

Danny Ballard
FENARIO, LLC
Cultivation and Operations Plan
APN: 223-034-003
Revised – March 2025

Description of water source, storage, irrigation plan and projected water usage:

Over the years the water source for cultivation on this property has been an approximate 243,000-gallon rainwater catchment pond. During the rainy season, water was caught in the pond, then pumped to a series of hard walled water storage tanks. Currently onsite there is a total of 38,750-gallons in water storage tanks which are used for cultivation.

Cultivation sites are hand-watered, and flow meters are used to measure how much water is applied. Projected water use is 298,800-gallons annually.

However, after several meetings with the California Department of Fish and Wildlife (CDFW) and the State Water Resource Control Board (SWRCB), it has been determined that the pond will need to be decommissioned due to its proximity to stream channels. Additionally, regulatory agencies are requiring that streams within the vicinity of the pond, which have been modified as part of the pond construction, be remediated and restored to their natural alignment, to the extent feasible.

In January 2025 the applicants project team had a pre-proposal consultation with members of the Cannabis Restoration Grant Program (CRGP) for CDFW. The meeting resulted in very encouraging discussions and the applicant was encouraged to apply for a planning, design and permit development grant to remediate the natural stream courses to their original alignment, decommission the pond, and develop additional water storage through a combination of added rainwater catchment/hard walled water storage tanks and/or by locating another off-stream pond locations that meet all stream setback requirements. The applicant also proposes including wildlife habitat restoration components to the design project.

Therefore, to further this project the applicant will be submitting a proposal to CDFW during the spring of 2025 to design restoration of the streams, remove the pond and develop additional water storage. The applicant will be working with Social Equity Economic Development Services (SEEDS) as the nonprofit organization, who has already been successful at securing CRGP grant opportunities.

The design process will dictate the final water storage configuration. However, the applicant and his professional team have identified at least three areas where large volume (+100,000-gallon), hard walled, water storage tanks can be installed based on current site conditions. These areas are relatively flat and will not infringe upon any stream-side setbacks. Additionally, these areas could potentially support pond reconfiguring and/or multiple hard walled, water storage tanks to meet the annual water use budget.

Water stored in these newly located hard walled, water storage tanks sites will store water collected from one of the three (3) points of diversion (PODs) and/or rainwater catchment. For a proposed timeline of these projects, see below.

Final Stream Restoration and Water Storage Design Implementation Estimated Timeline:

- Grant application process and grant agreement procurement
April 2025 – August 2025
- Engineered design work for stream restoration, pond decommissioning, water storage location and permit acquisition
August 2025 – May 2026
- Implementation – stream restoration, pond decommissioning, hard tank water storage construction as needed, final stabilization and erosion/sediment control prior to rainy season.
May 2026 – October 2026

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Revised - 2021

Description of water source, storage, irrigation plan and projected water usage:

The water source for cultivation is an **on-stream** 243,000-gallon rainwater catchment pond. During the rainy season, water is caught in the pond, then water from the pond is used to fill (11) 2,500-gallon tanks, (1) 1,500-gallon water tanks. There is a total of 29,000 gallons in tank storage for cultivation. There is a 750 gallon fire suppression tank near the pond for fire suppression.

Cultivation sites are hand-watered, and flow meters are used to control exactly how much water is applied. Projected water use is 298,800 gallons for the year.

Description of site drainage, including runoff and erosion control measures:

The cultivation sites are flat and far removed from any watercourses. The greenhouses have raised beds and the full sun plants are in 300-gallon pots. Everything is hand-watered, and flow meters are used to control exactly how much water is applied. Great attention to detail is paid in terms of water usage, preventing runoff altogether. In Addition, A Water Resource Protection Plan for the property has been developed by Pacific Watershed Associates (January, 2017). Please refer to the entire document (which has been submitted as part of the County Permit application package) for project details regarding site drainage, runoff and erosion control measures. A summary of recommended mitigation measures are included below:

Standard Condition Requiring Action		Treatment Priority	Schedule	Corrective Action/Recommendation
4.1 – Site Maintenance, Erosion Control and Drainage Features	1b, c	Low	October 31, 2020	1) Install road drainage improvements (DRC#2) at designated location on the site map.
4.2 – Stream Crossing Maintenance	2a, b, c	Moderate	October 31, 2020	1) Upgrade undersized stream crossings with culverts designed to convey the 100-year discharge and debris in transport. Stream crossings should be designed and installed according to the standards set forth in <i>The Handbook for Forest, Ranch and Rural Roads</i> (PWA 2015). 2) Install critical dips at stream crossing with diversion potential. * All stream crossing work must be designed and implemented with all required permits which may include but may not necessarily be limited to: CDFW 1602 LSAA, ACOE 404, SWRCB 401, Humboldt County Building/Grading Permit, etc.

4.5 – Water Use	5a	Moderate	October 31, 2019	Develop a Water Budget for the property
	5a	Moderate	2017 and then annually	Develop a Water Monitoring Plan - Install float valves; water monitoring meters and log (record) your water diversions, storage and use using the log sheets provided in Appendix B. Refine water use plan briefly developed in this WRPP.
	5b	Moderate	2017 and then annually	Increase the use of your current water saving strategies, such as planting plants in the ground instead of pots and watering in the late afternoon or evening. Begin testing drip emitters, apply straw mulch cover on top of the soil surface, and incorporate water holding amendments or native soil to the growing media during the initial soil preparation at the start of the season.
	5d	High	2017 and then annually	Start measuring and recording your average water usage on a per plant basis, based on type and size of plant pot, full term versus short season (light deprivation) plant, and type of irrigation, in order to develop a Water Budget for your operation.
	5e	High	October 31, 2017	Based on existing stream diversions on the subject property, the landowner is required to file Initial Statement of Diversion and Use and application with SWRCB Division of Water Rights. In addition, the landowner is required to file an LSA application with CDFW.
	5f	Moderate	December 31, 2020	Complete engineered design for the on-site pond. Implement improvements if required by the design engineer.
4.7 - Fertilizer and Amendment Use	7b	Moderate	2017 and then annually	Document fertilizer and amendment use on log sheets provided in Appendix E.
	7c	Moderate	2017 and then annually	Plant cover crops in beds, planting pots or holes at the end of the season to help build soil health and prevent leaching of nutrients out of the cultivation area. If plant stalks are disposed of by burning, mix the ash into the pots prior to planting the cover crop to enrich the spent soil with minerals.
4.8 – Pesticides and Herbicides	8a	Moderate	2017 and then annually	Document pesticide, herbicide, and fungicide use on log sheets provided in Appendix F.
4.9 – Petroleum Products and Other Chemicals	9a	High	May 31, 2017	1) Remove and properly dispose of spent oil in generator shed. 2) Clean drippage on concrete floor in generator shed and properly dispose of waste. 3) Store all petroleum products under cover and in a secondary containment basin (tote, tub, etc.).
	9d	Moderate	May 31, 2017	Acquire spill prevention supplies and place where easily accessible in case of accidental spill. Develop SPCC for site.
4.11 – Refuse and Human Waste	11a	Moderate	December 31, 2020	If current OWTS is not permitted by the County, design and construct a County approved OWTS. In the interim, regularly service portable toilets as necessary.

Detail of measures taken to ensure protection of watershed and nearby habitat:

The cultivation sites are flat and far removed from any watercourses, and, as mentioned in the previous section, there is no cultivation runoff. All fertilizers and amendments are stored in containment vessels, thereby preventing any leaching onto the ground. The generator is in a shed with a containment vessel for the fuel, and all fuel cans are stored in the fuel catchment behind the generator shed where the diesel catchment is. The greenhouse fans run off solar power. Waste is kept in trash-cans with lids, which are stored within a fully fenced dog kennel.

Protocols for proper storage and use of fertilizers, pesticides and other regulated products utilized:

All fertilizers and amendments are stored in industrial plastic barrels, which are stored inside a storage room located under our yurt with a . All fertilizers and amendments are applied minimally, at or below the manufacturer recommended rates.

Description of cultivation activities:

Cultivation is outdoors and light-dep greenhouses. The aggregate square footage for the outdoor cultivation is approximately 34,200 sq. ft. in 6 cultivation areas on the parcel. These areas are planted and harvested only one time per year. We usually plant in May and harvest in October. The aggregate square footage of the **Outdoor**/light-deprivation hoop-houses is 9,360 sq. ft. in 12 locations on the parcel. these areas of the cultivation site are harvested two times a year weather permitting .during a perfect year we can plant in april and harvest end of june,then replanet and harvest again end of september. We have an **Interim Permit for 43,560 sq ft of** outdoor cultivation permit [which we only use 33,000 sq ft of],and we have a 10,000 sq ft mix light **license** for our greenhouses [per request of the state of ca] .The total square footage of cultivation is 43,560 square feet. There is an immature plant hold/nursery greenhouse that is 24x60= 1,440 sq. ft. all our mother plants and immature plants are kept here until moved to the garden area **where** we will be using them.

Processing plan:

Plants are harvested and hung dried in the drying shed , Everything is tagged and organized so that nothing touches the floor and so the drying material can be accessed via ladders. The drying process is assisted with dehumidifiers, and efforts are made to minimize dust and contaminants. Plant material is checked 4-5 times per day, and once it is sufficiently dry, it is bucked down and placed in new contractor bags. The bags are then taken to the processing room one at a time to be processed. In the processing room there are tables with chairs, the

tables are covered everyday with fresh panda plastic and everything in the room is cleaned twice per day. We then buck everything down to size because we machine process everything and it is more efficient to have everything in trays according to size.

Once the buckdown of several bags is complete, I then start the trim machine to start the trimming process. For the buckdown, trim preparation, and the final touch up of all cannabis we wear rubber gloves (which are changed at the beginning of each new process). We use Chikamasa scissors and when each pair is not being used they are soaking in isopropyl alcohol to keep clean and free of contamination. The trim machine is broken down at the end of every day and pressure washed, then everything is cleaned with isopropyl alcohol and reassembled for operation the next morning. All cannabis material to be processed is kept separately in the drying area to prevent contamination. At any point that mold, powdery mildew, or any other contamination is discovered it is composted immediately and gloves are changed and scissors are cleaned and sterilized.

Schedule of activities during each month of the growing and harvesting seasons:

Jan-water and maintain mother plants

Feb-water, maintain mother plants, and take clones

Mar-take clones, maintain and water all plants

Apr-turn and amend soil, start planting light deprivation, and water and maintain all plants

May-plant and fertilize all outdoor, maintain all plants, and start pulling tarps on light deprivation greenhouses

Jun-pull tarps, fertilize and maintain all plants

Jul-harvest, replant light deprivation greenhouses, maintain all plants, trimming

Aug-maintain all plants, prune for flower cycle

Sep-maintain all plants

Oct-maintain plants, prep drying area, harvest, clean property for winter

PROJECTED GENERATOR USE:

The generator is primarily used for our residence, however we do use it during the drying cycle of each harvest, also for the lights to keep our mother and clone room operating, and for two months each year for our in house nursery. The noise level of our generator is 65 db @23 feet away.

Security plan:

The parcel is in a remote location. Every access to the property is secured with locked gates,

The cultivation sites are not visible from the road. There are dogs on the property that alert wildlife and visitors, and someone is present on-site at all times. Everyone in the neighborhood is in communication with each other, and everyone keeps an eye out for suspicious activity. Visitors are accepted by appointment only. There is also a 16 camera security system in place on the premises.

The cultivation sites are fenced with t-post and field fencing and are secured with locked gates. The cultivation sites are also protected with Dakota Alert infrared laser systems. The Dakota Alert systems are set in a way that cuts the cultivation areas into three sectors, creating a perimeter around each sector. The pond is protected with the Dakota Alert system as well. If any of the laser perimeter is crossed, the system alerts at the house and to the handheld walkie-talkies. There are magnetic strips in the road that alert the house whenever anyone comes up the road. .

The pond is available for fire suppression, in the event of emergency. There is a 750-gallon Water-tank with quick connections and a pump set up for fire suppression. And water can be pumped from the Ag tanks for fire suppression for the house. There is enough hose to cover all structures in the event of a fire emergency.

And in the event of any sort of emergency, the appropriate authorities will be contacted.