

Site Plan Overview and Cultivation and Operations Plan

Applicant/Owner

Humboldt Heritage Farm Management, LLC

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APN: 216-281-015

Phone Number: 707-223-2055

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I. Site Plan Overview

1.0 Project Information

Humboldt Heritage Farm Management, LLC. (“Applicant”) is submitting this application for a Zoning Clearance Certificate in order to receive cultivation from two (2) RRR donor sites (APN: 220-241-004 and 215-241-014), totaling 38,940 ft² of mixed-light commercial cannabis cultivation, and to increase the existing 10,000 ft² to 43,560 ft² of mixed-light adding new cultivation totaling 33,560 ft² (overall, total proposed mixed-light cultivation consists of 82,500 ft²) on a 70-acre parcel, located near Alderpoint, CA (“Parcel”), Assessor’s Parcel Number 216-281-015.

The Applicant sources water from a permitted, ground water well on the parcel, that has been deemed hydrologically disconnected from any surface waters. Hydrology report is on file with the Planning Department. A well completion report is included with the project and was included in the 1602 Stream and Lakebed Alteration Notification with the California Department of Fish and Wildlife.

There are currently fourteen (14) HDPE water tanks onsite totaling 55,050-gallons of existing water storage for the parcel. The Applicant is proposing one (1) 755,506-gallon rain catchment tank and eighteen (18) 1,500 gallon HDPE tanks, which will bring the parcel total to 837,556-gallons of water storage. The Applicant estimates their annual water use to be 1,200,000-gallons for cannabis cultivation.

There is currently a 130’x36’ building onsite that is used for drying and storing harvested cannabis. The Applicant is proposing to turn this building into a processing facility, along with a drying location for harvested cannabis. The Applicant is also proposing an 80’x30’ employee bunk house and multiple commercial nurseries.

The parcel is currently served by generator power and the Applicant has applied for a PG&E power drop. A solar array is proposed as a primary power source until PG&E power becomes available. The Applicant has agreed to grow outdoor light deprivation only, until PG&E power is available. There is a compost area on site. Trash and refuse are stored in watertight containers near each greenhouse and Multi-Use Building. All trash will be stored in the trash shed prior to weekly removal.

There is 10,000 square feet of existing cultivation currently active on site and the Applicant is proposing the addition of 33,560 ft² of new cultivation, 18,940 ft² of RRR cultivation from 220-241-004 and 20,000 ft² of RRR cultivation from 215-241-014 for a total of 82,500 ft² of cultivation area. The Applicant is anticipating two (2) harvests from the greenhouses, sometime in July and October. The Applicant will be processing on site.

This application has been prepared in accordance with Humboldt County’s (“County”) Commercial Cannabis Land Use Ordinance (“CCLUO”).

The Zoning Clearance Certificate would achieve the following results for the Applicant:

- a. Permit 82,500 ft² of open-air commercial cannabis cultivation activities as an RRR receiver site, an onsite commercial nursery, an onsite noncommercial nursery and an onsite processing facility in compliance with the County CCLUO.
- b. Comply with applicable standards for water quality maintenance and watershed protection through the Waiver of Waste Discharge requirements of the North Coast

Regional Water Quality Control Board (“Water Board”) and California Department of Fish and Wildlife (“Fish and Wildlife”).

2.0 Project Location

The Applicant’s Parcel is located in the inland zone of Humboldt County Alderpoint, CA. The Parcel is comprised of 70-acres and is identified by Assessor’s Parcel Number (“APN”) 216-281-015. The street address for the Parcel is 845 Steelhead Road Alderpoint, CA 95511.

2.1 Zoning Classification

The County’s Zoning Classification of the Parcel is FR-B-5(20) with a Current General Plan Framework of RCC. The CCLUO land zoned as FR to receive RRR donor sites with a Zoning Clearance Certificate.

2.2 Site Topography

A map of the Parcel’s topography is included as Attachment “A.”

3.0 Easements

The following information is taken from Exhibit “A” of the Grant Deed, a copy of which is included in Evidence of Ownership and Authorization section of this application.

Exhibit A

DESCRIPTION

That real property situate in the County of Humboldt, State of California, described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF HUMBOLDT, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Parcel 2 of Parcel Map No. 2359 for the Humboldt County Department of Public Works, as recorded in Book 20 of Parcel Maps page 147 and 148 in the office of the Humboldt County Recorder.

4.0 Natural Waterways

There are multiple Class II Watercourses and Class III Drainages that run through the parcel. The cultivation is at least 100-feet from the Class II Watercourses and at least 50-feet from the Class III Drainages. There is also an in-stream pond on site that is not used for any cultivation related activities.

5.0 Location and Area of Cultivation

10,000 ft existing cultivation under 1.0 and 33,560 ft of proposed cultivation under 2.0

Greenhouse #9 - #51, #68

18,940 ft² proposed new cultivation as an RRR Receiver from donor site APN: 220-241-004

Greenhouse #62 - #68, #70 - #74

20,000 ft² proposed new cultivation as an RRR receiver from donor site APN: 215-241-048

Greenhouses #52 - #61, #69

Proposed Nursery Greenhouses

Greenhouses #1 - #4

The Applicant is proposing the addition of four (4) greenhouses to be used for immature plants. The breakdown for designation is as follows: Greenhouses #1 a 1,000 ft² of the greenhouse will be licensed under CMMLUO (1.0). The remaining 1,000 ft² of Greenhouse #1 and Greenhouse #2 (2,000 ft²) will be licensed under CCLUO (2.0) Cultivation Application. Greenhouse #3 (2,000 ft²) will be licensed under RRR 220-241-004. Greenhouse #4 (2,000 ft²) will be licensed under RRR 215-241-014.

Proposed Commercial Nursery Greenhouses

Greenhouses #5 - #8

The 8,000 ft² of immature plant area would be used to commercially provide plants for the Applicants other parcels that are under the permitting process (APN's: 220-191-035; 220-091-002; 217-181-013).

6.0 Setbacks of Cultivation Area

Cultivation is 30' from property lines (55.4.6.4.4.a). Some of the cultivation is close to an undeveloped parcel in the N/E coner, setback is 265', (55.4.6.4.4.b) of a neighboring parcel. However said parcel is unbuildable due to step terrain (35% - 58% slopes), stream crossing and being within the streamside management areas of the Eel River. See attachmens A, requesting this setback be exempt from neighbor approval. Cultivation is 30' from all property lines and there are no sensitive receptors within 600' (55.4.6.4.4.c).

7.0 AccessRoads

The following details regarding the Access Roads and Stream Crossings is pulled from the Water Resource Protection Plan, which was created in accordance with NCRWQCB Waiver of Waste Discharge, Order R1-2015-0023. Map points referenced are from the Water Resource Protection Plan.

8.0 Graded Flats

There are no graded flats on the parcel.

9.0 Buildings

Existing Cultivation Related Buildings

Multi Use Building

The existing Multi Use Building is a 130'x36' structure on site that was constructed in 2016.

Proposed Cultivation Related Buildings

Bunk House

The Applicant is proposing a two story, 80'x30' employee bunk house on site.

Nursery

The Applicant is proposing eight (8) nurseries. The Applicant is intending (4) nursery greenhouses to be used as ancillary for the onsite cultivation. The remaining (4) greenhouses will be used as commercial nurseries in order to provide plants for the Applicant's other licensed commercial cannabis cultivation site.

10.0 Water Source, Storage, Irrigation Plan and Projected Water Use

10.1 Water Source

Water used for cannabis irrigation is sourced from the on-site, groundwater well that has been deemed hydrologically disconnected from any surface waters. Hydrology report is on file with the Planning Department. Rain catchment from proposed 272,000 gallon tank yield approximately 414,607 in rain for irrigation.

10.2 Water Storage

The Applicant has fourteen (14) existing HDPE tanks totaling to 55,050-gallons of water storage as outlined below.

- Ten (10) 5,000-gallon HDPE tanks
- Three (3) 1,500-gallon HDPE tanks
- One (1) 550-gallon HDPE tank

Proposed Water Storage

The Applicant is proposing one (1) 755,506-gallon rain catchment water tank and eighteen (18) 1.5K gallon HDPE tanks for future storage.

Total of both existing and proposed water storage is 837,556 gallons.

10.3 Irrigation Plan

The Applicant will have a drip irrigation system that waters cannabis plants at an agronomic rate. A Water Use Assessment including a water budget that outlines projected monthly irrigation demands broken out by each discrete cultivation site and the monthly water demands.

10.4 Projected Water Use

The amount of water used for the cultivation of cannabis will vary throughout the year, with peak periods of water use occurring during the summer months. The annual water use is estimated to be 1,200,000 gallons for cannabis cultivation.

Estimated well water pumped to storage:

Jan	Feb	Mar	Apr	May	June
229,000	216,000	192,500	0	0	0
July	Aug	Sept	Oct	Nov	Dec
0	0	0	0	0	194,000

Estimated rain catchment for Irrigation (Catchment Tank, 9,676 sq.ft.):

Jan	Feb	Mar	Apr	May	June
74,274	67,833	55,766	28,838	14,568	4,522
July	Aug	Sept	Oct	Nov	Dec
241	1,206	4,764	21,583	53,656	87,356

Estimated Use for Irrigation:

Jan	Feb	Mar	Apr	May	June
0	0	0	25,000	280,000	280,000
July	Aug	Sept	Oct	Nov	Dec
272,550	280,000	280,000	0	0	0

Estimated Use for the Nursery:

Jan	Feb	Mar	Apr	May	June
0	0	0	25,000	0	0
July	Aug	Sept	Oct	Nov	Dec
25,000	0	0	0	0	0

10.5 On-Site Water Conservation Measures

All irrigation infrastructure will be regularly inspected for leaks and immediately repaired if any are found. Weed free mulch or straw will be used in cultivation areas that do not have ground cover to reduce evaporation and conserve water. Water conservation such as water timing and drip irrigation will be implemented to ensure water is applied at agronomic rates. The cultivator will record daily irrigation water usage and maintain records on site for a minimum of 5 years.

10.6 Water Use Record Keeping Practices

Per Sections 55.4.12.7.5 through 55.4.12.7.7, the applicant will adhere to the following metering and record keeping practices.

- A metering device shall be installed and maintained on all discrete points of diversion or other locations of water withdrawal (in this case, the Applicant's well). The meter shall be located at or near the point of diversion or withdrawal.
- A metering device shall be installed and maintained at or near the outlet of all water storage facilities utilized for Irrigation.
- Operators shall maintain a weekly record of water collected from Diversionary sources, as well as a record of all water used in Irrigation of permitted Cultivation Areas. A copy of these records shall be stored and maintained at the cultivation site and kept separately of differentiated from any record of water use for domestic, fire protection, or separately or differentiated from any record of water use for domestic, fire protection, or other irrigation purposes. Irrigation records shall be reported to the County on an annual basis, at least thirty (30) days prior to the date of each annual permit inspection. Records shall also be made available for review during site inspections by local and state officials.

11.0 Site Drainage, Runoff, Erosion Control Measures and Watershed Protection

The following is taken from the Applicant's SMP (Site management Plan) which was created in accordance with the SWRCB (State Water Resources Control Board). Deadlines referenced are fluid and are dependent on jurisdictional authorization. **MP** (map points) referenced are from the SMP.

Site Maintenance, Erosion Control and Drainage Features

The disturbed areas consisted of the cultivation areas, soils/amendment piles, unstable road segments, and a multiuse building as shown on the Disturbed Area Map. Map points correspond to the Remediation Summary Table found in section 10 of this report. At **MP4** there is an old structure within the riparian buffer which was used for the commercial operation in the past. Operations in the structure have been decommissioned with all cultivation related materials removed from the area. At **MP6** there is an inboard ditch filled with sediment. The sediment will be cleared out and the ditch will have wash rock installed for filtration. A rock apron will be installed at the DRC outlet. A rolling dip will be installed ~50-ft from **MP6** as indicated on the Disturbed Area Map. At **MP9** a clearing located off the main road on the west end of the loop shows potential for hydraulic connectivity to waters of the state. That area also shows evidence of instability. The clearing should have native seed mix and straw applied prior to the winter period 2019 and the area shall be monitored during rain events for potential concentrated flow to the west. At **MP14** Stormwater runoff associated with the large multiuse building is pooling in the northwest section of the parcel. The area is heavily driven and used to park vehicles. The stormwater discharges at **MP9**. All bare roads around the multiuse building must be heavily rocked in order to filter sediments from stormwater. All other bare soils surrounding this area must be straw and seeded with native seed mix. The area shall be monitored for turbid water discharge during rain events. GRC recommends that the cultivator install rain gutters on the multiuse building and collect it in HDPE tanks for later use during the cultivation season. This installation would mitigate excess stormwater runoff and reduce the risk for turbid discharge to waters of the state while also providing a secondary, non-jurisdictional water source for the operation. **MP11** is a flat where greenhouses for cultivation once stood within the riparian buffer. A site evaluation conducted by GRC staff in February 2019 confirmed that the area has had all greenhouses deconstructed and removed with all bare soils spread with seed and straw to encourage vegetated growth for stabilization. The flat now houses disused cultivation soils which have erosion control measures installed to reduce the potential for

constituents to be transported to surface waters. The cultivation soils are located outside of the riparian buffer.

Stream Crossing Maintenance

There are six (6) stream crossings on the property that are the responsibility of the property owner. All stream crossing will be permitted through the appropriate agencies (e.g. CDFW, SWRCB) before work commences. The following stream crossing descriptions are proposed recommendations which are pending final state approval. **MP1-STX1** is an old skid road trail crosses the head of a Class III watercourse. The watercourse above the crossing is more like a seasonal seep with no defined channel. Erosion was observed below the crossing. The crossing should be armored with approximately 2-5 yards of rock. At **MP8-POF1**, the point of overflow has (3) Class III watercourses and (1) Class II watercourse flowing into it. The overflow has a concrete headwall/ sluice gate. The 48-inch diameter culvert was 30-ft long under the roadway with a 45- ft downspout that was anchored, and rock placed at outfall. The culvert was installed appropriately but was just short of handling a 100-yr storm event. An additional 18-inch culvert is recommended to help handle the 100-yr storm event and associated debris. The pond was not permitted prior to installation and will require environmental review of potential impacts. CDFW suggests two different options. Option 1 is to decommission the pond and Option 2 create a plan with CDFW. At **MP13-STX2** there is an 18-inch CPP on a Class II watercourse. The stream crossing is not sized for the 100-yr storm event. The stream crossing will be replaced with a 30-inch Corrugated Metal Pipe (CMP). At **MP2-STX3** there is a 24-inch CPP on a Class II watercourse. The culvert was found to be sufficient to pass the 100-yr storm event. However, the stream crossing has a minor shotgun outlet. To dissipate the downfall energy, 2 – 5 yards of rip rap should be placed at the outlet. At **MP3-STX4** there is a 24-inch CPP on a Class II watercourse. The crossing is not sized for the 100-year storm event and shall be replaced with a CMP of at least 30-inches. Additionally, minor erosion was observed at the outlet on the left bank. To protect the bank, 2 – 5 yards of rip rap should be placed at the outlet. At **MP5-STX5** the stream crossing on a Class III watercourse that diverts into an IBD for ~170 ft before entering STX4. A rocked ford or a 24-inch shall be installed to direct flow back to the natural channel at **MP5**. The IBD between **MP5** and **MP3** shall be rocked. **UPDATE-** at the time of this revision, 3 Culverts have been replaced, rolling dips added and winterization measures implemented annually. See CDFW reporting attached.

Riparian and Wetland Protection and Management

All Cultivation and proposed development is located outside of the SMA and Riparian areas. The Applicant will ensure they abide the Waterboards best practical treatment or control to ensure the project has little to no impact on water quality.

Irrigation Runoff

There were no signs of irrigation runoff during the site investigation. The landowner irrigates at an agronomic rate and does not have any irrigation runoff. The registrant is considering installing a drip irrigation system to limit water use and prevent any irrigation runoff. **No remediation is required.**

Fertilizers, herbicides, pesticides, fertilizers, and Soil Amendments

All fertilizers, pesticides, herbicides and rodenticides will be mixed or prepared in locations where they cannot enter a waterbody (surface or groundwater). Fertilizers, pesticides, herbicides and rodenticides shall be applied at agronomic rates specified on the product label. The enrollee will keep a log of their fertilizers, pesticides and herbicides use for annual reporting. All labels will be kept, and directions followed when amendments and fertilizers are applied. All liquid chemicals will be stored in separate secondary containment. During the off season all chemicals will be stored in a covered building. Agricultural chemicals will not be applied within 48-hr of a predicted rain event with a 50% or greater chance of 0.25-inches. Disposal of unused products will be consistent with

labels on containers. Empty containers will be disposed of at an authorized recycling center. A spill clean-up kit will be stored in the garage/shop. No restricted materials will be used or stored on site. No greater than 319 pounds of nitrogen per acre per year shall be applied.

Cultivation-related wastes

It is especially important that cultivation wastes be properly stored or disposed of prior to the rainy season, when the opportunity for delivery to surface water increases. Composting and soil piles must be limited to 100 cubic yards or 250 ft². They must also have perimeter controls and be covered during strong winds. Any soil to be disposed of should be brought to Wes Green in Arcata for disposal. Any compost should be stored in a location and manner to ensure pollutants and residuals do not migrate or leach in to surface waters or ground water. Vegetation waste, stems, and root balls will be added to the living soil otherwise the remaining waste will be appropriately disposed of. All cultivation related wastes must be used for mulch or collected and stored in suitable watertight containers. No remediation is required.

Refuse and Human Waste

All garbage and recyclables should be stored in water tight containers with a lid in the trash shed. Recycling must be stored separate from garbage. All waste material must be removed on a weekly basis to maintain a clean and sanitary site. Portable toilets need to be put in place to accommodate for worker waste until a permitted septic system or other such permanent human waste facility can be designed and installed.

Petroleum Products

The site is powered by diesel generators. While in use, the generators will need to be stored with drip containment outside of riparian setbacks. Fueling of the generators, as well as any other equipment or vehicles, will also take place outside of the riparian setbacks. All equipment containing petroleum derivatives will be inspected regularly for leaks. When the generators are not in use they will be stored in a covered building. At **MP7** there is generator which will require secondary containment and a cover. Before the onset of each winter period, all generators and fuel containers shall be stored in a covered building.

12.0 Biological Assessment

A biological assessment was completed for the parcel and was provided to the county.

13.0 Energy Use

The parcel is currently served by generator power and the Applicant has applied for a PG&E power drop. A solar array is proposed as a primary power source until PG&E power becomes available.

14.0 Distances from Significant Landmarks

There are no schools, school bus stops, places of worship, or state parks within 600 feet of the cultivation site. There are also no Tribal Lands, areas of Traditional Tribal Cultural Affiliation within 1,000 feet of the cultivation site. The Applicant has completed a report with a licensed archaeologist.

II. Cultivation and Operations Plan

1.0 Materials Storage

All fertilizers and amendments are located in the Multi Use Building on the Parcel. Fertilizers and amendments are placed on the shelves and floor where any spill will be contained. All labels are kept and directions are followed when nutrients are applied. The storage area will have posted instructions for storing fertilizers and amendments, instructions for cleaning up spills and a spill kit that contains a container, gloves, towels, absorbent socks and an absorbent material (kitty litter).

Currently, there are no pesticides or herbicides registered specifically for use directly on cannabis. The Applicant will be using items that were accepted under Legal Pest Management Practices for Marijuana Growers in California.

The Applicants Materials Management Plan is included with the Application further detailing their waste management practices.

1.1 On-Site Waste Treatment System Information

The Applicant has been approved for a septic system by the Department of Environmental Health. The Applicant has contracted the service of WhitchurchEngineering to design the system and permits have been filed. Until the permitted septic is installed, the applicant will provide those working onsite with serviceable portable toilets and handwashing stations.

2.0 Cultivation Activities

Mixed Light Cultivation

- Structures used for Mixed Light Cultivation and Nurseries shall be shielded to that no light escapes between sunset and sunrise. The Applicant will ensure this by covering the greenhouses with blackout plastic during the hours between sunset and sunrise while artificial lighting is in use.
- The lighting will comply with the International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1 and be designed to regulate light spillage onto neighboring properties resulting from backlight, uplight or glare (BUG).
- Should the Humboldt County Planning Division receive complaints that the lighting is out of alignment or not complying with these standards, the Applicant will provide written verification that the lights' shielding, and alignment has been repaired, inspected and corrected as necessary.

Cultivation Standards

The Applicant will adhere to and uphold the following cultivation standards:

- Maintain compliance with all applicable state laws and County ordinances
- Maintain valid licenses issued by the appropriate state licensing authority or authorities for the type of activity being conducted, as soon as such licenses become available.

- Where subject to state licensures, participate in local and state programs for METRC tracking.
- Maintain a current, valid business license at all times. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday – Friday, 9:00 am – 5:00 pm, excluding holidays).
- Pay all applicable application and annual inspection fees.
- Comply with any special conditions applicable to the permit or Premises which may be imposed.

3.0 Processing Practices

Plants will be harvested one at a time using hand shears and taken into Multi-Use Building where it will be dried and cured. Harvested cannabis will either be processed in the multi-use building or via licensed, 3rd party processor.

All work surfaces and equipment are maintained in a clean, sanitary condition. Protocols to prevent the spread of mold are strictly followed. The final cannabis product is stored in a secure location.

The Applicant will be utilizing any Track and Trace program the County seeks to implement, abiding by all appropriate record keeping practices.

The Applicant intends to hire 6 employees and will adhere to the following standards:

- Applicant shall comply with all applicable federal, state, and local laws and 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 Code (including the Building Code.)
- Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions which may include:
 - Emergency action response planning as necessary;
 - Employee accident reporting and investigation policies;
 - Fire prevention;
 - Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - Materials handling policies;
 - Job hazard analyses; and
 - Personal protective equipment policies, including respiratory protection.
- Applicant will visibly post and maintain an emergency contact list which includes at a minimum:
 - Operation manager contacts;
 - Emergency responder contacts;
 - Poison control contacts.
- At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing

facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.

- On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.

Should the Applicant follow through with machine trimming harvested cannabis onsite, the following standards will be upheld.

- Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
- Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis
- Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
- Employees must wash hands sufficiently when handling cannabis or use gloves.

Parking and Public Accommodations

The Applicant does not intend to have their facility open to the public. There is enough space for fourteen (14) vehicles to park at any given time. Should employees be added, an additional two (2) spaces per employee and compliance with the Americans with Disabilities Act will be maintained.

4.0 Security Measures

The access road to the parcel is gated and locked.

5.0 Soils Management Plan

A one time purchase of 2,185 cubic yards of soil is expected to begin operations. All soil from the cultivation site will be reused and never dumped. Soil will be tilled, organic matter and nutrients will be added and living solid will be developed over time. The applicant will amend the soil every year with basic organic amendments, compost and plant waste to enrich the biodiversity. No soil will be removed from the property.

Greenhouses plants are planted in beds directly in the ground. Protection from overuse of inputs and reuse of these soils shall be a key component of operations and soils will be tested annually and corrections or adjustments made accordingly.

Operations will protect the resources through the following means:

1. The Site Management Plan will be implemented using best practices in line with the Waterboard Enrollment Order WQ 2023-0102-DWQ requirements.
2. Cultivations will occur in beds in the ground.
3. Mixing, tilling, and amending of soils will occur within the bed space.
4. Composting is in a secure dedicated area.
5. Vegetative materials will be chipped back into the compost pile.
6. Cover crops will be utilized when not in cultivation to reduce soil loss.
7. All items used in operations will be cleaned and maintained properly, recycled if possible and if not moved to the transfer station. Cultivation-related wastes including, but not limited to, empty soil/soil amendment/ fertilizer/pesticide bags and containers, empty plant pots or containers, dead or harvested plant waste, and spent growth medium shall, for as long as they remain on the site, be stored at locations where they will not enter or be blown into surface waters, and in a manner that ensures that residues and pollutants within those materials do not migrate or leach into surface water or groundwaters