

## Cannabis Application Checklist Plant Humboldt

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APN: 220-251-029

Applicant/owner: Mikal Jakubal

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Detailed Written Directions: Address is 6070 Briceland Thorn Road. Drive west on Briceland Thorn Rd till you get there.

Easements: see deed.

Structures:

\* Dwelling: 40' x 46' including covered porch. 17' high at peak. Unpermitted. Started construction 1999, incomplete. Not used for cannabis.

\* 3 Open-sided cold frames: 20' wide by 36', 40', 40'. 9' tall. Built 2016. Used for cannabis. Unpermitted.

\* Sales office: 8' x 12'. 10' tall at peak. Nursery sales office. Unpermitted.

Water infrastructure:

All water and infrastructure is available for fire suppression. Mostly rainwater catchment. LSA for early season diversion if necessary.

Land use on adjacent parcels: residences, rural open spaces, illegal junkyard that has been there for 40 years, fire station.

### **Cultivation And Operations Plan**

Description:

\* Outdoor seasonal nursery; 0 ft/sq in off season to approximately 10,000 ft/sq at peak season. Season begins late February and ends approximately August 1st. Pots are filled with dirt. Seeds are planted in the dirt. Plants are watered and cared for until they reach salable size, then they're sold to retail customers and licensed cultivators. In early season, seedlings are kept in cold frames or temporary, seasonal hoop houses made of PVC and plastic covering.

\* Outdoor R&D/seed production area area approximately 1500 ft/sq. Seasonal from approximately May 1 to October 1. Seedlings are planted in spring, evaluated in fall.

## Schedule of activities

January: No plants on site.

February: Plant initial seeds toward end of month.

March: Plant seeds, water plants.

April: Plant seeds, water plants.

May: Water plants, sell plants; deliver plants if applicable; plant R&D plants.

June: Water plants, sell plants; deliver plants if applicable; maintain R&D plants.

July: Water plants, sell plants; deliver plants if applicable; maintain R&D plants.

August: Water and sell any remaining plants, close nursery for season; maintain R&D plants.

September: Maintain or harvest seeds or evaluate R&D plants as appropriate.

October: Finish any seed harvest or R&D evaluation.

November: No plants on site.

December: No plants on site.

No harvest; no generator. Plants in R&D are marked as “destroyed” in the track and trace system and composted on site.

## Water Source

\* Rainwater catchment pond approximately 230,000 gallons. Installed approximately 2006.

\* 5000 gallon storage tank in nursery area, used as backup. Installed 2006.

\* Pump and filtration system to pump water up to backup tank via underground PVC piping. Upgraded 2019.

\* Six 5,000-gallon tanks fed by roof catchment provide domestic water to residence.

\* Occasionally water is diverted from the creek in early season if winter rains didn't completely fill pond. This is water used only for fire suppression and dust control or orchard irrigation, not cannabis. LSA in place. Amounts vary between 0 gallons and approximately 30,000.

No water conservation measures are in place because none are needed.

Existing rainwater catchment capacity far exceeds cannabis use. There is no

known “agronomic rate” for an outdoor cannabis nursery.

Most watering is hand watering by hose.

No water budget exists because none is necessary. Rainwater storage vastly exceeds need, so no tracking other than gross annual use of approximately 150,000 gallons for the entire site (including all uses) is done. Rainwater caught in direct catchment is not limited or regulated by the state.

SWRCB compliance: fill out paperwork every year. Send them a check. No other compliance measures required.

Stormwater management plan: 27 years ago, when cleaning up the junkyard and dirt bike track that used to occupy the site, I began the process of redirecting water away from gullies, building swales (long before anyone else knew what the were) to slow runoff, increasing soil permeability and building topsoil. The swales collected silt and organic matter before reaching the creek. Permeability and topsoil building measure turned the compacted subsoil of the dirt bike track into rich garden and orchard topsoil. The runoff that flows onto the property from Old Briceland Road is filtered through a bamboo grove, mulched swale and flows over a flat, vegetated area before entering Redwood Creek *cleaner than when it flowed in off the road*. I have been doing far more on this site and know far more about it than the cubicle people in their cubicles could ever comprehend. No stormwater management plan is necessary because after almost three decades, stormwater manages itself.

## **Materials Management Plan**

We use very little fertilizer, since plants are sold quickly. Fertilizers in the nursery are typically water soluble macronutrient types, used when plants need a quick boost after having exhausted the nutrients in their pots, though site made compost teas are more common. The R&D area is fertilized with compost and manure.

Our pesticide list only includes materials approved for cannabis which is a more restrictive list than for organic certification. The list changes every season and there is no way to predict which we will use in any given season or month, especially since new products are constantly coming to market. Cannabis requires relatively little pesticide use and what we use is preventative maintenance. We file a report on pesticide use with the Dept. of Agriculture each

season.

A short list of a few of the likely pesticides we might use in the 2022 season: bio-pesticides such as Grandevo, Mycostop, Venerate; homemade soap/oil mixes; sulfur dust on seedlings. Quantities are not ever predictable. Every season is different and the amount (if any) used will vary based on factors like weather, pests found (if any) during scouting and rate of sales (slow sales mean plants stay on site longer and may be more prone to pests).

See attached document: Pesticide and Fertilizer Use in the Nursery.

Waste disposal: organic materials are composted on site. Soil from male plants or other culled plants is re-amended, composted and reused. All non-organic materials are taken to the dump.

No hazardous materials are used or stored.

Septic system installed approx. 2013 for dwelling. See site plan. All nursery employees and customers use a rented portable toilet that is rented seasonally.

Soil management: See stormwater description above. All imported soil leaves the site in the form of potted plants. Soil from culled plants is composted and reused. No imported soil is used in the R&D area.

## **Parking Plan**

There is ample parking on a nearly flat, packed gravel surface on the parcel for customers and employees. One spot is marked for handicapped, but the entire parking lot is accessible.

## **Energy Source**

PGE.

## **Security Plan**

We have cameras around and inside the sales office as required by the DCC for our retail license. The entire parcel is fenced. Our plants are heavy and difficult to steal, so we are a low-risk target. We have a bank account in town, so large amounts of cash are never stored on site. We have a detailed and evolving threat model, but this is proprietary.

## **Light Pollution Control Plan**

We are an outdoor, sun-grown nursery, selling sun-grown plants. The R&D area is seasonal outdoor sun grown only.

Operations plan addendum  
February 2025

Employees and Operating hours.

Peak employees in 2025 will likely be 3-4.

Operating hours for 2025 are likely to be 9-5, Tuesday-Sunday from approximately May 1st until July 20th.

This can and will change as we need it to change.

Parking

The entire parking area is flat and graveled or paved and has room for about 12 vehicles, depending on size. We only have a few employees and rarely more than 3-5 customers at once, usually more like 1-2 at a time. We also have an informal arrangement with Beginnings, Inc. to use their large lot across the street should the need arise. In a decade of operation, we've never had a parking problem.

Stormwater, Drainage and Runoff Management

The entire parcel is mostly flat except for 1/3 that is slightly sloped. All sloped areas are covered in grass, mowed weeds or mulched beds. There have been silt-catching and infiltration swales on the property for 30 years, designed to clean street-water runoff passing over the property. Many have worked so well that they are now somewhat filled in. Flat areas are paved (driveway) or covered with porous weed suppression fabric (nursery) or grass and mowed weeds.

There is no runoff from the nursery operation. There is no nutrient loaded water. There is no sediment from the nursery operation. During the winter when it rains enough to cause runoff, the nursery is closed, with no plants or activity on site. In contrast, the nearby Marshall Ranch is in operation with cattle grazing during the peak rainfall months and every major rainfall event turns Sommerville Creek and Redwood Creek into churning slurries of silt and cattle feces. Not to mention every culvert on every road in the County discharging unfiltered, silt, oil and tire-derived microplastics-laden water directly into the nearest waterway. Recent studies have shown that tire-derived microplastics are uniquely toxic to juvenile salmonids. Luckily, any water flowing off of or through the property is filtered by the ground cover before entering the creek, removing these toxic substances from the water before they make their way to the creek, even though they then mix with the sediments and nutrients and toxic wastes generated by vehicles and cattle grazing.