

**Revised 06/02/2023**

**Operations Plan Addendum**

Location: 161 Oak Rock Rd. Garberville, CA 95542

APN: 222071030

This operations plan addendum has been written to address concerns included in the September 13<sup>th</sup>, 2019, incomplete letter as well as to have operations approved for new landowners needs.

Previously submitted maps and documents included elements of the cultivation operation that were proposed but never built. This project has been revised, proposed elements including the shipping containers that were proposed on a previous site map, have been removed from the project. The proposed cultivation area has been relocated to an environmentally superior area away from any cultural resource areas that were identified in the archeological study. No ground disturbing activities have occurred in cultural resource area.

**Project Description**

The revised project includes three cultivation areas and an ancillary propagation area. These proposed cultivation areas have been relocated to the appropriate setback from the Streamside Management areas within the property and is consistent with the recommendations in the Cultural Resources Investigation for Justin Baldwin APN 222-071-030 prepared for Roscoe and Associates dated March 2019.

The three cultivation areas will consist of a total of 29 flowering outdoor light deprivation greenhouses. Total flowering canopy for this project is 30,000ft<sup>2</sup>.

Ancillary propagation area will consist of three greenhouses for a total of 3,000 ft<sup>2</sup> with light assist for the propagation of vegetative plants. Propagation area greenhouses will employ light shielding techniques such as black out tarps with secured ends.

All cannabis will be harvested and dried in the proposed 40' X 50' (2,000ft<sup>2</sup>) drying room on site. The dried cannabis will be processed on adjacent parcel (222-071-028) in the 2,400ft<sup>2</sup> proposed commercial building currently in process on a different application.

Irrigation Water use for this project is estimated to be 264,825-gallons. Irrigation water will be sourced from a 930,626-gallon rain catchment reservoir.

**Land Features**

Cultivation areas have been relocated to environmentally superior areas on the property and previous cultivation areas are being removed and revegetated. This parcel has not been graded historically. Some sections of the relocation areas will require minimal grading. Grading and Erosion Control plans have been created by Trinity Valley Engineering and are in this submission packet.

**Access to Property**

The site is located on Ranch Rd., a private road, off Sprowel Creek Rd., a county-maintained road, in the Garberville Area. Personal driveway is shared with no additional neighbors. See Google maps for specific directions.

## **Proximity**

The nearest neighboring properties are 75 ft to the north from 238 to the east from the cultivation sites. There are no schools, school bus stops, public parks, public lands, or hiking trails within 600 ft of the property.

## **Equipment/ Power**

This is an outdoor light deprivation cultivation operation, with processing to occur on adjacent parcel. The only energy utilized by the applicant will be for ancillary cannabis activities including but not limited to:

- Drying room implements dehumidifiers, fans and lights for visibility
- Water and air pumps for fertilizer
- Atomizer (for foliage feeding and pest/disease), and
- Supplemental lighting in the propagation greenhouses

Power for this parcel will be provided by a propane generator and a solar system consisting of 4 (four) 305-Watt solar panels and 4 (four) 385AH L16 batteries to power the project in the future.

On the adjacent parcel to be used for processing, power is supplied by alternative energy system with back up propane generator. The alternative energy system consists of 8 305-Watt solar panels and 8- 385AH L16 batteries, with a 14KW Kohler 14RCH propane generator for backup.

## **Petroleum Based/ Fuel Products**

Project site will not store any Hazardous Waste in threshold beyond domestic use. If any additional storage of hazardous waste becomes necessary, an appropriate application will be filed with DHHS.

Any above ground storage tanks and containers shall be provided with a secondary means of containment for the entire capacity of the largest single container and sufficient freeboard to contain precipitation. All five-gallon gasoline cans are stored with secondary containment inside of garage or similar enclosure on flat, stable areas. The applicants will implement spill prevention, control, and countermeasures (SPCC). There are no underground storage tanks on the property. All petroleum products on property are stored with secondary containment inside of a shed or similar enclosure on flat, stable areas.

## **Solid Waste/ Recycling**

Solid waste and recycling shall be stored in a location and manner that prevents its discharge to receiving waters and prevents any leachate or contact water from entering or percolating to receiving waters. All solid waste and recycling are stored in cans with lids on a stable, flat area. The cans are secured to exclude wildlife. Solid waste and recycling shall be disposed of at an authorized municipal waste transfer station. It will be

taken to by personal vehicle, i.e. truck, 1-3 times per week depending on garbage accumulation.

## **Solid Waste and Recyclables Disposal**

Redway Transfer Station  
California Conservation Camp Rd.  
Redway, CA 95560707-923-3944  
<https://www.recology.com/recology-eel-river/redway-transfer-station/>

## Amended Cultivation Plan

### Cultivation Site

This project will consist of three (3) cultivation areas totaling 30,000 ft<sup>2</sup>. these areas are consisting of 20,020ft<sup>2</sup>, 3,480ft<sup>2</sup> and 6,500ft<sup>2</sup> of outdoor light deprivation cultivation respectively in each area. An additional 3,000 ft<sup>2</sup> of propagation space will also be utilized. All cannabis will be grown in greenhouses. All cannabis is harvested and dried on site.

### Cultivation Areas

Cultivation Area	Cultivation Type	Cultivation Area	Structure Sizing
A	Outdoor Greenhouses	20,020 ft <sup>2</sup>	QTY 22 10' x 91' Greenhouses
B	Outdoor Greenhouses	3,480 ft <sup>2</sup>	QTY 1 35' x 75' (2,625ft <sup>2</sup> ) GH QTY 1 20' x 42.75' (855ft <sup>2</sup> ) GH
C	Outdoor Greenhouses	6,500 ft <sup>2</sup>	QTY 5 10' x 130' Greenhouses
Total Flowering Area		30,000 ft <sup>2</sup>	29 Outdoor Light Deprivation Flowering Greenhouses
Ancillary Area	Propagation Space	3,000 ft <sup>2</sup>	QTY 3 10' x 100' Propagation Greenhouses

Cannabis Garden A- This area contains 22 (twenty-two) 10' x 91' (910ft<sup>2</sup> each) outdoor light deprivation greenhouses. Total canopy in this cultivation area is 20,020ft<sup>2</sup>.

Cannabis Garden B- This area contains 1 (one) 35' x 75' (2,625ft<sup>2</sup>) outdoor light deprivation greenhouse, and 1 (one) 20' X 42.75' (855ft<sup>2</sup>) outdoor light deprivation greenhouse. Total canopy in this cultivation area is 3,480ft<sup>2</sup>.

Cannabis Garden C- This area contains 5 (five) 10' X 130' (1,300 ft<sup>2</sup> each) outdoor light deprivation Greenhouses. Total canopy in this cultivation area is 6,500ft<sup>2</sup>.

Propagation Space- This area contains 3 (three) 10' X 100' (1,000ft<sup>2</sup> each) vegetative Greenhouses for a total of 3,000ft<sup>2</sup> of propagation space.

### Water Storage Facilities

Storage Facility	Capacity	Type	Point of Use	Water Source
Water Tank	2,500 gallons	HDPE Storage Tank	SRA Fire Tank	Spring Diversion
Water Tank	1,100 gallons	HDPE Storage Tank	Domestic	Spring Diversion
Water Tank	1,100 gallons	HDPE Storage Tank	Irrigation Storage	Rain Catchment Reservoir
Water Tank	550 gallons	HDPE Storage Tank	Irrigation Storage	Rain Catchment Reservoir
Water Tank	305 gallons	HDPE Storage Tank	Irrigation Storage	Rain Catchment Reservoir
Water Tank	305 gallons	HDPE Storage Tank	Irrigation Storage	Rain Catchment Reservoir
Rain Catchment Reservoir	930,626 gallons	Reservoir	Irrigation Storage	Rain Catchment

## Ancillary Cannabis Facilities

Facility	Size	Purpose
Proposed Agricultural Building	40' x 50' (2,000ft <sup>2</sup> )	Harvest, drying and storage
Existing Shed	16' x 24' (384ft <sup>2</sup> )	Back-up Generator Storage
Proposed Commercial Building on adjacent property owned by applicant 222-071-028	2,400 ft <sup>2</sup>	Harvest, drying and Processing

## Immature Plants

Each spring the Applicant takes seedlings or clones purchased from a licensed nursery and rears them in propagation greenhouses till plants are ready to be moved to flowering greenhouses. Immature plants will be cultivated in three (3) greenhouses. Artificial lights will facilitate plant growth and hinder plants from moving into flowering stages ahead of cultivation schedule. All lighting will be shielded with black out tarps and checked daily for light leaks.

## Cultivation Cycles

The Applicant cultivates in light deprivation greenhouses in two cycles from April to October. The first cycle is from April to July, the second cycle is from roughly July to October. The Applicant uses supplemental light inside the propagation greenhouse to start plants. The Applicant uses a blackout tarp over the flowering greenhouses, at regular intervals to impede natural sunlight. No artificial lighting in flowering greenhouses. All greenhouses will be equipped with fans.

There are companion plants, native grasses and indigenous plants that grow in the garden and around the area to also help control any type of run off. There are no signs of wastewater runoff or erosion in these gardens. Hay is also spread around the area and on the topsoil. The water line as well as manifolds and fittings will be checked on a regular basis for leaks or cracks.

## Processing Plan

### Harvest

Cannabis will be harvested using gloves and clean tools. All cannabis will be hung to dry in the proposed drying room. Dehumidifiers and fans will aid drying in the building. Cannabis will be dried for 10-14 days on lines in these areas depending on weather. The rooms will have proper ventilation, fans, and dehumidifiers to maintain a proper environment. Moldy cannabis will be removed and destroyed using county and state approved procedures for holding and destroying unwanted product.

### Curing

Curing will take place after cannabis is dried on the lines. Cannabis will be visually checked for mold then placed into plastic totes for curing. During this time the bins will be checked for mold and moisture consistency. Curing cannabis will be stored in processing building. Moldy or defective cannabis will be removed and destroyed using county and state approved procedures for holding and destroying unwanted product.

### Processing

Cannabis Trimming will occur as cannabis becomes ready from curing process. Trimming will physically take place on the adjacent parcel 222-071-028 (also owned by Humboldt Spirit Inc) in processing building (see on map) with plenty of ventilation and fresh air. The Applicant plans to process the cannabis himself with the aid of trim machines. If needed, he will hire 1-3 employees or contractors to help. Processed cannabis will be bagged into turkey bags or sealed bags to

be held until a distributor is ready. The trim or remaining leaves from processed cannabis, will be bagged into contractor bags to be stored until needed, sold, or destroyed in the legal manner.

## **Processing- Employees and Contractors**

Employees will not be anticipated until commercial processing building is completed an adjacent parcel. Employees will be seasonal and subcontracted as possible. Employees and contractors will have access to parking, spacious work zone, clean supplies for task, hand washing areas with soap, bathroom with sink and flushing toilet and break area. Fresh spring water is available, but workers are encouraged to bring their own drinking water. All areas are kept clean and in good condition All employees and/ or contractors will have access to personal safety equipment to meet the needs of the job for example, face mask, gloves, Tyvek suits, safety glasses, rubber boot covers etc. There are no worker sleeping quarters on site. Workers are encouraged to carpool to work daily, and the applicant intends to mitigate any additional traffic on Ranch Rd., by reducing his own travel during times he has workers.

## **Worker Safety Practices**

Safety protocols will be implemented to protect the health and safety of employees. All employees shall be provided with adequate safety training relevant to their specific job functions, which may include:

- Employee accident reporting

- Security breach

- Fire prevention

- Emergency Numbers

## **Materials handling policies**

Use of protective clothing such as long sleeve shirts, brimmed hats, and sunglasses. Each garden site and or processing area have the following emergency equipment:

- Personal protective equipment including gloves and respiratory protection are provided where necessary

- Fire extinguisher

- First Aid Kit

- Snake Bite/Bee Sting Kit

- Eye Washing Kit

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).

## Monthly Cultivation Site Activities

Month	Activities
January	Finish processing of fall harvest, trimming and storage. Plan new year. Mow cover crop. Check greenhouses for issues/fix. Check water lines, tanks and all equipment for repairs or damages. Make plan for repairs.
February	Work on trenches/and holes for plants layer more compost in beds. Treat compost if necessary. Finishing processing last year's crop if still necessary.
March	Get clones from licensed nursery. Transplant and move into greenhouse with seedlings. Amend beds, fix fences, service equipment, make plan for independent contractors i.e.; painting, fence building, greenhouse fixing, etc.
April	Amend and start turning beds, prep dirt and supplies for greenhouse plants Add nematodes compost for pest prevention. Mid- April move first round of plants to greenhouses. Weed whacking, mowing, and brush cleanup.
May	Treat with biodynamic preparations for pest control and mold control. Greenhouse plants switched into flower using a blackout cover mid-late May. Turn beds, fix/ replace and clean drip emitters, check timers. Double check all water systems for leaks and clogs. Put out sound sensors for rodents.
June	Regular feeding schedule of compost teas adhered to. Pests are dealt with as they arise with oils, nematodes and predator mites from compost. Procure next round of plants from licensed nursery.
July	Harvest greenhouse mid-month, replant with new clones from a licensed nursery. Treat plants with preventive measures. Harvested flowers to hang in drying area then to be cured and hand trimmed per processing plan.
August	Finish processing July's harvest. Monitor water supply, check lines and all areas for insect/ animal disturbance.
September	Prepare for Harvest. Clean and prepare lines and drying spaces in drying room. Clean all supplies and purchase new items needed. Harvest, cure and trim as outlined above in processing plan.
October	Harvest greenhouses. Process as outlined above. Pull all root-balls, pack hay and cover crop seeds on beds. Pull drip system. Check all equipment and tools for leaks and damages before storing for winter. Store all supplies possible, cleanup site.
November	Finish harvesting plants if necessary. Winterize water system, greenhouses, and sheds. Clean up drying rooms remove all lines and debris. Put away all supplies i.e. fans, dehumidifiers. Continue processing cannabis as outlined above.
December	Start amendments for winter. Prep all water and water storage system for shut down. Clean all garden implements. Put all left over supplies away. Driveway fixing, other farm/garden maintenance.