

Cultivation and Operations Plan

APN: 218-101-002 PLN:13351 Applicant: Mark Finley

Revised: 12/26/24

PROJECT DESCRIPTION

An application for a Conditional Use Permit to allow a total of 43,560 sq. ft of existing Cannabis cultivation. Including 10,000 square feet of existing mixed light cultivation and 33,560 of existing outdoor Cultivation. Irrigation water is sourced from one rainwater catchment pond and one SIUR water right. Power is provided by solar with a backup generator.

Water:

Please see water availability analysis for full water information on this application and information on all applications associated with these water sources. Water analysis shows more than enough water to serve all the associated farms even during extreme drought years.

Source:

The irrigation water is sourced from one rainwater catchment pond and one SIUR water right. SIUR water right REGISTRATION H508126 CERTIFICATE H100583. This water right with a maximum allowable storage of 1.59 acre feet of water or 518,103 gallons. This SIUR provides water to two farms PLN: 13351& 13295. The rainwater catch pond is located on the adjacent parcel APN: 218-091-004 with over 2 million gallon capacity. Water on this property will be supplemented when needed with rainwater catch available from the pond. Please see water availability analysis for further information.

Storage:

This farm/parcel currently has a total hard tank storage capacity of 175,000 gallons. Hard tanks currently established onsite include two 50,000 gallon tanks, Ten 5000 gallon tanks, and five 2,500 gallon tanks. See site map for storage locations. Applicant hopes to establish forty eight more 5000 gallon storage tanks in the future when monetarily feasible. After installation of all planned storage the property wide hard tank storage capacity will be 415,000 gallons. Until the additional storage can be established onsite the applicant will utilize rainwater catch water from the pond located on 218-091-004 as needed to allow full farm operation.

Total storage in the rainwater catchment pond, located on the adjacent parcel, is approximately 2,155,507 gallon. See water availability analysis for further information on these water sources and all allocations made from them.

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:

An estimated 545,000 gallons of water will be needed per growing season. 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

Drainage:

At all times water is used appropriately and applied at no more than agronomic rates. Site has well-draining soils and natural vegetation is maintained around all cultivation areas.

Runoff and Erosion Control Measures:

Project site cultivation areas are on slopes less than 15%, and outside of all surface water buffers as shown on site map. The road network consists of a driveway and multiple access roads. 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.

Much of the project site is covered with forests and buffers of native vegetation are maintained around all cultivation areas.

All access roads 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.

WATERSHED & HABITAT PROTECTION

Applicant is enrolled in the Water Board's Cannabis program continuously since 2016 and 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.

HAZARDOUS MATERIALS STORAGE & WASTE MANAGEMENT

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 typically will be brought to site and used immediately. Only nominal amendment storage onsite in enclosed shed. Shed onsite for storage of fertilizers, pesticides, and other regulated products is in accordance with best practices, including storage within an enclosed space to prevent surface water contamination. Fertilizers, nutrients, etc are stored inside in secondary containment. All products applied per package directions or more conservatively.

Pesticides and Herbicides:

Only OMRI listed and/or Pest Management approved products will be utilized for pest and disease control. All products are stored in Shed. Secondary containment is provided for all liquid products. All products are applied using package directions.

Fuel:

Fuels is only used on an occasional basis. For running the backup generator, tools, and/or other equipment (e.g. weed whip, lawnmower, etc.) All fuels are stored in shed with secondary containment and in compliance with agency requirements and regulations.

Soil:

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.

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 are stored in trash cans with lids and secured to prevent wildlife disturbance. Trash and recycling removed from site at least once weekly or more frequently. Redway transfer station will be used as the primary disposal location.

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.

All mixed-light greenhouses and operations comply with International Dark Sky Association Standards. All greenhouses are covered with blackout tarps to prevent nocturnal light emission. No artificial light will escape at a level that is visible from neighboring properties.

SCHEDULE OF ACTIVITIES

Month

January	No activity. Infrequent visits for site maintenance.
February	No activity. Infrequent visits for site maintenance.
March	Preparation. Bring materials to site.
April	Bring starts. Plant.
May	Nursery and transplanting.
June	Farm operation and maintenance

July	Farm operation and maintenance. Harvest
August	Farm operation and maintenance. Replant
September	Farm operation and maintenance. Prep for Harvest
October	Harvest
November	Dry. Processing (offsite). Clean up.
December	No activity. Infrequent visits for site maintenance.

OPERATIONS AND PROCESSING PROTOCOLS

Processing Practices:

Plants are harvested and dried in the Drying shed with use of fans and propane heat. Finished product is then moved to the secured Harvest Storage location.

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. Processing may occur onsite and applicant reserves the right to opt to process offsite or conduct no processing (harvest straight to extraction) in future. Direct to Extraction (no processing) - crop or portion of crop sold direct to extraction with no processing required. Offsite Processing-crop or a 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 "Drying Barn" utilizing trim machine. Any onsite processing will comply with all required safety and sanitation practices will be followed including frequent hand washing, 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:

No employees at this time. Operations conducted by LLC members. A maximum of 8 employees are anticipated to be needed for full operation of this farm.

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 3PM. 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 processing operations implement best practices to the highest degree feasible. There are no employees at this time, if the operation chooses to include employees in the future it will comply with any other relevant County and State regulations where applicable.

Safe Drinking Water, Toilets, and Sanitary Facilities:

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

Applicant has contract with B+B portable toilet to provide and maintain toilet and hand-washing facilities in accordance with the requirements of all relevant regulations. There are also two existing septic systems onsite that serve buildings Not Used for Cultivation.

Road & Parking:

Project activities do not present a significant increase in road use. There is ample on-site parking. No on-site housing.

SECURITY PLAN

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

- a) Lighting - Motion sensor lighting is installed around the facilities.
- b) Alarm - Guard dogs are also present on the property during operations.
- c) Access Control - All entrances to the facility are restricted by locked gates. The remote location of property provides an additional component of security.
- d) Fencing - The cultivation areas are fenced for wildlife providing intrusion protection.
- e) All cultivation related items and products will be stored in locked and secured locations.
- f) 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.