

# Cultivation and Operations Plan

APN: 218-081-006 (C) PLN: 13367 Applicant: FinMark Farms LLC

Revised: 03/09/2025

## Project Description

### CULTIVATION ACTIVITIES:

An application for a Conditional Use Permit to allow a total of 7,200 sq foot of existing outdoor Cannabis cultivation. Cultivation occurs inside of hoop houses. The irrigation water source is rainwater catchment. Harvest Storage will occur in the Drying Barn on adjacent parcel.

### Water

#### Source:

Irrigation water for this project comes from the integrated rainwater distribution system serving PLN: 13374,13337,13367,13336,13356,&13365. see water availability analysis for further information and map.

Irrigation water for this project comes from two rainwater catch ponds. A rainwater catch pond with approximate capacity of 350,000 gallons located on APN: 218-051-008, and a rainwater catch pond with over 2,000,000 gallon capacity on APN: 218-081-003

#### Storage:

The property has 13,000 gallons of hard tank storage utilized to store and distribute rainwater. (2)2500 (1)3,000 and (1)5000. Total hard tank storage on subject parcel is 13,000 gallons.

The integrated rainwater distribution system has a total water storage capacity of approximately 3,900,000 gallons. Water is stored in a series of rainwater catch ponds and hard tanks. See water availability analysis for more information.

#### Irrigation Plan:

Irrigation of cannabis is completed by a timed, drip irrigation system preventing any over watering or runoff. The Applicant utilizes time of day watering, and moisture retentive soils for water conservation. Water is applied at no more than agronomic rates. No runoff is produced by irrigation practices.

#### Projected Water Usage:

Estimated 140,000 gallons of water use per growing season. See table below for monthly water usage.

Water usage will be recorded monthly and reported annually pursuant to the Water Board, CDFW, DWR, and/or any other relevant agency requirements.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0	0	0	7600	14300	231500	25550	27500	25000	13650	0	0

### 3 SITE CHARACTERISTICS

#### Drainage:

At all times water is used appropriately and applied at no more than agronomic rates. Site has well-draining soils and natural vegetation is maintained around all cultivation areas.

#### Runoff and Erosion Control Measures:

The Project Site can be accessed from Island Mountain Road both from the north and from the south via Hogtrap Road. All of Hogtrap Road is maintained by the Applicant in accordance with best management practices. To minimize runoff and erosion, road drainage structures (rolling dips, outsloping, ditch relief culverts, etc.) have been implemented on the parcel to hydrologically disconnect roads. All access roads onsite are well-maintained with adequate drainage to address runoff and erosion. Site is in compliance with all Water Board standards and is monitored and maintained regularly following all Best Management Practices. The roads are maintained regularly in accordance with the PWA Roads Handbook.

Buffers of native vegetation are maintained around all cultivation areas. Most of the parcel is maintained in a natural state and is conserved as wilderness.

Site is well vegetated with stable, undisturbed soils. Any exposed or disturbed areas of soil that are found during routine inspection shall be reseeded and mulched with straw and shall be monitored and maintained to promote revegetation. Erosion control measures (hay waddles, straw bales, etc.) are implemented on an as-needed basis prior to each rainy season to help minimize sediment discharge, in accordance with Water Board standards.

#### Watershed & Habitat Protection:

All trash, recycling, amendments, fertilizers, and other cultivation related materials are stored such that they are secured from wildlife and cannot be released into the natural environment.

Cultivation areas will be maintained to prevent nutrients from leaving the site at all times: during the growing season and post-harvest.

The road network is maintained to reduce potential effects as much as feasible. There are frequent road drainage features that eliminate sediment delivery to surface waters. There are permanent rolling dips to ensure road surface erosion is adequately controlled.

Buffers of natural vegetation and habitat are maintained around all areas of human activity, The majority of parcel is undeveloped and conserved in a wild state.

Applicant is enrolled in the Water Board's Cannabis program continuously since 2016 and maintains compliance with all program requirements and fees.

#### Hazardous Material Storage

All cultivation related items and waste is stored in locations and in a manner in which they cannot enter or be transported into surface waters and such that nutrients or other pollutants cannot be leached into groundwater, and cannot enter the environment.

#### Amendments and Nutrients:

Amendments typically will be brought to site and used immediately. Only nominal amendment storage onsite in enclosed shed. Shed onsite for storage of fertilizers, pesticides, and other regulated products is in accordance with best practices, including storage within an enclosed space to prevent surface water contamination. Fertilizers, nutrients, etc are stored inside in secondary containment. All products applied per package directions or more conservatively.

The Applicant will apply fertilizers at agronomic rates and apply chemicals according to the label specifications, maintaining stable soil and growth media should serve to minimize potential for runoff as well.

#### Pesticides and Herbicides:

Only OMRI listed and/or Pest Management approved products will be utilized for pest and disease control. All products are stored in Shed. Secondary containment is provided for all liquid products. All products are applied using package directions.

#### Fuel:

Petroleum based fuels only used on an occasional basis. no Fuel is stored onsite. fuel is moved to the site in California compliant fuel cans placed in secondary containment. transition to solar is planned.

250 gallon propane tank supplies the dry barn for heating to support drying activities.

#### Soil Management:

The bulk of non-native soils onsite have already been present in the garden areas for multiple seasons and are amended annually. Only nominal amounts of supplemental non-native soils are brought to site each year, if at all. Any new soils brought to site are typically used immediately. Only nominal amounts of soil stored onsite are stored in an enclosure or in accordance with Caltrans Construction Manual Stockpile Management WM-3 guidelines. At the conclusion of each season's activities, the site is winterized. All smart pots and garden beds are mulched with straw to prevent soil transport during the off-season. It is highly unusual to have waste soil onsite. All soils are amended and reused. In the event of there being waste soil or spent growing medium, it will be transported off site and disposed of at a licensed waste facility. Any waste soil/media shall be stored in accordance with Caltrans WM-3 until it can be transported off-site.

#### Solid Waste / Recycling:

Refuse and garbage is stored in a location and manner that prevents its discharge to receiving water and prevents any leachate or contact water from entering or percolating to receiving waters. Trash and recycling are stored in trash cans with lids and secured to prevent wildlife disturbance.

Trash and recycling removed from site at least once weekly or more frequently during active season. Disposal Facility used is Redway transfer station.

#### Generator use

During normal operation, cultivation activities do not require the use of a generator. The generator included on the map is only utilized for drying purposes when expedited drying is desired rather than the slower curing that would occur without its use. The 25kw generator will serve as a backup generator only when the applicant is able to install the planned solar system. Any remaining Generator use will meet emergency use requirements and be less than 200 hours per year.

#### GREENHOUSE COMPLIANCE

The greenhouses have pervious floors (bare soil) and are in compliance with Humboldt County Code Section 314-43.1.3.2. They do not contain perimeter foundation, do not have improved floors.

#### SCHEDULE OF ACTIVITIES

##### Month

January	No activity. Infrequent visits for site maintenance.
February	No activity. Infrequent visits for site maintenance.
March	Preparation. Bring materials to site.

April	Bring starts. Plant.
May	Nursery and transplanting.
June	Farm operation and maintenance
July	Farm operation and maintenance. Harvest
August	Farm operation and maintenance. Replant
September	Farm operation and maintenance. Prep for Harvest
October	Harvest
November	Dry. Processing (offsite). Clean up.
December	No activity. Infrequent visits for site maintenance.

## OPERATIONS AND PROCESSING PROTOCOLS

### Processing Practices:

Plants are harvested and dried in the 36'52' Drying Barn located onsite with use of portable dehumidifiers and fans. Finished product is then moved to the secured Harvest Storage location.

Dependent upon market conditions, the operator may opt to conduct processing operations offsite, processing onsite, or may opt to not process at all (crop direct to extraction without processing). All operations will comply with all pertinent regulations. Processing may occur onsite and applicant reserves the right to opt to process offsite or conduct no processing (harvest straight to extraction) in future. Direct to Extraction (no processing) - crop or portion of crop sold direct to extraction with no processing required. Offsite Processing-crop or a portion of crop sent to licensed processing facility in compliance with all required regulations and documentation. Onsite Processing- crop or portion of crop processed onsite in the building noted on Site Map as "Drying Barn" utilizing trim machine. Any onsite processing will comply with all required safety and sanitation practices will be followed including frequent hand washing, and the wearing of gloves and masks. Any processing activities conducted onsite will follow all applicable regulations and requirements as stated by all agencies with jurisdiction

### Staffing:

No employees at this time. Operations conducted by LLC members. A maximum of 2 employees are anticipated to be needed for full operation of this farm.

### Days and Hours of Operation:

The facility is not open to the public and will not accept visitors without a specific business purpose.

Hours of operation will typically be from 10 AM to 3PM. Due to the remote location of the facility and the limited commercial activity window, there are anticipated to be no significant noise or traffic impacts upon the occupants of neighboring properties.

#### Safety Practices:

Cultivation and processing operations implement best practices to the highest degree feasible. There no employees at this time, if the operation chooses to include employees in the future it will comply with any other relevant County and State regulations where applicable.

#### Safe Drinking Water. Toilets. and Sanitary Facilities:

At all times, there will be access to safe drinking water and toilets and hand washing facilities that comply with applicable federal, state, and local laws and regulations.

Applicant has contract with B+B portable toilet to provide and maintain toilet and hand-washing facilities in accordance with the requirements of all relevant regulations. There are also two existing septic systems onsite that serve buildings Not Used for Cultivation.

#### Road & Parking:

Project activities do not present a significant increase in road use. Onsite parking spots are noted on the Site Map. NO on-site Housing

### SECURITY PLAN

The security measures located on the premises will include the following:

- a) Lighting - Motion sensor lighting is installed around the facilities.
- b) Alarm -Guard dogs are also present on the property during operations.
- c) Access Control - All entrances to the facility are restricted by locked gates. The remote location of property provides an additional component of security.
- d) Fencing - The cultivation areas are fenced for wildlife providing intrusion protection.
- e) All cultivation related items and products will be stored in locked and secured locations.
- f) All Marijuana other than lab samples will be transported to State licensed and/or locally permitted licensed cannabis wholesale, distribution, or manufacturing companies by a State licensed and/or locally permitted licensed transport company.