

**ATTACHMENT 1B**

**Cultivation and Operations Plan**

# Cultivation and Operations Plan

## 1 WATER

---

**Water source + Storage:** All irrigation waters are provided by a rainwater catchment pond with an estimated capacity of 350,000 gallons.

**Irrigation Plan:** Drip irrigation is utilized with supplemental hand watering.

**Projected Water Usage:** Estimated 90,000 gal per year for irrigation. Water usage will be recorded monthly and reported annually to the Water Board pursuant to NCRWCQB Order No. R-12015-0023.

## 2 SITE CHARACTERISTICS

---

**Drainage:** Site has well-draining soils and natural vegetation is maintained around all cultivation areas.

**Runoff and Erosion Control Measures:** Drip irrigation is utilized and the irrigation practices do not produce runoff. Buffers of native vegetation are maintained around all cultivation areas.

Roads are well-maintained and rocked with rolling dips. They are maintained to prevent runoff, erosion, and are hydrologically disconnected as feasible from nearby watercourses and drainages. Pond outlet is well armored to prevent scouring and is buffered by thick vegetation that minimizes erosion and sediment discharge.

## 3 WATERSHED + HABITAT PROTECTION

---

Exclusive use of rainwater for all irrigation assures watershed and habitat protection with respect to water consumption. No asphalt or pavement onsite. Roads are well-maintained. The majority of the property's 18 acres is undisturbed, natural habitat.

Applicant is enrolled in the Regional Water Board's Cannabis Discharge Waiver Program. A Water Resources Protection Plan for the site is currently under development to ensure riparian, watershed, and habitat protection.

## 4 STORAGE + HAZARDOUS MATERIALS

---

**Amendments and Nutrients:** All fertilizers and nutrients are stored in containers housed in a wood shed and a metal shed.

**Pesticides and Herbicides:** Stored in metal shed with secondary containment.

**Fuel:** Propane tank for house with residential service. Less than 20 gallons of fuel stored on property in 5-gallon fuel containers with secondary containment.

## 5 SOLID WASTE/RECYCLING

---

**Storage Area:** Trash cans with lids in porch area of manufactured home, and in other locations on property.

**Disposal Facility:** Fortuna transfer station and Redway transfer station.

**Waste Soil/ Growth Media:** All soil is amended and reused.

## 6 DESCRIPTION OF CULTIVATION ACTIVITIES

---

**Mixed Light:** Mixed Light cultivation with supplemental artificial lighting. Approximately 10,000 square feet total with an estimated breakdown as follows:

|                        |  |
|------------------------|--|
| ▪ Propagation area     | ≈ 500 sq ft  |
| ▪ Nursery Greenhouse   | ≈ 300 sq ft  |
| ▪ Cultivation areas    | ≈ 9200-sq ft = (2800 + 3500 + 1000 + 1900) - discrete areas - see site map |
| Total Cultivation Area | ≈ 10,000-sq ft<br><i>8245 sf 5620 sf outdoor / 2625 sf mixed-light</i>     |

**Number of cycles:** 3 harvests total: 2 light deprivation and 1 outdoor harvest per year.

## 7 SCHEDULE OF ACTIVITIES

**Generator use:** None. PG+E Service onsite

| Month     | Activities  |
|-----------|---|
| January   | No activity   |
| February  | No activity   |
| March     | Site inspection. Start clones   |
| April     | Propagating starts  |
| May       | Site prep. Propagation - first  |
| June      | Planting. Begin irrigation  |
| July      | Growing, tending – 1 <sup>st</sup> light-dep. harvest                   |
| August    | Growing, tending  |
| September | 2 <sup>nd</sup> light-dep harvest; after Equinox outdoor harvest begins |
| October   | Harvest, hang and dry. Processing                                       |
| November  | Processing. Site inspection, Clean up, store equipment, winterize.      |
| December  | No activity   |

## 8 PROCESSING PLAN

Cultivation and processing operations currently implement Best Management Practices to the highest degree feasible. Once explicit guidelines are set forth by regulatory agencies, they will be followed.

**Processing Practices:** Crop harvested then dried in shop. Hand trim with supplemental use of trim machine.

**Location:** In shop.

**Number of Employees:** No employees. Immediate family only

**Duration of employment:** N/A

**Employee Safety Practices:** N/A. Please note that all cultivation and processing operations will implement safety and other protocols pursuant to County and State regulations and guidelines as they become available.

**Domestic/ Drinking Water:** Spring onsite.

**Toilet, Handwashing, and Onsite Wastewater Facilities:** Flush toilet and handwashing facilities in bathroom located in manufactured home onsite. Septic system treats wastewater onsite.

**Increased Road Use:** N/A

**Onsite Housing:** N/A

## 9 SECURITY PLAN

---

Single entry to property via locked gate. Motion sensor lights, game cameras, CCTV, and security system. All items related to cultivation are secured in locked outbuildings at all times.

Case Record A - Amendment Fertilizers, pesticides, herbicide  
 Design Envelope ID: 8729500D-9B6C-4BD1-81DF-1A3DDFE740B2

12/29/2016

DS  
 00%

| Product Name                    | Type   | Quantity       |
|---------------------------------|--|----------------|
| Soil                            | Amendment  | 18 cubic yards |
| Mushroom compost                | Amendment  | 6 cubic yards  |
| Magnesium sulfate (Epsom salts) | Amendment  | 220 lbs        |
| Bat guano                       | Amendment  | 200 lbs        |
| Fluorkleen                      | Fertilizer   | 10 gallons     |
| Tap n Roots                     | Fertilizer   | 20 gallons     |
| Maxsea                          | Fertilizer   | 30 gallons     |
| Sledgehammer                    | Fertilizer   | 2 gallons      |
| Azox                            | Fertilizer   | 3 lbs          |
| Azotrol                         | Azadirachtin 1.2% neem-based pesticide/Pesticide   | 1 gallon       |
| GreenClean                      | Sodium Carbonate Peroxyhydrate, 50% soybean oil-based pesticide with sodium laurel sulfate, alcohol and citric acid /Pesticide | 1 quart        |
| Grand Dibo                      | Diatomaceous Earth/Pesticide   | 40 lbs         |

WORTH REIS  
APP#12447 (Cathey Road)  
APN211-384-013  
Cultivation Operations Plan Addendum  
20 Feb 2018

1. Estimated Water Usage For Irrigation

| Month | Estimated Water Use (gallons) |
|-------|-------------------------------|
| JAN   | 0                             |
| FEB   | 5000                          |
| MAR   | 5000                          |
| APR   | 10,000                        |
| MAY   | 10,000                        |
| JUN   | 10,000                        |
| JUL   | 15,000                        |
| AUG   | 15,000                        |
| SEP   | 15,000                        |
| OCT   | 5,000                         |
| NOV   | 0                             |
| DEC   | 0                             |

2. Domestic Water

- a. Two 1500 gallon water tanks (hard sided HDPE) are used for domestic water storage

3. Greenhouses

- a. All greenhouses and operations comply with International Dark Sky Association Standards. All greenhouses are covered with blackout tarps to prevent nocturnal light emission. No mechanical tarp pullers are utilized in this operation
- b. The greenhouses have pervious floors (bare soil) – they do not contain perimeter foundation, do not have improved floors and do not have improved footpaths.

4. Parking

- a. There are approximately four onsite parking spaces located on a flat driveway area north of the mobile home. Parking spaces are indicated in site plan.

5. Cultivation Square footage

- a. Full Sun Outdoor: 5400 sq ft
- b. Mixed Light: 3800 sq ft

6. Power

- a. Site has PG+E electricity service

Worth Reis

APPS#12447

APN 211-384-013

Addendum to Cultivation and Operations Plan

Date: 15 March 2018

**Relocation of Existing Cultivation Areas**

Portions of the full sun outdoor existing cultivation area are located within 30 feet of the northern property line.

The applicant provided the County with a waiver of the 30ft setback signed by the adjacent parcel owner.

However, in February 2017 the planning subcontractor processing the application informed the applicant that no cultivation shall be located within 30ft regardless of whether the neighbor has signed a waiver.

In order to comply with this new condition, the applicant will implement the following:

1. All cultivation located within 30ft of the property line will be relocated.
2. The previously cultivated area within 30ft of the property line will be remediated as appropriate.
3. The relocated cultivation will be sited in an area, still to be determined. Once determined, the county will be notified.
4. The relocation site will be 30 feet away from any property line and will be outside of any Streamside Management Areas on the Parcel (there are no SMA on parcel). In addition the relocation site will have appropriate slopes and will be in a location that presents low risk threat to water quality and environment.

WORTH REIS  
APPS# 12447  
APN 211-384-013  
1550 CATHEY ROAD, MIRANDA

AMENDMENT TO CULTIVATION OPERATIONS PLAN  
DATE: MAY 16, 2018

**Project Description**

This project is for existing cultivation of the following quantities and types:

1. Existing Outdoor - 5620 sq ft
2. Existing Mixed Light - 2625 sq ft

**Onsite Relocation of Portion of Existing Outdoor Cultivation**

Approximately 1900 sq ft of pre-existing outdoor cultivation is located within 30 ft of the property boundary. This is denoted in site plan as "Area A". The portion of the existing cultivation area within 30ft of the property line does not conform with the setback requirements stated in the Humboldt County Cannabis Ordinance No. 2544. In addition, this distance is not in conformance with Cal-Fire State Responsibility Area (SRA) requirements.

Cultivation Area A will be relocated as shown on the Site Plan dated May 16, 2018. This relocation site is in conformance with all County and Cal-Fire setback requirements to the property line. In addition the site is an existing cultivation site located on a flat area. The relocation of Cultivation Area A to this site will require minimal disturbance or development- the relocation site already has infrastructure to service cultivation and will not require any grading or tree removal.