

Operations Plan
Lost Coast Cannabis, LLC
PLN-12795-CUP
APNs: 220-272-022 and 220-311-004

There are no known schools, school bus stops, public parks, places of religious worship, or Tribal cultural resources that are known within 600' of the cultivation area. Additionally, a 30' setback from property borders is satisfied for all cultivation related areas.

DESCRIPTION OF CULTIVATION ACTIVITIES

Cultivation

The project is for 18,965 square feet of existing outdoor commercial cannabis cultivation. Cultivation occurs on the western portion of APN 220-272-022.

4,998 square feet is cultivated in three (3) existing 14'x119 greenhouses using light deprivation. Two existing garden beds are along the south of the garden, 11'3" x 46'3" (area F, 520 sq ft) and 13'x48' (area H, 624 sq ft). Twenty five 8'x8' beds are to the immediate north and south of the nursery (areas (B & C), and one more 8'x8' bed in the middle of the orchard, near the center of the overall garden area (labeled "E" on the site diagram), totaling another 1,610 square feet. The remaining 11,160 square feet is cultivated in full-sun outdoor in 222 individual "holes" 8 feet in diameter each (areas A, D, I & G).

Individual plants are cultivated in permanent cultivated spaces ("holes"), with walkways a minimum of two feet between holes such that plants are limited from growing beyond the cultivated spaces, while ensuring soil health and stability. Plants are maintained within the footprint of each individual hole by trellis (caging or netting) and training the plants.

Applicant proposes reducing size of 100 holes to 6 foot diameter, and reducing the number of holes by 17, and constructing a fourth 14'x119 greenhouse, for a total of 6,664 sq ft enclosed light deprivation canopy. Applicant further proposes extending two existing beds (F & H) to a more uniform size of 14'x90'. All proposals are to be located within the pre-existing disturbed area. Overall, this proposal would reduce the cultivation area by 12 square feet, to a total proposed cultivation area of 18,953 square feet.

Existing and proposed canopy areas are compared below, and illustrated on page 1 and 2 of applicant Site Plan.

Ancillary propagation occurs in an existing 1,700 square foot greenhouse. Plants may be propagated from seed, but primarily are acquired from licensed nurseries, and vegetated on site until ready to plant into the canopy area, making use of supplemental lighting in the immature nursery area.

Garden	Area (existing)	Garden	Area (proposed)
A	39 x 8' holes (1,960 sq ft)	A	39 x 8' holes (1,960 sq ft)
B	10 x 8'x8' beds (640 sq ft)	B	10 x 8'x8' beds (640 sq ft)
C	15 x 8'x8' beds (960 sq ft)	C	15 x 8'x8' beds (960 sq ft)
D	10 x 8' holes (502 sq ft)	D	12 x 8' holes (603 sq ft)
E	1 x 8'x8' bed (64 sq ft)	E	1 x 8'x8' bed (64 sq ft)
F	11'3" x 46'3" (520 sq ft)	F	1 x 14'x90' (1,260 sq ft)
G	152 x 8' holes (7,641 sq ft)	G	100 x 6' holes (2,827 sq ft)
H	13'x48' (624 sq ft)	H	1 x 14'x90' (1,260 sq ft)
I	21 x 8' holes (1,056 sq ft)	I	1 x 14'x119 (1,666 sq ft)
J		J	54 x 8' holes (2,715 sq ft)
Greenhouses	3 x 14'x119 (4,998 sq ft)	Greenhouses	3 x 14'x119' (4,998 sq ft)
Total Area sq ft:	18,965	Total Area sq ft:	18,953.00

Up to three harvests per year may occur for the light deprivation and one harvest cycle for the full-sun, making use of variations in weather from year to year to extend to a third cultivation cycle when the best weather conditions exist. Water and power calculations are based on two cycles; yearly usage will not exceed the calculations on an annual basis; operations will adjust as appropriate to remain within these calculations, including underplanting if necessary.

MONTHLY SCHEDULE OF ACTIVITIES

AREA	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
Nursery	I	I	V	V	V	V	V	V	I	I	I	I
HoopHouses	I	I	I	V/B	V/B	V/B	B	B	B	B	I	I
Outdoor	I	I	I	I	V	V	V/B	B	B	B	I	I

I=Inactive
V=Veg
B=Bloom

WATER STORAGE, CONSERVATION, AND USE

Source

Irrigation water is sourced from a point of diversion on APN 220-311-004. The point of diversion is registered with the State Water Resource Control Board ("SWRCB") (CERTIFICATE H100776) for cannabis irrigation (restricted by annual forbearance). An annual usage of 175,960 for cannabis irrigation is permitted under this registration.

A Lake and Streambed Alteration Agreement with the California Department of Fish and Wildlife, (EPIMS-HUM-22388-R1) has been obtained. Domestic water, including fire suppression, is authorized under a riparian right, with all water captured and used within the same season, and reported annually under S025262 with SWRCB.

Water Storage

The current total storage capacity on the property is 77,000 gallons. Storage for cultivation currently totals 66,000 gallons (eleven 5,000 gallon tanks). One 11,000 gallon concrete tank is used for irrigation storage and as a “flow through” to domestic tanks after being emptied into the irrigation tanks. An additional 11,000 concrete tank is used to store residential/non-commercial irrigation water.

Two of the 5,000 gallon tanks and one 11,000 gallon concrete tank are located on APN 220-311-004. The remaining nine 5,000 gallon tanks and the second 11,000 gallon concrete tank is located on APN 220-272-022.

Applicant proposes twenty-two additional 5,000 gallon tanks. 12 are to be colocated with the existing nine tanks on 220-272-022 near the garden, and 10 to be located near the POD on 220-311-004.

Applicant proposes one 2,500 gallon tank dedicated for fire suppression, with an SRA hydrant as noted on the site diagram colocated with the existing nine tanks on 220-272-022.

A total of 176,000 cultivation storage tanks and 11,000 residential storage tanks will be in place.

Water Usage

Estimates are based on 1.25 gallons of water per plant per watering, inclusive of vegetative and flowering plants.

	JAN / FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV / DEC	Gallons / year
Gal / Month	0.0	8,750	24,525	24,525	24,525	36,788	29,430	24,525	1,875	0.0	174,942.5

IRRIGATION PLAN

Dripline systems and hand watering techniques are used, to monitor and conserve water usage. Water is generally applied every three days during vegetative growth, and every two-three days during flowering, depending on the weather conditions.

DRAINAGE, RUNOFF, AND EROSION CONTROL

A site management plan prepared by Timberland Resource Consultants has been provided, for water quality discharge permit WDID: 1_12CC404461. The site is categorized as Tier 1, Low Risk.

Per the site management plan, water storage tank lids shall be kept closed at all times when access is not needed. Overflow prevention measures are installed on diversion infrastructure or water storage tanks to prevent the overflowing of tanks and unnecessary diversion of water resources when water storage infrastructure has filled. Water conservation measures such as in ground planting and mulch or cover cropping of cultivated top soils are already being implemented.

To mitigate runoff from cultivation activities, high-retention soil mediums are employed.

WATERSHED AND HABITAT PROTECTION

To ensure mitigation of potential pollution of grounds, nearby waterways, and ecological habitats, the proper treatment, storage, removal, and overall security of potentially polluting products are ensured via the following methods:

- All fertilizers and petroleum products will be stored in either the “storage shed” or the “junior barn” as labeled on the accompanying site diagram, both located outside of riparian setbacks. Products are stored completely sealed, placed in a secondary containment (liquids), and stored in a manner that prevents contact with precipitation and surface runoff.
- Water storage tank lids shall be appropriately closed to prevent the access of wildlife.
- All non-cannabis refuse is stored indoors until removed and disposed of appropriately to a permitted solid waste/recycling facility.

Winterization measures consist of general cleanup and winter-preparation activities that prepare for local winter weather. Measures include:

- Any areas with soils exposed from winterization activities shall be seeded with cover crop
- Damage or wear resulting from vehicular use to road surfaces (such as rutting or wheel tracks) and/or road surfacing (such as rock) that would impair road surface drainage or drainage features (such as outsloping, waterbars, rolling dips, etc.) shall be repaired prior to the Winter Period
- All existing surface drainage features and sediment capture features shall be maintained if needed to ensure continued function through the Winter Period, as identified in the Site Management Plan

FERTILIZERS, PESTICIDES, AND OTHER REGULATED PRODUCTS

Fertilizers, pesticides and soil amendments are stored in the 8’x10’ “Junior Barn.”

Fertilizers, potting soils, compost, and other soils and soil amendments are stored within enclosed buildings, and in secondary containment, so they will not be transported into surface waters or be leached into groundwater.

Fertilizers, pesticides and soil amendments are applied and used per the manufacturers’ guidelines.

The use of pesticide products is consistent with product labeling and all products on the property are to be currently stored in closed structures to ensure that they do not enter or are released into surface or ground waters.

Cultivation areas are maintained to prevent nutrients from leaving the site during the growing season and post-harvest through the use of raised beds, soil retention interplanting of ground cover and grasses, and erosion control straw retention methods as needed.

Fuel is stored on the property, for the power system and for general homestead and cultivation uses. Small quantities (under 5 gallons) of fuel and motor oil are stored within fuel canisters, or the original container, within the "Junior Barn" to the north of the cultivation area. Any/all fuel canisters and motor oil containers shall be stored in secondary containment (e.g. plastic totes or sealed metal boxes) while being stored long term or not in immediate use, wherever these materials are used anywhere on the property.

Fuel is temporarily stored within a 100 gallon transfer tank used to fill up equipment on the property, contained in the bed of an operational truck. Additionally, three propane storage tanks, 500 gallons each, to power the back-up generator and for household (non-commercial) use are on site.

MSDS for all fertilizers, soil amendments, and pesticides (including organically produced examples) are available in the "Junior Barn"

POST HARVEST PLAN

Drying occurs in two buildings, the 640 square foot, labeled as "Studio", and the 840 square foot two-story "Shop."

Post-harvest processing will take place at a licensed offsite location.

Summary of employee safety practices.

- Processing operations will be maintained in a clean and sanitary condition including all work surfaces and equipment.
- Processing operations will implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
- Employees are required to wash hands sufficiently when handling cannabis or use gloves.

Description of toilet and handwashing facilities.

Portable toilet(s) are provided for cultivation employees, and serviced by B&B Six Rivers on an as needed basis.

Description of source of drinking water for employees.

An existing outdoor sink delivers potable water for drinking and handwashing at the Nursery.

Description of increased road use resulting from processing and a plan to minimize that impact.

Applicant does not anticipate increased road activity from cultivation activities over the baseline of existing cultivation operations. The cultivation operation will be primarily owner operated, with up to five employees present during peak times of planting and harvest operations.

Anticipated vehicle trips generated per day are one to three round trips per day, 5 days a week; employees can carpool to and from the site.

SECURITY PLAN

The operation is secured behind a gated private road and storage structures are equipped with locks. The property utilizes video surveillance and security lighting. Dogs are present on the property who also alert the occupants to visitors.

STAFFING AND PARKING

Up to five employees will be present during peak times of planting and harvest operations.

A total of four parking spaces will be provided.

There will be no onsite housing for employees.

ENERGY SOURCE & USAGE

Power is provided to the domestic and cultivation operations by a solar power system with panels located north of the cultivation area and panels on the south side of the residence, utilizing (24) 175 watt panels, (12) 285 watt panels and (12) 250 watt panels. A 22 kilowatt Cummings Propane Generator provides backup and system maintenance.

The power sources are tied into a system that supplies power to the house and to the cultivation activities. Cultivation power is used for nursery lights and fans, fans in greenhouses, pressure pump for the water system, dehumidifiers and fans in the drying space. Draw varies throughout the year, and the solar system currently has a battery bank that ensures power is maintained approximately 6 hours into each night.

Power Use	April	May	June	July	August	September	October	Totals
Hours of power used	1,260	4,320	4,620	3,360	3,360	3360	960	21,240
kW of power used	531	2,195	2,030	1,499	1,499	1499	696	9,950

<i>Power Source</i>	hours used	Percentage of hours used	SUM of kW used	Percentage of kW used
Propane Generator		24.00%	2317.54	23.29%
Solar		76.00%	7632.86	76.71%