MOJO MOUNTAIN, LLC
CULTIVATION AND OPERATIONS MANUAL
APN: 522-024-001
HUMBOLDT COUNTY, CA

COMMERCIAL CANNABIS
CULTIVATION FACILITIES

PREPARED FOR:

Modified September 2023

Cultivation and Operations Manual

Mojo Mountain, LLC
APN: 522-024-001
Application Number: 12460

Commercial Cannabis Cultivation Facilities

Lead Agency:

Humboldt County Planning Department
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Modified September 2023

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1. PROJECT SUMMARY

1.1. PROJECT OBJECTIVE

Mojo Mountain, LLC ("Applicant") is proposing to permit existing cannabis cultivation activities in accordance with the County of Humboldt's (County) *Commercial Marijuana Land Use Ordinance* (CMMLUO), aka "Ordinance 1.0" on APN 522-024-001.

The project requires a Conditional Use Permit (CUP) for approximately 35,025 square feet (sf) of outdoor cannabis cultivation. The project includes the permitting of existing and proposed facilities appurtenant to the cultivation, including greenhouses, cultivation facility for drying and curing of cannabis parking spaces, and an engineered water storage tank. The applicant aims to become fully compliant with State and Local cultivation regulations.

1.2. SITE DESCRIPTION

The Project is located at parcel number APN 522-024-001, northwest of the community of Willow Creek at latitude of 40.9818 and longitude of -123.7298. The subject parcel is approximately 318.89 acres per Humboldt County Web GIS. The parcel is on a ridge at an elevation of 3,600 feet and drains to the north. The site has a rugged landscape that hosts dense hardwood forest intermixed with oak and other species.

1.3. LAND USE

The subject property has a General Plan Designation of Timber (T) as identified by the Humboldt County General Plan and is zoned Timber Production Zone (TPZ). The surrounding parcels are zoned TPZ and Unclassified (U).

1.4. STATE AND LOCAL COMPLIANCE

1.4.1. STATE OF CALIFORNIA COMMERCIAL CANNABIS ACTIVITY LICENSE

Mojo Mountain, LLC has obtained four (4) Provisional Cannabis Cultivation Licenses from the State of California.

1.4.2. STATE WATER RESOURCES CONTROL BOARD – WATER RIGHTS

Historically, the primary water source was a groundwater well permitted through the Humboldt County Division of Environmental Health (Permit Number: 11/12-0971).

The operation proposes to source irrigation water from a rainwater catchment system that will be supplemented by a high flow point of diversion (POD). The applicant has an issued Small Irrigation use Registration (SIUR) for the POD (Certificate H100757). Refer to Section 1.4.6 for additional details.

1.4.3. STATE WATER RESOURCES CONTROL BOARD AND NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD – WATER QUALITY

Mojo Mountain, LLC is enrolled with the State Water Resources Control Board (SWRCB) General Order for coverage under the Tier 2, Low Risk classification of Order No. 2019-0001 General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities (WDID 1_12CC417114). A Site Management Plan and Nitrogen Management Plan have been prepared by NorthPoint Consulting Group and submitted to the SWRCB.

1.4.4. 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.

1.4.5. Cal Fire

The subject property is located within a State Responsibility Area (SRA) for fire protection. Several improvements are proposed 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. A fire riser will be installed to SRA specifications.

1.4.6. California Department of Fish and Wildlife

The applicant has an executed Streambed Alteration Agreement issued by CDFW on November 1, 2021. The Agreement is for 17 encroachments consisting of 16 stream crossings and a point of diversion.

Historically, the applicant identified the primary water source as a well. The operation proposes to source irrigation water from a rainwater catchment system that will be supplemented by a point of diversion (POD). The rainwater catchment system will consist of a 500,000 gallon open top rainwater catchment tanks with a floating liner. The rainwater catchment tank will be placed on a flat adjacent to the POD.

The POD will operate as a high flow diversion. The high flow diversion will be designed, sized, and operated in consultation with CDFW staff and CDFWs approval.

1.4.7. Cultural Resources

If buried archaeological or historical resources are encountered during construction or cultivation activities, the applicant or contractor shall call all work in the immediate area to halt temporarily, and a qualified archaeologist is to be contacted to evaluate the materials. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, ground stone artifacts, dietary bone, and human burials. If human burial is found during construction, state law requires that the County Coroner be contacted immediately. If the remains are found to be those of a Native American, the California Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains. The applicant is ultimately responsible for ensuring compliance with this condition.

2. CULTIVATION AND PROCESSING

2.1. Propagation and Initial Transplant

Mojo Mountain, LLC propagates clones on-site. The nursery will consist of a 200-sf area. Cuttings from the mother plants are rooted into a growing medium before being placed in the nursery, where initial planting occurs in 3 1/2” square pots to 1-gallon containers. Seeds will be started in 4-in pots, transplanted into 3-gallon containers, and kept in the nursery. The juvenile plants are irrigated using hand watering methods. After 3-5 weeks, the plants are transplanted to the raised garden beds within the hoop houses. Black out tarps will be used to achieve both light deprivation and Dark Sky standards. Propagation area with supplemental lighting will be properly maintained by shielding so little to no light escapes. Light shall not escape at a level this is visible from neighboring properties between sunset and sunrise.

2.2. Outdoor Cultivation Plan and Schedule

Outdoor cultivation will occur in multiple hoop houses with differing dimensions (Table 1 and Appendix A), totaling an area of approximately 35,025-sf. Hoop houses consist of PVC tubing and black-out tarps with garden beds. The black-out tarps will be used to maintain a 12-hour photosynthesis period, a technique known as light-deprivation.

Table 1: Summary of Cultivation Areas

Cultivation Area	Cultivation Type	Dimensions	Cultivation Amount (sf)
Northwest Cultivation Area	Light Deprivation	20' x 44'	880
		20' x 64'	1280
		20' x 117.25'	2345
		20' x 98.8'	1976
		20' x 84''	1680
		16' x 75'	1200
		20' x 44'	880
Southwest Cultivation Area	Light Deprivation	20' x 86'	1720
		20' x 116'	2320
		20' x 132'	2640
Central Cultivation Area	Light Deprivation	20' x 100'	2000
		20' x 100'	2000
		20' x 100'	2000
		20' x 100'	2000
Northeast Cultivation Area	Light Deprivation	20' x 128'	2560
		20' x 114'	2280
		20' x 64'	1280
		20' x 128'	2304
		20' x 128'	2560
Total Cultivation Area =			**35,025 sf**

2.3. Irrigation Plan and Schedule

Irrigation and fertigation of plants occurs using a combination of top-feed hand watering methods and drip emitters. Juvenile plants will be hand watered as needed. Mojo Mountain, 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 juvenile plant. Once plants are transplanted into the raised beds, a pumped watering system is used. Tubing will be laid along the length of the raised beds and drip emitters will be placed at the base of the plant. Each emitter delivers the water directly to the base of the plants.

2.4. Harvesting, Drying, and Trimming

Plants that are ready for harvest have their flowering branches removed and suspended in the drying building, which is temperature-controlled and equipped with ventilation fans. Plants are dried using dehumidifiers, and the drying process takes approximately one week, at which time the flowers are bucked into manageable buds and placed in storage bins. The storage bins allow safe transportation to an off-site processing facility. Trimming will be done off-site at a licensed processing facility.

2.5. Employee Plan

Mojo Mountain, LLC is an "agricultural employer" as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 of Division 2 of the Labor Code), and complies with all applicable federal, state and local laws and regulations governing California Agricultural Employers.

2.5.1. Job Descriptions And Employee Summary

- Agent in Charge: Big-picture oversight and management of Mojo Mountain, 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 full-time, year-round position.
- Lead Cultivator: Oversight and management of the day to day cultivation of 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: 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. This is a full-time, seasonal position.
- Seasonal Laborer: Provides cultivation, harvesting, and drying support. This is a part-time to full-time, seasonal position.

2.5.2. Staffing Requirements

In addition to the Agent, Lead Cultivator and Assistant Cultivator positions, up to three (3) seasonal labor positions will be available during peak operational periods. The number of seasonal laborers varies based on the needs of the farm during the cultivation, planting and harvesting seasons. At the peak harvest season, there will be a maximum of six (6) employees on site.

2.5.3. Employee Training and Safety

On-site cultivation, harvesting, and drying is performed by employees trained on each aspect of the procedure, including but not limited to cultivation and harvesting techniques, use of pruning tools, and proper application/storage of pesticides/fertilizers. All employees are provided with proper hand, eye, body and respiratory Personal Protective Equipment (PPE). Access to the onsite cultivation, drying and storage facilities are 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 in the Drying/Storage structure. 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 in the Drying/Storage structure.

2.5.4. Toilet and Handwashing Facilities

Portable toilets will be brought on-sites. A handwashing station will be available for employees at a distance typically no greater than 1,200-ft from the restroom facility.

2.5.5. On Site Housing

The is no onsite residence. All full-time and seasonal employees live off site and commute daily to the cultivation site. No new residential structures are proposed as a part of this project.

2.5.6. Parking

There will be six (8) parking spots located throughout the site. Four (4) parking spaces are adjacent to the existing cultivation area on the secondary access road and (4) are located near the proposed drying building area on the main access road. Employees will carpool to the site, if able to.

2.6. Security Plan and Hours of Operation

2.6.1. Facility Security

The site is secured by two locked gates along the main access road. Access to the facilities is limited exclusively to employees, and restricted access signs are posted conspicuously at the entry gates.

2.6.2. Hours of Operation

Activities associated with cultivation generally occur during daylight hours. All other activities such as harvesting and drying typically occur no earlier than 7 AM and extend no later than 8 PM. Commercial nursery and distribution activities typically occur 7 AM to 6 PM.

3. ENVIRONMENT

3.1. Water Source and Projected Water Use

The operation proposes to source irrigation water from a rainwater catchment system that will be supplemented by a POD. The rainwater catchment system will consist of a 500,000 gallon open top rainwater catchment tank with a floating liner. See discussion in Section 1.4.6.

The irrigation water usage for cultivation during a typical year is estimated to be 527,224-gallons per year (Table 2). Variables such as weather conditions and specific cannabis strains may also have a slight effect on water use. If water storage capacity is not met, the applicant may choose to cultivate less than the existing cultivation amount with the available stored water.

Table 2: Estimated Annual Irrigation Water Usage (Gallons)

Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	**Total**
0	0	0	0	35,700	89,251	92,226	102,920	135,083	72,044	0	0	527,224

3.1.1. Water Storage

The table below outlines the existing and proposed water storage on the parcel. Mojo Mountain, LLC has an existing water storage capacity of 34,000-gallons (Table 3). The proposed water storage capacity will be 534,000 gallons.

Table 3: List of Existing and Proposed Water Storage Vessels on Site

Existing/Proposed	*Type*	*Quantity (Gallons)*	*Number*	*Total Storage (Gallons)*
Existing	Plastic Tank	1,500	4	6,000

Existing	Plastic Tank	5,000	5	25,000
Existing	Plastic Tank	3,000	1	3,000
Proposed	Rainwater Catchment Tank	500,000	1	500,000
Total Storage	---	---	**11**	**534,000**

*Since water storage is in excess, one (1) of the water tanks will be designated as an SRA tank as appropriate

3.1.2. WATER COLLECTION ANALYSIS

This section summarizes the total collection potential from rainfall and the high flow POD.

3.1.2.1. Rainwater Catchment Analysis

Water is proposed to be sourced from rainfall capture and storage. The following calculations demonstrate the rainfall capture and storage potentials for the project. Data from PRISM Climate Group was used for calculations (https://prism.oregonstate.edu/explorer/). The PRISM Climate Group provides site-specific average monthly and annual rainfall data based on topography and historic precipitation values. PRISM data for the years 2010 – 2021 was used to represent the recent rainfall data and account for lighter rainfall years in the recent record. The highest precipitation year on record for the project site was 151.89 inches in 2010, the lowest rainfall year was 39.85 inches in 2013, and the average over the last 10 years was 102.33 inches. The 2013 precipitation amount of 39.85 inches is the lowest recorded rainfall on record for the area since 1900.

The 500,000-gallon rainwater tank is assumed to have 100% capture efficiency due to being an open top tank. The rainwater catchment tank is proposed to have a floating liner, this will prevent evaporation from occurring. No evaporation is accounted for in these calculations. The diameter of the tank is 74 feet with a catchment area of 4,301 sf.

Equation 1.

Harvested rainwater (gal) = catchment area (ft^2) x precipitation (ft.) x 7.48 (gal/ft^3) x capture efficiency (%)

Due to the changing climate and the current drought, it is important for cultivators to consider that not every year will be an average rainfall year. Using Equation 1, the rainwater catchment tank is expected to fill as followed during an average and a drought year:

Average Rainfall Year: During an average rainfall of 102.33 inches for the project area, the proposed tank would have the potential to capture approximately 274,353 gallons of rainwater (Table 4).

Table 4: Rainwater Catchment Potential During an Average Rainfall Year

Tank	Tank Diameter (ft)	Area (ft)	Volume (ft3)	Volume (gal)
500K	74	4,301	36,676	274,353

Drought Rainfall Year: During an extreme drought year of 39.85 inches the proposed tank would have the potential of capturing approximately 104,159 gallons of rainwater (Table 5).

Table 5: Rainwater Catchment Potential During a Drought Rainfall Year				
Tank	Tank Diameter (ft)	Area (ft)	Volume (ft3)	Volume (gal)
500K	74	4,301	13,924	104,159

3.1.2.2. Water Storage Summary

This section summarizes the total water storage potential from rainfall and the high flow POD.

During an average rainfall year, the proposed tank would have the potential to capture approximately 274,353 gallons of rainwater. Approximately 252,871 gallons are proposed to come from the high flow POD.

During a drought rainfall year, the proposed tank would have the potential to capture approximately 104,159 gallons of rainwater. Approximately 423,065 gallons are proposed to come from the high flow POD.

3.2. Site Drainage, Runoff, and Erosion Control

Mojo Mountain, LLC is enrolled with the State Water Resources Control Board (SWRCB) under Tier 2, Low Risk coverage, and a Site Management Plan (SMP) was developed based on best practicable treatment or control (BPTC) measures in accordance with the SWRCB's recommendations. Recommendations made in the SMP are summarized in the sections below.

3.2.1. Site Drainage and Runoff

The main road to the residence is composed of native soils and contains rolling dips to allow runoff discharge onto vegetated areas off the road. The Main Access Road shows adequate drainage patterns and no signs of sediment transport.

BPTC prescriptions for the existing Main Access Road include the installation of twenty-eight (28) type-1 rolling dips, reconditioning of six (6) existing rolling dips, the installation of one (1) rocked dip, and clearing the inlet of one (1) plugged ditch relief culvert, and reinforcing an existing inboard ditch.

Drainage-related issues on the Secondary Access Road will be addressed with the installation of five (5) type-1 rolling dips, reconditioning of two (2) existing rolling dips, and installation of a critical dip on the left hinge line of an existing ditch relief culvert.

Other existing roads on the project site show no drainage-related issues and require no BPTC prescriptions. The specific locations of all BPTC prescriptions and drainage features can be seen in the SMP.

3.2.2. Erosion Control

Bare soils on the project site will be seeded and strawed prior to the onset of winter. Cultivation waste will be composted on-site in a secure designated location on the southeastern quadrant of the parcel (Appendix A). Any cultivation waste that is not composted will be stored in the enclosed cannabis waste area adjacent to the composting area (Appendix A).

Mojo Mountain, LLC will apply best management practices including but not limited to:

1. Maintenance of roads.
2. Proper management of solid, liquid and cultivation waste (Section 3.8).
3. Cultivation facilities and spoil stockpiles will meet all required setbacks.
4. Irrigation and application of fertilizers will be performed at agronomic rates.
5. Regulated products will be stored within secondary containment (Section 3.7).

3.3. Watershed and Habitat Protection

Adherence to the Site Management Plan (SMP) will ensure that the watershed and surrounding habitat are protected. Adherence to the SMP entails implementation of BPTC measures prescribed to ensure adequate drainage on the existing roads, revegetation of bare soils, secondary containment of all liquid fertilizers and petroleum products, and the upgrade of several stream crossings.

Linear sediment controls will be used during the stream crossing upgrades; the controls will be applied along the toe of the slope, face of the slope and at the grade breaks of exposed slopes to comply with sheet flow length restrictions. For slopes between 25-50%, sheet flow length shall not exceed 15-feet. For slopes greater than 50%, sheet flow length shall not exceed 10-feet. Thus, at each break in slope, toe of slope, or unbroken length of disturbed slope measuring 10-15-feet in length a linear sediment control must be used until vegetation is re-established such that sheet flow does not result in erosion or scour of bare soil.

The cultivation activities and associated structures will be outside of all riparian zones, providing a suitable buffer between the cultivation operation and habitat. Additionally, site development and maintenance activities will apply BPTC measures in accordance with the SWRCB's recommendations. Any grading and earthwork activities will be conducted by a licensed contractor in accordance with approved grading permits.

3.4. Monitoring and Reporting

Monitoring will be conducted to confirm the effectiveness of the implemented BPTC measures and determine if the site meets all standard conditions. All cannabis-related disturbances on the project site will be inspected for erosion and sediment transport. These areas will include locations where runoff drains towards surface water. Additionally, the inspection will document the progress of any BPTC measure subject to a time schedule, or in the process of being implemented. A monitoring plan addressing all cannabis-related disturbances on the project site is included in the SMP.

On-site monitoring shall occur:

- Before and after any significant alteration or upgrade to a given stream crossing, road segment, or other 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 stormwater runoff.

- Following any rainfall event with an intensity of 3 inches 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.

An annual report will be submitted annually by March 1st via the State Water Resources Control Board's online portal. The annual report will include data from the monitoring reports attached to the Site Management Plan.

3.5. Energy and Generator Use

Mojo Mountain, LLC will limit the use of the generator to an as needed basis following all guidelines set up by Humboldt County and the State of California. A 6,500-Watt and 2,000-Watt Honda generators will be in operation from April to November for water pumps, lighting, general farm use,

and the drying cannabis. Generators will be stored inside the existing storage building. Secondary containment for spill prevention will be implemented.

3.6. Use and Storage of Regulated Products

3.6.1. Fuel Storage

Fuel containers stored on site are kept under cover and require secondary containment. A spill kit and safety kit will be kept for emergencies such as cleanup for small spills.

3.6.2. Best Practicable Treatment or Control Measures

Best practicable treatment or control (BPTC) measures will be employed when storing, handling, mixing, applying and disposing of all fertilizers and pesticides. All nutrients and pesticides are stored in wildlife-proof sheds, enclosed within containers labeled in accordance with manufacturer's instructions. Application rates will be tracked and reported with the end of the year monitoring report required in the SMP. Employees responsible for application are trained to handle, mix, apply or dispose of fertilizers with proper hand, eye body and respiratory protection in accordance with the manufacturer's recommendations.

3.6.3. Fertilizers

The applicant will use legal agricultural chemicals consistent with cannabis operations, including fertilizers, compost, pesticides, fungicides, and herbicides. Examples of fertilizers and pesticides used onsite include General Hydroponics 3 part base (FloraGro, FloraMicro, and FloraBloom), and Marrone Bio (Regalia, Venerate).

On-site inventory is kept for all chemicals. Agricultural are used and stored based on manufacturer's recommendations and requirements. Any materials required for use of chemicals will be provided to employees. The material safety data sheets (MSDS) are kept on site and accessible to employees.

Petroleum products, including gasoline, diesel, and lubricants, are currently kept on site in small quantities (e.g., 5-gallon containers) for use in small equipment (e.g., weed whacker). Petroleum products will be stored within the proposed buildings and will be kept in secondary containment. No hazardous waste is proposed to be generated onsite; all major equipment fuel changes will occur offsite at a licensed facility. A spill kit with sorbent pads will be accessible onsite in the event of a spill.

Cultivation, harvesting, and drying shall be performed by employees trained on each aspect of the procedure, including cultivation and harvesting techniques, the use of pruning tools, and proper application/storage of pesticides/ and fertilizers. All cultivation and processing staff are provided with proper hand, eye, body and respiratory Personal Protective Equipment (PPE). Access to the onsite cultivation, drying and processing facilities are limited to authorized and trained staff. Mixing of fertilizers in small storage tanks is solely conducted in a designated area where the mix will not enter surface waters. For young plants, the mix is applied via watering wand and mature plants are fertigated at agronomic rates by drip emitters or hand watering methods. Spent soil is amended and reused as needed. The application of any agricultural chemical products will be conducted according the manufacturer's recommendation.

Employees are trained on usage and handling procedures of associated equipment and cleaning procedures. Chemicals and hazardous materials are only used with equipment as recommended by manufacturers. Cleaning will occur regularly with instructions based on the manufacturer's

recommendations. All cleaning materials will be put away and stored properly within secondary containment when not in use and hazardous containers will be properly disposed of.

All hazardous waste will be stored within secondary containment. Additionally, a log will be kept in order to keep the volume of hazardous waste accounted for. Fertilizers and pesticides are being stored in a separate location from petroleum products. The aforementioned products will be located within secondary containment in the proposed drying facilities. No rodenticides will be used on site. At the end of the season, any unused liquid products are stored in secondary containment and will be applied the following year. Before unused products are stored at the end of the season, an employee will take inventory on the volumes and products. Additionally, all waste will be properly disposed of off-site and the correct facility. All trash, empty product containers, and recycling are hauled off-site bi-weekly to nearest licensed waste management facility, Recology Eel River.

Appropriate BPTC measures are being utilized when storing, handling, mixing, applying, and disposing of all fertilizers, pesticides, herbicides, rodenticides, or any other hazardous materials. Each year an inventory is conducted prior to the beginning of the grow season and necessary products are delivered to the site as needed.

3.7. Waste Management Plan

3.7.1. Solid Waste Management

Trash and recycling will be stored in the wildlife-proof trash storage area adjacent to each cultivation area. Trash is placed in waterproof containers that can prevent storm water contamination and leachate from entering or percolating to receiving waters. Applicant will self-haul solid waste and recycling using a dump trailer at least once per week to the Humboldt Sanitation transfer station in Willow Creek.

Vegetation matter such as branches and leaves will be composted on site and any remaining green waste will be stored in the enclosed cannabis waste area and will be hauled off to the Humboldt Sanitation transfer station in Willow Creek as needed. Soil will be left in the raised beds and will be cover cropped during the winter season.

3.7.2. Irrigation Runoff Management

Mojo Mountain, LLC aims to irrigate at agronomic rates, using drip emitters. Refer to section 2.3 for a summary of irrigation practices. No evidence of water movement and erosion in the cultivation area was observed during the site assessment. Mojo Mountain, LLC will apply amendments and fertilizers per label specifications.

3.7.3. Cultivation Waste and Soil Management

Cultivation vegetative matter such as root balls, branches, and leaves are composted at a designated area on the southeastern quadrant of the subject parcel (Appendix A, Sheet SMP3). Spent potting soil is stored in the raised beds within the hoop houses and reamended each year. The soil containment area is lined to prevent any soil erosion or nutrient seepage. All packaging from soil amendments and fertilizers will be collected and disposed at an appropriate facility.

4. PRODUCT MANAGEMENT

4.1. 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 and will include tracking ID's provided by the California Cannabis Track-and-Trace (CCTT) METRC system.

4.2. Product Inventory and Tracking

Mojo Mountain, LLC will follow all regulations and requirements set by the CCTT-METRC system. After approval of state licenses related to the proposed cultivation, Mojo Mountain, LLC will request credentials and order unique identifiers (UIDs) which will be assigned to each immature lot, flowering plant, and distinct cannabis product.

4.3. Transportation and Distribution

Transportation will be handled by a licensed transporter/distributer in accordance with State and Local regulations. All merchantable product will be distributed through licensed commercial cannabis dispensaries. The CCTT-METRC system will be used for all transactions with distributors or transporters.

APPENDIX A: SITE PLAN

MOJO MOUNTAIN, LLC

CONDITIONAL USE PERMIT

APN: 522-024-001

VICINITY MAP
NOT TO SCALE

DIRECTIONS TO SITE

FROM EUREKA, CA
-NORTHBOUND ON US-101
(APPROX. 7.2 MILES)
-TAKE EXIT 716A FOR CA-299E
-CONTINUE ONTO CA-299E
(APPROX. 29.3 MILES)
-TURN LEFT ONTO BERG ROAD
(APPROX. 5.2 MILES)
-TURN LEFT ONTO NEW THREE CREEKS ROAD
(APPROX. 4.1 MILES)
-TURN LEFT ON UNNAMED ROAD AND STAY RIGHT
(APPROX. 1.2 MILES TO SITE)

PROJECT INFORMATION

APPLICANT:
MOJO MOUNTAIN, LLC
P.O. BOX 1572
ASHEVILLE, NC 28802

OWNER:
707 REALTY, LLC
P.O. BOX 1572
ASHEVILLE, NC 28802

OWNERS AGENT:
NORTHPOINT CONSULTING GROUP, INC
1117 SAMOA BLVD
ARCATA, CA 95521

SITE ADDRESS:
522-024-001
NEW 3 CREEKS RD.
WILLOW CREEK, CA 95573

WATER = PRIVATE
SEWER = PRIVATE

PROPERTY SIZE = ±320 ACRES

ZONING =TIMBER PRODUCTION ZONE (TPZ)

GENERAL PLAN DESIGNATION = TIMBERLAND (T)

BUILDING SETBACKS:

	TPZ	SRA
FRONT	20'	30'
SIDE	30'	30'
REAR	30'	30'

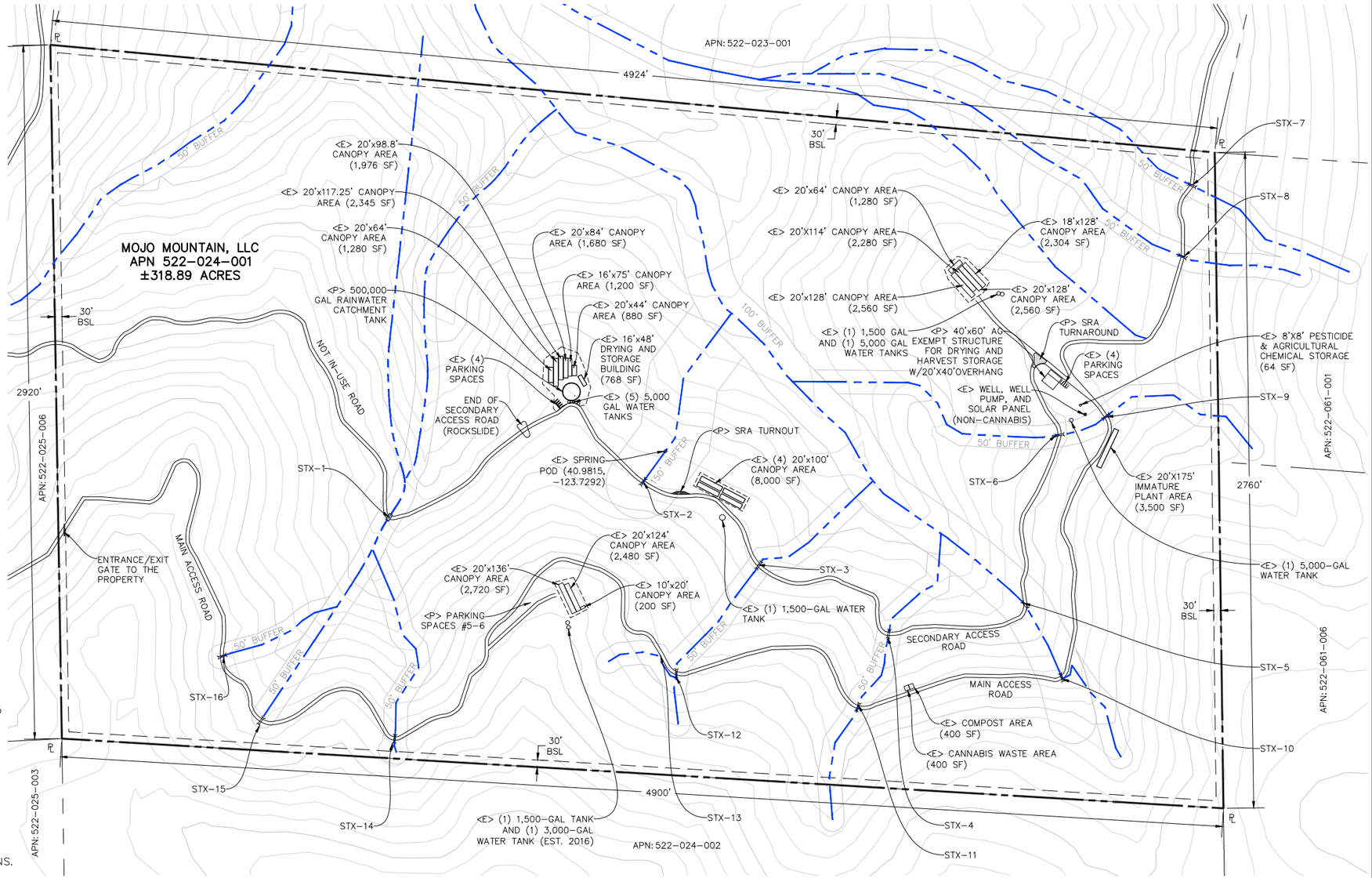
SRA AREA: = YES
IN COASTAL ZONE: = NO
IN 100 YR FLOOD ZONE: = NO

PROJECT DESCRIPTION:

MOJO MOUNTAIN, LLC IS PROPOSING TO PERMIT EXISTING CANNABIS CULTIVATION ACTIVITIES IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT'S (COUNTY) COMMERCIAL MARIJUANA LAND USE ORDINANCE (CMMLUO), ORDINANCE NO. 2554. THE EXISTING OPERATION INCLUDES APPROXIMATELY 35,025 SQUARE FEET (SF) OF CANNABIS CULTIVATION. THE PROJECT PROPOSAL INCLUDES THE DEVELOPMENT OF FACILITIES APPURTENANT TO THE CULTIVATION, INCLUDING GREENHOUSES, FACILITIES FOR DRYING AND CURING OF CANNABIS, WATER DIVERSION WORKS AND APPROPRIATE WATER STORAGE.

GENERAL NOTES

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM HUMBOLDT COUNTY 2015 GIS DATA. NORTHPOINT CONSULTING GROUP INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
3. GREENHOUSE STRUCTURES WERE ESTABLISHED PRIOR TO 2018.



PLOT PLAN

22x34 SHEET: 1"=250'
11x17 SHEET: 1"=500'
0 125 250 500

DRAWN BY	REVISIONS	DATE

NORTHPOINT
CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

MOJO MOUNTAIN, LLC / APN: 522-024-001
NEW 3 CREEKS ROAD WILLOW CREEK, CA 95573
CUP PLOT PLAN, VICINITY MAP, AND PROJECT NOTES

PROJ. MGR.: PS
DRAWN BY: CC
DATE: 10/02/23
SCALE: AS SHOWN

SHEET
C0
20-100

APPENDIX B: REFERENCES

California Code of Regulations. Health and Safety Code Section 11357-11362.9. <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=hsc&group=11001-12000&file=11357-11362.9.>

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