

PROJECT OVERVIEW

This operations plan is being submitted by **Hillstrong Business Solutions, LLC** ('Applicant') in order to describe all cultivation and other Cannabis related activities that will take place on Assessor's Parcel Number ('Property' or 'Parcel') **221-171-022** located in Humboldt County, in the Ettersburg Area, on the property known as **1891 Crooked Prairie Road**.

The Applicant is proposing a Conditional Use Permit (CUP) for an existing 21,870 ft² of cultivation within (8) greenhouses and 805 ft² of existing outdoor cultivation. There is 144 ft² for ancillary propagation in an existing building (1st floor of the 12' by 12' cabin), specifically for Mother plants, seed starts and clones.

Drying and processing are being proposed within an existing building on the lower flat and a greenhouse (T10 see site plan) on the northern flat. The project plans in the future to replace the outdoor kitchen and T10 with a 25' by 50' metal building. Both parcels are supplied with power from PG&E. The site is also equipped with twelve 245-watt solar panels to power fans within covered greenhouses. Water is supplied by (2) existing, permitted, groundwater wells. Up to 4 seasonal employees are being proposed along with the option to hire 2-4 additional temporary employees during peak operation activities such as planting and harvesting.

WATER SOURCE, STORAGE, IRRIGATION PLAN & PROJECTED WATER USE

Water Source

Water for domestic use and irrigation is sourced from (2) existing, permitted wells on site. One drilled in 2014 and the second in 2017. No surface water diversions are being proposed. Both well completion reports are on file with the County. The Applicant has been enrolled in the State Waterboard Recourses Control Board since 2019 and has been working with *Natural Resources Management* to fulfill all applicable requirements set for the by the state in order to stay in compliance with the State's Cannabis Cultivation Policy.

Water Storage

The Applicant currently has 8 existing water bladders on site, and 29 hard sided water storage tanks totaling 124,350 gallons of storage. Eight of the tanks are also used as feeding tanks. There is also (1) gray water tank totaling 300 gallons on site. Please refer to the Site Map for storage specifications.

Irrigation and Projected Use

Multiple water meters have been installed and all water usage is recorded. The applicant plans to use approximately 295,800 gallons of water throughout the year. Plants are watered using drip tape and some hand watering. The Applicant has enrolled with the State Water Resources Control Board and will complete the annual monitoring report by March 1st.

SITE DRAINAGE, RUNOFF, AND EROSION CONTROL MEASURES

Water will drain directly into beds and soil. The drip irrigation system will help to ensure zero overflow. There areas of the graded flat surrounding the cultivation areas are fully vegetated with grasses. Pathways and heavily

used areas within the cultivation area have been covered with wood chips, these chips are replenished as needed. Straw wattle is installed each fall as needed to prevent runoff.

All hoses are equipped with shut-off valves to prevent unwanted water leakage and runoff.

A grey water system has been installed for the outdoor sink and shower (located on the nutrient storage shed on the upper flat). The grey water drains into a 500 gallon tank. This water is then used to irrigate the cultivation areas.

CULTIVATION ACTIVITIES

Cultivation Schedule

During the months of **March and April the Applicant will be re-opening and 'de winterizing' the property** in preparation for the cultivation season. Any genetics (seeds/clones) will either be started on- site or purchased from a licensed nursery or breeder.

In **March, plant starts and clones will be potted individually** and taken care of in the cultivation areas. Any cover crops will be tilled and soil will be amended. Planting areas will be prepared, and mulch will be applied.

The first cycle of plants will be **transplanted into larger pots in April**. These plants will be watered and fed while still in designated cultivation areas in a vegetative state of growth.

Greenhouses will be set up for 'final location' planting and in **May** the plants will start to flower for the first cycle of the year. **Tarps will be pulled from May** until plants are ready to be **harvested in July**.

During the months of **May, June, and until harvest in July, the second round of immature plants will be moving through the propagation phases** as the first round did in February and April. The **first round of plants will be harvested in late July** and the greenhouses that are designated for mature plants will be reset for the second round of plants to be moved in. At this time, any outdoor plants will also be moved into their 'final location'. **Light deprivation will continue throughout the months of June - August**. Cannabis waste from the first run will be composted in the compost area.

The **second harvest will begin in late October** when all greenhouses and all Outdoor (full-term) plants will be harvested. **November and December will be designated for drying, curing, and processing** the harvested material. During this time, the farm will be cleaned up and winterized according to Best Management Practices outlined in the Site Management Plan. Cannabis waste from the second run will be composted in the compost area.

Propagation

Activities related to the propagation and care of immature plants will take place in designated greenhouses throughout the year (Refer to Site Map: Immature plants are sourced from previous seasons plants which have been grown into moms and used to take cuttings from, to produce clones on-site. When acquiring new strains, the transaction will take place in accordance with all state and local regulations pertaining to the sale and transfer from a licensed nursery.

Mixing tanks will be utilized while feeding the immature plants. Plants will then be hand-watered and fed. Activities related to the care of Immature plants will be done during daytime hours. String lights will be used to keep plants in a vegetative state. In order to ensure zero light leakage, the propagation hoop houses will be covered with blackout tarps.

Harvest and Processing

The Applicant plans to harvest 1-3 [2] times throughout the year. When flowering plants are ready for harvest, each plant is chopped and transported on-site to the drying area. The plants are then stripped of all large leaves (water leaves), weighed, and recorded in the California Cannabis Track & Trace system (Metr), this takes place immediately after being harvested to maintain compliance with current DCC regulations. After the plants are weighed, they are prepared in packages for transport to a licensed Manufacturer and/or Distributor. Any Cannabis products that are not being transported immediately will be stored in designated Harvest Storage Area.

EMPLOYEES AND REQUIRED PERSONNEL

In order to properly care for the premises and the above-mentioned cultivation related activities, the Applicant is requesting the approval to hire 4 part-time/full-time employees. These employees will help to ensure a compliant and efficient operation. Arrival and departure times of these employees will coincide with normal business hours of operation (approx. 9am – 5pm). Having the assistance of these employees will help to limit the trips on and off the property for the Applicant himself and thus, not increasing traffic to and from the property.

Peak season activities (e.g. planting, harvesting) require extra assistance and the Applicant would like the ability to request the assistance of 2-4 temporary workers, to be on site for a few days at a time. These workers will be employed by a separate, licensed, farm-labor contractor (staffing agency). All personnel are encouraged to carpool and to bring meals with them in order to ensure minimal increased traffic.

The Applicant will comply with all applicable federal, state and local laws as well as the 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 Codes related to this subject.

Employees will have access to safe drinking water and clean and sanitary toilets and hand washing facilities. Until the completion of a permanent ADA compliant facility a portable restroom will be leased and on site at all times to ensure that the existing septic tank is not overused. There is currently an adequate number of easily accessible parking spaces.

SOIL AND WASTE MANAGEMENT

After each harvest cycle, any large organic materials will be separated from soil and composted on-site in the designated area. Leftover soil will be taken to the soil management area where natural and organic products will be worked in to restore proper physical and chemical characteristics so it may be used for multiple cycles. Any soil that remains in the soil management area will be covered with tarp held in place by sandbags and surrounded with wattles to prevent any runoff and erosion from occurring. All soil is reused on site.

Cannabis waste is all composted on site in the compost area. Solid waste will be stored in cans on site and taken off site off site to Eel River disposal or another appropriate disposal area monthly.

MATERIALS STORAGE, SPILL CONTAINMENT AND WORKER SAFETY

All pesticides, nutrients and other regulated products used during cultivation activities are kept in the locked Chemical Storage and Pesticide storage areas, as marked on the Site Plan. All products that are used comply with pesticide laws and regulations enforced by the Department of Pesticide Regulations (DPR) and are accepted under Legal Pest Management Practices for Cannabis Growers in California.

The Applicant and all other persons who are authorized to handle regulated products have been trained and / or certified according to the Humboldt County Agricultural Commissioner's Office and adhere to all rules and regulations set forth by DPR. Required signage and instruction for use have been posted in required places on the premises.

A spill containment kit that includes towels, sorbent socks, sorbent materials, gloves, goggles, and disposable bags has been placed in the storage area. Spill containment mats are in place to contain any spills that may occur on-site. All labels are kept intact, and directions are carefully followed when products are being mixed and applied. All SDS are kept in a binder in the company's main office and all authorized personnel have access to them.

Protective safety gear is available to all authorized persons, emergency contacts and an emergency plan has been created and posted in the storage area and in the main office.

POWER SOURCE AND GENERATOR USAGE

The Parcel is connected to grid power that is supplied by PG&E. Generator use only for emergency back-up. A log will be kept if use is necessary.

LIGHTING

The mixed light cultivation green houses are equipped with supplemental lighting. The Applicant is committed to minimizing light pollution and will adhere to The International Dark Sky Association Standards. Zero supplemental lighting will be emitted before sunrise or after sunset

NOISE COMPLIANCE

Tree growth is present along the borders of the property nearest the cultivation site, this should dampen any related noise to neighboring parcels. Noise at all property lines will consistently remain below 60 decibels.

SECURITY

The entire parcel is surrounded by fencing. There are (2) gated entrances and exits to the premises which remain closed and locked at all times. Only authorized personnel will have access. "NO TRESSPASSING" signs are posted at the entrance(s) to the property. Doors to any facilities as well as any cultivation related materials on the property are also to remain closed and locked at all times. A visitor log is kept on site for reference.