boundaries of Parcels 41, 42, 43, 44 and 45 as shown on the Amended Record of Survey Map referred to in Parcel One above.

Eight Mile Ridge Road 60 feet in width, that lies within the exterior boundaries of Parcel 45 as shown on said Amended Record of Survey Map.

### **PARCEL THREE**

A non-exclusive easement for ingress, egress and public utility purposes within a strip of land 60 feet in width, the center line of which being more particularly described and shown on the

Record of Survey Map on file in the office of the County Recorder of Humboldt County, California in Book 33 of Surveys, page 69.

EXCEPTING FROM Parcel Three that portion thereof described under Courses "A" through "T", inclusive, as shown on said Record of Survey Map.

PARCEL FOUR

A non-exclusive easement for ingress, egress and public utility purposes within those portions of the following described roads:

River Court, 60 feet in width, that lies within the exterior boundaries of Parcels 142, 143, 144, 145 and 146, as shown on said Amended Record of Survey Map.

River Road, 60 feet in width, that lies within the exterior boundaries of Parcels 146, 147, 148, 149, 150, 151, 152, 153 and 154, as shown on said Amended Record of Survey Map.

PARCEL FIVE

A non-exclusive easement for ingress, egress and public utility purposes within a strip of land 60 feet in width, the center line of which is the center line of the existing road extending from that portion of River Road that lies within the exterior.

boundaries of Parcel 154, as shown on said Amended Record of Survey Map in a Southerly direction to the Forest Service Road.

PARCEL SIX

A non-exclusive right of way for ingress and egress over a strip of land 60 feet in width, the center line of which is the existing road over the North Half of the North Half of Lot 2 and that portion of Lot 3, lying North of Mad River of Section 6, Township 1 North, Range 6 East, Humboldt Meridian.

PARCEL SEVEN

The right to use that certain non-exclusive right of way 60 feet in width, as the same is reserved in the Deed from Marion P. Scianna and Norma Jean Scianna, husband and wife, et al, to Salvatore Marino and Barbara Marino, husband and wife, as joint tenants, et al, dated July 15, 1971 and recorded November 3, 1971, Book 151 of Official Records, page 266, Trinity County Records. BEING the same right of way as conveyed by Deed from Marion P. Scianna and Norma Jean Scianna, his wife, to Jed Land Company, a limited partnership, and John E. Donohue and Janet L. Donohue, husband and wife, as joint tenants, dated October 27, 1978 and recorded October 30, 1978, Book 195, Official Records, page 648, Trinity County Records and recorded November 10, 1978, Book 1528, Official Records, page 288, Humboldt County Records.

PARCEL EIGHT

A non-exclusive easement for ingress, egress and public utility purposes within those strips of land 60 feet in width, the center lines of which being the center lines of the existing roads lying within the following described parcels of land:

Parcels 48 and 68 of Timberline Ranch Estates as shown on the Amended Record of Survey Map thereof filed in the office of the County Recorder of Humboldt County, California on May 19, 1971, Book 26 of Surveys, page 138.

The Southwest Quarter of the Northwest Quarter and The Northwest Quarter of the Southwest Quarter of Section 27, Township 2 North, Range 5 East, Humboldt Meridian.

That portion of the Northeast Quarter of the Southwest Quarter of Section 27, Township 2 North, Range 5 East, Humboldt Meridian, that lies Westerly of the easement described in Parcel Three herein.

**PARCEL NINE**

The right to lay and maintain a 3/4 inch water pipeline and to install and use a water tank on Parcel 51 of said Timberline Ranch Estates. The intent being that the 25% water right and pipeline referred to in Parcel Eleven below shall enter a single water collection structure (tank) situated in the northerly portion of said Parcel 51 and then the pipeline shall split at the water tank and run to Parcels 51 and 52, respectively. The grantor herein or any successor owners of Parcel 52 shall reimburse the owner of Parcel 51 1/2 of the cost of materials for the water system upon connection thereto.

**PARCEL TEN**

A non-exclusive easement for ingress, egress and public utility purposes over all existing roads within said Parcel 51 which currently serve said Parcel 52.

**PARCEL ELEVEN**

The right to take 1/2 of the 25% water right (or 12 1/2%) from the existing spring in the Northerly portion of Parcel 49 of said Timberline Ranch Estates together with the right to lay and maintain a 3/4 inch pipeline from said water source, westerly, to the switchback in Snow Ridge Road in the Northerly portion of Parcel 50 of said Timberline Ranch Estates, and thence along said road to the East line of Parcel One above.

**4.0 Natural Waterways**

There is one (1) Class I watercourse with a 150-foot buffer, one (1) Class II watercourse with a 100-foot buffer, and two (2) Class III drainages with a 50-foot buffer.

**5.0 Location and Area of Existing Cultivation**

The cultivation is located in the center of the parcel.

Mixed Light Cultivation – 5,000 ft<sup>2</sup>

Greenhouse 1

Greenhouses is an 85'x35' structure, totaling 2,975 ft.

Greenhouse 2

Greenhouse 3 is an 65'x12' structure, totaling 780 ft<sup>2</sup>.

Greenhouses 3-4

Greenhouses 3-4 are 50'x10' structures, totaling 500 ft<sup>2</sup> each.

Greenhouses 5

Greenhouses 5 is an 30'x8' structures, totaling 240 ft<sup>2</sup>.

Full Term Outdoor Cultivation Area – 1,500 ft<sup>2</sup>

Cultivation Area 1

Cultivation Area 1 is a 1,500 ft<sup>2</sup> full-term outdoor cultivation area.

**6.0 Setbacks of Cultivation Area**

All cultivation is set back from the property line for 30' or more

**7.0 Access Roads**

The parcel is accessed from West River Rd.

**8.0 Graded Flats**

There is one graded flat on the parcel.

**9.0 Existing Buildings**

**Cultivation Related Buildings**

Barn

The Barn is a 40'X40'. It is use for processing, drying, and nutrient storage.

**10.0 Water Source, Storage, Irrigation Plan and Projected Water Use**

**10.1 Water Source**

The Applicant sources water from a permitted, groundwater well, located on parcel 208-221-009.

**10.2 Water Storage**

There are (4) 3k gallon HDPE water storage tanks totaling 12,000-gallons of existing hard tanks storage. The Applicant is proposing an additional nine (9) 5k gallon HDPE tanks.

**10.3 Irrigation Plan**

The Applicant irrigates using a timed, metered drip irrigation system, preventing over watering or run-off.

**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 estimates their annual water use to be approximately 55,000-gallons. This figured is based off general farm averages in Humboldt County

### **10.5 On-Site Water Conservation Measures**

Cultivation water is applied at agronomic rates utilizing mulch and timed and metered drip irrigation in order to conserve water as much as possible.

### **10.6 Water Use Record Keeping Practices**

Per Sections 55.4.12.7.5 through 55.4.12.7.7, the applicant will adhere to the following metering and record keeping practices.

- A metering device shall be installed and maintained on all discrete points of diversion or other locations of water withdrawal (including wells). The meter shall be located at or near the point of diversion or withdrawal.
- A metering device shall be installed and maintained at or near the outlet of all water storage facilities utilized for Irrigation.
- Operators shall maintain a weekly record of water collected from Diversionary sources, as well as a record of all water used in Irrigation of permitted Cultivation Areas. A copy of these records shall be stored and maintained at the cultivation site and kept separately of differentiated from any record of water use for domestic, fire protection, or separately or differentiated from any record of water use for domestic, fire protection, or other irrigation purposes. Irrigation records shall be reported to the County on an annual basis, at least thirty (30) days prior to the date of each annual permit inspection. Records shall also be made available for review during site inspections by local and state officials.

### **11.0 Site Drainage, Runoff, Erosion Control Measures, Watershed Protection, Stormwater Management, and Human Refuse**

#### **Site Drainage, Runoff, Erosion Control Measures**

Roads shall be maintained as appropriate (with adequate surfacing and drainage features) to avoid developing surface ruts, gullies, or surface erosion that results in sediment delivery to surface waters.

Road's driveways, trails and other defined corridors for foot or vehicle traffic of any kind shall have adequate ditch relief drains or rolling dips and/or other measures to prevent or minimize erosion along the flow paths and at tier respective outlets.

Roads and other features shall be maintained so that surface runoff drains away from potentially unstable slopes or earth fills. If road runoff cannot be drained away from unstable feature, an engineer will oversee the implementation of proper drainage features.

Ditch relief drains, rolling dip outlets, and road pad or terrace surface shall be maintained to promote infiltration/dispersal of outflows and have no apparent erosion or evidence of soil transport to receiving waters.

#### **Watershed Protection**



Buffers shall be maintained at natural slope with native vegetation.

Buffers shall be sufficient width to filter wastes from runoff discharging from production lands and associated facilities to all wetlands, streams, drainage ditches, or other conveyances.

Riparian areas shall be protected in a manner that maintains their essential functions, including temperature and microclimate control, filtration of sediment and other pollutants, nutrient cycling, woody debris recruitment, groundwater recharge, streambank stabilization, and flood peak attenuation and flood water storage.

#### **Human Refuse (Sewage Disposal Plan)**

Disposal of domestic sewage shall meet applicable County health standards, local agency management plans and ordinances, and/or the State Water Resources Treatment System (OWTS) policy and shall not represent a threat to surface water or groundwater.

At this time there is no permitted septic onsite. The Applicant will provide those working onsite with serviceable portable toilets. Until a septic system can be designed, permitted, and installed.

#### **12.0 Parking Plan**

The Applicant has ample onsite parking to meet the needs of this project. Parking locations are shown on the site plan.

#### **13.0 Distances from Significant Landmarks**

There are no schools, school bus stops, places of worship, or state parks within 600 feet of the cultivation site. There are also no Tribal Lands, areas of Traditional Tribal Cultural Affiliation within 1,000 feet of the cultivation site.

## **II. Cultivation and Operations Plan**

### **1.0 Materials Storage**

All fertilizers and amendments are located in the barn on the adjacent parcel. Fertilizers and amendments are placed on the shelves and floor where any spill will be contained. All labels are kept and directions are followed when nutrients are applied.

Currently, there are no pesticides or herbicides registered specifically for use directly on cannabis. The Applicant will be using items that were accepted under Legal Pest Management Practices for Marijuana Growers in California.

Power for the Parcel is supplied by generator. Generator shall be stored in fully enclosed with proper containment.

Trash and recycling is stored in within the Barn on the adjacent parcel. Trash/recycling will be transported to the nearest waste facility on as needed bases.

Cultivation related refuse is composted onsite. The Applicant brings soil to the parcel to place in pots and beds. The Applicant reamends their soil prior to each cultivation cycle. Should the soil no longer be viable for cultivation, it will be removed and disposed of at Wes Green in Arcata, CA.

**2.0 Cultivation Plan**

Cultivation activities may vary based on strain, climate and the Applicants’ personal schedule.

Month	Activity
April through June	Immature Plants are started for each cultivation run in the onsite Nursery
June	First Round planted in cultivation areas
August	Second Round planted in cultivation areas
August-October	Harvest of cultivation areas occurs

The Applicant will be utilizing artificial lighting in the greenhouses. The Applicant will ensure they are fully shielding their greenhouses during sunset hours by pulling blackout tarps over them, in compliance with the International Dark Sky Standards. The Applicant will be harvesting the greenhouses sometime in July/August, replanting, and harvesting again sometime in September/October

The Applicant will also adhere to the following guidelines for cultivation activities:

- Maintain compliance with all applicable state laws and County ordinances.
- Maintain valid licenses issued by the appropriate state licensing authority or authorities for the type of activity being conducted, as soon as such licenses become available.
- Where subject to state licensures, participate in local and state programs for “Track and Trace” once available.
- Maintain a current, valid business license at all times.
- Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday – Friday, 9:00 am – 5:00 pm, excluding holidays).
- Pay all applicable application and annual inspection fees.
- Comply with any special conditions applicable to the permit or Premises which may be imposed.

**3.0 Processing Plan**

Until an existing structure can acquire a commercial building permit, or a new building designed permitted and constructed to commercial standard. Processing will occur offsite via third party processor.

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.

The Applicant is anticipating approximately two (2) full time employees and will adhere to the following requirements:

- Applicant shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include: federal and state wage and hour laws, CAL/OSHA, OSHA, California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code.)
- Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions which may include:
  - Emergency action response planning as necessary;
  - Employee accident reporting and investigation policies;
  - Fire prevention;
  - Hazard communication policies, including maintenance of material safety data sheets (MSDS);
  - Materials handling policies;
  - Job hazard analyses; and
  - Personal protective equipment policies, including respiratory protection.
- Applicant will visibly post and maintain an emergency contact list which includes at a minimum:
  - Operation manager contacts;
  - Emergency responder contacts;
  - Poison control contacts.
- At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
- On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.

#### **4.0 Security Measures**

The access to the parcel is gated and locked.