

Cultivation and Operations Plan

1 DESCRIPTION OF CULTIVATION ACTIVITIES

Applicant is seeking a Type 3 Use Permit for the 27,240 square feet of existing outdoor commercial cannabis cultivation and 6,600 square feet of existing mixed light cannabis cultivation located on a 40-acre parcel near New Harris, CA ("Parcel"), Assessor's Parcel Number ("APN") 218-190-001.

There are twelve (12) greenhouses and one (1) full-term outdoor cultivation areas. The Applicant is currently anticipating two (2) harvests from their greenhouses and one (1) harvest from their full-term outdoor cultivation.

There are two (2) buildings on the Parcel that are used for cultivation related activities. The Dry Shed is a 34'x40' structure that was constructed in 2014. It is used to dry harvested cannabis and for nutrient and general storage. The Veg Room is a 30'x50' structure that was constructed in 2011. It is used as a nursery and for propagation.

The Parcel receives PG&E grid power. There are no generators on the parcel. Water is sourced from one rainwater catchment pond on the parcel and one rainwater catch pond off parcel. Off parcel pond is located on 218-081-003

2 WATER

Water source + Storage:

Source:

Irrigation water for this project comes from the integrated rainwater distribution system serving PLN: 13374,13337,13367,13336,13356,&13365. See water availability analysis for further information and map.

Irrigation water for this project comes from two rainwater catch ponds. A rainwater catch pond with approximate capacity of 223,534-gallons located onsite, and a rainwater catch pond with over 2,000,000 gallon capacity on APN: 218-081-003. These water sources provide ample water for all property needs.

There are four (4) 5,000-gallon HDPE tanks, totaling 20,000-gallons of hard tank storage. The total amount of water storage for the Parcel is 243,534-gallons. The offsite pond holds over 2,000,000 gallons.

- Four (4) 5,000-gallons HDPE tanks;
- 243,534-gallon Rainwater Catchment Pond. located on-site.
- Over 2,000,000 million gallon rainwater catch pond located on 218-081-003.

Irrigation Plan:

All irrigation of cannabis is completed by a timed, drip irrigation system preventing any over watering or runoff. The Applicant utilizes time of day watering, and moisture retentive soils for water conservation. Water is applied at no more than agronomic rates. No runoff is produced by irrigation practices.

Projected Water Usage:

The Applicant estimates their annual water use to be approximately 490,700 gallons.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
0	0	0	52,575	59,585	70,100	80,615	84,120	77,110	66,595	0	0

Water usage will be recorded monthly and reported annually pursuant to the Water Board, CDFW, DWR, and/or any other relevant agency requirements.

3 SITE CHARACTERISTICS

The Applicant's parcel is located in the inland zone of Humboldt County near New Harris, CA. The parcel is comprised of 40-acres and is identified by Assessor's Parcel Number ("APN") 218-190-001. The street address for the Parcel is 2666 Hog Trap Road New Harris, CA. The Parcel is located off Island Mountain Road, which is in acceptable condition. There are no graded flats on the Parcel that have been identified to require permitting.

Much of the project site is covered with forests and buffers of native vegetation are maintained around all cultivation areas. Most of the parcel is covered by trees and perennial bushes and is conserved as wilderness.

All access onsite are well-maintained with adequate drainage to address runoff and erosion. Site is in compliance with all Water Board standards and is monitored and maintained regularly following all Best Management Practices.

Site is well vegetated with stable, undisturbed soils. Any exposed or disturbed areas of soil that are found during routine inspection shall be reseeded and mulched with straw and shall be monitored and maintained to promote revegetation. Erosion control measures (hay waddles, straw bales, etc.) are implemented on an as-needed basis prior to each rainy season to help minimize sediment discharge, in accordance with Water Board standards.

4 WATERSHED + HABITAT PROTECTION

Cultivation areas are on slopes less than 15%, and is relatively far (>200ft) from any surface waters. The road network consists of a driveway and one access road(Hog Trap Road). There are frequent road drainage features that eliminate sediment delivery to surface waters. There are permanent rolling dips to ensure road surface erosion is adequately controlled.

Applicant is enrolled in Water Board's Cannabis program continuously since 2016. Maintains compliance with all program requirements and fees.

All trash, recycling, amendments, fertilizers, and other cultivation related materials are stored such that they are secured from wildlife and cannot be released into the natural environment.

Buffers of natural vegetation and habitat are maintained around all areas of human activity. The majority of parcel is undeveloped and conserved in a wild state.

Cultivation areas will be maintained to prevent nutrients from leaving the site at all times: during the growing season and post-harvest.

5 STORAGE + HAZARDOUS MATERIALS

All cultivation related items and wastes are stored in locations and in a manner in which they cannot enter or be transported into surface waters and such that nutrients or other pollutants cannot be leached into groundwater, and cannot enter the environment.

Area has posted instructions for proper storage of all materials kept here in addition to Spill Prevention, Control, and Countermeasure (SPCC) Plan and kit onsite with all necessary items for cleaning up spills.

Amendments and Nutrients:

Amendments will be brought to site and used immediately. No amendment storage onsite.

Fertilizers, nutrients, etc that are not immediately used are stored in the dry shed. Secondary containment provided for all liquid products. All products applied per package directions or more conservative.

Pesticides and Herbicides:

The Applicant will be using items that were accepted under Legal Pest Management Practices for Marijuana Growers in California. Only OMRI listed and/or approved products will be utilized for pest and disease control. All products are stored in the Cargo container. Secondary containment is provided for all products. All products are applied using package directions.

Fuels:

The Parcel receives PG&E grid power. There are no generators or fuel stored on site. Nominal fuel storage onsite. Typically 1 or 2 x 5-gallon containers for incidental use.

6 SOILS MANAGEMENT

The bulk of non-native soils onsite have already been present in the garden areas for multiple seasons and are amended annually. Only nominal amounts of supplemental non-native soils are brought to site each year, if at all. Any new soils brought to site are typically used immediately. Only nominal amounts of soil stored onsite are stored in an enclosure or in accordance with Caltrans Construction Manual Stockpile Management WM-3 guidelines. At the conclusion of each season's activities, the site is winterized. All smart pots and garden beds are mulched with straw to prevent soil transport during the off-season. It is highly unusual to have waste soil onsite. All soils are amended and reused. In the event of there being waste soil or spent growing medium, it will be transported off site and disposed of at a licensed waste facility. Any waste soil/media shall be stored in accordance with Caltrans WM-3 until it can be transported off-site.

7 SOLID WASTE/RECYCLING

Refuse and garbage is stored in a location and manner that prevents its discharge to receiving water and prevents any leachate or contact water from entering or percolating to receiving waters. Trash and recycling is stored in water tight containers in the Dry Shed.

Trash and recycling removed from site at least once weekly or more frequently. Applicant regularly used the Redway transfer station for disposal needs .

8 GREENHOUSE COMPLIANCE

The greenhouses have pervious floors (bare soil) and are in compliance with Humboldt County Code Section 314-43.1.3.2. They do not contain perimeter foundation, do not have improved floors and do not have improved footpaths.

9 SCHEDULE OF ACTIVITIES

Month	Activities
January	No activity. Infrequent visits for site maintenance.
February	No activity. Infrequent visits for site maintenance.
March	Preparation. Bring materials to site.
April	Immature Plant Activities.. Plant.
May	Transplanting and site maintenance
June	Farm operation and maintenance
July	Farm operation and maintenance. Harvest
August	Farm operation and maintenance. Replant
September	Farm operation and maintenance. Harvest
October	Harvest
November	Dry. Processing. Clean up.
December	No activity. Infrequent visits for site maintenance.

PG+E Service to site.

11 OPERATIONS AND PROCESSING PROTOCOLS

Cultivation Activities vary based on climate, strain and the Applicant's personal schedule.

Activities begin in March when plants are brought out of the Veg Room and placed in the Mixed Light Greenhouses.

The Applicant's Mixed Light greenhouses are equipped with string, LED lighting that is powered by the onsite PG&E in order to extend their cultivation season. The Applicant may plant their Mixed Light greenhouses in March in order to have three (3) harvests in May, July and October/November. The Applicant typically plants full term plants from the Veg Room in June.

Greenhouses have permeable floors and will be covered with blackout tarps during sunset hours, ensuring they abide by the International Dark Sky Associations standards.

Processing Practices:

Dependent upon market conditions, the operator may opt to conduct processing operations offsite, processing onsite, or may opt to not process at all (crop direct to extraction without processing).

All operations will comply with all pertinent regulations.

Direct to Extraction (no processing) – crop or portion of crop sold direct to extraction with no processing required.

Offsite Processing – crop or portion of crop sent to licensed processing facility in compliance with all required regulations and documentation.

Onsite Processing – crop or portion of crop processed onsite in the building noted on Site Map as “Dry Shed” utilizing trim machine. Any onsite processing will comply with all required safety and sanitation practices will be followed including frequent handwashing, and the wearing of gloves and masks.

Any processing activities conducted onsite will follow all applicable regulations and requirements as stated by all agencies with jurisdiction.

Staffing

During baseline operations, 1-2 staff onsite. During busier times of season, temporary seasonal workers may be hired through a licensed 3rd party staffing company.

Days and Hours of Operation

The facility is not open to the public and will not accept visitors without a specific business purpose.

Hours of operation will typically be from 10 AM to 3 PM. Commercial activities such as shipping and receiving will be limited to 8:00 AM to 6:00 PM. Due to the remote location of the facility and the limited commercial activity window, there are anticipated to be no significant noise or traffic impacts upon the occupants of neighboring properties.

Safety Practices: Cultivation and drying procedures implement best practices to the highest

degree feasible. Full compliance with any and all applicable County and State regulations.

Safe Drinking Water, Toilets, and Sanitary Facilities

At all times, there will be access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations.

Applicant has contract with B+B portable toilet to provide and maintain facilities in accordance with the requirements of all relevant regulations.

Increased Road Use:

Project activities do not present a significant increase in road use.

Onsite Parking:

There is ample onsite parking available in front of both the residence and the drying shed.

Onsite Housing:

No onsite housing.

10 SECURITY PLAN

The security measures located on the premises will include the following:

- a) Lighting and Surveillance- Motion sensor lighting is installed around the facilities.

Alarm —Guard dogs are also present on the property during operations.

- b) Access Control - All entrances to the facility are restricted by locked gates. The remote location of property provides an additional component of security.

- c) Fencing — The cultivation area is fenced for wildlife providing intrusion protection.
- d) All cultivation related items and products will be stored in locked and secured locations.
- e) All Marijuana other than lab samples will be transported to State licensed and/or locally permitted licensed cannabis wholesale, distribution, or manufacturing companies by a State licensed and/or locally permitted licensed transport company.