

Cultivation and Operations Plan – updated 8/15/2022



1 PROJECT DESCRIPTION & PROPOSED NEW ACTIVITY (IN YELLOW)

One-acre total (43,560 sf.) of commercial cannabis cultivation which will consist of:

1. **38,560 sf. of Outdoor cultivation** in two locations both equaling 19,280 sf of canopy referenced on Site Plan/Property Diagram as *Outdoor Garden #1* & *Outdoor Garden #2*.
2. **5,000 sf. of Specialty Mixed-light Tier II cultivation** in two existing previously permitted greenhouses. Both structures have already been approved, permitted & finalized by HC Building Dept with commercial Ag Electrical service provided by PG&E. (ref. HC Building Permit #48517 & #45551)
 - 96'x24' sf (2,304 square ft) referenced on Site Plan/Property Diagram as *Greenhouse #3*
 - 30'x80' sf. (2,696 square ft) referenced on Site Plan/Property Diagram as *Greenhouse #4*
3. **Immature Plant / Propagation / Nursery area will consist of 15% of the total permitted canopy:**
 - Approximately **936 sq. ft** of no-contiguous area surrounding two ML Greenhouse structures referenced on the Site Plan / Property Diagram as *Immature Plant / Propagation Area I*, is used for staging immature plants while they are maturing to a point of "sexing" them at which time they are then relocated to another permitted location on-site to finish their growth & flowering life cycle.
 - **20'x75' sf (1,500 square ft)** referenced on Plot Plan/Property Diagram as *Greenhouse 1 / Immature Plant / Propagation Area III*. This is an illuminated structure with high intensity grow lights that are used for vegetative purposes only. NO FLOWERING occurs in this location. Once plants reach a certain stage of viability and stability, they are relocated to another permitted location on-site to finish their growth & flowering cycle.
 - **20'x80' sf (1,600 square ft)** referenced on Plot Plan/Property Diagram as *Greenhouse 2 / Immature Plant / Propagation Area IIII*. This space is for vegetative & staging purposes only. NO FLOWERING occurs in this location. Once plants reach a certain stage of viability and stability, they are relocated to another permitted location on-site to finish their growth & flowering cycle.
 - Approximately **320 sf. located Inside the storage container barns** is utilized as a designated area for cloning and nursery purposes which consists of tiered metal shelving with fluorescent lighting where "Mother Plants" and clones may be kept from time-to-time during the year. This is referenced on the Premises Diagram as *Nursery &*

Propagation Area 6. Once these specimens reach a certain stage of viability they are relocated to another designated Immature Plant / Propagation Area on the premises.

4. Farm Tours & Plan for Public Accommodations and Transportation Plan

Farm tours are being proposed and will be conducted exclusively by a licensed Tour Group Operator. Visitations will only occur during normal business hours of 9:00 – 6:00 pm. We will comply with all local & state Performance Standards for Public Accommodations which will include but are not limited to:

- Restroom facilities will be provided for visitors to the site.
- Limit visitation hours between 9:00 am - 6:00 pm.
- Facilities open to the public for visitation will include parking, some structures, restrooms and pathways that will all be managed in compliance with ADA standards.
- Ag-exempts structures will not be open to visitation by the general public.
- The site currently meets the required parking, driveway and turnaround areas standards. This includes the proper road width, and at least 6 designated parking spaces plus 1 additional space for every two employees. The site is also already in compliance with permitted ADA parking and ample designated parking.
- Guests shall be restricted to adults 21 years or older and verified prior to the start of the visit.
- Travel to/from the site will only be conducted by the tour operator in permissible vehicles that are in compliance of weight restrictions.
- Sound amplification equipment will be prohibited.
- Site has already been inspected by the local fire protection district and will continue to maintain the requirements of that agency.
- The site currently meets the Category 4 road standards as outlined in the Road Evaluation Report.
- Visitation will **not** include weddings, parties or similar special events occasions.

5. On-site commercial processing, which will consist of drying, trimming, packaging & storage of cannabis that was either cultivated on this property or from another state licensed cannabis operator. Activity will take place in an existing commercially permitted ADA compliant building (see BLDG Permit #48517 / #45551) in the designated processing areas. Additional drying & storage space will be in storage cargo container structure located adjacent to the commercial building and/or within the greenhouse structures when additional space is needed. Referenced on Site Plan/Property Diagram as *Cannabis Processing Facility & Axillary Storage*.

6. Distribution activities & services will be performed by us at our Cannabis Support Facility to transport, store, label, package (including making infused pre-rolls), test, and facilitate sales to retailers for both product that is grown on-site and from other licensed operators year-round. These activities will adhere to all applicable performance standards in designated locations only through-out the commercially permitted buildings referenced on the property Diagram as *Distribution Area*. These areas may include current designated spaces within the existing

commercially permitted building and/or space in a newly constructed adjacent structure as determined to be permissible by both the local and state agencies. We will comply with all local and State regulations surrounding distribution operations, including:

- Hiring employees for transportation that are over 21 years old.
- Insuring and registering vehicles for transportation in accordance with DCC regulations and the Vehicle Code.
- Keeping accurate records of shipping manifests onsite for a minimum of 7 years
- Entering all data into the CCTT & Metrc system at regular intervals
- Packaging cannabis products in manners that are child resistant, don't advertise to children and protect the product from spoiling or becoming contaminated
- Following all regulations surrounding cannabis product testing regulations.

7. Infusions. Non-Volatile (solvent less) Manufacturing & Packaging activities will be conducted from time to time in designated areas on the property diagram as *Manufacturing Area*. These activities will consist of incorporating cannabis concentrates or manufactured cannabis products into tinctures or pre-rolls. No food production is proposed; no commercial kitchen is required for these activities.

8. Manufacturing. We are proposing to manufacture concentrated cannabis products by using non-volatile solvent-less extraction methods. All manufacturing operations will follow California Building Codes, local regulations, and State Licensing requirements.

The manufacturing activities generally operates as follows:

Holding and Staging

Manufacturing begins with the transfer of product from distribution and has been logged and checked into the holding and staging area. Product will be prepared to begin pre-processing. Once product has completed all the manufacturing operations, the product will be returned to the holding and staging area to be transferred back to the distribution company.

Pre-Processing

Manufacturing pre-processing methods generally include preparation of product, cleaning and sterilizing equipment, grinding and staging for manufacturing activities for extraction. Pre-processing is the stage where product is broken down, remaining stems are removed, and organized into manageable amounts to be processed.

Primary Extraction

Nonvolatile Manufacturing utilizes nonvolatile solvents in the manufacturing process. Examples of nonvolatile solvents include carbon dioxide, water, or ethanol. Non-volatile manufacturing activities would include solvent-less water extraction, dry sieving, and ethanol extraction. Finished products

developed during this process would primarily include hash, rosins & dry sieve materials.

Post Processing

Post processing occurs after the primary extraction is completed and is intended to prepare & package cannabis for retail products. When post processing is complete product will be transferred back to the manufacturing holding and storage area for R&D testing and then to the distribution area for final COA testing.

By-products of manufacturing activities could include ethanol waste, spent trim material, finished hash material waste, plant material from dry sieve, and spent material from rosin press. Non-compostable by-products would be hauled off-site by a licensed cannabis waste disposal service all other by products would be composted on-site in the designated area in compliance with both local and state regulations. All extraction activities and facilities will be compliant with the California Building Code, California Department Public Health, the State Fire – Fire Marshall, and State and local requirements. These activities are to be conducted in designated spaces within the existing commercially permitted building and/or in a newly constructed adjacent structure as determined to be permissible by both the local and state agencies.

This APN has already been issued a ZC #SP16-316 and met all conditions of the Compliance Agreement however upon approval of this proposed 2.0 application, the ZC permit will be abandoned and re-configured per this 2.0 cultivation & Ops plan. All prior cultivation areas will be fully re-purposed for growing other flowers & vegetables. This includes the repurposing of a 9'x16' permitted modular greenhouse structure, the raised beds located in the lawn area near the residence.

2 WATER SOURCE, STORAGE PLAN, IRRIGATION PLAN, USAGE & COMPLIANCE

Water source + Storage Plan: All cannabis irrigation waters are provided by an existing permitted rainwater catchment pond with an estimated capacity of 450,000 gallons. The following Rights to Divert & Use Water have already been obtained and all usage has been monitored/metered via in-line water meters & reported since 2018 to the State Water Board pursuant to Order No. WQ 2019-0001-DWQ:

- H501545 (Certificate H100182) Cannabis SIUR
- S026953 Diversion to a Rainwater Catchment Pond (non-cannabis use)
- S026977 Diversion to Storage for Domestic Use (non-cannabis use)
- D032935 Diversion to Storage for Domestic Use (non-cannabis use)

In 2020 a permit # W2211 was obtained for a well, which was drilled and estimated to produce 6 GPM. This water is also used for irrigation as necessary.

We are proposing to construct another 1,000,000 +/- rainwater catchment pond to further support irrigation and decrease the water used from the well and the other pond.

Irrigation Plan: Drip irrigation is utilized with supplemental hand watering.

Projected Water Usage: Estimated 350,000 gal per year for irrigation. Water usage will be recorded monthly and reported annually to the Water Board, CDFW and HC Planning Department.

SWRCB Compliance: A WRPP was drafted in 2016 - 2017 for this site to identify the locations that required minor upgrades which included replacing 5 culverts, improving 3 pond spillways & identified two POD's which have since been registered with the SWRCB Division of Water Rights.

Subsequently a 1600 Permit/LSAA was obtained from CDFW, a 404 Permit from the Army Corp of Engineers & 401 Permit/NOA from the State Water Board to do the construction. The work was completed in October of 2019.

A **Site Management Plan** was drafted by a Qualified Professional and Licensed Geologist to further identify the ongoing monitoring and mitigation requirements for the site. The SMP has already been submitted to all agencies for review/comment, which we have received none. Additionally, we have had a Qualified Biologist perform extensive surveys and draft a **Biological Resource Assessment Report** which identified any sensitive flora & fauna and on-going monitoring & mitigation recommendations to maintain ongoing best practices.

The SMP was updated in August of 2022 to incorporate the approved 43,560 sf of cultivation activities associated with permit # PLN-2020-16541 and specifically addresses the proposed activities described in this updated Cultivation & Ops plan dated 8/15/22.

Additionally, more Biological Surveys were conducted in April & June of 2022 to specifically evaluate the location for the proposed 1,000,000 +/- rainwater catchment pond. There were no CRPR 1 or 2 plants observed and, it was further concluded by the Qualified Biologist, that there were no indications that negative impacts to sensitive species or sensitive habitats will not occur as a result of the development of this rainwater catchment pond.

3 SITE CHARACTERISTICS & STORMWATER MANAGEMENT PLAN

Drainage: Site has well-draining soils and natural vegetation is maintained around all cultivation areas.

Runoff and Erosion Control Measures:

Property is located at ridge-top and is fully vegetated, characterized by open grassy slopes provide a natural buffer and dispersal for runoff and sediment.

Drip irrigation is utilized and the irrigation practices do not produce runoff. Buffers of vegetation are maintained around all cultivation areas.

The site was developed in the early 1980s and is well maintained with no apparent erosion.

Stormwater Management Plan: BMP's will continue to be used that are consistent with Standards required by the Humboldt County Planning & Building Department. This includes but is not limited to:

- Minimizing soil exposure during rainy season,
- Retaining trees and natural vegetation to stabilize hillsides and reduce erosion
- Diverting run-off away from steep, denuded slopes or other critical areas with barriers, berms, ditches, or other facilities
- Conduct frequent site inspections (before and after significant storm events) to ensure that control measures are working properly and to correct problems as needed.
- not generating more runoff due to the proposed activity
- eliminating sediment transport off the site
- collecting and directing surface run-off at non-erosive velocities to the common drainage courses
- avoiding concentration of surface water anywhere except drainage courses
- preventing mud from being tracked and washed onto roadways, driveways, entrances
- depositing and storing excavated materials away from drainage courses
- all temporary stockpiles will be covered with 6 mil plastic sheeting, and drainage courses will be installed to control surface water flow over cut and fill slopes to prevent run-off from stock piles
- drainage courses will contain check dams to reduce drainage flow velocities and straw bale barriers and energy dissipaters at drainage outlets.
- All driveways will be gravel surfaced and maintained in good condition

4 WATERSHED + HABITAT PROTECTION, INVASIVE SPECIES CONTROL PLAN

Watershed, habitat protection, and overall land stewardship are the highest priority for Catch A Cloud Farms. Exclusive use of rainwater for all irrigation assures watershed and habitat protection with respect to water consumption. All development and cultivation areas are situated away from Freshwater Creek, at a distance greater than 900 ft. The property and cultivation sites are very well maintained and optimal locations were selected for cultivation sites to minimize the overall water consumption and irrigation needs.

Cultivation regime is all organic with no discharge, no pesticides. The farm brews own extracts for pest mediation using wildcrafted herbs. Cover crops, Hügeltkultur and other sustainable farming practices are used to promote a sustainable environment for all flora & fauna in our surrounding proximity.

Applicant is enrolled in the Water Board's Cannabis Discharge Waiver Program. Trinity Valley Consulting and Engineering was retained to develop, oversee & implement the Water Resources Protection Plan to ensure riparian watershed and habitat protection. In the fall of 2019, the applicant successfully completed construction per an approved LSAA plans and State Water Board 401 NOA.

Habitat Protection & Northern Spotted Owls (NSO): Catch A Cloud Farms has a staff biologist on payroll full-time who has a Master's degree from HSU in Wildlife studies and, one of the owners of the farm has a Bachelor's of Science degree from HSU in both Wildlife and Zoology studies. Wildlife & habitat preservation is ongoing and foundationally rooted in all our business & operational practices.

Regular & ongoing surveys are performed by both our in-house/Staff Biologist and other various outside Consultants. These surveys include but are not limited to:

- annual & ongoing survey's for Northern Spotted Owls (NSO).
- ongoing surveys for rare or endangered animal species
- ongoing survey's for rare or endangered plant species
- surveys of areas of disturbance and potential effect for any sensitive natural communities or plants with a State Rare Plant Rank of 1 or 2, and develop an avoidance protocol if these species are observed.

NSO's are considered an endangered species therefore, extensive efforts are taken to adhere to all required survey, monitoring & mitigation requirements related the NSO's. This includes surveys of areas of current use and future disturbance to determine if there is a presence of any sensitive species.

Based on the 2019-2021 NSO surveys performed by a Qualified Biologist from Timberland Resource Consultants, **there are no know Northern Spotted Owl sites within .25 miles of the project area and only 1 activity center (AC) within .7 miles of the property boundaries.** This is within acceptable ranges per the CDFW guidelines and HC CCMLUO 2.0 Ordinance requirements.

Invasive Species Control Plan: Ongoing monitoring & mitigation plans, already approved by CDFW and HC Planning Department from previously permitted cannabis activity, include but are not limited to a, ***Bullfrog Management & Monitoring Plan***. The surveys performed in 2019 and prior years have resulted in no known sightings of Bullfrogs. There are no other known invasive species present on the property at this time.

A ***Biological Resource Assessment Plan*** was drafted by a Qualified Biologist after performing extensive surveys at intermittent times through the year, which helped to further identified potentially sensitive or invasive species of flora & fauna. The report provided ongoing recommendations and techniques to help identify any invasive species & mitigate them per recommended CDFW protocols.

A second Biological assessment was performed during April – June 2022 specifically to survey the area designated for the proposed 1,000,000 rainwater catchment pond. It was determined that no negative impacts would occur from the development of this additional water source.

5 STORAGE + HAZARDOUS MATERIALS MANAGEMENT PLAN

Amendments and Nutrients: All fertilizers and nutrients are stored in dry storage areas that are covered, palletized or on shelves. Products are purchased on an as-needed basis with a nominal 1000 lbs. or less stored onsite. No liquid fertilizers are used.

Pesticides and Herbicides: Although the operator strictly uses organic practices, per the DPH, pesticides, herbicides, or other chemicals are used for cultivation. The operator is registered with the local Humboldt County Ag Department and has obtained an OIN, applicator number in addition to becoming a certified trainer / handler of pesticides. All storage of pesticides is contained to two areas within the premises, which are locked and monitored. Safety protocols are outlined in a "Pesticide Applicators

Manual” which is kept at each pesticide storage location and in the main business office of the company. All manuals and personal safety devices are accessible to every employee at all times.

Hazardous Materials Management Plan: The applicant is compliant with the Humboldt County Certified Unified Program Agency (CUPA). All hazardous materials including cleaning chemicals, bleach, alcohol, and other volatile compounds are stored in designated enclosed & contained areas on the premises. The fireproof containment cabinets are locked and monitored at all times. Safety Data Sheets (SDS) are located onsite per CAL OSHA regulations for any volatile or hazardous materials stored. The State Fire Marshal (SFM) has already inspected and approved the hazardous material storage locations and deemed that to exceed the safety requirements.

Fuel: There is a propane tank for house with residential service. Less than 50 gal of diesel fuel is stored onsite and approximately 20 gallons of gas is stored onsite in 5-gal jerry cans with secondary containment.

6 SOLID WASTE, RECYCLING & COMPOSTING + SEWAGE DISPOSAL PLAN

Storage Area: Trash and recycling are stored in locked metal containment.

Removal Frequency: Trash is removed from site once weekly. Recycling is removed once per month.

Disposal Facility: Eureka, CA HWMA transfer station.

Composting: On-site composting of green waste is located in the designated area specified on the Site Plan/ Premises Diagram. All cannabis green waste is disposed of and composted on-site in a manner consistent with the BCC & CDFA regulatory requirements. This includes shredding, chipping, and pulverizing waste to a degree of certainty that ensures it’s impossible to revive any form of the cannabis material for consumption or use in any way.

Sewage Disposal Plan: There is an existing permitted ADA restroom located in the commercial processing facility onsite which is connected to a 1500-gallon wastewater treatment system with leach fields. This facility is accessible from both the interior and exterior of the building and is equipped with hand washing station. The DHHS already approved the design & construction of this system as being more than adequate for the estimated number of future full-time and seasonal employees. This system is also deemed to be adequate for any additional Public Accommodations associated with Farm Tours.

7 DESCRIPTION OF CULTIVATION ACTIVITIES, SUPPLEMENTAL LIGHTING PLAN & SOILS MANAGEMENT PLAN

Outdoor Cultivation: Estate grown premium sun grown cannabis is cultivated in small batches, with selective single full-term harvests using organic, biodynamic & sustainable best practices. Whenever possible, co-cultivation with other non-cannabis companion planting techniques are used to promote the reduction of pests and other invasive microbial issues.

Mixed Light Greenhouses: The cultivation activities in the permitted greenhouse facilities use a combination of artificial lighting and natural sun during the vegetative propagation phase of growing. Due to the coastal atmospheric & weather conditions, at times, artificial lighting may be necessary to ensure optimal conditions for this sensitive phase of the immature plant growth cycle to keep them stable. When plants reach a certain phase of development and stability, artificial lighting is ideally no longer used, however, from time-to-time, artificial lighting will be used to prolong the growing & flowering cycle to maximize yields.

Supplemental Lighting Plan: All supplemental lighting used will follow all local and state laws, regulations and requirements for cannabis operators. This includes but is not limited to ensuring that no-light leakage will ever occur. The lighting will not exceed the maximum limits of 25 watts per square foot. Supplemental lighting will only be used in the designated locations indicated on the Plot Plan / Premises Diagrams.

Soils Management Plan: All soil is amended and reused. Cover crops are used over winter to promote nitrogen fixing and healthy soil rich in beneficial bacteria. At the start of the season soil is tilled and amended with organic fertilizer, primarily pelletized chicken manure and other trace mineral additives. During the cultivation season, the soils are amended weekly with compost teas and other PH balancing amendments to promote a vigorous and healthy soils environment. On occasion the soils are tested to determine if there is any excess build up or imbalance of minerals. Hugelkultur techniques are used in the outdoor cultivation canopy area to promote long term conservation efforts by minimizing the amount of water, nutrients and other additives necessary for productive yields as compared to other methods of farming.

8 SCHEDULE OF ACTIVITIES

- ⇒ **Jan - Mar:** propagate clones & seeds, amend soils & other site preparation activities.
- ⇒ **Mar - June:** manage vegetative phase, propagate plants, transplant and crop care.
- ⇒ **June - Nov:** manage both flowering and vegetative plants, on-going IPM.
- ⇒ **Jan - Dec:** small batch harvests for peak quality which includes drying, trimming & packaging.
- ⇒ **Jan - Dec:** ongoing trimming, processing, packaging & distribution.
- ⇒ **June - Oct:** Host Farm Tours
- ⇒ **Oct - Dec:** clean-up all cultivation areas, plant cover crops, winterize, mulch and maintain mother plants for cloning.

9 PROCESSING PLAN + EMPLOYMENT PRACTICES

Processing Practices: When feasible, harvests are performed in small batches to retain the most premium quality of finished goods and then dried in the onsite commercially permitted processing facility in the designated areas. Additional drying and storage areas are located in locked cargo containers adjacent to the processing facility to capture overflow and, in rare cases, the nursery greenhouses will also be used for emergency storage. The adjacent cargo container barns as well as the facility are all equipped with the necessary security and alarm mechanisms so the product is secure and monitored at all times.

As part of the business plan to develop a brand, from time to time, it may be necessary to process product that was cultivated off-site by another licensed operator to fulfill into our consumer-packaged goods. It is not the intention to offer commercial processing services but rather to fulfill the needs of our own branded product when necessary. We anticipate the increased impacts for processing material from off-site to be minimal. Our estimate is that there would be 1-2 additional roundtrip transfers of product on a monthly basis. No additional staff would be required to handle this additional activity.

Hand trimming is performed by 7-10 seasonal staff with supplemental use of trim machines. Remaining biomass is sold in bulk to manufacturing companies for extraction.

Location: Current processing facility is located in permitted commercial processing building located onsite within close proximity to the cultivation area.

Number of Employees: 3 full-time, year-round salaried employees. Additionally, there are another 4 seasonal employees who work on an as needed part-time basis. During the peak times (3 months) of the year up to 10 processors/trimmers can be on-site who are either employed through a W-2 or as a 1099 independent contractor, depending on the individual's circumstances. A worker's compensation policy is currently in place through Protective Insurance. Evergreen Business Services, Inc. is retained to process payroll and administer all HR related functions and compliance. We do not anticipate an increase in the number of employees needed to support the proposed farm tour, commercial processing, distribution, non-volatile manufacturing and infusion activities. Therefore, we expect little to no increased impact to the roads or surrounding neighborhood.

Duration of employment: Seasonal employment is on an on-call basis and is generally one week a month for four months. Estimate a cumulative duration of employment for 5 weeks per year. All employees (full-time, seasonal & processors) commute onsite daily during employment periods.

Employee Safety Practices: The company currently implements *Best Management Practices* to the highest degree feasible. Management will continue to implement safety protocols and provide all employees with adequate safety training pursuant to County, State & Federal regulations and guidance.

Employee safety practices will follow standards set forth by the County, State & Federal agency's which may include but is not limited to the following:

- Emergency action response planning as necessary; employee accident reporting and investigation policies; fire prevention; hazard communication policies; maintenance of material safety data sheets (SDS); materials handling policies; job hazard analyses; and personal protective equipment (PPE) policies, including respiratory protection.
- Visibly posted emergency contact list that includes operation manager, emergency responder contacts, and poison control contacts.
- CAL OSHA Safety Training
- Sexual Harassment training,

Domestic/ Drinking Water: Water comes from Registers Spring Diversion to storage (see site plan) and is provided at all times for each employee, contractor & visitor. Current estimated daily domestic water usage approximately 1500 gal a week or less.

Toilet, Hand-washing, and Onsite Wastewater Facilities: Currently there are multiple facilities onsite for addressing personal sanitary needs. In the commercial processing facility, there is a hand washing station, hot water and flushing toilet inside the ADA compliant restroom. **These facilities will be made accessible to and visitors to the site as part of the Farm Tour activity.**

In the residence located in very close proximity to the shop facility there are two permitted flushing toilets, showers & hand washing all tied to an oversized wastewater treatment system via permitted septic tank and leach field installed c.1984.

Increased Road Use: 3 full-time workers, 4 seasonal workers and up to 10 processors commute to site through-out the year, ridesharing as feasible and encouraged. This does not represent a major impact to increased road use.

Parking Plan: There is ample designated parking to accommodate all vehicles, even during peak season. As indicated on the Site Plan/Property Diagram, there is a designated turn around for the fire trucks and emergency personnel. An Encroachment Permit has been obtained from the Humboldt County Dept. of Public Works and already finalized as part of the commercial processing permit process. The State Fire marshal (SFM) has also signed off on all the SRA requirements, fire/emergency personnel access & turn around as part of the conditions of the commercial permit final inspection process.

Onsite Housing for workers: There is NO onsite housing available or provided for workers as part of their employment agreement. All workers commute to site daily and carpool whenever possible. The location is approximately 25-minute commute to either Eureka or Arcata area. There is a permitted primary residence which the owners of the farm live in full-time as indicated on the Site Plan/Property Diagram.

10 ENERGY PLAN + NOISE SOURCE ASSESSMENTS AND MITIGATION PLAN

Energy Plan: The power to the property is supplied through PG&E and a 7000w grid tied solar system.

In 2019-2020 a 400amp upgrade to the Ag metered power was completed and dedicated to farm use. This meter supplies the commercial processing facility, irrigation water pumps and the greenhouses. 100% renewable energy is purchased & supplied through PG&E and another third-party local energy provider, RCEA.

A second meter supplies the domestic needs of the property through a 200amp service. There are plans to expand the solar capacity on the property, become carbon neutral and install a battery back-up power supply in case of emergency or prolonged power outages.

Generator use: There is no generator used on the premises for the cultivation operations.

If in the future a generator is used for purposes of emergency back-up power, the noise pollution plan stated below will be implemented and the proposed generator would not deliver any noise pollution.

The applicant intends to fully comply with Section 314-55.4.110 of the Humboldt County CCMLUO Ordinance, acknowledging that if generator use should occur in the future in the vicinity of Northern Spotted Owl species the **Noise Pollution & Mitigation Plan** below must be evaluated & approved by CDFW. Conformance will be evaluated using auditory disturbance guidance prepared by the US Fish & Wildlife Service.

Noise Pollution & Mitigation Plan: There is NO current or proposed activity which would generate noise levels 20 or more decibels above ambient noise levels or maximum noise levels above 90 decibels. The applicant acknowledges that these ambient noise level thresholds must be strictly adhered to during Northern Spotted Owl nesting season (Feb 1st – July 31st). If there is ever an instance where the noise levels approach the maximum threshold of the decibel ratings, then appropriate surveys will be conducted by a Qualified Professional to ensure there are no nesting species, in particular, Northern Spotted Owls (NSO's), and the activity causing the increased decibel ratings would be ceased immediately.

11 SECURITY PLAN

All cultivation areas are located behind security fencing with locked automatic gated entry. Motion sensor lights, game cameras, CCTV, and security system are in every building and cultivation area. All items related to cultivation are secured in locked outbuildings. Full-time occupancy of site. We will operate in full compliance with all the local & state regulatory requirements that necessitate increased security measures required for the proposed activities of farm tours, commercial processing, distribution, infusions, non-volatile manufacturing, and packaging. This will include but is not limited to increase security cameras with long term data storage, back-up battery capability and increased secure product storage.

All non-employee personnel will be required to check in at the security office, given a visitor badge, and will be escorted around the facility as applicable by an employee at all times. In the case of Farm Tours, the Tour Operator would accompany our employee into authorized area only.

24-hour video camera monitoring and a minimum of 45-day archiving of video will be implemented in accordance with the DCC regulations for distributors and manufacturers. The recording system will have a minimum resolution of 1280 x 720 pixels. The storage device and camera will be transmission control protocol (TCP) capable of being accessed through the internet. Limited access areas will have a door and lock that meets commercial grade standards.

12 LIGHT POLLUTION CONTROL PLAN

All lighting used in the designated areas will strictly adhere to the requirements set forth by the local and state cannabis regulations. This includes but is not limited to ensuring that no light leakage will occur. Regular and routine inspections will occur to ensure that any occurrences are promptly addressed and mitigated.