

Cultivation/Operation Plan

Project Description

Earley Farms LLC is seeking a Conditional Use Permit for the cultivation of 47,580 Sq Ft of existing Outdoor Commercial Cannabis. This is a reduction from a total of 89,310 of legacy cultivation.

The property is located in the Blocksburg area of Southern Humboldt County.

The existing cultivation utilizes a combination of light deprivation and full term outdoor. The light deprivation technique in greenhouses, gives 2 harvests per year.

Cultivation irrigation water is supplied by a permitted rain catchment pond.

No School, Place of Worship, Public Park, Tribal Resources or any other sensitive receptor is within 600 feet of the cultivation area.

To meet the required setbacks from water courses, this plan will include an area for relocation of some of the existing cultivation.

All drying and processing is done off site at a permitted facility. No needs for electricity or generators.

Cultivation Plan

The outdoor cultivation will take place in a series of garden pots in a high quality, recycled commercial garden soil. The light deprivation greenhouses utilize garden pots as well. Black out tarps are used to induce flowering early in the season giving 2 harvest per year in the greenhouses.

Cannabis plants are sourced from an off- site licensed nursery. They will be delivered to the site and will then be planted directly into the soil. The plants will be entered into Metric as required by the State Guidelines. This delivery will take place approximately 2 times per year. The soil is tested each harvest and if needed, natural and organic nutrients are mixed into the soil for optimum plant health.

There were 5 historic cultivation areas with a total of 89,310 sq ft of cultivation on this parcel. To best protect the environment and by using best practices, we are now proposing to reduce these 5 sites to 2. This will include a reduction in cultivation area on the eastern side of the property to 17,600 sq ft of greenhouses with proper setbacks and a total of 30,400 sq ft of greenhouses to be relocated at a proposed relocation site. The total cultivation now would be approximately 48,000 sq ft.. This relocation site has had extensive biological, botanical and archeological studies completed and is well suited for this use. The relocation site also has proper setbacks from SMA and has slopes of under 5%. No trees or vegetation will be removed. Also an existing road will access this site.

Processing

Drying and processing occurs off site at a permitted facility.

Soil Management

Earley Farms LLC will utilize high quality commercial garden soil for cultivation. This soil will be reused each season. Organic and natural nutrients will be added as needed for optimum plant health. All the soil is contained either in garden pots or in wood lined garden beds.

Employee Plan

Early Farms LLC will not have any employees and is run and managed by Steven Early and his son. Steven's daughter handles the bookkeeping in an off site office.

Water Source, Storage and Usage

Cannabis irrigation water is sourced from an off stream pond. The pond capacity is 2,000,000 gallons and exceeds all the water demands for the cultivation. Early Farms LLC utilizes drip irrigation and closely monitors the water usage. Annual estimated water usage for cultivation is 687,000 gallons. Domestic water source is from a permitted spring. The water is collected in a concrete cistern and fed to a 2500 gallon water tank.

Security

Security is provided by remote location as well as several locked gates on access roads. Owners provide all the necessary fertilizers and nutrients as well as other growing supplies. This reduces the need for vendors or any other people accessing the property. Security cameras provide additional security through out the property at strategic locations.

Noise Source and Mitigation

This cultivation project produces minimal noise as it uses no machinery or generators.

Parking and Roads

This cultivation site is located off the county maintained Alderpoint Road. A well maintained gravel ranch road accesses the parcels. CDFW has conducted site visits and has approved the work to replace undersized culverts as well as any other environmental concerns for a rural road system. The WRPP provided by Timberland Resource Consultants addresses the roads effectively. Each cultivation area has an adequate parking area.

Light Pollution and Control

No light pollution will come from this site.

Hazardous Materials Statement

No Hazardous Materials are used on this cultivation site. Only natural and organic nutrients and fertilizers are used when needed. Only approved pesticides are used when needed. No rodenticides or any other illegal products are used on this project. No other hazardous materials are used or stored on the parcel in any reportable quantities. The use of all the fertilizers and nutrients will be done according to manufacture specifications.

Sewage Disposal and Waste Management

A local vendor will provide and maintain a porta potti. All cannabis waste will be done in approved manner. This will include a secured area of compost. Other non cannabis waste such as containers and garbage will be stored in separate area from the cannabis waste and be transported weekly to approved facility such as Recology in Fortuna or Eureka. No other by products will be produced from this cultivation operation.

Relocation Plan

As there are historic sites that will need to be relocated to the relocation site, this will provide a summary of the relocation plan. The historic sites will be cleaned up of all cultivation materials. All fencing and waterlines will be removed and either reused or hauled to a recycling center. Any soil will be removed and reused.