

Attachment 4.A

Humboldt County CMMLUO 2.0

Cultivation and Operations Plan v.4

Prepared For:

Maple Creek Investments LLC.

APN- 315-011-009

APPS#- 15197

Prepared By:

Six Rivers Development LLC.

Farm Development, Operations and Management



Six Rivers Development LLC.

Cultivation and Operations Plan

Maple Creek Investments LLC.

TABLE OF CONTENTS

A. PROJECT DESCRIPTION

1. Project Location
2. Land Use and Zoning
3. Project Objectives

B. PROJECT CONSTRUCTION

1. Project Construction
2. Energy Source
3. Water Source
4. Soils Management Plan
5. Noise Source Assessment
6. Environmental Protection
7. Hazardous Area Protection
8. Sensitive Habitat Areas
9. Irrigation Plan
10. Current and Projected Water Use
11. Water Metering and Usage Monitoring
12. Access Roads
13. Slope Requirements
14. Setbacks

C. CULTIVATION AND OPERATIONS PLAN

1. Description of Cultivation Activities
2. Cultivation Cycles

D. PROCESSING PLAN

1. Processing Location
2. Description of Harvest Activities
3. Description of Processing Activities
4. Staffing and Hours of Operation
5. Facilities Overview
6. Off Street Parking
7. Security Plan
8. Safety Procedures
9. Emergency Procedures

Cultivation and Operations Plan

Maple Creek Investments LLC.

E. FERTILIZER STORAGE AND HAZARDOUS MATERIALS MANAGEMENT

1. Fertilizer Storage and Application Procedures
2. Fertilizer Application and Safe Handling
3. Storage Location
4. Fire Prevention and Suppression
5. Inventory and Record Keeping
6. Monitoring of FSA
7. Security
8. Signage
9. Spill Prevention and Preparedness
10. Delivery Systems
11. Hazardous Waste and Materials Disposal Plan
12. Hazardous Material Containment
13. Safety Procedures
14. Emergency Procedures

F. PRODUCT TESTING AND DISTRIBUTION

1. Product Testing
2. Product Inventory and Tracking
3. Product Distribution

G. ATTACHMENTS

1. Property Deed
2. Articles of Organization
3. Operating Agreement
4. Site Plan/Route Map/Project Location Map
5. Indemnification and Hold Harmless Agreement
6. Noise Source Assessment
7. Road System Assessment
8. SWRCB/RWQCB Documents
9. WRPP
10. LSA/Water Usage Log/Well Completion Log
11. Biological Survey
12. Archaeological and Historical Surveys
13. Emergency Action Plan
14. Processing Facility Schematic

Cultivation and Operations Plan

Maple Creek Investments LLC.

A. PROJECT DESCRIPTION

A.1. Project Location

Maple Creek Investments LLC, hereafter referred to as MCI, is the owner of property located within the County of Humboldt near the community of Maple Creek with **APN's 315-011-009, with APPS# 15197** hereafter referred to as **(Site)**. Based on County of Humboldt Geographical Information System (GIS), the parcel is a total of **(42)** acres.

A.2. Land Use and Zoning

The current zoning for the site is **(FR)** and the current General Plan Designation is **(RA40)**. Based on the current zoning and the general plan description the sites would be eligible for medical cannabis cultivation and ancillary support facilities for processing.

A.2. (a) 55.4.6.1.1 Zoning

AE, AG, FR, and U when accompanied by a Resource Production General Plan land use designation (not including Timberland) or Residential land use designation requiring parcel sizes of more than 5 acres.

b) On parcels 10 acres or larger in size:

- 1) up to 10,000 sq. ft. of Cultivation Area with a Zoning Clearance Certificate;
- 2) up to 43,560 sq. ft. of Cultivation Area with a Special Permit.

A.3. Project Objectives

MCI is proposing a Special Permit (SP) for a new cannabis cultivation project in the amount of 27,025 SF of outdoor cultivation as defined in Humboldt County's Commercial Medical Marijuana Land Use Ordinance (CMMLUO) Section 55.4.5 – 55.4.14. The cultivation area is labeled in the site mapping as, **cultivation area A(CA-A), consisting of 27,025 SF. MCI is also proposing development of a new ancillary support facility (processing) in the amount of 2,000 SF for drying and processing of harvested product.** The facility is to be constructed in accordance with the requirements as spelled out in the CMMLUO and the current adopted building code.

Cultivation and Operations Plan

Maple Creek Investments LLC.

- Obtain 1 Special Permit (SP) to allow for new outdoor cannabis cultivation of 27,025 SF in accordance with CMMLUO section(s) 55.4.5 - 55.4.14.
- Obtain necessary approval to allow for cannabis cultivation ancillary support facility for drying and processing of 2,000 SF in accordance with CMMLUO section(s) 55.4.5 - 55.4.14.

MCI is proposing to obtain the necessary approvals for MCI's cultivation area and ancillary facility for the processing of cannabis.

The site is roughly 42 acres based on County Web GIS, with no prime agricultural soil designation. Under the approved guidelines regarding eligibility, the site meets the general requirements as spelled out in the CMMLUO. Descriptions of the development of this site will be spelled out in the project construction section.

B. PROJECT CONSTRUCTION

B.1. Project Construction

MCI has completed a site plan to outline a strategy for development of the cannabis cultivation sites and ancillary support facility in accordance with environmental safety and local and state regulations regarding cannabis cultivation.

MCI has contracted with various professional consultants to develop a strategy for development. This strategy outlines procedures for development and provides adequate **setbacks of the cultivation area in accordance with section 55.4.6.4.4, as well as a plan to maintain roads utilized for access of the cultivation area and ancillary support facilities needed for the success of the project in accordance with the Performance Standards- Road Systems in section 55.4.12.1.8.** The strategy outlines measures to maintain roadways with the installation of water bars and run-off outlets (i.e. culverts). The professional consultants involved in this process are licensed engineering firms as well as licensed professional foresters, and water professionals to consult with on the construction of the project to ensure the environmental and building code requirements outlined by local and state regulatory agencies are adhered to.

The outdoor cultivation area totaling 27,025 SF will be constructed to utilize existing open areas and not infringe upon forested areas. The cultivation area will be developed utilizing native soils and planting directly in the ground. Organic fertilizers and amendments will be purchased from a local provider and irrigation and fertigation systems will be utilized to ensure water and fertilizers will be applied at

Cultivation and Operations Plan

Maple Creek Investments LLC.

agronomic rates. Water meters will be installed, and usage will be logged and submitted annually to regulatory agencies.

B.2. 55.4.6.3.1 Energy Source

MCI is proposing to implement grid powered electrical systems to provide for the sites electrical usage. **The grid supplied power source will be provided by the utility company and carbon offset credits will be purchased if the energy generation source is not 100% renewable.** Electrical equipment to be utilized will be installed by a licensed electrician in accordance with current adopted National Electrical Code Standards. Power requirements will be established based on the equipment utilized and will include but not be limited to, irrigation pumps, security systems, egress lighting, and support facility.

B.3. 55.4.6.3.2 Water Source

MCI currently sources water from a shallow well located on the property and has contracted with **Pacific Watershed Associates (PWA)** to file water compliance components for the project including, a **Notification of Lake or Streambed Alteration (LSA 1602)** with the California Department of Fish and Wildlife for surface water diversion. MCI is also currently enrolled in **NCRWQCB Cannabis Cultivation Waste Discharge Regulatory Order (Order No. R1-2015-0023)** with identifying number **1B16545CHUM**. The cultivation site also has an active **Water Resource Protection Plan (WRPP)** consistent with regulatory requirements. Additionally, has filed for a **Small Use Irrigation Registration (SUIR)**. MCI plans to continue utilizing surface water diversion during the wet season for storage of water to follow water forbearance requirements and is **seeking a Special Permit in accordance with the Streamside Management Area Ordinance section 314-61.1 to permit the continued use**. Currently there is 14,000 gallons of water storage on-site that will serve the sites domestic and fire suppression demand. **Additionally, MCI plans to develop 200,000 gallons of hard tank rain catchment water storage to meet the cultivation areas water usage demands.**

B.4. Soils Management Plan

MCI plans to utilize the native soils located within the project location and implement standard cultivation techniques as pertains to the utilization of the existing soils. Minimal excavation, grading and tillage of the proposed cultivation site will be conducted upon approval to maximize the sites potential. All soils originating from the excavation and grading process will be evenly distributed throughout the proposed cultivation area as to alleviate the need to remove and or dispose of the soils during the earth working process. During the initial development process amendments will be purchased from local providers and applied to the cultivation area at agronomic rates to condition the native soils and

Cultivation and Operations Plan

Maple Creek Investments LLC.

promote healthy crop growth. Periodically additional amendments will be brought in on an as needed basis. The amendments and frequency of application will be cataloged and recorded manually onsite and transposed digitally at the end of the growing cycle. Any disposal of onsite soils will be taken to an approved waste management facility within the County of Humboldt.

1. Transportation/Disposal Off-Site

In the unlikely event of disposal, excavated soil will be loaded directly onto trucks for off hauling to an approved waste management facility within the County of Humboldt. The soil transport vehicles will be equipped with plastic sheeting and will be loaded using a standard front-end loader. After the soil is loaded into the transport trucks, the soil will be covered with secured tarps according to all applicable Department of Transportation regulations to prevent soil from spilling during transport to the waste management facility. Prior to departure, the operations manager will ensure that loose soil debris is removed from trucks via dry brushing the tires and truck body.

If excavated impacted soil is stockpiled on-site prior to off-hauling, it will be placed on a flat, rocked surface and covered with visqueen plastic. The sheeting shall be held down with rock-filled bags cross-tied into a weighted net.

2. Winterization

During the off season, the proposed cultivation area will be planted with cover crops and areas of high risk for run-off will be lined with hay berms and or covered with hay to help minimize the impacts to the surrounding environment and watershed.

B.5. Noise Source Assessment

“See attached Noise Source Assessment”

B.6. Environmental Protection

Fertilizer and pesticide runoff are a threat to our watersheds and our way of life, procedures will be implemented to minimize these effects on the watershed and environment. Hay waddles will be utilized to control runoff that may pose the threat of discharging into the watershed. Monitoring points will be established based on the contours and slope of the developed site. Water currently being used is metered and recorded and submitted annually to regulatory agencies.

Cultivation and Operations Plan

Maple Creek Investments LLC.

The cultivation areas to be developed will be lightly graded to provide a workable surface for agricultural crop production. The grading work is to be conducted by a licensed contractor in accordance with approved grading or earthwork plans. MCI will work with a licensed engineer to develop grading plans. Site and road development will implement best practices to minimize erosion and runoff, such as out sloping of the roads, installation of water bars, culverts, and rock to maintain the integrity of the site.

Environmental review of the site will be conducted with a professional to determine the necessary environmental studies needed. MCI is committed to environmental conservation and will implement best practices to mitigate potential negative environmental impacts.

B.7. Hazardous Area Protection

MCI by way of historical geological, and hydrological mapping has identified no known hazardous areas on the proposed project site regarding the following:

- Areas subject to inundation or flooding
- Steep or unstable slopes
- Expansive (clay) soils
- Earthquake Faults
- Hazardous waste or other substance sites

Whereas the abovementioned hazardous areas do not exist on the proposed site, MCI is proposing the installation of a **Fertilizer Storage Area (FSA)**. All installations of the proposed equipment will be installed in compliance with local building code and will not pose a threat to any hazardous areas listed above. For more information about the **FSA**, and containment and hazardous protections, see section **E.11 and E.12**.

B.8. Sensitive Habitat Areas

MCI has performed a complete biological, and hydrological review of the proposed project site and identified and notated on the project mapping the sensitive areas. For more information see section **G.4 “Site Plan”**, attached **“Invasive Species Management Plan for Maple Creek Property 315-011-009”**, and attached **“Jurisdictional Wetland Delineation for Maple Creek Property 315-011-009”**

MCI has been enrolled in the SWRCB’s program since 2016. The mapping generated for the project in conjunction with the wetland delineation depicts a **(50’) fifty-foot setback** from the wetland area for the cultivation area (CA-A). (CA-A) was enrolled in 2016 and this area is following the setback requirements under that order.

Cultivation and Operations Plan

Maple Creek Investments LLC.

B.9. Irrigation Plan

MCI is committed to responsible farming practices, resource protection, and land stewardship. Necessary measures and procedures will be implemented that align with the local and state regulations regarding cannabis cultivation. Regulations outlined for adequate water storage and forbearance periods for water diversion will be strictly adhered to. MCI is working with PWA, the SWQCRB, and the Department of Fish and Wildlife (DFW) to design and execute a water storage and resource protection plan to help minimize negative impacts on the watershed.

Water usage and conservation techniques will be implemented to utilize water efficiently. **Water storage will be developed by way of a (4) 50,000-gallon hard tanks and utilize rain catchment for the cultivation area.** In addition to rain catchment **MCI will utilize a well located offsite on a neighboring parcel under the ownership of MCI to supply additional water for cultivation and back-up water requirements for the project in general.** The water utilized from the well will be transported from the well location to the cultivation site via truck with trailer with portable hard plastic water tanks. The distance from the well location to the cultivation site is roughly 1 mile on County paved and maintained road. Commercial water meters will be installed at well diversion location and in line with the drip irrigation system to accurately monitor usage for monitoring and recording purposes. Irrigation of the site will take place in the early morning or evening, as to provide maximum soil saturation and limit evaporation due to excessive heat caused by daytime temperatures.

B.10. Current and Projected Water Use

The cultivation cycle for the proposed project is set to begin in late May and end in mid to late October. More on this cycle is spelled out in the cultivation and operations plan.

Projected water usage is estimated at 30,000 gallons a month and not to exceed a yearly usage of 200,000 gallons. This figure is based on projected usage on 10,000 SF of cultivation area in above ground pots. MCI projects better moisture retention when planting in the native soils than in above ground methods, additionally dry farming of the cultivation area may be feasible. (See attached *Water Usage Logs and Well Log*)

B.11. Water Metering and Usage Monitoring

Commercial grade, analog water meters will be installed at points of diversion and on outlets to the irrigation system in accordance with sections 55.4.12.7.5 and 55.4.12.7.6. In addition, on site water usage logs will be maintained and recorded daily in accordance with section 55.4.12.7.8. The water

Cultivation and Operations Plan

Maple Creek Investments LLC.

usage logs will be transposed digitally monthly and provided to PWA for monitoring and recoding requirements for the SWQCRB and NCRWQRB.

B.12. 55.4.6.3.3 Access Roads

Currently the site is serviced by two County maintained roads, Maple Creek road and Butler Valley road. From these roads there is a short driveway entrance that is rocked and gated. **A Road Assessment has been performed (See attached *Road Evaluation Reports*) and the County maintained access roads meet the Category 4 Road Standards outlined in section 55.4.12.1.8. Standard 2**

In addition to existing access to the site, MCI is proposing the development of a new access road labeled on the site map and is seeking the necessary approvals to do so. Brush removal, limb removal and grading are required to accomplish this task, and MCI is seeking the necessary approvals to perform this work.

Standard 2

Unless otherwise specified, roads providing access to the parcel(s) or premises must meet or exceed the Category 4 road standard (or same practical effect). The application package must demonstrate compliance with this requirement in one of the following ways:

- 1) parcel(s) served exclusively by roads which are paved publicly maintained or private roads where all portions of the paved road system feature a center-line stripe and two ten-foot-wide travel lanes require no further analysis only a notation on the plans that the access to the site meets this requirement, or
- 2) parcel(s) served by roads without a centerline stripe must submit a written assessment of the functional capacity of the road segments. If the assessment reveals that all road systems meet or exceed the Category 4 standard (or same practical effect), then no additional review is necessary. Documentation of self-certification shall be produced to the satisfaction of the County; including use of appropriate forms where provided. The County reserves the right to independently verify general compliance with this standard.

B.13. 55.4.6.4.1 Slope

Cultivation and Operations Plan

Maple Creek Investments LLC.

MCI, by way of PWA has performed a slope analysis of the existing and proposed new cultivation site and the areas to be utilized meet the requirements of this section. **Slope is not exceeding 15%.**

B.14. 55.4.6.4.4 Setbacks

The site mapping generated will be in accordance with all setback requirements of section 55.4.6.4.4.

C. Cultivation and Operations Plan

C.1. Description of Cultivation Activities

The cultivation practices that are to be implemented come from years of experience in the industry. MCI plans to contract with a local farm operations and management company that specializes in cannabis cultivation. The plants will be cultivated in open air and planted in the ground purchased from a local amended with organic fertilizers purchased from a local provider. The farm operations and management company will implement outdoor cultivation techniques, and best practices.

MCI by way of their farm management contractor, will implement established cultivation methods and industry specific techniques for cultivating cannabis.

MCI will source rooted clones with verified genetics from a licensed nursery in three-inch (3") pots. The clones will be transported to the cultivation site and transplanted into the cultivation areas with potting where they will be grown to maturity.

After clones are transplanted into the cultivation areas, trellis will be attached to t-post stakes to support the plant during the stages of growth. The trellis will span the length of the canopy to support the fruiting crop. Custom commercial irrigation systems affixed with a commercial grade water meters will be utilized for the fertigation requirements of the crop. **Monitoring and recording procedures will be implemented for tracking water and fertilizer as well as pesticide usage as required by the State Water Resource Control Board (SWRCB) and the Department of Pesticide Regulation (DPR). MCI will implement a Water Resource Protection Plan (WRPP) in consultation with a PWA to address water needs for the project.**

C.2. Cultivation Cycle(s)

May 15th - June 1st : Acquire Plants from Nursery, Transplant and Vegetative Phase

All the plants to be cultivated on sight will originate as a clone from a mature healthy plant in the vegetative stage. These plants are called "Mothers", from the mothers, clones of the plant are taken and

Cultivation and Operations Plan

Maple Creek Investments LLC.

propagated for rapid root growth thus expediting the cultivation cycle and providing a genetic replica of the mother plant to be cultivated for its flowering properties. MCI will source these clones from a licensed nursery.

After approval of the genetics to be used for the cultivation cycle, employees of the operations and management company will commence the transplanting of the clones into the cultivation area where they will remain until maturity. At this point in the cultivation cycle it is imperative that the plants receive high amounts of nitrogen for rapid new growth development. The operations and management team have over the years developed a proprietary blend of fertilizers and supplements that will be used to accomplish this task. All fertilizers and supplements to be used will follow local and state regulations regarding application at agronomic rates and safe handling procedures.

June 1st- July 1st : Crop Irrigation and Fertigation, Pesticide and Fungicide Control

The plants will be irrigated using a pump driven irrigation system with adjustable emitters that can be adjusted from 0-10 gallons a minute. This system is specifically designed for large scale crop irrigation and is effective in delivering precise amounts of fertilizer at agronomic rates to each plant. The irrigation system will be affixed with a commercial grade water meter for monitoring and recording purposes in conjunction with the SWRCB's regulatory requirements. Pesticide and Fungicides will be applied by utilizing sprayers at agronomic rates and amounts will be recorded.

July 1st – August 1st : Crop Irrigation and Fertigation, Pesticide and Fungicide Control

The plants will be irrigated using a pump driven irrigation system with adjustable emitters that can be adjusted from 0-10 gallons a minute. This system is specifically designed for large scale crop irrigation and is effective in delivering precise amounts of fertilizer at agronomic rates to each plant. The irrigation system will be affixed with a commercial grade water meter for monitoring and recording purposes in conjunction with the SWRCB's regulatory requirements. Pesticide and Fungicides will be applied by utilizing sprayers at agronomic rates and amounts will be recorded.

August 1st – September 1st : Crop Irrigation and Fertigation, Pesticide and Fungicide Control, harvest Preparation

The plants will be irrigated using a pump driven irrigation system with adjustable emitters that can be adjusted from 0-10 gallons a minute. This system is specifically designed for large scale crop irrigation and is effective in delivering precise amounts of fertilizer at agronomic rates to each plant. The irrigation system will be affixed with a commercial grade water meter for monitoring and recording purposes in conjunction with the SWRCB's regulatory requirements. Pesticide and Fungicides will be applied by

Cultivation and Operations Plan

Maple Creek Investments LLC.

utilizing sprayers at agronomic rates and amounts will be recorded. At this time during the cultivation cycle the plants will begin to flower. Thinning of plant foliage or leaf picking will begin and additional measures to support the flowering crop will be taken. The drying facility will be prepared to house harvested product.

September 1st – October 1st : Crop harvest

During this time the crop will be nearing the end of its cycle and harvested upon ripeness. Pesticides and fungicides will no longer be applied, and irrigation of the crop will continue until the crop is harvested. Fertilization of the crop will also cease as the leaching of the of nutrients is desired. Upon harvesting the crop, maintenance repairs and non-essential equipment will be broken down and stored for the off season. The final harvest will occur by mid- October and the farm will be decommissioned for the off season, plants will be removed from the trellis that supports them, cut down and hung to dry in the proposed 2,000 SF drying and processing facility onsite. Upon completion of the harvest root balls from the prior cycle will be removed from the cultivation area and composted. All trash will be bagged and brought to an approved landfill within the county of Humboldt and pots will be wrapped with plastic to limit nutrient runoff. After the site has been cleaned and prepared for the winter, the cultivation area will be amended with beneficial microbial inoculants and cover crops to maintain soil condition. Winterization of the farm, and equipment repairs will be made in preparation for the following season.

It is important to understand that these time frames are contingent on a variety of factors, but not limited to availability of clones from a permitted nursery, inclement weather, natural disaster, wildfires, drought and theft.

D. Processing Plan

D.1. Processing Location

MCI is proposing permitting for an onsite processing facility. The facility will provide adequate space for minimally processing product produced onsite (i.e. Drying and Bucking). The proposed facility is 2,000 SF and will be designed to adhere to all local and state building code requirements for the facility. The facility will be utilized for drying, curing, processing and storing of product ahead of sale to a licensed distributor or manufacturer.

MCI will contract with a licensed engineer for the design of the proposed 2,000 SF facility and a licensed contractor for the construction of the facility.

D.2. Description of Harvest Activities

Cultivation and Operations Plan

Maple Creek Investments LLC.

Harvesting of the crop will be executed at the discretion of the operations and management teams lead agent. All determinations will be based on scheduling and crop readiness.

Harvesting will be performed by hand and will employ the use of seasonal laborers. The process is long and repetitious and requires minimal skill or training. The plants will be harvested by lot and batch number and transported to the proposed drying and processing facility where they will be hung on a custom drying rack designed to allow even distribution of the product for controlling air movement and humidity levels. The hanging product will be categorized by lot and batch number. By ensuring all lot numbers are kept separate the management can better estimate total yields and record product for tracking purposes during the processing stage.

After the drying of the harvested product is completed, the process of removing the cannabis from the stem will begin. This process is also known as “Bucking”. Before processing can begin each lot must be completely bucked and a gross weight will be recorded for each lot. All waste product from each lot will be collected, weighed, recorded, and composted. The processing manager will oversee employee supervision, production deadlines, product weight recording, and inventory. Inventory and processing records will be maintained both in paper form and digital form, by way of spreadsheets generated by the management and operations agent and uploaded to the approved software program for tracking purposes.

D.3. Description of Processing Activities

After bucking is completed and gross weight has been recorded and entered into the track and trace platform, processing will begin. MCI will contract with a licensed processor or manufacturer to accomplish this task at which point a product manifest will be generated and product transfers will occur.

D.4. Staffing and Hours of Operation

MCI by way of their contracted management and operations team will employ four (4) full time employees throughout the year to carryout cultivation tasks, and six (10) part time or seasonal employees for harvesting and processing. The operations and management team provide safety trainings consistent with State agricultural laws and workers compensation coverage as well as manage payroll. Work hours will be Monday – Saturday from 8am to 5:30pm with adequate rest periods consistent with State labor laws during the workday regarding breaks and time off.

D.5. Facilities Overview

Cultivation and Operations Plan

Maple Creek Investments LLC.

MCI proposed 2,000SF processing facility will adhere to all local and state building code requirements. **Portable Toilet and handwashing facilities will be provided onsite**, antibacterial soap to prevent contamination, and disposable paper hand towels. Signage will be posted within the restroom facilities in compliance with the Department of Health's regulations.

MCI will provide non-communal purified drinking water via bottled water purchased from a local store.

D.6. Off Street Parking

All off street parking for the proposed processing facility will adhere to the requirements outlined in the Humboldt County Zoning Regulations section 313-109.1.

For the proposed project MCI will develop the following parking and loading spaces in accordance with the requirements of Humboldt County Zoning Regulations off-street parking **Section 109.1.4.4.3**

- 3 standard parking spaces measuring 8'x18'
- 1 disabled/handicap parking space measuring 14'x18'
- 1 loading zone measuring 10'x60'

109.1.3.1

Location of Off-Street Parking- Required parking facilities shall be located on the same building site and conveniently proximate to the use or uses they serve, and shall be designed, located, constructed and maintained so as to be fully and independently usable and accessible at all times. Exceptions to the location requirement for parking facilities for commercial uses may be allowed if it is found that:
(Former Section CZ#A314-26(C)(1))

109.1.3.2.1

Each normal size parking space shall be not less than eight feet (8') wide, eighteen feet (18') long and contain seven feet (7') of vertical clearance;
(Former Section CZ#A314-26(C)(2)(a))

109.1.3.3

Required Off-Street Parking

Off-street parking facilities shall be provided for any new building constructed and for any new use established.

(Former Section CZ#A314-26(C)(3))

109.1.3.7

Cultivation and Operations Plan

Maple Creek Investments LLC.

Lighting

Any lights used to illuminate the parking spaces or driveways shall be designed and located so that direct rays are confined to the property where the parking is located.

(Former Section CZ#A314-26(C)(7))

109.1.3.8

Parking Facilities for the Physically Handicapped Facilities accommodating the general public, including but not limited to auditoriums, theaters, restaurants, hotels, motels, stadiums, retail establishments, medical offices and office buildings shall provide parking spaces for the physically handicapped in compliance with the Humboldt County Code and the following provisions: (Former Section CZ#A 314-26(C)(8)) 109.1.3.8.1 The handicapped parking spaces shall be fourteen feet (14') wide and eighteen feet (18') long. (Former Section CZ#A314-26(C)(8)(a))

109.1.3.8.2

Parking facilities containing six (6) through forty (40) spaces, inclusive, shall include one (1) handicapped parking space permanently signed with the International Symbol of Accessibility. One handicapped space shall be provided for each additional forty (40) spaces or portion thereof.

(Former Section CZ#A314-26(C)(8)(b))

109.1.4.4.3

Warehouse. The higher of either: one (1) parking space for every (4) employees: or one (1) parking space for each 2,500 square feet of gross floor area. (Former Section CZ#A314-26(D)(4)(c))

D.7. Security Plan

In addition to the previously outlined security measures MCI's operations and management agent will implement procedures to properly secure the processing facility during and after hours of operation. Only management will be authorized in these locked areas to mitigate potential theft. All product at the end of the shift will be returned to these locked areas and remote monitoring via closed circuit video surveillance will be utilized for both operational and non-operation hours.

D.8. Safety Procedures

The management and operations agent will impose strict policy regarding safety. All employees will be always required to wear Personal Protective Equipment (PPE), such as but not limited to; closed toe shoes with non-skid bottoms safety glasses and latex gloves. Safety precautions will be further outlined by the management team in the employee orientation.

Cultivation and Operations Plan

Maple Creek Investments LLC.

D.9. Emergency Procedures

MCI's contracted farm operations and management agent will implement emergency protocols for the sites. Locations for employees to meet in the event of an emergency, exit routes, and strategies for defense from natural disasters (i.e. earthquakes, inclement weather, and wildfires,) will be developed and employees will be provided with this information in the orientation process. Basic instructions will be outlined in an **"Emergency Action Plan"**. (See Attached *Emergency Action Plan*)

E. FERTILIZER STORAGE AND HAZARDOUS MATERIALS MANAGEMENT

E.1 Fertilizer Storage and Application Procedures

- All fertilizers will be stored separate from other chemicals in dry conditions.
- Extra care will be given to concentrated stock solutions by providing secondary containment for all authorized products.
- Secondary containment will be sized at 125% of the total amount of fertilizer/pesticides being stored in that containment.
- All products will be stored off the ground.
- Where necessary pallets will be utilized to keep large drums or bags off the floor.
- The storage will be locked at all times to prevent unauthorized use of fertilizers, as well as the chance of accidental spills, theft, and to deter wildlife.
- Fertilizer storage area will be clearly labeled as a **Fertilizer Storage Area (FSA)**.
- Labels of the contents of the fertilizer storage area will be posted on the door of the building to alert emergency responders about the contents of the FSA and other products present during an emergency response to a fire or a spill.
- MSDS and Emergency Action Procedures will be clearly marked and located in the onsite in the FSA.
- Adequate access to the FSA will be provided for deliveries and making the storage area secure, and to allow getting fertilizers and other chemicals or personnel out in a hurry.

E.2 Fertilizer Application and Safe Handling

- Approved fertilizers and pesticides are to be handled in a manner as to not cause harm to the applicator or the environment.
- All fertilizers and pesticides are to be applied at a rate which is consistent with its labeling.
- Only CALEPA, and DPR compliant products will be utilized onsite.
- Personal Protective Equipment (PPE) is required anytime fertilizers or pesticides are handled or applied, and PPE is to include, but are not limited to the following items: gloves, eye protection, face shields, respirators, and dust masks.

Cultivation and Operations Plan

Maple Creek Investments LLC.

E.3 Storage Location

- Fertilizer will be stored in their original containers unless damaged.
- Labels will be visible, readable and in plain sight.
- Containers are not permitted to come into direct contact with floor.
- All containers will be stored in an up-right position and secured to prevent from falling over.
- Aisles or walkways will be kept clear at all times and made wide enough to comfortably accommodate workers or emergency personnel.
- Containers are not permitted to be stacked or crowded on shelves or pallets.
- Partially used containers are to be resealed and returned to storage.
- All open bags are to be sealed inside another larger container, labeled and placed in secondary containment.
- Damaged containers are to be immediately repackaged, labeled, and stored in another larger container and place in secondary containment.

E.4 Fire Prevention and Suppression

- Fire extinguishers will be clearly marked and located within the FSA.
- Emergency contact information and procedures will be located within the FSA.
- Smoking is strictly prohibited within the FSA as well as within 50ft of the FSA.
- Flammable or combustible products will be clearly labeled as so and be stored separately from non-flammable or non-combustible products.

E.5 Inventory and Recordkeeping

- Inventory will be actively maintained as chemicals are added or removed from the FSA.
- Containers will be dated when purchased.
- Outdated materials will be removed and disposed in accordance with proper disposal guidelines set by the state pesticide and fertilizer regulating authority.
- Regular recording of inventory will be conducted to prevent the accumulation of excess material.
- Application or usage of fertilizers or pesticides will be recorded on a regular basis.

E.6 Monitoring of FSA

A monthly inspection of the FSA will be conducted for the following:

- Signs of container corrosion or other damage.
- Spill kit re-stock (if needed).

Cultivation and Operations Plan

Maple Creek Investments LLC.

- Faulty ventilation, electrical, and fire suppression equipment.
- Updates to the Emergency Action Plan.
- All required postings are current and clearly visible.

E.7 Security

- The FSA will be locked, and access restricted to unauthorized personnel.

E.8 Signage

- The contents of the FSA will be clearly posted at the entrance.
- Warning signs will be used as needed to alert personnel.
- Emergency contact information will be posted within the FSA as well as in the caretakers living quarters.

E.9 Spill Prevention and Preparedness

Opening fertilizer product containers, measuring amounts, and transferring fertilizer to the delivery system involves some level of risk from spills.

- Secondary containment will be utilized for fertilizer stock.
- Spill clean-up materials will be readily available for liquids (e.g., absorbent materials) and solids (e.g., shovel, dust pan, broom, and buckets)

E.10 Delivery System

- Fertilizers are to be mixed at a rate consistent with the manufacturers labeling.
- Emitters and commercial grade water meters are used to precisely calculate amounts of fertilizers and water applied to the crop.
- Gas powered, or solar powered electrical pumps will provide the irrigation system with the solution for the crop.

E.11 Hazardous Waste and Materials Disposal Plan

All spent materials utilized for the construction and operations of the proposed project will be removed and transported to an authorized waste management facility within the County of Humboldt. The preferred location for disposal is **Humboldt Waste Management in Eureka, CA**. All materials used for

Cultivation and Operations Plan

Maple Creek Investments LLC.

fertigation or pest and disease control will be triple rinsed and drained into fertigation and pest or disease control equipment and used in the next application to the crop. There is no domestic trash or waste on site as there is no domestic residence. Trash from daily operations and employee areas will be bagged onsite and removed weekly and transported to the above-mentioned waste management facility. Solid or human waste will be captured by utilizing portable facilities maintained by **Six Rivers Portable Toilets in Blue Lake, CA**. Operator will maintain service records and receipts for these facilities in accordance with State agricultural field sanitation laws and regulations. Non-usable plant materials will be composted onsite and amended into the soils the following year.

E.12 Hazardous Material Containment

For areas and equipment utilized that pose a potential threat to the environment, (i.e., gas powered pumps, sprayer cleanout, FSA, etc.) secondary containment measures will be implemented to mitigate potential exposure to the environment. **Secondary containment will be calculated at 125% of the total volume of the Hazardous material stored or utilized.**

E.13 Safety Procedures

MCI plans to contract with a local farm operations and management company that will implement farm safety requirements, trainings, and certifications that have been adopted by the state. Currently, the Occupational Safety and Health Administration (OSHA) has minimal safety requirements that must be adhered to for those seeking state licensing.

All employees will be provided with an orientation of the site and receive a reference manual that will outline safety precautions, emergency contacts, Personal Protective Equipment (PPE) requirements, locations of medical equipment, hand wash/eye wash stations, and bathroom facilities. Employees will always be monitored by the site supervisor and injury occurrences will be recorded and reported immediately. The farm operations and management company will have private liability insurance and state worker's compensation insurance that will cover any unfortunate occurrences.

E.14 Emergency Procedures

MCI's contracted farm operations and management agent will implement emergency protocols for the site. Locations for employees to meet in the event of an emergency, exit routes, and strategies for defense from natural disasters (i.e. earthquakes, inclement weather, and wildfires,) will be developed and employees will be provided with this information in the orientation process. Basic instructions will be outlined in an **"Emergency Action Plan"**. (See Attached ***Emergency Action Plan***)

Cultivation and Operations Plan

Maple Creek Investments LLC.

F. PRODUCT TESTING AND DISTRIBUTION

F.1 Product Testing

MCI will contract with a state certified testing laboratory to perform product testing requirements as outlined by the States regulations. The testing will include a complete breakdown of the product and will be used to determine the following:

- Pesticides
- Molds and/or Microbial contamination
- Potency, CBD, THC, and Terpene content
- Residual Solvents
- Mycotoxin

Testing will occur throughout the cultivation cycle, and when the crop is harvested. MCI will implement liquid chromatography analysis to determine the abovementioned data. Samples will be submitted in person to a State licensed testing facility and records of the test results will be maintained by the laboratory and MCI's operations agent for one year. All product that test below the acceptable allowances will be noted and destroyed.

F.2 Product Inventory and Tracking

MCI will adhere to County and State requirements by enrolling in an approved track and trace program

F.3 Product Distribution

MCI will use a State licensed distributor for the transportation and distribution of processed product to licensed dispensaries throughout the State of California in accordance with the requirements outlined in the MMRSA. Through approved software the operator will be able to issue a transportation manifest. This manifest is required for each point of sale and will be recorded in the distribution master log.

The lead operator and processing management team will be responsible for preparing the product for distribution. The management team will ensure that outgoing product inventory coincides with the

Cultivation and Operations Plan

Maple Creek Investments LLC.

distribution manifest and the master log. The distributor will be responsible for maintaining the manifest which will include the following information:

- Origin of sourced product
- Product type
- Condition of received product
- Product weight
- Travel routes
- Date and time of departure
- Date and time of arrival

Cultivation and Operations Plan
Maple Creek Investments LLC.

G. Attachments



Addendum with corrections:
Cultivation and Operations Plan
Maple Creek Investments LLC.
APN-315-011-009, APPS# 15197

As requested by County staff in the email received from project planner Misael Ramos on March 3rd, 2020, Maple Creek Investments LLC is providing this addendum to the current Cultivation and Operations Plan on file for the above-mentioned property and project.

As per email request:

An addendum to the ops plan has been amended to contain:

1. *A description of necessary vegetation and tree removal in terms of area for the development of new and reclamation of legacy roads for the installation of tanks, parking, septic, etc.;*
 - Regarding vegetation and tree removal for the proposed access road for the upper portion of the property noted on the site plan as (CA-"A") containing the proposed 27,025 sf cultivation area will not require any tree removal and only brush will be removed to accommodate the access road. The road will meet Category 1 standards as outlined in the CMMLUO 2.0. Additionally, parking and turn around will be provided for by the development of an end of road **Slip T design** in accordance with applicable road standards.
 - Regarding vegetation and tree removal for the proposed (CA-"A") 27,025 sf cultivation area will only require brush removal and grading.
 - Regarding vegetation and tree removal for the proposed water storage area will only require brush removal and grading.
2. *A description of any existing items on-site that will be changed from existing conditions and to what end. E.g., "...the shed will be removed, and the processing building will occupy the same footprint..." type of language.;*
 - Existing trailer to be removed
 - Existing 20'x25' shed to be removed and new processing/drying facility to occupy the footprint.
 - Generator and Propane tank to be removed
 - 5-2500gal water tanks to be relocated from the driveway/turnaround area to the water tank storage area and re-purposed as fire suppression water storage
 - 1-1500gal water tank to be relocated from near the Spring/POD 1 area to the water tank storage area and re-purposed as fire suppression water storage

3. *For the reclamation of the overgrown access road, an RPF is required to evaluate whether the necessary vegetation and tree removal constitutes timber conversion. Importantly, per the 2.0 ordinance, access driveways must be at least category 1 equivalent. This pertains to the slopes and width, mostly.*
- Regarding the lower portion of the property noted on the site plan as (CA-"B") with the proposed cultivation area of 6,260 sf, we will be removing this cultivation area from the current proposed project and no longer seek approval for that portion of the project as the proposed access road to the area will require removal of standing timber that has overgrown the existing road. Additional studies find that the road will not meet Category 1 standards as required by the CMMLUO 2.0 ordinance. This Change has been made to the site mapping and to the cultivation and operations manual and a copy of the updated mapping and cultivation and operations plan will accompany this addendum.