

# Cultivation and Operations Plan

APN: 218-071-003 (C) PLN: 13336 Applicant: Hogtrap Farms LLC

Revised: 03/09/25

## Project Description

### CULTIVATION ACTIVITIES:

An application for a Conditional Use Permit to allow a total of 33,560 sq. ft of existing Cannabis cultivation. Consisting of 13,560 sq. ft existing outdoor cultivation and 20,000 sq. ft new mixed light cultivation occurring within the original garden footprint. PG&E service to site.

The irrigation water source is a rainwater catchment pond with approximately 2 million gallon capacity from adjacent parcel. The site is developed with a permitted residence. Harvest Storage will occur in a 2-story Drying Barn on adjacent parcel 218-081-003.

### Water

source + Storage:

The water source for irrigation purposes is an over 2,000,000 gallon rainwater catchment pond located on the adjacent parcel APN 218-081-003. The water is pumped into two 25,000 gallon tanks at the highest vertical point on the parcel and dispersed via gravity. Water storage consists of seven (7) hard tanks totaling 65,000 gallons. Estimated annual water use is 456,200 gallons. 65,000 gallons of hard tank storage on site. One 5,000- gallon HDPE tank on site dedicated to fire suppression.

Total water storage on subject parcel for cannabis cultivation: 65,000 gallons Total water storage 2,065,000

### 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:

Estimated 456,200 gallons of water per growing season. See table below for monthly water usage.

Water usage will be recorded monthly and reported annually pursuant to the Water Board, CDFW, DWR, and/or any other relevant agency requirements.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0	0	0	17800	44400	80000	88000	96000	88000	42000	0	0

### 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 occupies a flat ridge-line, cultivation areas are on slopes less than 15%, and are relatively far (>100ft) from any surface water resources. The road network consists of a driveway (Hog Trap Road) 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. Most of the parcel is covered by trees and perennial bushes and is conserved for wilderness.

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.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0	0	0	17800	44400	80000	88000	96000	88000	42000	0	0

### WATERSHED & HABITAT PROTECTION

Project site occupies a flat ridgeline, cultivation areas are on slopes less than 15%, and is relatively far (>100ft) from nearest surface water (class three stream). The road network consists of a driveway (Hog Trap Road) 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.

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

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:

PG+E service to site. Fuels are only used on an occasional basis to run tools and/or other equipment (e.g. weed whip, lawnmower, etc.) Fuels stored onsite is less than 50 gallons All fuels are stored in shed with secondary containment and in compliance with agency requirements and regulations.

## SOILS MANAGEMENT

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.

Storage Area: Trash and recycling are stored in trash cans with lids and secured to prevent wildlife disturbance.

Removal Frequency: Trash and recycling removed from site at least once weekly or more frequently.

Disposal Facility: Redway transfer station.

## 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 2-story Drying Barn located on adjacent parcel APN 218-081-003 with use of portable dehumidifiers and fans. 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 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. Parking spots are noted on the Site Map. On-site Housing: 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.