

**Holmes Flat Farms, Inc.**  
 Operations Plan  
 Apps 11603

This application is processed under 1.0 and is congruent with a Lot Line Adjustment PLN-2020-16893.

**Water Source, Storage, Irrigation Plan, and Project Water Usage**

Water will be sourced from a tank farm that is filled by rain captured off the roof of the existing open metal pole barn on site. The open metal pole barn provides approximately 48,125 square feet of surface area for rain catchment. The tank farm will consist of eleven 4,800-gallon hard tanks, totaling 52,800 gallons of water storage for the immature propagation ancillary nursery and cultivation canopy.

Cannabis will be partially dry farmed as the parcel sits within the Eel River floodplain. Plants will be watered every 6-7 days after they are established in the final planting destination. 700 gallons of water will be used for each watering for each 20x100 greenhouse (2000 sf).

Compost teas will be brewed as well as foliar sprays. No inputs or cleaning products will be applied through the irrigation system.

Water conservation and containment measures will be implemented including the use of hand and drip irrigation to prevent excessive water use and the maintenance of a stable vegetated buffer between the cultivation area and the riparian zone.

Water will be pumped from the tank farm to a smaller feed tank and then gravity fed to the greenhouses.

Water Usage

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
600	1500	1500	2000	3000	3000	4200	5000	5000	2800	1500	600	30,700 per year

**Erosion Control and Site Drainage**

The parcel is not within a streamside management area and the cultivation facility will meet and exceed all setbacks necessary to comply with local and State requirements.

Organic methods, nutrients, and amendments will be used on site, and no chemicals or salts will be added into the native soils.

**Description of Cultivation Activities**

The facility will consist of 10,000 square feet of new outdoor light-deprivation cultivation in five 20 x 100 greenhouses, totaling 2,000 square feet for each greenhouse. One 1,000 square-foot propagation nursery greenhouse is also proposed.

The proposed greenhouses underwent a hydrostatic load study and will be kept up all year round due to each structure having a flood elevation certificate and the proposed removal of the greenhouse skins during the winter.

There will be LED lights utilized within the propagation nursery. All light within the propagation nursery will be shielded with blackout tarps between dusk and dawn and adhere to International Dark Sky Association Standards so no light escapes from the greenhouse after night fall. Heating pads will also be used to keep plants warm and moderate temperature while propagating and developing.

Two 3,000-watt solar panel trailers will be the prime source of energy to fuel the operation's energy usage. In case of a power outage, a generator will be used for emergency purposes only and will be enrolled in the Humboldt County CUPA program.

### **Processing**

Mature cannabis will be either processed through licensed fresh frozen extraction or licensed manufacturers. An offsite licensed processor for trimming can also be used, through Holmes Flat Farms, Inc distribution transport only license. Cannabis will be hung in the greenhouses for drying then bucked prior to transfer to manufacturing or trimming facilities.

### **Generators, Noise Source Assessments, and Mitigation Plan**

A generator will be used in emergencies only. Noises will stay below 50dB at 100 feet from the source with onsite functionality, including solar fans, pumps, and machinery.

### **Storm water Management Plan**

The project will operate within the requirements of a Site Management Plan per the State Waterboard guidelines.

### **Invasive Species Control Plan**

Invasive Species Control Plans have been adapted for this specific area by multiple biologists throughout the years. There are multiple reports finding that no sensitive or rare plants around the site would be disturbed by project activities. The property owner maintains invasive plants such as bull thistle and Himalayan blackberries through his own best management practices of his site by weed whacking, using animal controls and adaptations, and composting appropriately.

### **Materials Management Plan**

Waste bins with lids will be kept adjacent to cultivation sites and emptied out the day they are filled up or weekly.

No fertilizers or pesticides will be stored onsite. Waste materials will be stored in appropriate storage containers and self-hauled off weekly to a licensed waste transfer station.

### **Sewage Disposal Plan /On-site Wastewater Treatment System Information & Documentation**

A portable toilet with a hand washing station will be on-site for employee use.

### **Soils Management Plan**

Soil will be fed with brewed compost teas and top dressings that are nutrient rich and optimal for soil health. Compost, worm castings, bat guano, and trace minerals will be used on this site. The soil will be amended and re-used annually.

The observation of soil, a comparison of crop yields, observation of crop health and a soil testing service will be utilized to check nutrient levels and provide recommendations for proper amendments to re-condition the soil. Soil will not leave the site and will be composted on-site. Soil erosion mitigation efforts will include the use of seeding, waddles, rice straw, and trenching on the premises to maintain any erosion that does occur.

### **Weed and Pest Management Plan**

The weed control methods of hand-pulling, mulching, and weed eating will be used on site. The cultivation site is not affected by any known pests or pathogens.

The following strategies will be used to control pest and pathogen damage to the crops: Crop rotation, plant spacing, soil balancing, compost tea use, solarization, companion planting, hand picking, genetic resistance, monitoring, physical removal, habitat for natural enemies, release of pest predators, timing of planting, physical barriers, animal repellents and insect repellents.

### **Parking & Employee Plan**

See plot plan for proposed parking locations. One parking space will be provided for each expected employee. There will be one employee on site full-time and a maximum of two on site seasonally.

Employee labor laws will be posted in conspicuous view before entering the premises, and employee handbooks will be kept on site with all standard operating procedures for emergencies and on-site knowledge.

Eye washing machines will be installed and kept on the outside of a greenhouse. This ensures any applicant has the immediate accessibility to treat a potential risk problem before an ambulance can reach the premises.

### **Energy Plan**

Holmes Flat Farms, LLC will use solar fans and will source power from solar. All lights used for propagation will be LED.

**Security Plan** The premises is behind a locked gate.

Neighborhood watch and guard dogs will be implemented. There will be no security lighting, security cameras, or security alarms. All buildings and structures will be locked and have access control.

### **Noise Source Assessment and Mitigation Plan**

Ventilated structures will be used to mitigate and buffer noise and disturbance to natural surroundings and habitat.