

Cultivation and Operations Plan
For
Honeydew Ranch, LLC
APN: 107-272-005
Humboldt County Cannabis App #: 12256
WDID # 1B16652CHUM
Existing Medical Cannabis Cultivation Facilities

Prepared for:



Humboldt County Planning Department
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Eureka, CA 95501



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REVISED : 7/2018

1.1. PROJECT OBJECTIVE

Honeydew Ranch, LLC. is proposing to permit existing medical cannabis cultivation activities in accordance with the County of Humboldt *Commercial Medical Marijuana Land Use Ordinance* (CMMLUO). The project requires a Conditional Use Permit (CUP) for a total of 16,175 SF of mixed Light Cultivation. Honeydew Farms, LLC currently holds an interim permit issued by the Humboldt County Planning Department Cannabis Division. Honeydew Ranch, LLC is the receiving site for RRR projects. The project is Prime Ag soil and can facilitate up to 10 acres of Cultivation. There is an application on file with the Humboldt County Planning Department for a 12,000 SF proposed nursey, 60,000 SF proposed Processing Facility, and a 3 million gallon rain catchment pond. Honeydew Ranch, LLC is a receiving site for 9 current RRR sites. Mossy Stone Creek Farms, APN # 222-071-016 & 222-071-024 have been submitted to Humboldt County Building department for approval of grading plans for proposed relocation to Honeydew Ranch, LLC. Mattola Farms, APN # 221-121-009, 221-121-016, and 221-111-015 have also been submitted to Humboldt County Building department for approval of grading plans for proposed relocation to Honeydew Farms. Hallowed Ground Farm, APN # 216-072-009, is in the process of developing a restoration and grading plan for the proposed relocation to Honeydew Ranch. Lina Farms, APN # 221-081-005 & 221-061-034, are in the process of developing a restoration and grading plan for the proposed relocation to Honeydew Ranch. The processing facility located on the parcel is approx. 2800SF, and is used for drying, curing, and trimming of medical cannabis. There are 2 storage sheds that are 600 sf each, and a 2100 sf barn used for storage for construction materials, pots, fencing, and tools. All nutrients are stored in the 600 sf sheds with secondary containment. The applicant aims to become fully compliant with State and Local Cultivation Regulations.

1.2. SITE DESCRIPTION

The project site is located approximately 33 miles north west of Garberville, CA. To reach the site from eureka take us-101 south for 63 miles to exit 642 to Redwood Drive. Continue onto Redwood Drive for 1.8 miles. Turn right onto Brice land thorn road for 10.0 miles. Continue straight onto Ettersburg road/honeydew road for 2.4 miles. Turn left to stay on Ettersburg Honeydew road. Turn right to stay on Ettersburg honeydew road for 0.1 miles. Turn left to stay on Ettersburg honeydew road for 0.4 miles. Continue onto wilder ridge road for 7.3 miles. The destination will be on left 665 Old Hindley Ranch Road Approximate drive time from Eureka, CA 1 hour and 52 minutes with a distance of 85 miles. The site is located in section 6, township 3 south, range 1 east, H.D & M and can be seen on the Honeydew 7.5' quadrangle map. Further- more, the site is located at latitude 40.15149 and longitude, -124.05742 The subject parcel is approximately 46.70 acres in size (per Humboldt county WEBGIS).

1.3. LAND USE

The subject property has a General Plan designation of Dispersed Housing as identified by the Northern Humboldt General Plan (NHGP) and is zoned T: AG (FRWK) Agriculture Exclusive. All 50 Acres of this parcel is Prime AG Soil and identified on the Humboldt County Web GIS.

1.4. STATE AND LOCAL COMPLIANCE

STATE OF CALIFORNIA COMMERCIAL CANNABIS ACTIVITY LICENSE

Honeydew Ranch, LLC. Is currently in the process of attaining a temporary License through Cal Canna. At the time the Regular licenses are available Honeydew Ranch will apply to be fully licensed with the state of California as a Cannabis Farms, Processing, And Nursery Facility.

1.4.1. STATE WATER RESOURCES CONTROL BOARD

A total of 1 watercourse exists on this property. Water for domestic uses is provided by a well that is 60' deep. The well is located approximately 200 feet West Northwest of the existing residence located in the grassy field by the lone fruit tree. California Department of Fish and Wildlife has given their permission via the 1602 Agreement to use the well for up to 2 acres of cannabis cultivation for the 2018 grow season while pond development is underway. The 3 million gallon pond will begin to be developed as soon as the Humboldt County Planning Department grants final approval.

1.4.2. NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD

Honeydew Ranch, LLC has enrolled with the North Coast Regional Water Quality Control Board (NCRWQCB) for coverage under Tier 2 of Order No. 2015-0023 *Waiver of Waste Discharge Requirements and General Water Quality Certification for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects*. *WDID # 1B16652CHUM & Statement ID # S026726*. A Water Resources Protection Plan was developed for the project by Still Water Science and has been implemented for activities associated with onsite cultivation since August 2016.

1.4.3. HUMBOLDT COUNTY BUILDING DEPARTMENT

All necessary building permits will be obtained from the Humboldt County Building Department for all existing and proposed structures and supporting infrastructure upon approval of the Conditional Use Permit.

1.4.4. CAL FIRE

The subject property is located within a State Responsibility Area (SRA) for fire protection. Several improvements are proposed in order to meet SRA requirements, including designating a fire turn-around and pull-out area for emergency vehicles, and management of trees and vegetation around existing structures to maintain the required 100-foot defensible space. All structures on the property meet the 30-foot SRA setback requirement from property lines.

1.4.5. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

A Lake and Stream Alteration Agreement (LSAA) has been filed with the Department of Fish and Wildlife and Humboldt County planning department Cpod for the diversion of water. See all documents provided in Appendix

2. CULTIVATION AND PROCESSING

2.1. PROPAGATION AND INITIAL TRANSPLANT

Juvenile plants are propagated on site from 'mother plants' that demonstrate the desired genetics for the specific cannabis strain. Mother plants remain in the vegetative stage solely for propagation. Cuttings are sampled from the mother plants and are rooted into a growing medium, typically oasis cubes, to produce 'clones.' The clones are placed into the nursery, and once fully rooted they are transplanted directly into one (1) gallon plastic containers. The juvenile plants are irrigated using hand watering methods. After 2-3 weeks, the clones are then transplanted into 25-gallon plastic pots with a soil and perlite medium, and moved into outdoor greenhouse where they continue their 'vegetative' cycle.

2.2. MIXED-LIGHT CULTIVATION PLAN AND SCHEDULE

The mixed light cultivation and nursery will be operated in (3) 6800 SF greenhouses located on flat stable ground. Greenhouse flooring consists of 4 millimeter woven black polypropylene with 6 inches of 1 inch fractured rock that covers all cultivation areas in greenhouse. This project will facilitate RRR sites for the upcoming years. Restoration plans have been submitted to the planning department of Humboldt County for the relocation of several projects for 2018. The greenhouses consist of heavy gauge steel tubing, covered with a woven poly translucent opaque tarp. Each greenhouse is ventilated by intake and exhaust fans. The greenhouses utilize a combination of artificial light and light deprivation to produce up to two (2) flowering cycles per year. When artificial lighting is being used there are blackout covers in place to assure that light is not disturbing wildlife, neighboring parcels, or the environmental factors with these practices we meet or exceed the International Dark Sky Standards. The monthly Cultivation Schedule in Appendix D details the cultivation activities associated with the mixed light cultivation operation for a typical two cycle year.

2.3. IRRIGATION PLAN AND SCHEDULE

Irrigation and fertigation of plants occurs using top-feed hand watering methods. Honeydew Ranch, LLC maintains that irrigation and fertigation is more efficiently managed via hand watering, allowing for daily inspection of each plant by the cultivator and tailored irrigation and nutrient application depending on the needs of each individual plant.

2.4. HARVESTING, DRYING, AND TRIMMING

Plants that are ready for harvest have their flowering branches removed and suspended in the drying room which is equipped with ventilation fans and climate control measures. The drying process takes approximately one week. The dried flowers are then bucked into manageable buds and processed at an on-site processing facility.

2.5. PROCESSING FACILITY

All cannabis processing will occur on site at the 2800 SF processing facility close to the main residence. The facility will incorporate all aspects of processing including drying, curing, and trimming, and will include an ADA restroom for employees. The restroom will include a working flushable toilet as well as a sink with cold and hot running water provided by an on demand electric water heater.

The finished product is stored in the processed materials room before being transported to a licensed distribution facility. The waste product, or "trim", from the processing facility is collected and placed into bins to be weighed, labeled, and sealed. Trim will be transferred to an offsite, licensed manufacturing facility.

An application has been submitted with the Humboldt County Planning Department, Cannabis division for a 60,000 SF two story processing facility. There are currently plans being developed for the building. This building will be the location for Honeydew Farms, LLC as well as the RRR projects and any future development.

2.6. EMPLOYEE PLAN

Honeydew Ranch, LLC is an "agricultural employer" as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 (commencing with Section 1140) of Division 2 of the Labor Code), and complies with all applicable federal, state and local laws and regulations governing California Agricultural Employers. All RRR projects relocating to the Parcel will operate under the supervision of Honeydew Ranch, LLC. The RRR projects will staff their own cultivation teams. All staff will have access to all facilities associated with cultivation.

2.6.1.J OB DESCRIPTIONS AND EMPLOYEE SUMMARY

- *Agent in Charge*: Responsible for business oversight and management of the Honeydew Ranch, LLC. Responsibilities include, but are not limited to: inventory and tracking, personnel management, record keeping, budget, and liaison with State and County inspectors as needed. This is a part-time to full-time, seasonal position.
- *Lead Cultivator*: Oversight and management of the day to day cultivation of medical cannabis. Responsibilities include, but are not limited to: plant propagation and transplant, soil management, irrigation, fertilization, pesticide management, and harvest activities. This is a full-time, year-round position.
- *Assistant Cultivator/Processing Manager*: Provides support to the *Lead Cultivator* in their day to day duties and takes the lead role during times when the *Lead Cultivator* may be off site. Once processing activities commence, the *Assistant Cultivator* duties switch to oversight and management of processing the dried medical cannabis. This is a full-time, seasonal position.
- *Seasonal Laborer*: Provides cultivation, harvesting, and processing support including trim machine operation and hand-finish trimming. This is a part-time to full-time, seasonal position.

2.6.2.S TAFFING REQUIREMENTS

In addition to the Agent, Lead Cultivator, and Assistant Cultivator positions, up to two (2) full-time seasonal labor positions are employed. The number of seasonal laborers varies based on the needs of the farm during the cultivation, harvest and processing seasons. During the peak harvest and processing season, there are an estimated total of four (4) employees on site. TRANSPORTATION PLAN: 4 vehicles twice a day will be the average of traffic for Honeydew Ranch Farm pending deliveries. Honeydew Ranch Farm promotes carpooling to help decrease our carbon footprint.

2.6.3.E MPLOYEE TRAINING AND SAFETY

On site cultivation, harvesting, and drying is performed by employees trained on each aspect of the procedure including: cultivation and harvesting techniques and use of pruning tools; proper application and storage of pesticides and fertilizers. Access to the onsite cultivation, drying and processing facilities is limited to authorized and trained staff.

All employees are trained on proper safety procedure including fire safety; use of rubber gloves and respirators; proper hand washing guidelines; and protocol in the event of an emergency. Contact information for the local fire department, CAL FIRE, Humboldt County Sheriff and Poison Control as well as the Agent in Charge will be posted at the cultivation site. Each employee is provided with a written copy of emergency procedures and contact information. The material safety data sheets (MSDS) are kept on site and accessible to employees. Safety measures are taken at all times. Spill kits are eyewash stations are located at all mixing tank, fuel sources, and in the processing facility.

2.6.4.T OILET AND HAND WASHING FACILITIES

The proposed drying and processing building will include one (1) ADA-compliant restroom, including a working flushable toilet as well as a sink with hot and cold running water. Anti-bacterial Liquid Soap and paper hand towels will be made available. Employees will work at a distance typically no greater than 250 feet from the restroom facility.

2.6.5. O N S I T E H O U S I N G

The existing single-family residence located on site is occupied by the property owner/Agent in Charge. All other full-time and seasonal employees live off site and commute daily to the cultivation site via carpool & personal forms of transportation. No new residential structures are proposed as a part of this project.

2.7. SEC URITY PLAN AND HOURS OF OPERATION

2.7.1. FACILITY SECURITY

The cultivation facilities, including greenhouses and processing building are enclosed in a secure privacy fence. An entry gate is located off Old Hindley Ranch Road perimeter of the facility facing the residence. The entry gates remain locked at all times and access to the cultivation area is limited exclusively to employees. Restricted access signs are posted conspicuously at the entry gates. The cultivation and processing facility area will have low intensity exterior lighting to illuminate the entrances, and will include a small number of motion activated security lights. All lighting will be designed and located so that direct rays are confined to the property. Security cameras will be installed at the main access gates and at entrances to the facilities. Facility will include an alarm system.

2.7.2. HOURS OF OPERATION

Activities associated with cultivation in the greenhouses (watering, transplanting, and harvesting) generally occur during daylight hours. All other activities such as processing typically occur no earlier than 6AM and extend no later than 8 PM.

4. ENVIRONMENT

4.1. WATER SOURCE AND PROJECTED WATER USE

Water for domestic use is provided by a well 60ft deep. The location of the well is located over 200' away from an unnamed class III stream. Water is then pumped and stored in hard storage tanks during the winter months to assure water levels throughout the year. California Department of Fish and Wildlife (David Manthorn), has given written permission per the 1602 permit to use the existing groundwater well for agricultural irrigation for up to 2 acres of cannabis for the 2018 season until the 3 million gallon rain-catchment pond has been constructed.

Honeydew Ranch, LLC utilizes water management strategies to conserve and reuse onsite water and fertilizers to achieve net zero discharge.

The table below outlines the estimated irrigation water usage for cultivation during a typical year. Variables such as weather conditions and specific cannabis strains will have a slight effect on water use.

Table 3.1: Estimated Annual Irrigation Water Usage (Gallons)

Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
0	0	0	30,000	40,000	50,000	50,000	50,000	30,000	20,000	0	0

4.2. WATER STORAGE

Water storage for irrigation use is provided in the form of water storage tanks. The property has (6) 1100gallon (10) 2,500 gallon (4) 5000gallon, (3) 350 gallon. Honeydew Ranch, LLC has a total of 52,650 gallons of hard water storage. Honeydew Ranch, LLC has submitted grading plans to Hum-

Humboldt County Building department for a proposed 3,000,000 gallon Rain Catchment pond. Pond construction date is pending per approval from Humboldt County Building Department. CDFW has walked Honeydew Ranch Farm, (David Manthorne, Senior Environmental Scientist Specialist Habitat Conservation and Planning WET California Department of Fish and Wildlife), and had approved the use of the well this season for irrigation use. Honeydew Ranch, LLC proposes to have 100,000 gallon total hard storage for the 2018 season.

4.3. SITE DRAINAGE, RUNOFF, AND EROSION CONTROL

Honeydew Ranch, LLC is enrolled with the North Coast Regional Water Quality Control Board (NCRWQCB) for Tier 2 coverage, and a Water Resources Protection Plan (WRPP) has been developed utilizing best management practices (BMP's) in accordance with the NCRWQCB's recommendations. The drainage and erosion control measures described below are referenced from the WRPP in Appendix E. WDID # 1B16652CHUM

4.3.1. SITE DRAINAGE AND RUNOFF

Site investigation for the development of the Water Resources Protection Plan (WRPP) showed no evidence of surface runoff associated with the cultivation, nor was there evidence that it had occurred in the past. This area has good vegetation ground cover consisting of native grasses with no evidence of leaching from cultivation related activities. Fertilizers and pesticides are currently stored in an agricultural storage structure that meets all requirements for secondary containment.

To further prevent runoff to riparian areas, water conservation and containment measures will be implemented including the use of hand irrigation to prevent excessive water use, and the maintenance of a stable, vegetated buffer between the cultivation area and riparian zone.

4.3.2. EROSION CONTROL

The Water Resource Protection Plan (WRPP) includes erosion and sediment control BMP's designed to prevent, contain, and reduce sources of sediment. The WRPP also includes corrective actions to reduce sediment delivery, including: stream crossing culvert maintenance and replacement and access road maintenance. Additionally, the WRPP requires mulch piles and spoils from any grading to be stored in a designated location away from watercourse. See the WRPP section titled *Best Management Practices for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities* in Appendix E for complete BMP recommendations and specifications.

4.4. WATERSHED AND HABITAT PROTECTION

Adherence to the Water Resource Protection Plan (WRPP) ensures that the watershed and surrounding habitat are protected. The cultivation activities and associated structures are >150 feet from the nearest watercourse, providing a suitable buffer between the cultivation operation and habitat. Additionally, site development and maintenance activities utilize BMP's in accordance with the NCRWQCB's recommendations. Any grading and earthwork activities will be conducted by a licensed contractor in accordance with approved grading permits and the WRPP. Refer to the WRPP in Appendix E for detailed descriptions of watershed and habitat protection measures.

4.5. MONITORING AND REPORTING

Monitoring will be conducted to confirm the effectiveness of corrected measures listed in the Water Resource Protection Plan (WRPP) and determine if the site meets all Standard Conditions. Inspections will include photographic documentation of any controllable sediment discharge sites as identified on the site map. Visual inspection will occur at those locations on the site where pollutants or wastes, if uncontained, could be transported into receiving waters, and those locations where runoff from roads

or developed areas drains into or towards surface water. The inspection will also document the progress of any plan element subject to a time schedule, or in the process of being implemented. A monitoring plan is included in the WRPP with photo points identified on WRPP map.

Onsite monitoring shall occur:

- Before and after any significant alteration or upgrade to a given stream crossing, road segment, or controllable sediment discharge site. Inspection should include photographic documentation, with photo records to be kept on site.
- Prior to October 15 and December 15 to evaluate site preparedness for storm events and storm water runoff.
- Following any rainfall event with an intensity of 3" precipitation in 24 hours. Precipitation data can be obtained from the National Weather Service by entering the site zip code at <http://www.srh.noaa.gov/forecast>.

A Monitoring and Reporting Form (Order No. 2015-0023 Appendix C) will be submitted upon initial enrollment in the Order (NOI) and then annually by March 31 to the Regional Water Board. The annual report will include data from the monitoring reports.

4.6. ENERGY AND GENERATOR USE

On-grid electricity is provided by PG&E for domestic uses. Use of the on-site generator is limited to power outage events, and follows all guidelines set up by Humboldt County and the State of California. The generator is located away from the property line to ensure the noise level does not exceed 50 decibels, the current Decibel Reading is 38.7 decibels at the property line. The generator and diesel fuel are located in Secondary Containment.

4.7. USE AND STORAGE OF REGULATED PRODUCTS

4.7.1. BEST MANAGEMENT PRACTICES

Best Management Practices (BMP's) are employed when storing, handling, mixing, application and disposal of all fertilizers, pesticides and fungicides. All nutrients, pesticides and fungicides are located in a locked storage room, and contained within water tight, locked and labeled containers in accordance with manufactures instruction. Application rates will be tracked and reported with the end of the year monitoring report required in the Water Resources Protection Plan (WRPP). Employees responsible for application are trained to handle, mix, apply or dispose of pesticides/fungicides with proper hand, eye body and respiratory protection in accordance with the manufacturer's recommendations. See the WRPP for complete BMP specifications for the use and storage of regulated products.

4.7.2. FERTILIZERS

Nutrients and biological inoculants used for cultivation include:

- Roots Organic-Formula 707 Soil
 - Sparetime Bat Guano – (0-7-0)
 - Sparetime Bat Guano – (7-3-1)
 - Sparetime Mocha Bat Guano – (4-6-1)
-

- Sparetime Bone Meal(1-12-0)
- Archipelago Phosphorus Bat Guano – (0-7-0)
- Earthworm Castings
- Alaska Fish Emulsion – (6-3-3) & (2-10-10)
- Earth Juice – Grow (2-1-1)
- Earth Juice – Bloom (0-3-1)
- Earth Juice Hi-Brix Molasses
- Max Sea(16-16-16)
- Max Sea(3-20-20)
- Botanicare Cal-Mag Plus

See Appendix B - *Regulated Products Resource List* for product details.

4.7.3.P E S T I C I D E S A N D F U N G I C I D E S

Pesticides and fungicides used for cultivation include:

- Diatomaceous Earth
- Magnesium Sulfate- Mg 9.8% S 12.9%
- Neem Oil
- Green Cleaner

See Appendix B - *Regulated Products Resource List* for product details.

4.7.4.F U E L S A N D O I L S

Fuels and oils stored on site include:

There is a 500 gallon fuel tank with secondary containment located by generator shed on flat stable ground. There are several small 5 gallon gas cans located in the 600 sf storage shed with secondary containment. All fuel locations have spill kits and eye wash stations.

4.8. W A S T E M A N A G E M E N T P L A N

4.8.1.S O L I D W A S T E M A N A G E M E N T

Trash and recycling containers are located near the processing building in safe enclosed location to prevent animal intrusion. Solid waste and recycling is hauled off-site to the nearest transfer station at least once per week.

4.8.2.C U L T I V A T I O N W A S T E A N D S O I L M A N A G E M E N T

Stalks are burned and composted or chipped for ground cover and compost. Root balls are hauled away as green waste or composted. Spent potting soil is stored in a contained area with environmental measures in place. Spent soil is covered during winter months and then amended in pots before the further use. All packaging from soil amendments and fertilizers will be collected and disposed at an appropriate facility.

4.8.3. WASTE WATER MANAGEMENT

The water management plan aims to achieve an entirely closed-cycle irrigation and nutrient system. Hand watering methods minimize the over-irrigation of plants and subsequent runoff.

There is a working septic system that facilitates the parcel. The septic is on file with Humboldt County and a copy can be provided by the applicant if needed.

5. PRODUCT MANAGEMENT

5.1. PRODUCT TESTING AND LABELING

Samples are selected from individual harvested cannabis strains and are tested by a licensed third-party lab in accordance with State and local standards. The finished product is labeled with the Honeydew Ranch, LLC logo, and will include tracking ID's provided by the County of Humboldt and/or Statewide tracking systems once they become available.

5.2. PRODUCT INVENTORY AND TRACKING

Until such time as either a County or Statewide cannabis product or inventory tracking system becomes available, an internally-developed system of inventory and tracking is utilized. The Agent in Charge and Lead Cultivator ensure all medical cannabis from clone to packaged product is tracked, accounted for and inventoried. Records are kept at each phase of the harvest and processing operation for reporting and compliance with State and Local regulations. The information recorded for each harvest includes:

- Cultivation canopy area
- Weight of flowers, by-product, and trim waste after drying and separation
- Weight of buds after trimming
- Product ID numbers and product weight
- Staff identification (at each step)
- Physical location of the plant material at all times

5.3. TRANSPORTATION AND DISTRIBUTION

Transportation will be handled by a third-party, contracted, licensed transporter/distributor in accordance with State and Local regulations. All merchantable products will be distributed through licensed medical cannabis dispensaries. Prior to moving packages from the on-site holding facility to another physical location, a transport manifest will be created by the distributor/transporter and will include:

- Product ID numbers and product weight
- Route to be travelled
- Origin and destination addresses
- Time of departure
- Time of arrival

The *Agent in Charge* and the *Processing Manager* are responsible for performing a physical inventory of all packages being transported, and ensuring that the physical inventory coincides with the transport manifest.

Appendix A: Site Plan

Honeydew Ranch, LLC

APN#: 107-272-005

App# 12256

Revised Site Plan

Direction of travel:
Follow 102-101 to Bull Creek Flats Rd. Take
exit 469 from US-101 S
Merge onto Bull Creek Flats Rd
0.4 mi
Continue onto Lower Bull Creek Flats Rd
1.1 mi
Continue onto Mattole Rd
0.4 mi
Mattole Rd turns right and becomes Cuneo
Rd
0.4 mi
Turn left onto Humboldt Redwoods State Park
246 ft
Make a U-turn
246 ft
Turn right onto Cuneo Rd
0.4 mi
Turn right at the 1st cross street onto
Mattole Rd
9.9 mi
Continue onto Doreen Dr/Mattole Rd
4.2 mi
Turn left onto Old Hindley Ranch Rd
follow Old Hindley Ranch Road to 665
Drive is on the right hand side.

Project Description:
Honeydew Ranch is proposing to permit
Existing Cannable Cultivation in
accordance with the Humboldt County
Commercial Marijuana Land Use Ordinance
No. 2554. The existing operation consists
of 16,175 SF of existing Mixed Light
Cultivation, & 12,000 sf of Nursery, and
2,800 SF Structure for processing
Cannabis which will occur on-site.
Grading plans have been submitted to the
Humboldt County Planning Department for
a proposed three million gallon pond. This
site is a proposed RRR relocation site.
Please see attached grading plan for
additional information.

LEGEND

EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPERTY BOUNDARY
EXISTING BUILDING
EXISTING GREENHOUSE
EXISTING POND
EXISTING TREE
SW5002 SURVEY CONTROL
POINT



6



Applicant:
Dani Avi
160 Graystone Terrace, Apt. 6
San Francisco, CA 95114
415-846-9950
OWNER:
Yoram Atary
S. Ocean Blvd., Apt 804
FL 33062
(707) 683-6686
HSOM16@gmail.com

Agent:
Humble Servants of the Mattole, LLC
730 7th Street, Ste. C
Eureka CA., 95501
(707) 683-6686
HSOM16@hotmail.com

Site Address:
APN: 107-272-005
665 Old Hindley Ranch Road
Honeydew, CA 95545

Trees to be removed: Non

Existing Mixed Light Cultivation Area:
10,000 SF

Existing Nursery Area: 12,000 SF

Earthwork to be done: Please see
grading Plan

Water: Well
Sewer: Private

Assessed Lot Size: 49 AC Gis Parcel
Map 46.70 AC. Parcel Zoned: AE-AG
B-6

Building Set Backs:
Front: 30' +
Side: 20' +
Rear: 10' +

Max Building Ht: Does not Exceed 30'
There are not schools, churches or
gathering places within 600 ft of the
cultivation property.

SRA Area: Yes
In Coastal Area: No
In 100 Year Flood: No

PROJECT NUMBER: 546.42
SCALE: AS NOTED
DATE: 2/8/2018

DESIGN: CL

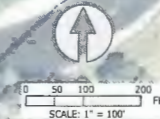
DRAWN: CL

CHECKED: JM

APPROVED: JM

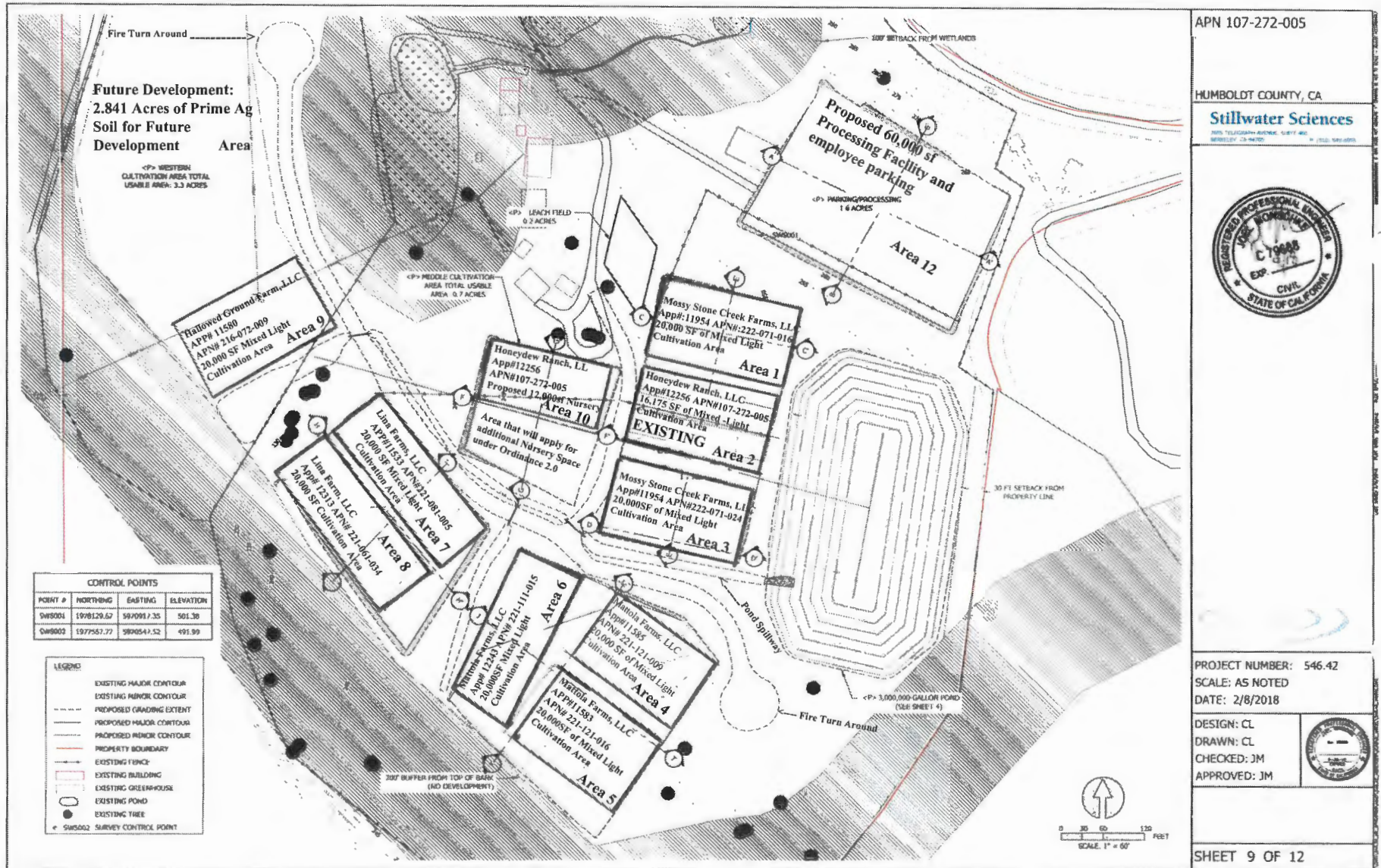


SITE OVERVIEW



Appendix B:

Honeydew Ranch, LLC App# 12256 APN#107-272-005 RRR Development Map



Total Acres of Areas 1-3:
1.7 acres Mossy Stone Creek Farm, LLC, & Honeydew Ranch, LLC

Total Acres of Area 4-6:
2.0 acres, Mattola Farms, LLC

Total Acres of Area 7-8:
1.2 acres. Lina Farms, LLC

Total Acres for 9:
20,000 SF or .459 acres Hallowed Ground, LLC

Total Acres for area 10:
.27 acres of Nursery
.43 acres Proposed Nursery addition
Ordinance 2.0

Total Acres for Area 11:
Future Development:
2.841 acres.

Total Acres for area 12:
1.6 acres 60,000 SF Processing Facility & Employee Parking:

Appendix C:

Fertilizers and Biological Inoculants:

Bat Guano from Sparetime Supply:

<https://estore.sparetimesupply.com>

<http://www.hydro-organics.com/site/products/fertilizers-liquid>

Maxsea: <http://www.maxsea.biz>

Botanicare: <http://www.botanicare.com>

Earth Juice Hi-Brix Molasses: <http://www.hydro-organics.com/site/support-materials/charts/>

Earth Juice Grow: <http://www.hydro-organics.com/site/support-materials/charts>

Earth Juice Bloom: <http://www.hydro-organics.com/site/support-material/charts>

Organic Compost Tea: Please see attached MSDA for BLC Tea Recipe

Pesticides and Fungicides:

Green Cleaner- [https://www.1000bulbs.com/product/172201/GROW-](https://www.1000bulbs.com/product/172201/GROW-749800.html?utm_source=SmartFeedGoogleBase&utm_medium=Shopping&utm_term=GROW-749800&utm_content=Spider+Mites&utm_campaign=SmartFeedGoogleBaseShopping&gclid=CI-emNGCvdACFZI7gQodnRAFiA)

[749800.html?utm_source=SmartFeedGoogleBase&utm_medium=Shopping&utm_term=GROW-749800&utm_content=Spider+Mites&utm_campaign=SmartFeedGoogleBaseShopping&gclid=CI-emNGCvdACFZI7gQodnRAFiA](https://www.1000bulbs.com/product/172201/GROW-749800.html?utm_source=SmartFeedGoogleBase&utm_medium=Shopping&utm_term=GROW-749800&utm_content=Spider+Mites&utm_campaign=SmartFeedGoogleBaseShopping&gclid=CI-emNGCvdACFZI7gQodnRAFiA)

Nuke-em- <http://www.flyingskull.net/Flying-Skull-Nuke-Em>

Neem Oil- <http://www.discoverneem.com/neem-oil-insecticide.html>

Appendix D:

Cultivation Schedule

February 1-April 1st: Clone Propagation

All plants used in Honeydew Ranch, LLC cultivation sites will be composed of clones taken from “mother” plants. Mother plants are composed of samples that have been deemed to demonstrate superior genetics for desired outcomes. Cuttings, or clones, are taken from the mother plants at various intervals.

Clones will be cut from mother plants and will be placed within trays to root. After approximately 2-3 weeks, rooted clones will be transferred to 5” by 5” pots within green houses to acclimate.

April 1 – April 15: Transplant Phase

When the plants have achieved desired height and plant growth density for transplant, the plants are immediately planted into beds of soil that are re-used from prior season and amended with an organic recipe based off of soil tests. After transplanting is complete the plants will continue to grow for 2-4 weeks. The approximate desired height and growth density would be 3’-4’. The plants are watered with Drip Lines every other feeding and by hand bi-weekly. An organic compost tea is used for most watering and Nutrients are supplemented as needed when Deficiencies are identified. All fertilizers and supplements used are in accordance with Humboldt County and State of California Department of Agriculture compliance. Once the desired height and vegetative growth has been achieved the Light Deprivation Phase begins.

April 15 – Jun 15: Light Deprivation Phase-Cycle 1

Taking into account factors such as height, growth density and overall health of the plant, determination of the exact date for the light deprivation process begins. Once desired growth is determined 100% light resistant, specifically designed tarps will be pulled over the entire greenhouse so no light is present. By doing this procedure Honeydew Ranch complies with the International Dark Sky Association standards. This process will reduce the daylight hours from approximately fifteen (15) hours of daylight to the desired twelve (12) hours of daylight, twelve (12) hours of darkness desired to induce flowering. During the first two weeks of light deprivation, the plants will enter into a transitional phase. During this transitional phase plants, will continue vegetative growth while transitioning into flowering.

Once the plants enter in the final bloom or flowering phase, they will begin to expended energy into the production of flowers, therefore, ceasing vegetative growth and begin to flower. The entire flowering process, including the transitional and final bloom phases, will

last fifty-five (55) to sixty-five (65) days depending on strain variation and weather conditions.

June 15 – 22: First Harvest and Re-Planting

Once the light deprivation phase has concluded and it has been determined that the plants are at their peak, harvest procedures will be initiated. (See Section 2.4 of the Cultivation and Operations Plan). The soil in the beds will be processed, tested and amended. All amendments used are in accordance with Humboldt County and State of California Department of Agriculture compliance. New clones obtained from the “mother” will be transplanted into the greenhouses.

Due to the length of daylight hours, the plants will continue in a vegetative state for approximately one month. Plants will be planted using the same methodology as with the Transplant Phase.

June 22 – September 15: Light Deprivation-Cycle 2

See Light Deprivation-Cycle 1 for a description of activities during this phase.

September 15 – October 15 – Second Harvest

Honeydew Ranch, LLC will inspect all cold frames and covers for wear and replace as necessary. All watering hoses, etc. will be inspected and repaired or replaced, as appropriate. Refilling of irrigation tanks will commence in accordance with the Small Irrigation Use Registration and Conditions of the Department of Fish and Wildlife (DFW) Lake or Streambed Alteration Agreement (LSAA). Beds will be processed and cover crops will be planted to keep the soil active to prepare for the upcoming season.

Appendix E: References

Bass, Ronald E., Kenneth M. Bogdan, and Terry Rivasplata. 2013. CEQA Desktop. Point Arena, CA; Solano Book Press. Page 44.

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<<http://www.leginfo.ca.gov/cgi-bin/displaycode?section=hsc&group=11001-12000&file=11357-11362.9>> Date accessed: July 16, 2014.

California NORML. SB420 Establishes Prop. 215 Guidelines, Voluntary Patient Identification Card System.
<<http://www.canorml.org/laws/sb420.html>> Date accessed: July 21, 2014.

County of Humboldt. *Medical Marijuana Land Use Ordinance (MMLUO) – Phase IV, Commercial Cultivation, Processing, Manufacturing and Distribution of Cannabis for Medical Use* (Staff Report to the Board of Supervisors). January 26, 2016. <<https://humboldt.legistar.com/Calendar.aspx>> Date accessed: March 28, 2016.

North Coast Regional Water Quality Control Board. 2016. *Cannabis Cultivation Waste Discharge Regulatory Program*. http://www.waterboards.ca.gov/northcoast/water_issues/programs/cannabis/. Date accessed: March 28, 2016.

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<<http://www.boe.ca.gov/news/pdf/173.pdf>>

State of California. Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use. August 2008. <http://www.ag.ca.gov/cms_attachments/press/pdfs/n1601_medicalmarijuanaguidelines.pdf>