

ATTACHMENT 1B

Cultivation and Operations Plan

CULTIVATION AND OPERATION PLAN:

1. The water source is a 100 foot deep well. The water is stored in 9 above ground water tanks for a total of 45,000 gallons. The garden is watered by a water drip irrigation system.
2. There is no runoff or erosion drainage. The site water drainage is controlled by smart pots for individual plants and raised beds with wood borders for mixed light crops.
3. Water conservation practices using the drip system in contained smart pots. Ensuring no water runoff, by the use of contained raised beds.
4. Our protocols for proper storage and use of fertilizers, pesticides and other regulated products are: everything is securely stored in sealed shipping containers. Fuel is stored in 5 gallons plastic cans in a shop.
5. Description of cultivation activities: we grow long term outdoor and a mixed light deprivation cannabis. *→ 21,375 SF*
6. Processing will be done offsite entirely.
7. 2 mixed light cultivations cycles. *→ 3 greenhouses
18x100 = 5400SF*
8. Scheduling plan of cultivating activities is as follows:
 1. January - no activities
 2. February - no activities
 3. March - start cloning, using power from solar panels
 4. April - move clones into a green house. Supplemental lighting, using the power generated by solar panels.
 5. May - getting smart pots ready and preparing beds for planting.
 6. Mid May - planting
 7. June - vegetative grow cycle for long term plants. Begin the first cycle of mixed light crop.
 8. July - long term outdoor - vegetative cycle
 9. Mid July - harvest first mixed light crop. Processing is done offsite.
 10. August - plant second cycle of mixed light crop. Long term plants are still in a vegetative cycle.
 11. September - flowering stage for both: long term plants as well as mixed light crop.
 12. October - harvest mixed light and outdoor long term crops
 13. November - put equipment, supplements and pesticides for winter storage in shipping containers, prepare the garden for winter. Clean the site.
 14. December - no activity.
9. Security plan - ?????





12/02/19

Steven Jones
PO Box 2204
Redway, CA 95560
Permit Application No. 11051
APN 220-272-003

Deficiencies:

1. C - This has been done and turned into the county on 5/21/18
2. C - This has been done and turned into the county on
3. B - All aspects of cultivation have been removed. There has been no grading. Revegetation with native plants have taken hold.
4. A - See diagram. (Exhibit 4A)
4. B - There is an ancillary nursery on-site (see diagram Exhibit 4B for location). The nursery is sized to be 10% of the total cultivation site. The nursery will be used for the vegetative cycle and cloning with mother plants. There will be supplemental light used with Panda tarps to prevent light from escaping 30 minutes prior to sunset and 30 minutes after sunrise.
4. C - Water is stored in above ground water tanks and has gravity flow to the cultivation site. We currently are using:
 - 3- 2500 gallon plastic tank
 - 6- 5000 gallon plastic tanks
 - 1- 11000 gallon concrete tankTotal water storage: 48500 gallons
4. D - The farm currently has 60,000 gallon estimated annual use.
4. E - Our water source is from a well. The fire suppression is from the water storage in the tanks.
4. F - The power source is solar and propane backup generators.
4. G - A shed can be built for noise suppression if necessary.
4. H - We have two drying sheds. (see photos)
 - Shed A 14x36 504 SQ FT
 - Shed B 16x30 480 SQ FT
4. I - There is an outdoor kitchen area with hot water and a portable toilet will be used.
4. J - The employees have access to filtered drinking water. There is a graveled road parking area for 5 vehicles that will be used for employees.
4. K - Security plan is a fenced cultivation area.

Megan Marruffo

From: Shelby at Evergreen <shelby.evergreen@asis.com>
Sent: Saturday, September 24, 2022 9:49 AM
To: Megan Marruffo; S Jones; Evergreen Storage
Subject: RE: APPS #11051 (Steven Jones) - Project Questions
Attachments: UpdatedSiteMap[798].pdf; 0441.00 Jones Well Iso Ltr Rpt Fini 08-26-2022[766].pdf

Megan,

Sorry for the delay on getting back to you. We were waiting for the well report , which we finally received! I'm super excited about that. So let's get right to it. Here are the answers to your questions for APPS #11501:

1. Please confirm if the below project description is accurate and revise as needed.
A Special Permit for 9,600 square feet (SF) of existing cannabis cultivation, of which 4,200 SF is outdoor utilizing light deprivation techniques and 5,400 SF is mixed light(A), in addition to 960 SF of ancillary propagation. Water for irrigation is sourced from an existing groundwater well. Existing available water storage is 48,500 gallons in a series of hard-sided (plastic and concrete) tanks. Estimated annual water usage is 60,000 gallons. Drying and curing occurs onsite, with all other processing occurring offsite at a licensed processing or manufacturing facility(B). A maximum of #people may be onsite during peak operations. Power is sourced from onsite solar, with propane generators utilized for backup.
 - **(A) We have 9600 Sqft of existing cannabis cultivation which is considered all mixed light cultivation at the state level.** We changed that awhile back with the county but the info must not have been documented. I attached a copy of our most current site map showing exactly where the cultivation area is. At one point we tried to make our nursery bigger, but at the time it was not allowed, so it stays the same.
 - **(B) Drying and curing happens onsite as well as processing.** All of the locations that these happen at are on the site map that I attached.
2. Does the project have a Streambed Alteration Agreement? If so, could you please send me a copy?
 - Our project does not have a streambed Alteration Agreement. We use only water from our existing well. I also attached a copy of the well report from our geologist David Lindberg.
3. What is the maximum number of people that may be onsite during peak operations?
 - The maximum number of people that may be onsite during peak operations is 5.
4. How many propane generators are utilized for back-up power?

- We have two propane generators that are utilized for back-up power.

Hopefully this answers your questions and we can move forward with our project on the County level! Please feel free to reach out to either myself or Steven if you have anymore questions.

Thank you for all of your help with this.

Sincerely,
Shelby McCormick
Johnson Properties
Elk Ridge Farm
(707) 358-0308
1100 Evergreen Rd
Redway, CA 95560

Sent from [Mail](#) for Windows

From: [Megan Marruffo](#)
Sent: Friday, August 5, 2022 11:10 AM
To: [Shelby at Evergreen](#)
Subject: RE: APPS #11051 (Steven Jones) - Project Questions

Hi Shelby!

Thank you for getting back to me. My apologies – Timberland Resource Consultants is listed as an agent, but I will ask the County to remove that. I appreciate the update regarding the hydrological report.

I do have some questions about the project – any information you can provide is appreciated and will be helpful for completing the staff report:

5. Please confirm if the below project description is accurate and revise as needed.
A Special Permit for 9,600 square feet (SF) of existing cannabis cultivation, of which 4,200 SF is outdoor utilizing light deprivation techniques and 5,400 SF is mixed light, in addition to 960 SF of ancillary propagation. Water for irrigation is sourced from an existing groundwater well. Existing available water storage is 48,500 gallons in a series of hard-sided (plastic and concrete) tanks. Estimated annual water usage is 60,000 gallons. Drying and curing occurs onsite, with all other processing occurring offsite at a licensed processing or manufacturing facility. A maximum of # people may be onsite during peak operations. Power is sourced from onsite solar, with propane generators utilized for backup.
6. Does the project have a Streambed Alteration Agreement? If so, could you please send me a copy?
7. What is the maximum number of people that may be onsite during peak operations?
8. How many propane generators are utilized for back-up power?

Thank you for your help!

Sincerely,
Megan



Megan Marruffo
Senior Planner / Project Manager
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From: Shelby at Evergreen <shelby.evergreen@asis.com>
Sent: Friday, August 5, 2022 10:40 AM
To: Megan Marruffo <marruffom@lacoassociates.com>
Subject: RE: APPS #11051 (Steven Jones) - Project Questions

Megan,

Hi, my name is Shelby McCormick and I work with Steven Jones APPS #11051. Some how, during this journey of navigating the cannabis permit process there was a miss-communication. You have been sending emails to a David Spinosa at Timberland Resources about our project and he in fact does not work with us on this project. If you have any questions about APPS #11051 for Steven Jones you should reach out to either Steven or myself.

Recently, you sent a message to David Spinosa about our progress with obtaining a geologist report for the well on the farm. We are in the process of obtaining that letter from the geologist that we have hired named David Lindberg (to make things more confusing let's add another David in the mix) LOL. If you have specific questions about the well on the farm David Lindberg would be the person to contact 707-442-6000. I believe that we have done all that we need to do in order for David Lindberg to put together a letter for you guys so we can move forward with the permit process. We are currently just waiting to hear back from Lindberg.

If you have any other questions or requests for this project (APPS 121051) please feel free to reach out to me via email or by phone (707) 358-0308. I am looking forward to working with you guys to get this permit approved!

Talk to ya soon!

Shelby McCormick
Evergreen Storage / Jim Johnson Properties
Elk Ridge Farm
707-358-0308

Sent from [Mail](#) for Windows

Megan Marruffo

From: Steven M. Jones <stevenmjonesnnorcal@yahoo.com>
Sent: Monday, October 3, 2022 9:53 AM
To: Megan Marruffo
Subject: Re: APPS #11051 (Steven Jones) - Project Questions

Hi Megan

We are going to stay with our current Cultivation type, we are not using artificial in the 4200 sf of outdoor areas. Only in the 5400 sf are we using artificial light.

We are working on a updated Site management plan. And will get a copy to you soon.

Thanks
Steven

On Sep 26, 2022, at 11:05 AM, Megan Marruffo <marruffom@lacoassociates.com> wrote:

Hi Shelby! I have a couple of follow up questions I'm hoping you can address:

1. Cultivation Type – The IP was issued for 9,600 square feet of cultivation, including 4,200 sf of outdoor and 5,400 sf of mixed light. You indicated below that all 9,600 sf is considered mixed light at the state level. Is artificial lighting utilized for all 9,600 sf? If so, do you have additional evidence to support the entire 9,600 sf utilized artificial lighting prior to 2016? Or are light deprivation techniques utilized for a portion?
2. Has a Site Management Plan been prepared? If so, could you please provide a copy?

Thank you,
Megan



Megan Marruffo
Senior Planner / Project Manager
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