Honeydew Country Compassionate Use Project Cultivation and Operations Manual Humboldt County, CA

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Proposed Medical Cannabis Cultivation Facilities

Cultivation and Operations Manual For Honeydew Country Compassionate Use Project

Proposed Medical Cannabis Cultivation Facilities APN No. 107-241-017



Lead Agency:

Humboldt County Planning Department 3015 H Street Eureka, CA 95501

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In Consultation with:

Honeydew Country Compassionate Use Project

AUGUST 2020

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Project Summary

1. Project Objective

Honeydew Country Compassionate Use Project, inc. is proposing to permit proposed medical cannabis cultivation activities in accordance with the Country of Humboldt's (Country) Commercial Cannabis Land Use Ordinance (CCLUO). The project requires a Special Permit (SP) for approximately 42,000 square feet (sf) of mixed light cannabis cultivation (expanding from 10,000 square feet proposed under the 1.0 application). The project includes the permitting of facilities appurtenant to the cultivation, including a cultivation facility for drying and curing of cannabis. The applicant aims to become fully compliant with State and Local cultivation regulations.

2. Site Description

The Project is located at 39811 Mattole Road, Honeydew, CA (APN 107-241-017) northwest of the community of Honeydew. The subject parcel is approximately 10.46 acres in size (per the County of Humboldt's WebGIS), having topography that drains to the southeast with slopes between 5% and 23%. The northern half of the property is primarily forest, with Saunders Creek following the western property line. The center of the property is characterized as open grasslands, and is developed with an existing single family residence, approximately 1,550 sf in size, and an existing shop building, approximately 950 sf in size.

o 2.1 Land Use

The Project is located at 39811 Mattole Road, Honeydew, CA (APN 107-241-017) northwest of the community of Honeydew. The subject parcel is approximately 10.46 acres in size (per the County of Humboldt's WebGIS), having topography that drains to the southeast with slopes between 5% and 23%. The northern half of the property is primarily forest, with Saunders Creek following the western property line. The center of the property is characterized as open grasslands, and is developed with an existing single family residence, approximately 1,550 sf in size, and an existing shop building, approximately 950 sf in size.

2.2 State of California Commercial Cannabis Activity License

Honeydew Country Compassionate Use Project is operating under a Provisional California Cultivation license.

2.3 State Water Resources Control Board

Water for domestic use is provided by a surface water diversion from a cistern. A riparian right has been issued by the waterboard. Water for irrigation use is obtained from a pumped surface water diversion from Saunders Creek. A Small Irrigation Use Registration has been issued by the waterboard..

2.4 Cal Fire

The subject property is located within a State Responsibility Area (SRA) for fire protection. Several improvements are proposed in order to meet SRA requirements, including designating a fire turn-around and pull-out area for emergency vehicles, and management of trees and vegetation around existing structures to maintain the required 100-foot defensible space. All structures on the property meet the 30-foot SRA setback requirement from property lines.

• 2.5 California Department of Fish and Wildlife

A Lake and Streambed Alteration Agreement (LSAA) from the Department of Fish and Wildlife (DFW) has been obtained for the points of diversion on the property.

2.6 Cultural Resources

If buried archaeological or historical resources are encountered during construction or cultivation activities, the applicant or contractor shall call all work in the immediate area to halt temporarily, and a qualified archaeologist is to be contacted to evaluate the materials. Prehistoric materials may include obsidian or chart flakes, tools, locally darkened midden soils, ground stone artifacts, dietary bone, and human burials. If human burial is found during construction, state law requires that the County Coroner be contacted immediately. If the remains are found to be those of a Native American, the Calfornia Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains. The applicant is ultimately responsible for ensuring compliance with this condition.

3. Cultivation and Processing

3.1. Propagation and Initial Transplant

Juvenile plants are propagated on site from 'mother plants' that demonstrate the desired genetics for the specific cannabis strain. Mother plants remain in the vegetative stage solely for propagation. Cuttings are sampled from the mother plants and are rooted into a growing medium, typically oasis cube trays, to produce 'clones.' The rooted clones are placed into the nursery, and after 3 weeks they are transplanted directly into one (1) gallon plastic containers (see Appendix A for nursery location). The juvenile plants are irrigated using hand watering methods. After 3 more weeks the clones are then transplanted into raised beds moved into a flowering greenhouse where they continue their 'vegetative' cycle.

The propagation current takes place inside the 940 SF shop building but will take place in a designated 3,000 square foot building once it is developed. There is a mom room, and a rooting room within this building. All moms are designated in METRC track and trace, while the cuttings are grouped in immature plant lots of 100 until they are flowering, in which they will each be assigned an individual tag.

For the future expanded operation, immature plants will be staged in a recently harvested greenhouse to allow a constant planting and harvest cycle to minimize labor needs.

3.2. Mixed Light/Outdoor Cultivation Plan and Schedule

The mixed light cultivation occurs in five 20'x100' greenhouses, for a combined cultivation area of approximately 10,000 square feet. The non-commercial nursery is located in a 72'X20' greenhouse for a total of 1,440 sf of nursery area.

The greenhouses consist of heavy gauge steel tubing, covered with a woven poly translucent opaque tarp.

The proposed operation will demolish the existing nursery and build out a total of sixteen 20'x100' greenhouses for a total of 42,000 square feet of canopy for flowering.

The greenhouses utilize a combination of artificial light, natural and light deprivation to produce up to two (2) flowering cycles per year.

Proposed Cultivation Schedule

| JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | ОСТ | NOV | DEC |
|-------|-------|-------|-------|---------|-----|-----|-----|-----|---------|-------|-------|
| Cover | Cover | Cover | Light | Nursery | Veg | Veg | Veg | BLM | Harvest | Cover | Cover |

"Cover" means cover cropping.

"Sprout" means sprouting and propagating seeds

"Veg" means plants are in a vegetative (growth) state.

"Blm" means plants have transitioned into the flower (blooming) phase and are directing energy towards producing buds instead of growth.

"Light" means months where supplemental light is used. When power is brought to the site, lights may be used during cloudy days in other months of the year.

3.3. Irrigation Plan and Schedule

Irrigation and fertigation of plants occurs using top-feed hand watering methods and drip irrigation depending on the size of the plants.

Section 5.1 details the irrigation activities associated with all cultivation.

3.4. Harvesting, Drying, and Trimming

Plants that are ready for harvest have their flowering branches removed and suspended in the drying facilities which are equipped with ventilation fans and dehumidifiers. The drying process takes approximately one week.

The dried flowers are then bucked into manageable buds and fed into an automated trimming machine. The machine-trimmed buds receive a finishing trim by hand before being weighed, labeled, logged, and sealed.

The finished product is stored in the processed materials room before being transported to a licensed distribution facility. The waste product, or 'trim', from the machines is collected and sold to manufacturers.

3.5. Processing Facility

No on-site trimming is proposed.

3.6. Employee Plan

Honeydew Country Compassionate Use Project is an "agricultural employer" as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 (commencing with Section 1140) of Division 2 of the Labor Code), and complies with all applicable federal, state and local laws and regulations governing California Agricultural Employers.

- Job Descriptions And Employee Summary
- Agent in Charge: Responsible for business oversight and management of the Honeydew Country Compassionate Use Project. Responsibilities include, but are not limited to: inventory and tracking, personnel management, record keeping, budget, and liaison with State and County inspectors as needed. This is a part-time to full-time, seasonal position.
- Lead Cultivator: Oversight and management of the day to day cultivation of medical cannabis. Responsibilities include, but are not limited to: plant propagation and transplant, soil management, irrigation, fertilization, pesticide management, and harvest activities. This is a full-time, year-round position.
- > Seasonal Laborer: Provides cultivation, harvesting, and processing support including trim machine operation and hand-finish trimming. This is a part-time to full-time, seasonal position.

3.7. Staffing Requirements

Current staffing is the Lead cultivator and one assistant. The lead cultivator visits and evaluates and gives direction every few days. All staff reside at the residence when working on-site.

Once approved, the operation will utilize 4 full time employees that reside on-site in the existing residence. Up to 6 seasonal laborers will be hired through an ag-labor contractor as necessary for peak harvest and planting.

3.8. Employee Training and Safety

On site cultivation, harvesting and drying is performed by employees trained on each aspect of the procedure including: cultivation and harvesting techniques and use of pruning tools; proper application and storage of pesticides and fertilizers. All cultivation and processing staff are provided with proper hand, eye, body and respiratory Personal Protective Equipment (PPE). Access to the onsite facilities are limited to authorized and trained staff.

All employees are trained on proper safety procedure including fire safety; use of rubber gloves and respirators; proper hand washing guidelines; and protocol in the event of an emergency. Contact information for the local fire department, CAL FIRE, Humboldt County Sheriff and Poison Control as well as the Agent in Charge will be posted at the employee restroom. Each employee is provided with a written copy of emergency procedures and contact information. The material safety data sheets (MSDS) are kept on site and accessible to employees.

3.9. Toilet and Handwashing Facilities

The employees occupy and use the residence and its associated facilities.

A portable toilet will be installed on-site to accommodate staffing when the operation expands.

3.10. Drinking Water Source

A surface water diversion supplies the residence.

Honeydew Country Compassionate Use Project will also provide safe, clean, purified drinking water via store bought individual sealed bottled water bottles as well as an upright office style water cooler for employees when the operation expands. Clean disposable paper cups will be made available to all employees.

3.11. On Site Housing

The existing residence located on site is available for use by the on-site full time employees. The remainder of the seasonal employees live off site and commute daily to the cultivation site.

3.12. On Site Parking

See plot plan for parking locations. One parking space is provided for each expected employee.

4. Security Plan and Hours of Operation

• 4.1 Facility Security

The cultivation facilities, including greenhouses and processing buildings are enclosed in a secure privacy fence. Entry gates are located at entrances. The entry gates remain locked at all times and access to the cultivation area is limited exclusively to employees. The drying facility area will have low intensity, downcast and shielded exterior lighting to illuminate the entrances, and will include a small number of motion activated security lights. All lighting will be designed and located so that direct rays are confined to the property. Security cameras and alarm system will be installed at entrances to the site at the bridge crossing.

• 4.2 Hours of Operation

Activities associated with cultivation in the greenhouses (watering, transplanting, and harvesting) generally occur during daylight hours. All other activities such as processing typically occur no earlier than 8 AM and extend no later than 8 PM.

5. Environment

5.1. Water Source and Projected Water Use

Water for domestic use will be provided via a cistern intercepting surface water (direct diversion).

Water for irrigation use is sourced from a pump in Saunder's Creek. Forbearance is observed between April 1st and October 31st during which time stored water is utilized.

Honeydew Country Compassionate Use Project utilizes water management strategies such as hand watering/drip emitters to conserve water use.

The table below outlines the estimated irrigation water usage for cultivation during a typical year. Variables such as weather conditions and specific cannabis strains will have a slight effect on water use.

| Tal | Table 3.1: Estimated Annual Irrigation Water Usage | | | | | | | | | | | |
|-----|--|---|-------|--------|--------|--------|--------|--------|--------|-------|-----|--|
| Jar | Jan Feb Mar April May June July Aug Sept Oct Nov Dec | | | | | | | | | | Dec | |
| - | | - | 4,725 | 21,000 | 42,000 | 63,000 | 84,000 | 84,000 | 84,000 | 42,00 | - | |
| | | | | | | | | | | 0 | | |

The expanded operation will source additional water from rain catchment off the roof of the residence and the proposed barn. Several of the proposed greenhouses will also be guttered and tied into storage tanks.

5.2 Water Storage

Water is stored in two 50,000 gallon bladders and fifteen 2,500 gallon water tanks for a total water storage volume of 137,500 gallons. The bladders are proposed to be replaced with twenty (20) 5,000 gallon plastic tanks as permanent water storage.

For the expansion, an additional sixty (60) 5,000 gallon tanks are proposed to bring total water storage up to 437,500 gallons.

• 5.3 Site Drainage, Runoff, and Erosion Control

Honeydew Country Compassionate Use Project has enrolled with the State Water Quality Control Board general order for Tier 1 coverage, and a Site Management Plan (SMP) has been developed utilizing best management practices (BMP's) in accordance with the NCRWQCB's recommendations.

5.4 Site Drainage and Runoff

The site is very flat and a substantial grass/vegetative and forested buffer surrounds the property to mitigate runoff.

Buffers and setbacks from neighboring drainages are met.

A bridge crossing over Saunders Creek is proposed to mitigate any impacts due to site access and provide access during the winter season.

5.5 Erosion Control

Honeydew Country Compassionate Use Project will utilize best management practices including but not limited to:

- Maintenance of roads, including rocking and armoring.
- Proper management of solid, liquid and cultivation waste (see section 3.8)
- Cultivation facilities and spoil stockpiles will meet all required setbacks from riparian and wetland areas.
- Irrigation and application of fertilizers will be applied at agronomic rates.
- Regulated products will be safely stored with secondary containment (see section 3.7)

• 5.6 Watershed and Habitat Protection

Adherence to the proposed best management practices ensures that the watershed and surrounding habitat are protected. The cultivation activities and associated structures meet all required setbacks from the nearest watercourse, providing a suitable buffer between the cultivation operation and habitat. Additionally, site development and maintenance activities utilize BMP's in accordance with the NCRWQCB's recommendations. Any grading and earthwork activities will be conducted by a licensed contractor in accordance with approved grading permits.

An Invasive Species Control plan was conducted and refer to the appended technical report from a biologist.

5.7 Monitoring and Reporting

Monitoring will be conducted to confirm the effectiveness of corrected measures listed in the Site Management Plan and determine if the site meets all Standard Conditions. Inspections will include photographic documentation of any controllable sediment discharge sites as identified on the site map. Visual inspection will occur at those locations on the site where pollutants or wastes, if uncontained, could be transported into receiving waters, and those locations where runoff from roads or developed areas drains into or towards surface water. The inspection will also document the progress of any plan element subject to a time schedule, or in the process of being implemented. A monitoring plan is included in the SMP with photo points identified on SMP map. Onsite monitoring shall occur:

- Before and after any significant alteration or upgrade to a given stream crossing, road segment, or other controllable sediment discharge site. Inspection should include photographic documentation, with photo records to be kept on site.
- Prior to October 15 and December 15 to evaluate site preparedness for storm events and storm water runoff.
- Following any rainfall event with an intensity of 3 inches precipitation in 24 hours. Precipitation data can be obtained from the National Weather Service by entering the site zip code at http://www.srh.noaa.gov/forecast.

A Monitoring and Reporting Form will be submitted upon initial enrollment in the Order and then annually by March 1 to the Water Board. The annual report will include data from the monitoring reports.

o 5.8 Energy Plan

PG & E power lines run across the property. A service drop proposal has been processed by PG & E. Generators will be used for back up purposes only.

o 5.9 Noise Source Assessment and Mitigation Plan

Fans and generators used will generate less than 60 decibels at the property line or tree line. Currently only the nursery greenhouse has fans.

PGE power will be utilized to ensure generator usage will only be for emergency usage when power is down. A noise assessment has been performed to establish baseline noise levels.

o 5.10 Light Pollution Control Plan

Black out tarps are utilized in the nursery and greenhouses when lights are used.

Operation will meet international dark sky standards.

o 5.11 Best Management Practices

Best Management Practices (BMP's) are employed when storing, handling, mixing, application and disposal of all fertilizers, pesticides and fungicides. All nutrients, pesticides and fungicides are located in a locked storage room, and contained within water tight, locked and labeled containers in accordance with manufactures instruction. Application rates will be tracked and reported with the end of the year monitoring report required in the SMP. Employees responsible for application are trained to handle, mix, apply or dispose of pesticides/fungicides with proper hand, eye body and respiratory protection in accordance with the manufacturer's recommendations.

5.12 Fertilizers

Nutrients and biological inoculants used for cultivation and kept on site include:

- Sea Pal Fish Emulsion 8 gallons
- ➤ Liquid Bone Meal 25 gallons
- > Soulable seaweed powder 2 lbs

Pesticides and fungicides used for cultivation include:

- > Aza-pro 0.5 Gallons
- > Plant Therapy 2 gallons
- ➤ Dr. Zymes 1 Gallon

Fuels and oils stored on site include:

- > 5 to 25 gallons of gasoline
- ➤ Ethyl Alcohol 5 Gallons

o 5.13 Waste Management Plan

Trash and recycling containers are located near the greenhouses. Solid waste and recycling is hauled off-site to the Humboldt Waste Management Authority transfer station at least once per week.

5.14 Cultivation Waste and Soil Management

Cultivation vegetative matter such as root balls are composted on site. Cultivation occurs in raised beds that at are cover cropped over winter. Soil remains in the beds.

5.15 Materials Management Plan

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

Waste materials are stored in a shipping container and self-hauled off weekly to a licensed waste transfer station.

5.16 Wastewater Management

Dripline and hand watering methods minimize the over-irrigation of plants and subsequent runoff. Moreover, the greenhouse floors are gravel/dirt and will absorb any excess runoff.

The residence has an existing septic system and rest facilities which serve the on-site staff.

A portable toilet will be installed adjacent to the cultivation site as part of the expansion under the CCLUO for the additional staff.

5.17 Storm-water Management Plan

The site is flat and has substantial vegetative and forested buffer at its perimeter.

Stormwater from the residence and proposed 3,000 sf building will be guttered and plumbed into the tanks. A portion of the greenhouses will also be guttered and tied into an underground cistern with a pump to fill the water storage tanks.

Beds are cover-cropped over winter to increase nitrogen and prevent sediment delivery.

5.18 Invasive Species Management Plan

Only weed free straw will be utilized

Only finished compost and nursery/potting soil will be brought to the site to prevent bringing invasive species onto the premise.

Staff will be trained on the common invasive species identified by the California Invasive Plants Council for the Humboldt County Region and any invasive plants identified will be removed and disposed of according to their recommendations.

6 Product Management

o 6.1 Product Testing and Labeling

Sampling and labeling is handled by the third party distributor off-site.

o 6.2 Product Inventory and Tracking

> Site is enrolled with the state METRC track and trace system and utilizes it to manage inventory and tracking.

o 6.3 Transportation and Distribution

Transportation will be handled by a third-party, contracted, licensed transporter/distributer in accordance with State and Local regulations. All merchantable product will be distributed through licensed medical cannabis dispensaries. Prior to moving packages from the on-site holding facility to another physical location, a transport manifest will be created by the distributer/transporter and will include:

- Product ID numbers and product weight
- Route to be travelled
- Origin and destination address
- > Time of departure
- > Time of arrival

The Agent in Charge and the Cultivation Manager are responsible for performing a physical inventory of all packages being transported, and ensuring that the physical inventory coincides with the transport manifest.

24 Hour Noise Assessment APN: 107-241-017-000 By: SL Consulting Service Inc

Field Date: 6/26/20 to 6/27/2020

Ambient noise data loggers were set along the east, north and south property lines for 24 hours. SLM-25 data logger recorded ambient noise every 3 seconds.

See table below for a relative comparison of ambient noise decibel readings:

Noise Sources and Their Effects

| Noise Source | Decibel Level | comment |
|---|------------------|---|
| Jet take-off (at 25 meters) | 150 | Eardrum rupture |
| Aircraft carrier deck | 140 | |
| Military jet aircraft take-off from aircraft carrier with afterburner at 50 ft (130 dB). | 130 | |
| Thunderclap, chain saw. Oxygen torch (121 dB). | 120 | Painful. 32 times as loud as 70 dB. |
| Steel mill, auto horn at 1 meter. Turbo-fan aircraft at takeoff power at 200 ft (118 dB). Riveting machine (110 dB); live rock music (108 - 114 dB). | 110 | Average human pain threshold. 16 times as loud as 70 dB. |
| Jet take-off (at 305 meters), use of outboard motor, power lawn mower, motorcycle, farm tractor, jackhammer, garbage truck. Boeing 707 or DC-8 aircraft at one nautical mile (6080 ft) before landing (106 dB); jet flyover at 1000 feet (103 dB); Bell J-2A helicopter at 100 ft (100 dB). | 100 | 8 times as loud as 70 dB. Serious damage possible in 8 hr exposure |
| Boeing 737 or DC-9 aircraft at one nautical mile (6080 ft) before landing (97 dB); power mower (96 dB); motorcycle at 25 ft (90 dB). Newspaper press (97 dB). | 90 | 4 times as loud as 70 dB. Likely damage 8 hr exp |
| Garbage disposal, dishwasher, average factory, freight train (at 15 meters). Car wash at 20 ft (89 dB); propeller plane flyover at 1000 ft (88 dB); diesel truck 40 mph at 50 ft (84 dB); diesel train at 45 mph | 80 | 2 times as loud as 70 dB. Possible damage in 8 h exposure. |

| at 100 ft (83 dB). Food blender (88 dB); milling machine (85 dB); garbage disposal (80 dB). | | |
|--|----|---|
| Passenger car at 65 mph at 25 ft (77 dB); freeway at 50 ft from pavement edge 10 a.m. (76 dB). Living room music (76 dB); radio or TV-audio, vacuum cleaner (70 dB). | 70 | Arbitrary base of comparison. Upper 70s are annoyingly loud to some people. |
| Conversation in restaurant, office, background music, Air conditioning unit at 100 ft | 60 | Half as loud as 70 dB. Fairly quiet |
| Quiet suburb, conversation at home. Large electrical transformers at 100 ft | 50 | One-fourth as loud as 70 dB. |
| Library, bird calls (44 dB); lowest limit of urban ambient sound | 40 | One-eighth as loud as 70 dB. |
| Quiet rural area | 30 | One-sixteenth as loud as 70 dB. Very Quiet |
| Whisper, rustling leaves | 20 | |
| Breathing | 10 | Barely audible |
| | - | |

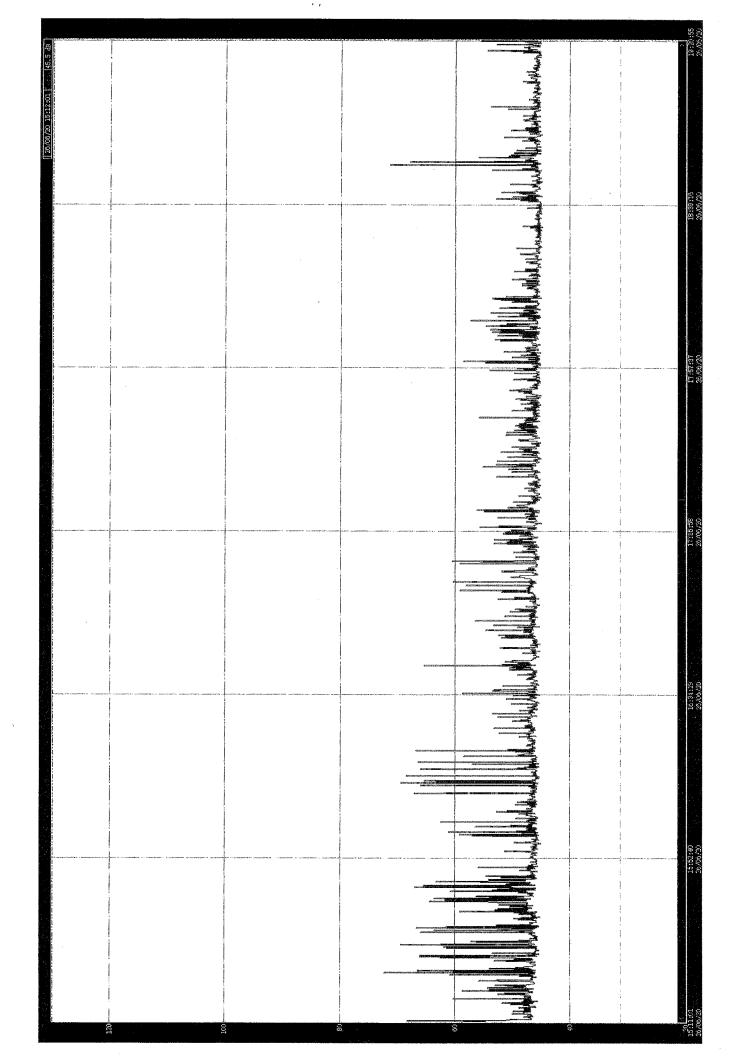
[modified from http://www.wenet.net/~hpb/dblevels.html] on 2/2000. SOURCES: Temple University Department of Civil/Environmental Engineering (www.temple.edu/departments/CETP/environ10.html), and Federal Agency Review of Selected Airport Noise Analysis Issues, Federal Interagency Committee on Noise (August 1992). Source of the information is attributed to Outdoor Noise and the Metropolitan Environment, M.C. Branch et al., Department of City Planning, City of Los Angeles, 1970.

Log 1 – South Property Line

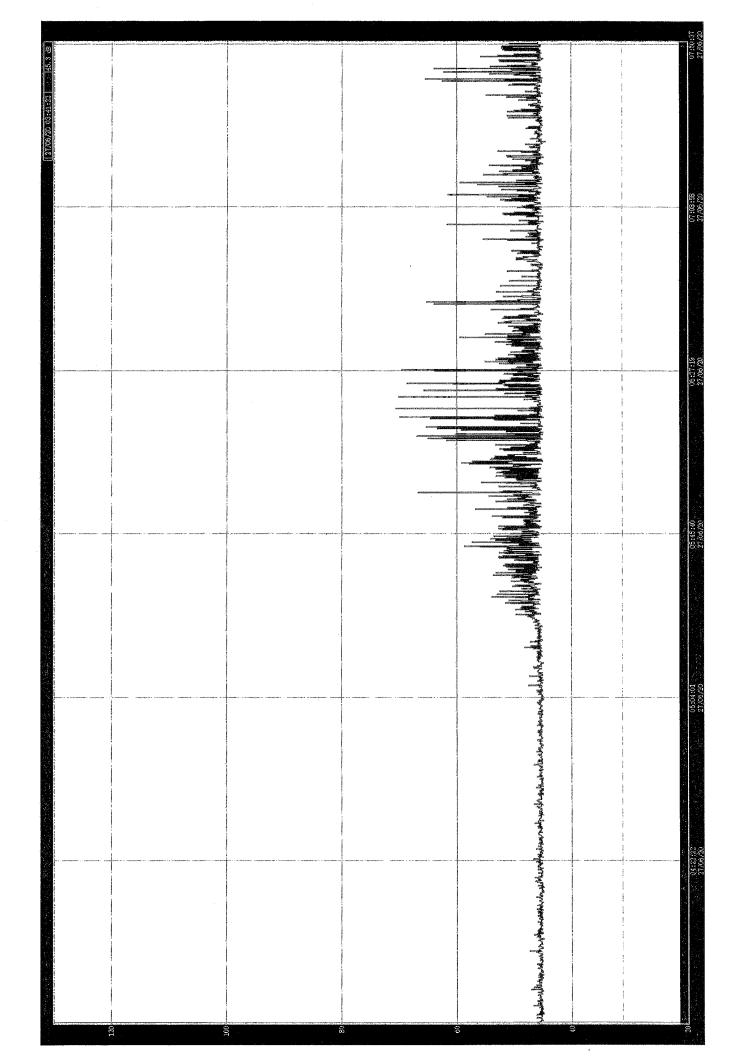
Observed ambient noise: light winds and rustling branches, flowing water. Measurement point was on top of exposed ridge surrounded by tall grass.

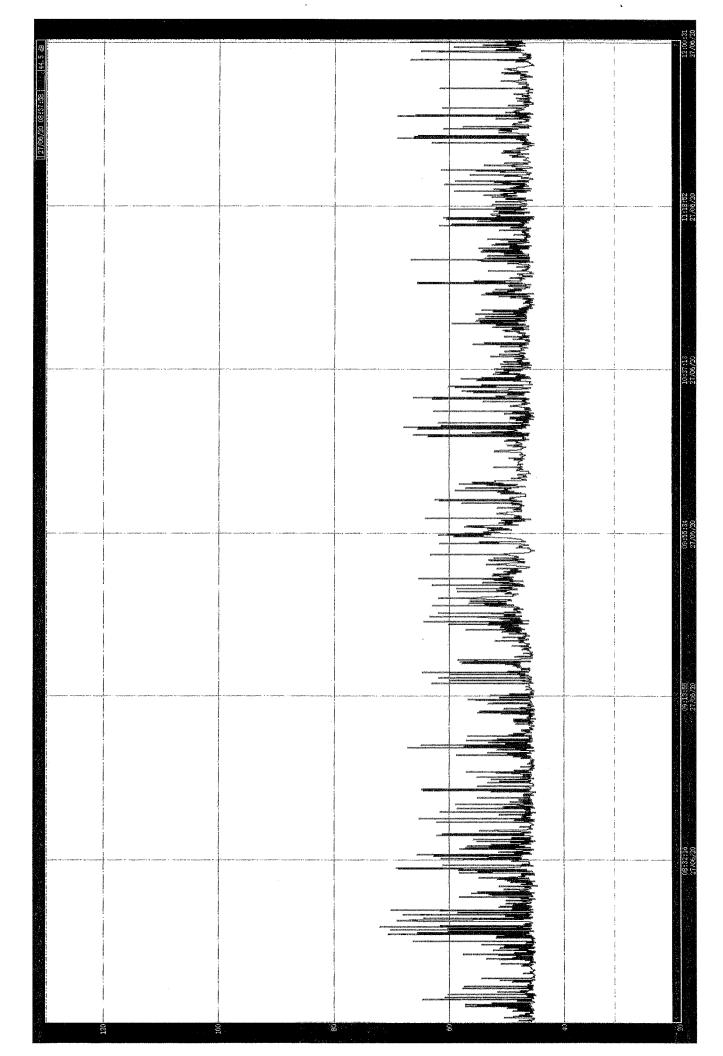
Notes: Some spikes in noise are observed during daytime hours from vehicles using parking area on adjacent property and crossing over to access the property.

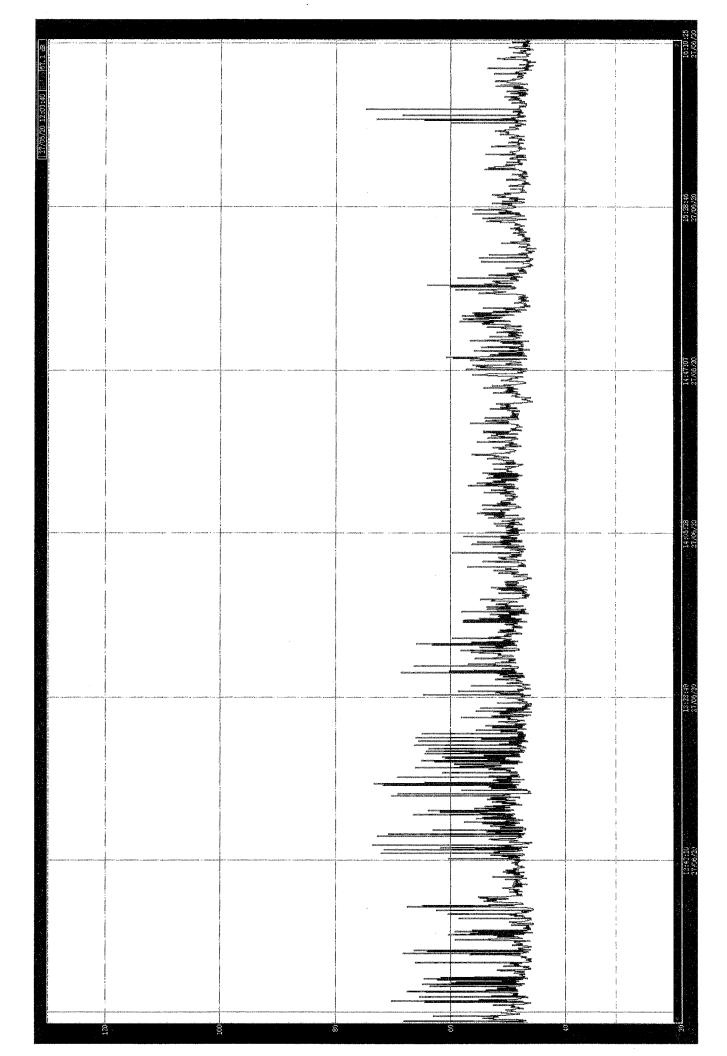
Average baseline daytime decibel readings in 45-55 decibels, evening decibel reading in the range of 44-45 decibels.



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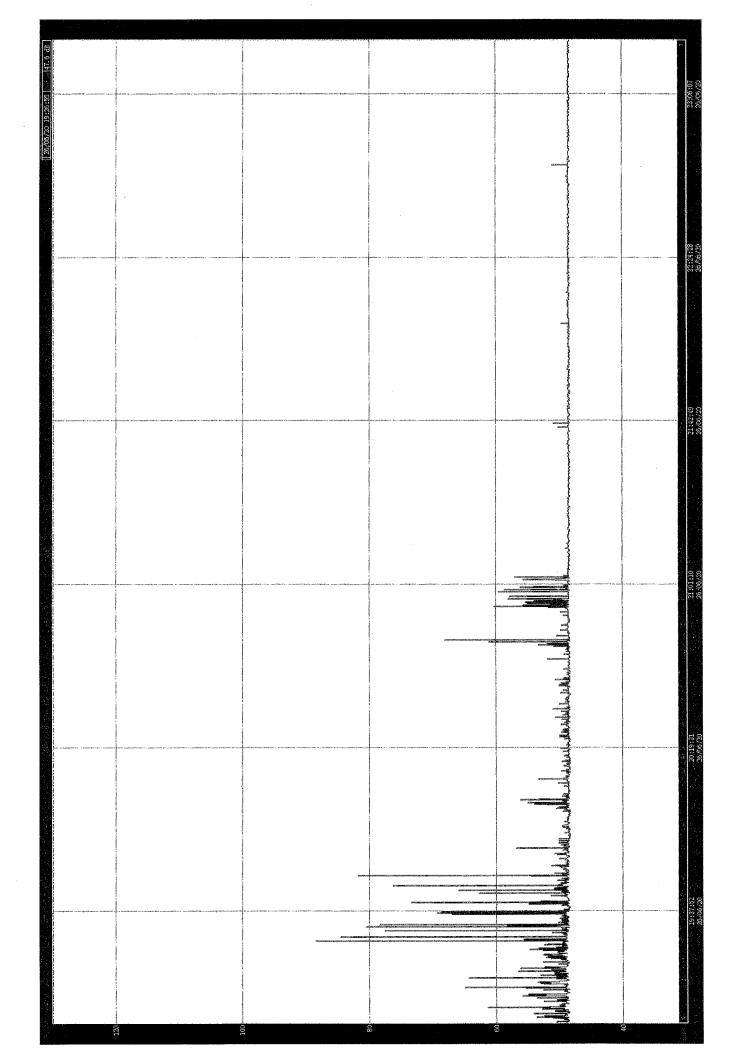
Log 2 - North Property Line

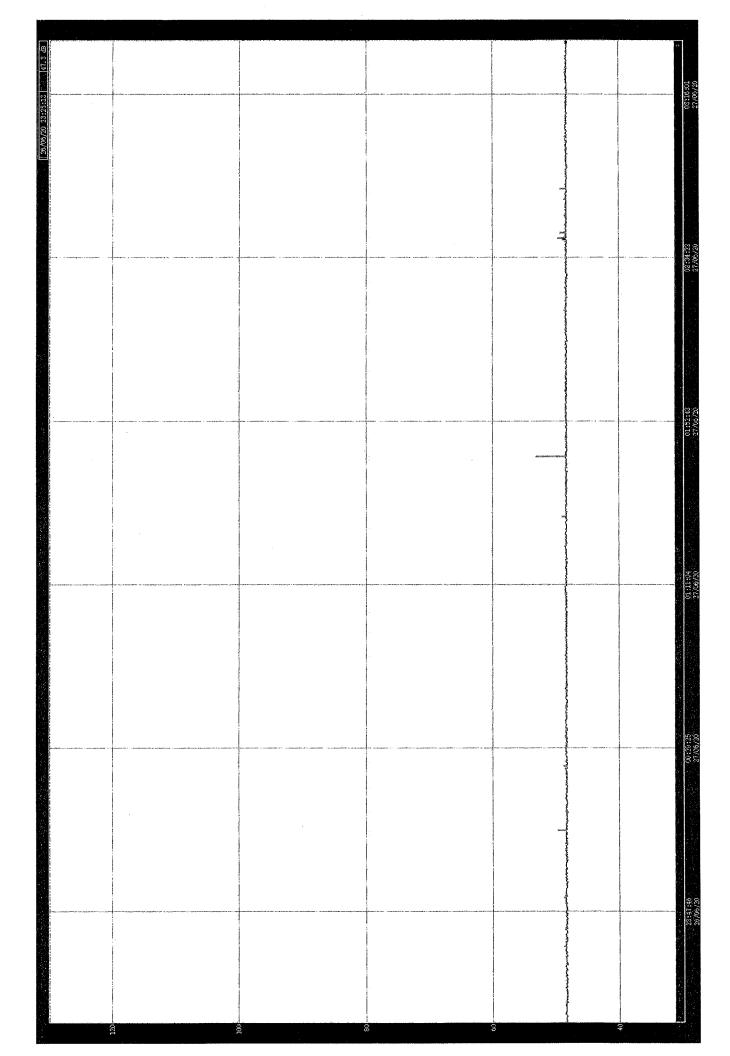
Observed ambient noise: moderate wind, rustling grasses and branches, some music from residence/radio

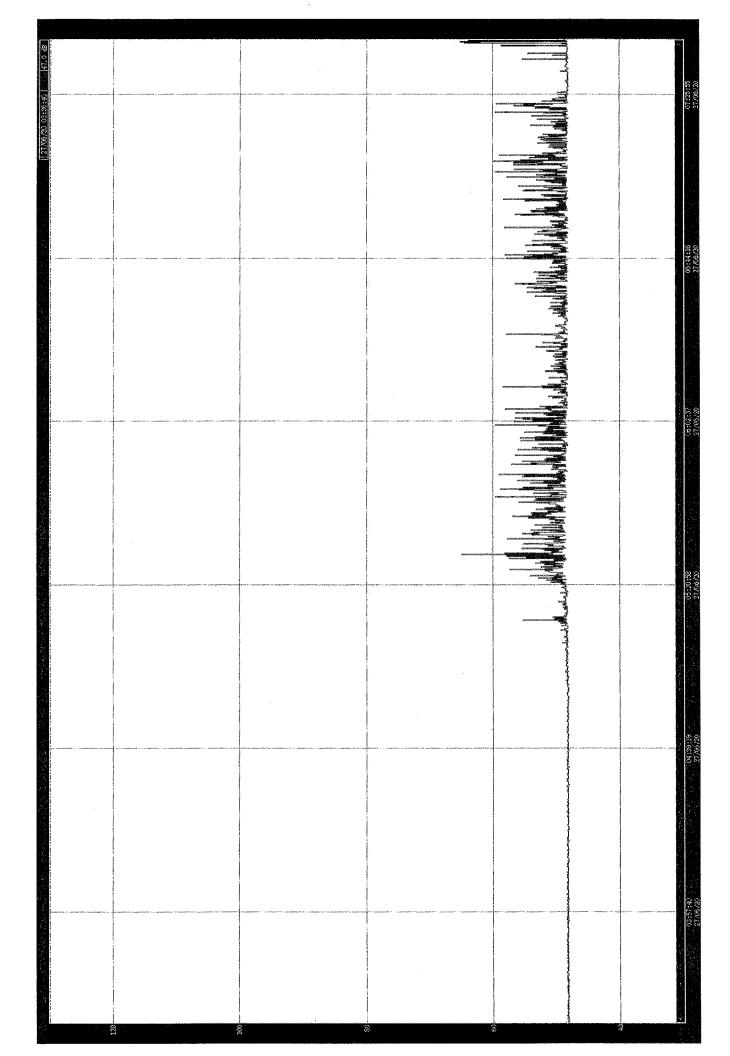
Notes: Sensor is within proximity to residence, ambient daytime to evening noise detected associated with domestic activities

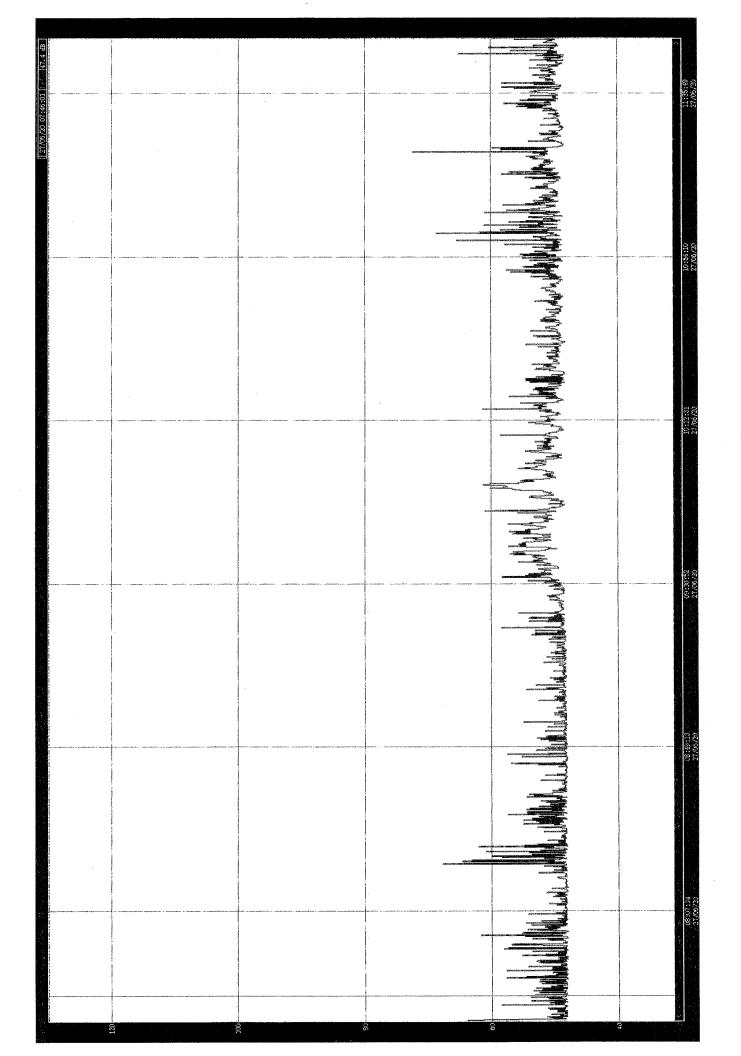
Notes: Average baseline daytime measuremnt of 47 to 55 decibels, evening decibel reading of 47

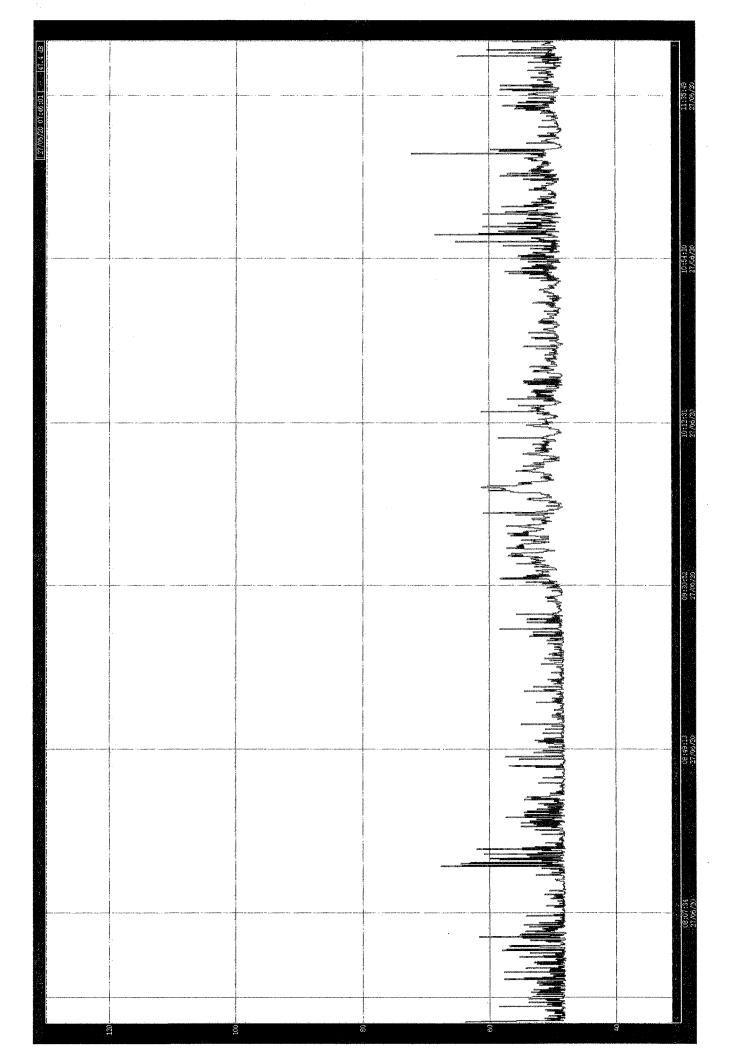
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Log 3 – East Property Line

Notes: Moderate wind, rustline grass and branches from canopy above, occasional noise from gate to adjcent property creaking.

Notes: Average baseline daytime reading around 45 to 50 deciebels, evening decibel reading of **38 to 39** decibels,

