

KINGS PEAK LLC

CULTIVATION, OPERATIONS, AND SECURITY PLAN

OPERATIONS PLAN

1. Description of Water Source, Storage, Irrigation Plan, and Projected Water Usage

WATER SOURCE AND STORAGE: The primary source of irrigation water is surface water diversion from Class II watercourse. The point of diversion is shown on the attached map. Applicant has submitted a Lake and Streambed Alteration Agreement ("LSAA") the California Department of Fish and Wildlife ("CDFW"). Per the terms of the LSAA and the Initial Statement of Diversion and Use submitted therewith, Applicant intends a diversion rate of approximately 4 gallons per minute during periods of higher flow. Applicant will also be submitting a Water Management Plan ("WMP") prepared by Timberland Resource Consultants, which will outline the forbearance and bypass flow requirements for the surface water diversion. Applicant is working with Timberland Resource Consultants to develop its WMP and Water Resources Protection Plan ("WRPP") per the North Coast Regional Water Quality Control Board's Order No. 2015-0021.

Presently, Applicant has one 1,300-gallon and two 2,500-gallon water tanks for a total of 6,300 gallons where surface water is stored prior to irrigating. Applicant proposes installing additional tanks to meet forbearance requirements.

IRRIGATION PLAN: Irrigation is done by hand-watering twice a week during the months of June, July, August, and September. Applicant is proposing installation of a drip line irrigation system for more efficient watering. If installed, irrigation lines will be checked on regular basis for necessary repairs, and safety valves will be utilized to prevent leaks. Applicant waters in the morning/early evening hours to reduce evaporative loss. Ground cover and weed barrier is used to minimize weed growth, which reduces water loss during watering. Applicant uses natural soil amendments to aid in soil moisture retention as part of irrigation plan.

PROJECTED WATER USAGE: Applicant will be cultivating approximately 3,000 sq. ft. of outdoor, full term cannabis pursuant to a Zoning Clearance Certificate. Based on California Department of Fish and Wildlife estimates for cannabis irrigation needs, and Applicant's irrigation practice of watering twice a week, Applicant anticipates using 14,640 gallons of water ((122 days/7x2) x 3,000 sq. ft. x (1.4/10 sq. ft.)) during the forbearance period required by the ordinance. Based on a 183-day growing cycle, Applicant's total yearly water usage for outdoor cultivation is 19,425 gallons.

2. Description of Site Drainage, including Runoff and Erosion Control Measures

SITE DRAINAGE: There is one Class II and one Class III stream on the property, and there are three (3) road crossings on the property.

Crossing #1. There is a 12" diameter by 40' long culvert on the Class III watercourse. The culvert is undersized and will be replaced by a 48" diameter by 40' long culvert. Applicant will be working with and implementing the recommendations of Timberland Resource Consultants regarding remediation of the crossing.

Crossing #2. There is a 24" diameter by 40' long culvert on the Class II watercourse set at 25% grade. The culvert is undersized and will be replaced with a 42" diameter by 40' long culvert per LSAA specifications. Application will be working with and implementing the recommendations of timberland Resource Consultants regarding this upgrade.

Crossing #3. There is a 24' diameter by 40' long culvert on the Class II watercourse set at 18% grade. The culvert is correctly sized and Applicant will be grading and rock-armoring the bank to promote stability. Applicant will be working with and implementing the recommendations of Timberland Resource Consultants regarding this upgrade.

The measures outlined above are intended to promote drainage of the streams located on the property and to minimize erosion and sediment transportation into receiving waters.

Applicant will consult with and implement recommendations from Timberland Resource Consultants to improve site drainage on an as-needed basis.

EROSION CONTROL MEASURES: Applicant has not done any grading around the cultivation site. The road on the property have been rocked and a water bar has been installed to minimize concentrated runoff from destabilizing banks and causing further erosion. Applicant will consult with and implement recommendations from Timberland Resource Consultants to improve erosion control measures on an as-needed basis.

RUNOFF CONTROL MEASURES: There is no runoff from Applicant's cultivation activities. Cultivation is in raised beds and Applicant hand-waters to avoid overwatering and maintains vegetation around the cultivation area and riparian areas to minimize runoff and sediment transportation to receiving waters. Applicant cultivates outdoors and there is no concentrated storm water runoff from the cultivation area. Applicant will re-seed and re vegetate any exposed soils around the cultivation area and install straw bales and sediment control fencing on slopes or discharge points that may transport sediment to receiving waters. Applicant will consult with, and implement recommendations from, Timberland Resource Consultants to improve runoff control measures on an as needed basis.

3. Details of Measures Taken to Ensure Protection of Watershed and Nearby Habitat

PROTECTION OF WATERSHED AND HABITAT: Applicant intends to maintain at least a 100-foot buffer between the cultivation site and any riparian and habitat zones. The buffers will be maintained and operations will be excluded from these areas and protected to maintain their essential functions. Applicant's surface diversion is appropriately screened to minimize harm to organisms within habitat and riparian zones. Applicant will consult with and implement recommendations from Timberland Resource Consultants to improve protection of watershed and habitat on an as-needed basis.

CULTIVATION RELATED WASTE PROTOCOLS: Applicant is implementing measures to reduce and/or eliminate cultivation related waste. All plant related material will be composted in bins to prevent nutrient transport and will be reused as part of Applicant's soils management plan. Pots containing starts and clones will be washed, rinsed, and reused between seasons and recycled at the end of their useful life. Applicant will recycle pesticide and fertilizer containers per California pesticide regulations. Cultivation will occur in native soils and using bio-amendments (cover crops) to re-amend soils, resulting in zero soil waste on site. All other associated waste will be placed in garbage cans with lids and placed on concrete surfaces to prevent nutrients from being leached to groundwater or transported to watercourses. Applicant will determine frequency of disposal to permitted disposal sites that prevents rodent infestation and other nuisances on the property. This will likely be done on a bi-weekly schedule during the growing season.

REFUSE DISPOSAL: The site generates little human refuse. Garbage cans equipped with lids are stored on a concrete surface to prevent leaching into groundwater or transportation to watercourses. Applicant will determine the frequency of pickup and delivery to disposal facilities that prevents rodent infestation and other nuisances on the property. This will likely be done on a bi-weekly schedule during the growing season.

HUMAN WASTE: Applicant does not anticipate hiring any employees. Applicant will use the restroom facilities at Application's residence is located at a nearby site. *where?*

4. Protocols for Proper Storage and Use of Fertilizers, Pesticides, and Other Regulated Products

PESTICIDES: Pesticides will be stored *where?* off-site in a shed in original containers and applicant will implement suitable secondary containment to prevent leaching and transport to surface waters. Pesticides will be kept in original containers with labels affixed and kept in secondary containment totes to further minimize spills from being transported to groundwater or receiving surface waters. Approved spill proof containers with appropriate warning and information labels will be used to transport pesticides to and from site.

Applicant will maintain and keep personal protective equipment required by the pesticide label in good working order. Coveralls will be washed after all use when required.

All required warning signs will be posted and material safety data sheets (MSDS) will be kept in the area where pesticides are stored. Emergency contact information in the event of pesticide poisoning shall also be posted at the work site including the name, address and telephone number of emergency medical care facilities. Change areas and decontamination rooms will be available off-site.

Before making a pesticide application, operators will evaluate equipment, weather conditions, and the property to be treated and surrounding areas to determine the likelihood of substantial drift or harm to non-target crops, contamination, or the creation of a health hazard.

FERTILIZERS: Fertilizers will be stored off-site in a shed in original containers and applicant will implement suitable secondary containment to prevent leaching and transport to surface waters. Applicant will store and use fertilizers according to the protocols it uses for pesticide storage and use. Fertilizers will be kept in secondary containment totes to further prevent leaching. Applicant will use all fertilizers according to the label and use personal protective equipment as required by the label.

Before making a fertilizer application, operators will evaluate equipment, weather conditions, and the property to be treated and surrounding areas to determine the likelihood of substantial drift or harm to non-target crops, contamination, or the creation of a health hazard.

SOIL AMENDMENT: Soil amendments will be stored in the off-site shed in original containers and applicant will implement suitable secondary containment to prevent leaching and transport to surface waters. Applicant will store and use fertilizers according to the protocols it uses for pesticide storage and use. Fertilizers will be kept in secondary containment totes to further prevent leaching. Applicant will use all fertilizers according to the label and use personal protective equipment as required by the label.

Before making a fertilizer application, operators will evaluate equipment, weather conditions, and the property to be treated and surrounding areas to determine the likelihood of substantial drift or harm to non-target crops, contamination, or the creation of a health hazard.

PETROLEUM PRODUCTS AND STORAGE: There are no petroleum products stored on site

5. Description of Cultivation Activities (e.g. outdoor, indoor, mixed light)

CULTIVATION ACTIVITIES: Applicant is proposing to permit one existing full-term outdoor cultivation site with cultivation area of 3,000 sq. ft. Applicant will be applying for a zoning clearance certificate for the above referenced activity. Applicant will irrigate cultivation from a surface water diversion pursuant to agreement with DFW. There will be no generator use in the cultivation activities. Applicant will be cultivating in raised beds to prevent excess irrigation runoff and promote soil moisture retention. Cover crops will be planted at the end of the year in beds to promote soil regeneration. Applicant does not anticipate hiring any employees at the site for cultivation activities. The cultivation activities will be conducted by the owner/operator.

Applicant will follow all performance standards outlined in Humboldt County's Commercial Medical Marijuana Land Use Ordinance ("CMMLUO") with respect to cultivation activities, including developing employee safety protocols which include: 1) an emergency action response plan and spill prevention protocols; 2) employee accident reporting and investigation policies; 3) fire prevention policies; 4) maintenance of Material Safety Data Sheets (MSDS); 5) materials handling policies; 6) job hazard analyses; and 7) personal protective equipment policies. Applicant will ensure that all safety equipment is in good and operable condition, and provide employees with training on the proper use of safety equipment.

Applicant will post and maintain an emergency contact list which includes: 1) operation manager contacts; 2) emergency responder contacts; and 3) poison control contacts. All cultivation activities will be charted and calendared and visibly posted in the cultivation facilities.

Applicant does not anticipate increased road activity for the cultivation activities listed above.

6. Schedule of Activities During Each Month of the Growing and Harvesting Season

January, February, March

- Purchase seeds
- Prepare beds and greenhouse for planting

April

- No activity.

May

- Mulch beds
- Prepare clones and starts for Planting

June

- Water by hand twice a week
- Continue planting
- Apply nutrient feeding with 3rd watering

July

- Water by hand twice a week
- Apply nutrient feeding with 3rd watering
- Begin de-leafing plants

August

- Water by hand twice a week.
- Continue nutrient feeding
- Continue de-leafing plants

September

- Water by hand twice a week
- Apply nutrient feed when watering
- Continue de-leafing plants
- Harvesting

October

- Trim and manicure harvested plants *-offsite*

November, December

- Work on end of year reporting
- Begin cleanup of cultivation site
- Cover Crops

PROCESSING PLAN AND ACTIVITIES

No processing activities will be conducted on-site. Plants will be taken off-site to a permitted processing facility to hang, dry, and process. Application will identify permitted processing facility once permits for such facilities have been issued by the County.

SECURITY FEATURES

Applicant has implemented security measures to safeguard the product and prevent nuisance from occurring on the property. Perimeter fencing has been established around the parcel and cultivation area. Security gates are installed along all main roads. "Private Property" and "No Trespassing" signage has been posted on the property and on the roads leading to the property. Security cameras are installed around the cultivation site and roads. Locks have been installed on all building doors and windows. The finished product is store off-site at a secure facility.

To ensure the non-diversion of product, Applicant will enroll in a track and trace program upon the implementation of those programs at the state and local level. Applicant is a cultivation-member of Humboldt Sun Growers Guild, a California Non-Profit Medical Cannabis Collective, that provides medical cannabis to qualified patients and primary caregivers. Applicant will comply with SB 420 and the Attorney General Guidelines for the Security and Non-Diversion of Medical Cannabis (2007).

SOIL AMENDMENTS

PRODUCE USED

AMOUNTS STORED ON-SITE

Bulk Soil

16 yards

Organic Grow

3 gallons

Organic Rainbow Mix

25-pound bag

Home Brew Tea

One Box- approx. 2x2'.

APN 107-236-013

response to 10/31/17
project needs e-mail

APPS No. 11537

- 1. Pre Existing Cultivation.** Attached as **Exhibit H** are aerial images taken August 23, 2012 showing pre-existing cultivation areas. Applicant is seeking to permit 3,000 sq. ft. of existing outdoor cultivation.
- 2. Water Source.** The POD is powered by gravity.
- 3. Water Storage.** Applicant intends to install three (3) 5,000 gallon water storage tanks. One water storage tank will be a 5,000 gallon rain catchment tank.
- 4. Fertilizer Storage.** Fertilizers are stored in the octagonal structure north of the cultivation areas shown in Exhibit G. The structure has an impervious floor surface and fertilizers are stored off-ground.
- 5. Ancillary Propagation.** There is no propagation on-site. Applicant receives clones from off-site nursery.
- 6. Road Evaluation Report.** Applicant will complete and submit a road evaluation report.
- 7. Septic System.** There is no septic system on-site. Applicant will rent portable toilets for this site and provide receipts as evidence to Environmental Health Division as a condition of project approval.
- 8. Site Plan.** Applicant will update site plan showing the parking areas. The octagonal structure is not used as a residence, it is used for fertilizer storage.



EXHIBIT H



Sutfin, Devin

From: Sutfin, Devin
Sent: Monday, June 12, 2023 1:02 PM
To: Teresa Davey
Subject: RE: Need Plan for Processing, Kings Peak, LLC, APN 107-236-013, Apps 11537

Thank you for the response, Teresa,

The project will be conditioned to not allow processing on site, and will require a permit modification if any processing is proposed onsite. Our annual inspectors will verify each year no processing is occurring onsite, and the project will be required to provide receipts for all fresh frozen harvests being received by a licensed company.

Thank you,



Devin Sutfin
Associate Planner
Planning and Building Department
dsutfin1@co.humboldt.ca.us
707.268.3778

From: Teresa Davey <teresadavey@yahoo.com>
Sent: Monday, June 12, 2023 12:51 PM
To: Sutfin, Devin <dsutfin1@co.humboldt.ca.us>
Subject: Re: Need Plan for Processing, Kings Peak, LLC, APN 107-236-013, Apps 11537

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

We lost a ton of money the last few years drying and hand trimming. We are going to sell our crops as fresh flower. There will be no drying or trimming on sight.

Teresa Davey

On Jun 12, 2023, at 12:22 PM, Sutfin, Devin <dsutfin1@co.humboldt.ca.us> wrote:

Hello Teresa,

Any proposed structures used in the cannabis operations need to appear on the site plan, must include dimensions, and a label for its use. Second, you will need to submit an Addendum to the Operations Plan describing the proposed activity, and include the proposal to include fresh-frozen harvest.

To continue processing the application, we need:

1. Revised Site Plan showing location and dimensions of cargo container proposed for drying cannabis.