# Cultivation and Operations Plan

**Owner:** Rick Cooper
**Project Name:** Humboldt Sanctuary Farm, LLC
**APN:** 221-071-020

# I. Cultivation Operations Plan Overview

## 1.0 Project Information

Humboldt Sanctuary Farm (Applicant) is submitting this application for a Conditional Use Permit for an existing 28,500 square foot outdoor commercial cannabis cultivation on a 57.94-acre parcel, located near Meyers Flat, CA, Assessor's Parcel Number 221-071-020. This application with Humboldt County's Commercial Medical Marijuana Land Use Ordinance (CMMLUO).

The Use Permit would achieve the following results for the Applicant:

a. Permit the existing 28,500 square feet of existing outdoor cannabis cultivation.
b. Comply with applicable standards for water quality maintenance and watershed protection through the Waiver of Waste Discharge requirements of the North Coast Regional (and State) Water Quality Control Board (Water Board) and California Department of Fish and Wildlife (CDFW).

## 2.0 Project Location

The applicant's parcel is located in inland zone of Southern Humboldt County near Meyers Flat, CA. The parcel is comprised of 57.94-acres and is identified by Assessor's Parcel Number (APN) 221-071-020. The street address is for the parcel is 7450 Thomas Rd. Miranda, CA 95553. This property is located approximately .75 miles north of the Salmon Creek School in Humboldt County, CA.

Figure 1: Project Location Map

### 2.1 Zoning Classification

The County's Zoning Classification of the parcel is Unclassified (Zone "U"). The CMMLUO permits commercial cannabis cultivation on land zoned as U with outdoor cultivation sites up to 43,560 square feet with a Use Permit. The applicant's parcel meets all of the CMMLUO zoning requirements for commercial cannabis cultivation.

### 2.2 Site Topography

A map of the parcel's topography is included as Attachment A.

## 3.0 Easements

## 4.0 Natural Waterways

The parcel has one (1) Class II watercourse that runs from the northeaster quadrant of the parcel to the southwest quadrant.

More waterways

## 5.0 Location and Area of Existing Cultivation

There are three (2) separate cultivation areas on the parcel. Each cultivation area is delineated below. Cannabis cultivation occurs within 28,500 square feet of the parcel. Of those 28,500 square feet, 5,000 square feet is comprised of greenhouses and 23,500 square feet is comprised of outdoor. No mixed light or indoor cultivation occurs on the parcel.

### Greenhouses

The 5,000 square feet of greenhouse cannabis cultivation currently occurs in one location—Cultivation Area 3—on the Parcel and can be viewed on the County Plot Plan as Attachment B.

### Cultivation Area #1 – Decommissioned.

### Cultivation Area #3

Greenhouse A is 960 square feet and is located in the western section of the parcel. It resides within the proper buffer zones for the county and Water Board.

Greenhouse B is 960 square feet and is located in the western section of the parcel. It resides within the proper buffer zones for the county and Water Board.

Greenhouse C is 960 square feet and is located in the southeastern section of the parcel. It resides within the proper buffer zones for the county and Water Board.

Greenhouse D is 960 square feet and is located in the southeastern section of the parcel. It resides within the proper buffer zones for the county and Water Board.

Greenhouse E is 576 square feet and is located in the southeastern section of the parcel. It resides within the proper buffer zones for the county and Water Board.

Greenhouse F is 576 square feet and is located in the southeastern section of the parcel. It resides within the proper buffer zones for the county and Water Board.

### Outdoor

The 23,500 square feet of outdoor cannabis cultivation occurs in two (2) locations on the parcel—Cultivation areas 2 and 3—and can be viewed on the County Plot Plan as Attachment B.

### Cultivation Area #2

Cultivation Area #2 consists of approximately 17,000 square feet of outdoor cannabis cultivation and is located in the southwestern section of the parcel. It resides within the proper buffer zones for the County and the Water Board.

### Cultivation area #3

Cultivation area #3 consists of approximately 9500 feet of outdoor cannabis cultivation and is located in the southeastern section of the parcel. It resides within the proper buffer zones for the County and the Water Board.

## 6.0 Setbacks of Cultivation Area

Of the ~~five~~ two cultivation areas on the parcel, one (cultivation area 2) may not meet the required setback. Cultivation area 2 is adjacent to what may be regarded as a Class II watercourse that has a required setback of 100 feet. Approximately 1/3 of the garden lies within a 100 foot Class II setback. Although portions of cultivation area 2 would fall within a Class II setback, based on the well managed cultivation area, the native hillside between the garden and the watercourse, and the maintenance of native plants in the riparian, it does not represent an increased threat to water quality.

## 7.0 Access Roads

The parcel is located off of Salmon Creek Road off Highway 101. The road network exhibits some markers of inadequate drainage, namely erosion and sediment delivery in various locations. Necessary remediation and/or erosion control measures are outlined in the applicant's WRPP. The Road Report, commissioned by the applicant, contains many details. That Report has since submitted and accepted by agency authorities.

## 8.0 Graded Flats

There are existing graded flats located on the parcel. One, where the Nursery (former Cultivation Area 1) is sited, existed in 1973 when the Cooper family purchased the parcel.

## 9.0 Existing and Proposed Buildings

Storage Shed

The applicant is proposing a storage shed for the parcel.

Multipurpose Building / Pesticide Storage Building

The applicant is proposing a multipurpose building / pesticide storage building shed for the parcel.

Nursery

A Nursery building was added to the farm in 2021. It is a greenhouse-style structure with metal ribs and a heavy plastic covering. The footprint is approximately 1900 square feet. The Nursery is sited on what was Cultivation Area One, which has since been retired.

## 10.0 Water Storage, Use and Watershed Protection

### 10.1 Water Storage

The applicant currently has approximately 600,000 gallons of water stored in a non-jurisdictional rain water catchment reservoir (Pond #3) on site. The pond contains stored rainwater, which is pumped by a solar powered electric pump to three (3), 3,300 gallon agricultural use tanks adjacent to the Nursery (former Cultivation area 1) and used only for cannabis cultivation.

Water catchment analysis: Rainwater accumulates in the reservoir (Pond 3) in part from surface area rainfall. Moreover, rainwater flows to the reservoir off the adjacent hillside, northwest of the water body. Even in a season of less rainfall the reservoir fills up, and overflows.

### 10.2 Water Use

The amount of water used for the cultivation of cannabis will average 300,000 gallons annually. The cultivation areas are watered using drip irrigation, as well as minimal hand watering. All beds are mulched to reduce evaporation and soil pots are left in place during the winter months such that an efficient biodynamic soil is maintained throughout the year.

### 10.3 Watershed Protection

Measures of the Water Resource Protection Plan, as well as additional management practices shall be implemented to ensure adequate watershed protection. This includes the sparing application of water so as to limit potential for runoff, the planting of cover crop in the winter, the use of mulch to prevent evaporation, thereby minimizing water usage, and regular monitoring of the ponds for tadpoles.

The cultivation areas have a moderate gradient topography and are irrigated in a manner that prevent runoff. Within the cultivation area, large pots are strategically well-spaced, and grass is maintained between and around the pots to provide sufficient filtration and nutrient uptake.
The applicant has a Site Management Plan (SMP) for the parcel and is enrolled in the Water Board's waiver of waste discharge program as a Tier II discharger.

### 11.0 Distances from Significant Landmarks

There are no school, school bus stops, places of worship, public parks, or Tribal Cultural Resources within 600 feet of the cultivation site. There also are no offsite residences within 300 feet of the cultivation areas.

## II. Cultivation and Operations Plan

### 1.0 Materials Storage

All fertilizers are stored in a shed or covered and kept off the ground, thus any spill will be contained. Organic fertilizers and amendments are applied according to labeled instructions. All labels are preserved on nutrients containers for future referencing to ensure proper application is practiced. The storage area has posted instructions for storing fertilizers and amendments, instructions for cleaning up spills, and a spill kit that contains a container, gloves, towels, absorbent socks and an approved absorbent material.

Waste is stored in secure containers and is taken to the transfer station as needed to maintain a clean environment.

### 2.0 Schedule of Cultivation Activities

All cultivation activities are subject to change based on climate, strain and Applicant's schedule.

Outdoor

The Applicant usually begins cracking seeds for their outdoor cultivation sites around March and into April. Plants are transplanted to outdoor cultivation areas in May or June, depending on the weather. Harvesting of outdoor crops ensues either in September or October. The Applicant is anticipating one (1) outdoor harvest.

Greenhouse

The Applicant begins cracking seeds for their greenhouse cultivation sites around March and into April. Plants are transplanted to greenhouse cultivation areas in May or June, depending on the weather. If the applicant is able to cultivates two (2) runs in the greenhouses, the first crop is harvested in June or July+, depending on the weather, and the second in September or October. The applicant anticipates one to two (1-2) harvest(s) per greenhouse.

**generator use
March/April: Start seedlings; construct small plastic covered building to protect young seedlings; transplant plants into appropriate size containers, as needed.
May: Weed whack gardens as part of site preparation; turn soils; mix amendments into soils; test water system for leaks, etc.
May/June: Plant, depending on the weather.
June: Feed and top plants; do additional feedings, as needed.
July/August: Stake and tie plants; do ongoing check of water system; leaf plants; do a final feeding
September/October: Cut plants in the field; containerize them and move them to the drying facilities; hang dry plant material for approximately 10 days to 2 weeks.
Note: If there is the opportunity to do two runs in the hoop houses, then the first run is harvested in June or July+, depending on the weather and strain. Replanting is soon after that first harvest.

## 3.0 Processing Practices

Standards for Processing Activities:

Pursuant to Section 55.4.11 (q) through (u) of the CMMLUO, the Applicant will implement the following processing plan and practices for parcel APN 221-071-020.

a.) Provide a statement declaring Humboldt Sanctuary Farm, LLC, as an "agricultural employer," as defined in the Alatorre – Zeonvich – Dunlap – Berman Agricultural Labor

Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law.

b.) 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).

c.) The Application will comply with the following processing practices:

i.) All work surfaces and equipment will be maintained in a clean and sanitary condition;

ii.) All processing operations will implement protocols which prevent mold and mildew growth and contamination on the harvested cannabis;

iii.) All employees will have access to facemasks and gloves in good, operable condition as applicable to their job function;

iv.) All employees will adhere to proper hand washing and glove protocol.

d.) The applicant will engage in the following Employee Safety Practices, which are including but not limited to:

i.) emergency action response planning as necessary;

ii.) accident reporting and investigation policies in place;

iii.) fire prevention;

iv.) hazard communication policies, including maintenance of material safety data sheets;

v.) materials handling policies;

vi.) job hazard analyses; and

vii.) personal protective equipment policies, including respiratory protection.

e.) The Applicant will visibly post and maintain an emergency contact which includes at the minimum;

i.) Operation manager contacts;

ii.) Emergency responder contacts; and

iii.) Poison control contacts.

f.) Employees will have access to safe drinking water and toilets and handwashing facilities;

g.) There will not be any onsite housing provided on the farm premises.

Processing Plan

a.) Plants will be harvested one at a time using hand shears and taken into the proposed processing building where it will be dried, machine/hand trimmed, cured and stored. All processing will be performed by an estimated four (4) employees.

b.) All processing will occur in the proposed processing building.

c.) The Applicant is anticipating two (2) agricultural employees and six (6) trimmers on site.

d.) Employees will abide by the employee safety practices outlined in section C of the Standards for Processing Activities as seen above.

e.) The applicant will have portable toilet(s) with on site with proper handwashing / sanitizing facilities / equipment available.

f.) The parcel has a septic system, which may need to be expanded to account for employee use.

g.) Potable drinking water will be onsite for employees use.

h.) The Applicant will be utilizing the California METRC Track and Trace program, abiding by all appropriate record keeping practices.

## 4.0 Security Measures

The farm is located behind locked gates and surveillance cameras are in use at strategic locations. The drying and processing areas are kept secure. Additionally, the property is set up for fire safety. There are three ponds with water for firefighting, and there is a 1 ½" metal fire standpipe (or fire hydrant) with a fire hose adaptor at every building on the property. In the event of emergency, the appropriate authorities will be contacted.

## Attachments

A. Topo Map
B. Plot Plan
C. Other maps
    a. Historic landslide
    b. Arial map
    c. All maps in email