



I AND I RANCH, LLC CULTIVATION & OPERATIONS PLAN

Humboldt County APN 214-112-006-000, Application # 13324

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Cultivation and Operations Plan

Project Description

I and I Ranch seeks to obtain a Conditional Use Permit to cultivate 43,560 square feet of outdoor cannabis pursuant to the Humboldt County Commercial Medical Marijuana Land Use Ordinance (CMMLUO). Of the requested cultivation area 10,000 square feet is requested as a Zoning Clearance Certificate for new outdoor cultivation and 33,560 square feet is requested as a receiving site for the Retirement, Remediation and Relocation Program. Operations will take place on Humboldt County Assessor's Parcel Number 214-112-006-000. Operations will consist of full sun outdoor cultivation with use of greenhouses. The water source will be an existing groundwater well and a proposed rainwater catchment tanks. Irrigation strategies will include close monitoring of soil moisture content and the use of hand or drip irrigation. The projected water usage is about 1,950,000 gallons per year. Drying and trimming will occur on site or off site as is feasible.

Description of Cultivation Activities

The proposed new commercial cultivation activities will occur on 20% of 5 acres within mapped prime agricultural soils. Upon receipt of permit I and I Ranch plans to build a 1-acre full sun outdoor cultivation area within greenhouses.

Schedule of Cultivation Activities by Month

- I. January – Winter monitoring of site.
- II. February- Winter monitoring of site.
- III. March- Winter monitoring of site.
- IV. April- Amend soil and prepare cultivation area, including cover crop maintenance.
- V. May- Prepare garden space and cultivation area. Plant short season crop.
- VI. June- Plant full season crop.
- VII. July- Water and maintain crops. Harvest short season crop. Process harvest.
- VIII. August- Water and maintain full season crop. Harvest short season crop. Process harvest.
- IX. September- Water and maintain full season crop.
- X. October- Water and maintain full season crop. Harvest full season crop.
- XI. November- Maintain, harvest, and process full season crop. Fuel load reduction to improve forest health, reduce fire danger, and produce wood chips for site winter protection and soil health improvement.
- XII. December- Winter monitoring of site.

Watershed & Habitat Protection / Sustainable Farming Practices

To maintain and improve watershed and habitat conditions, I and I Ranch works closely with Compliant Farms Certified to monitor and assess site conditions as needed. By managing the entire landscape, we can: protect water quality & quantity, reduce fire hazard through fuel load reduction, improve wildlife habitat conditions, and offset climate change through increased carbon storage. Specific measures taken to improve watershed conditions and protect habitat include, but are not limited to the following:

1. Protection and setbacks from riparian areas.

2. Monitor and maintain roads.
3. Fuel load reduction.
4. Site specific Watershed Resources Protection Plan.

Site drainage, Runoff and Erosion Control Measures

Site drainage consists of drainage via soil infiltration. Roads and flats are properly engineered to disperse any run-off in a manner that slows, spreads, and sinks water into vegetated meadow or forest soil. Additionally, the landscape will be monitored for erosion and preemptively maintained to prevent loss of topsoil and degradation of landscape features.

Water Source, Storage and Use

The following describes where irrigation water will be sourced and stored, as well as provides a description of the irrigation plan and projected water usage.

Water Source

Water will be derived from two sources an existing groundwater well and a planned rainwater catchment system.

Water Storage

Upon permitting, and as economically feasible, rainwater catchment tanks will be designed, permitted and built.

Irrigation Plan

I and I Ranch will use conservative water use practices that include but may not be limited to:

- Drip irrigation
 - By delivering water directly to plant roots, water loss to evaporation will be minimized.
- Irrigation scheduling
 - Soil and plant moisture will be closely monitored to prevent excessive use of water.
- Capturing and storing rainwater
 - A rainwater catchment system will be designed, permitted and built to capture and store rainwater to be used as the primary irrigation water source. However, the existing groundwater well will supplement rainwater as needed.

At no time will water use exceed agronomic rates established by farmer expertise and close monitoring. All components of the water and irrigation system will be regularly monitored to prevent leakage and catastrophic loss.

Projected Water Usage by Month

The projected water usage presented below are estimates based on current water use.

Source	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Well	0	0	0	0	0	400,000	400,000	400,000	400,000	350,000	0	0

Processing Practices and Plan

Location

Cannabis cultivated by I and I Ranch, LLC may be dried in an existing shop building on the adjacent assessor's parcel number 214-111-006-000, or delivered to off-site processing facilities as is feasible. A private road will be used to access the onsite processing facility. The existing processing building (owner-build permit in process) will be used to dry and cure plants prior to trimming. A hand washing station for this facility is located near the building. In the future a building may be added to APN 214-112-006-000 for cannabis drying, curing and storage. Trimming is not planned for onsite processing at this time.

Summary of Processing Practices

The following Processing Practices shall be implemented and practiced on-site at all times:

1. Great care will be taken to maintain a clean working environment during all stages of processing. Work surfaces and equipment, will be kept in a clean and sanitary condition. Protocols to prevent contamination of cannabis product with mold or mildew will be followed at all times. Workers shall clean hands sufficiently when handling cannabis or use gloves.
2. During harvest cannabis plants are cut down to approximately 18-inch lengths of stem and transported from garden area to processing area to be hung for drying. Large water leafs are also removed during this process. All work is performed while wearing gloves using sheers or clippers.
3. Bud sections are hung in an on-site drying building for 5-7 days to dry. During the drying process, the buds are carefully monitored for moisture content and mold growth.
4. Once it is determined that buds have reached the desired moisture content, stems are removed and flowers are cured in open bags. Cured cannabis is stored securely in the processing shed.

Employee Practices

It is estimated that 6 employees will be needed throughout the cultivation season. The following practices will be implemented:

1. I and I Ranch will only employ persons for hire as allowable by law.
2. I and I Ranch shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include: federal and state wage and hour laws, CAL/OSHA, OSHA, California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
3. At all times workers shall have access to safe drinking water, toilets and hand washing facilities.

Worker Safety Practices

Safety protocols will be implemented to protect the health and safety of employees. All employees shall be provided with adequate safety training relevant to their specific job functions, which may include:

1. Employee accident reporting;
2. Security breach;
3. Fire prevention;
4. Materials handling policies; and
5. Use of protective clothing such as long sleeve shirts, brimmed hats, and sunglasses.

Each garden site and or processing area have the following emergency equipment:

1. Personal protective equipment including gloves and respiratory protection are provided where necessary;
2. Fire extinguisher;
3. First Aid Kit;
4. Snake Bite/Bee Sting Kit; and
5. Eye Washing Kit.

Emergency Contacts

Operations and processing facilities shall visibly post and maintain an emergency contact list which includes at a minimum:

- Land owner contact(s):
 - Land Owner: Shane Gomes: 831-291-6186
- Emergency responder contact(s):
 - EMERGENCY CALL 911
 - Nonemergency Sheriff: 707-445-7251
 - Myers Flat Volunteer Fire Department: 707-943-3094
- Poison control contact(s):
 - EMERGENCY CALL 911
 - Poison Control Centers 800-222-1222

Fertilizers, Amendments and other Agro-chemicals

I and I Ranch, will follow best organic operation practices. Fertilizers, amendments or other agro-chemicals will be stored in dedicated locations within the existing building that provides the necessary security and containment. All fertilizers or other regulated and non-regulated agro-chemicals shall occur within covered areas with secondary containment.

Fuel Use & Storage

Only small amounts of fuels will be stored for generator and small engine use. Fuel will be stored in approved portable devices in covered areas with secondary containment.

Description of generator use, power source, and storage

No generator or power is planned to be used in support of cannabis activities.

Road Use

I and I Ranch will monitor and maintain the road to ensure that it is in good condition, and not a source of sediment. Workers will be instructed to drive minimally and to share vehicles when possible. Workers will be encouraged to walk when possible to minimize environmental impact and improve personal health. Roads will be used minimally during wet winter months.

Security Plan

This security plan has been developed to incorporate best practices suggested by security industry professionals and law enforcement personnel. The security plan will be continually updated and improved as further information is available.

1. Few people have access to the property, which lowers the probability of breach of security measures.
2. This property is located at the end of a private road; there is no easement access through the property.
3. Dogs are present.
4. A locked gate accesses the property.
5. 'No Trespassing' signs are posted on the single-access road.
6. 'No Hunting' signs are posted.
7. Solar powered lights are to be placed along access road, which will alert workers of incoming traffic.
8. The cultivation area is visually obscured from the main road.
9. The processing facility shall be a secure lockable structure.
10. Operations shall be discreet and not draw attention.

Department of Environmental Health Information

Onsite Wastewater review and update

- Structures and manmade landscape features on the property (see site map).
- Potentially, 6 people will be working under County Commercial Medical Marijuana Permit during production April-October.
- Work areas will have toilets and handwashing stations that are served by septic systems.
- Distance between restrooms and work areas will be less than approximately 500 feet.

Water Production/Well Construction

- Irrigation water is a permitted well.
- Daily water demand will vary by season.

Hazardous Materials/ Solid Waste/ Recycling

I and I Ranch acknowledges that the Humboldt County Environmental Health Division, which administers the Hazardous Materials program as one of the Certified Unified Program Agencies, regulates hazardous materials and wastes from agricultural businesses, and will follow all appropriate requirements under the Hazardous Materials Program, including but not limited to:

- Any fuels stored, will be in approved storage containers. Gasoline are stored in covered area with containment device.
- All fertilizers, soil amendments, and pesticides used onsite will be stored indoors in approved containers.
- Solid Waste/Recycling
- Garbage will be stored in secure areas within a rodent proof enclosed trailer, in sealed storage containers that are self-closing.
- Garbage will be removed from property on a bi-weekly basis.
- Solid waste will be hauled to an approved Humboldt County collection locations.
- Excess used soils are cover cropped, amended and reused.