Sunny West LLC

CMMLUO OPERATIONS PLAN

APN: 214-233-008, 212-041-005

DATE: 5/6/2017

Compiled By:

Timberland Resource Consultants

165 S FORTUNA BLVD

FORTUNA ,CA 95540

707-725-1897

Operations Overview

CUP16-130 APPS# 11025

APN(s): 214-233-008, 212-041-005

Project description: Sunny West LLC is seeking a Conditional Use Permit under the existing CMMLUO to permit existing 37,560 ft^2 of outdoor and 6000 ft^2 of mixed light cultivation, as well as ancillary processing activities and the supporting infrastructure and facilities. Date stamped air photos of the existing cultivation (prior to January 1, 2016) on site are provided with this submission.

The applicant acknowledges that the commercial cannabis activity approval being sought under the conditional use permit application, pursuant to CMMLUO, is subject to compliance with all other applicable Humboldt County zoning and land use regulations, as well as other applicable provisions of the Humboldt County Code and applicable state laws.

A determination of compliance will require multi-agency review of activities/development described in the permit application and in some cases, site inspections.

If development and/or activities on the subject parcel are determined, for some reason, to be out of compliance with any applicable State or County code, regulation or policy, a compliance agreement can be formulated between the applicant and relevant agency or agencies, which includes a compliance timeline whereby operations may continue under a *"Provisional Clearance or Permit"* and corrective action is initiated to achieve compliance under agreed upon terms.

Parcel Information: The subject parcel APN: 214-233-008 is approximately 126 acres, zoned TPZ with T framework designation. This parcel accommodates the cultivation site. The second parcel APN 212-041-005 which is the joined to the north accommodates the infrastructure and facilities relative to the cultivation site. This second parcel is approximately 42 acres and has the same zoning as its pair. These properties are located approximately 3.5-miles due south of Miranda on the south side of the south fork Eel River.

Topography/Landscape: The subject parcels are located at nearly 1500 ft elevation at the top of a ridge above the south fork of the Eel River. The property slopes relatively gently to the west/north west where a tributary (of the eel river) named coon creek exists at the lowest elevation. The cultivation site and its associated are situated on cleared landings which are surrounded heavily forested douglas fir and redwood stands as well as second growth hardwood habitat.

Surface Water Features: There are a total of 5 small Class III (intermittent) streams on the two subject parcels. Also located on this site are two Class II water courses one of which is the

headwaters to Coon Creek (a tributary of the South Fork Eel River). The applicant does not use any surface water for cultivation purposes on this site.

Road/Stream/Crossings/Easements: The site is located just off of French Creek Road which is a public access rocked road. Once the driveway branches from French Creek road the upper landing and home site is located about 500 ft behind a locked gate. Continuing down the private driveway to the second, lower landing, where the cultivation area exists you pass over one Class III watercourse. Currently, a culvert is not installed at this crossing. A second lower road is accessed through an easement from the neighbor's property, this road is rarely used. During a site assessment conducted by Timberland Resource Consultants (January 2016) the resulting comments were supplied: "the landowner's roads and flat areas were physically inspected as part of this assessment and there were no unstable areas present that could be effected by road surface runoff from the proposed cultivation area."

Site Development (residence, structures, other, year built): This site was used as an access for active historic logging operations. Several of the skid trails eventually became the sites access roads. A less than 3 acre conversion exemption (1-15EX-365 HUM) was accepted by CalFire for this site in November 2015 to address the landing where the home site has recently been developed (spring 2016). The less than 3-acre conversion exemption has been submitted with the accompanying application materials. Near the home site a drying facility was installed in 2016 as well as an onsite septic system.

Utilities (electric, propane, sewer): Electric power is supplied to the property from two small portable generators that are fuled by portable gas cans. The home site is served by a conventional septic system. The greenhouses on the cultivation site are serviced by solar power.

Water Supply: The property is supplied water by a well located within the cultivation site. The well is approximately 80 to 100-foot-deep a permit for the existing well is being investigated through Fisch Drilling in the near future. There are no surface diversions occurring on the property. There is a total of 42,000 gallons of hard plastic tanks to store water on property (9) 3,000 gal. (2) 5,000 gal,(5) 1,000 gal hard plastic poly tanks.

Cultivation Areas (proposed, existing): The existing cultivation that was documented onsite consists of 37,560 feet of outdoor (light deprivation hoops) and 6,000 mixed light. The applicant has twelve (12) 30X100 beds under open air plastic pvc hoop houses (covered with black out tarps) as well as two (2) 30 x 100 beds under greenhouses which harbor the mixed light use. The cultivation site is located on the lower landing in the southern parcel (APN 214-233-008).

Peak Water Demand: The peak water demand projected to maintain plants for the summer months of July through September is an average 30,000 gallons per month. The "Monthly Water Use" table below shows estimated water use throughout the grow season. Water usage will be monitored and recorded by use of in-line totalizing flow meters in accordance with applicable regulations.

Monthly Water Use Table no water is used in months not listed on table					
Month	**Cultivation Area 37,560 ft² Outdoor /Light Dep Gallons used**	**Cultivation Area second round 37,560 ft² Outdoor Gallons used**	**Cultivation Area Mixed light 6,000 ft² Gallons used**	**Plant stage**	**Total gallons**
March	2,000	0	12,000	Seedlings	14,000
April 15	10000	0	2,500	Seedling/vegetative	12,500
May15	15,000	0	3,500	Vegetative	18,500
June15	20,000	2,000	7,500	Vegetative	29,500
July 15	20,000	20,000	10,000	Flower/Harvest Vegetative: **second run**	50,000
August15	10,000	25,000		Vegetative/Flower	35,000
September15	0	25,000		Flower	25,000
October15	0	10,000		Harvest	10,000

Irrigation Methods: Water and nutrient delivery to the plants will be by means of drip irrigation using low flow drip tape on each bed. The flow to drip lines is regulated by timers and adjusted for maximum efficiency taking into consideration temperature, plant demand etc. Water delivery throughout the system is carefully monitored on a regular basis to ensure proper function and responsible water use. Mulch is carefully placed as a top dressing to optimize soil water retention. Occasional hand watering may be employed if needed.

Irrigation Runoff/Erosion control: The use of drip lines ensures the beds are more evenly and efficiently watered. Through a watering practice of high interval and low quantity we expect near zero runoff. Cultivation activities are limited to the immediate area surrounding cultivation areas and conducted so products/materials are kept confined and not allowed to spread. The ground surface within and around the cultivation areas is formed and managed year-round to prevent any movement of entrained constituents such as fine sediment, fertilizer or other organic particles beyond the cultivation area.

Watershed Protection: The Cultivation areas on the subject parcel meet applicable setback requirements to watercourses, riparian zones or wetlands (see site plan). Sheet flow of rainwater or transport of cultivation byproducts over permeable, gently sloped soils in and around the cultivation areas is unlikely. Vegetative buffers have been maintained at natural slope around entire perimeter of cleared/developed area.

Watershed protection will be ensured by adherence to measures prescribed in the Water Resources Protection Plan (WDID:1B166447CHUM), developed specifically for this parcel by Timberland Resource Consultants under Regional Water Quality Control Board WDR Order # R1-2015-0023 and the subsequent enrollment requirements. Included with this submittal is a signed copy of Appendix A, "Enrollment Notice of Intent".

Once enrolled under R1-2015-0023, participants are required to engage in ongoing monitoring, reporting and maintenance including periodic site inspections and reviews of operational practices to ensure regulatory requirements related to the following listed items are being met:

Site maintenance, erosion control, and drainage features	Stream crossing maintenance
Riparian and wetland protection and management	Spoils management
Water storage and use	Irrigation runoff
Fertilizers and soil amendments	Pesticides and herbicides
Petroleum products and other chemicals	Cultivation-related wastes
Refuse and human waste	

Additionally, participants must ensure that management measures and controls are effectively protecting water resources, and that any newly developing problems representing a water quality concern are identified and corrected quickly.

Fertilizers, Pesticides, other Regulated products: The applicant will only use organic compost teas, which will be brewed onsite as needed. Crops will be irrigated and fertilized at agronomic rates in accordance with North Coast Regional Water Quality Control Board Oder R1-2015-0023. Fertilizers and pesticides will be stored and labeled in a secured shed adjacent to the cultivation zone (refer to site plan). Any potentially hazardous substances will be labeled and stored as required by MSDS (material safety data sheets), and will be maintained onsite.

Fertilizers to be used:

Stutsman Chicken Manure	Symbiotic
Perfect Blend Biotic Fertilizer	Dr. Earth Flower Girl Blend
Azymite	Maxsea
Oyster Shell	

Pesticides to be used:

Green Cure Actinivate Azatrol

In terms of pesticides, the applicant will follow existing protocols established by the California Department of Pesticide Regulations.

Cultivation Related Wastes: All solid waste accumulated by operations and will be sorted on site and contained in lidded cans outside of the northern processing/drying shed (refer to site plan). The garbage will be disposed of regularly offsite at a location such as at Humboldt Waste Management. All green waste material is composted or burned on site (refer to site plan).

Cultivation Operations/Practices (include generator and light usage): In order to maximize efficiency, the applicant uses a system of staggered harvests made possible by initiating the plants to flower on a defined schedule. Each harvest will be offset by 4 weeks. This will reduce the need for required drying space and limit the energy inputs for drying. Beds are underneath "open air" hoop style frames (PVC pipe). Blackout tarps are used to block out natural light during extended daylight hours in the summer months. Flowering will be induced between the months of mid-May thru mid-August by manually covering each flowering greenhouse with blackout tarp from the hours of 7pm to 7am. After mid-August plants will be allowed to naturally flower. The sizes of each flowering greenhouses is twelve (30x100)beds. At full capacity, the light deprivation greenhouses will total of 37,560 sq ft.

Low level lighting will be utilized in the mixed light green house, which holds two 30x100 beds a total of 6,000 ft^2. Lights are used for18 hours per day in the months of January thru March and during any desired vegetative growth stages between the months of May thru August. The lights being used are full spectrum and efficient LED's suspended within the greenhouses. Power used for lighting and exhausting the greenhouses and all other farming activities will be from an off grid solar system. Any mixed lighting activities will adhere to the International Dark Sky Association Standards and control light spillage as required. Electricity for the greenhouses is 100 % solar captured and the solar batteries utilized are two 24 volt batteries and are located within the shed nearest the cultivation area (refer to site plan). Talk about mixed light greenhouse activities...

Monthly Activity Schedule

Month	**Activities**	**Light Usage/hours**
January	Minimal cultivation related activity	
February	Order tarps, fertilizers, and other supplies/equipment. Maintain mother plants and begin cloning.	18 per day
March	Continue cloning and begin site preparations.	18 per day
April	Plant greenhouses. Trellis, support, and branch plants in greenhouses. A small amount of supplemental light usage is used during this time. By end of month full term baby plants are moved into outdoor cold hoop house beds. Mulch beds for water retention. Set up black out tarps.	18 per day
May	Mid-month, begin flowering, bottom branch removal, take clones from second crop	0
June	Flower and transplant clones Begin black out tarp use 7pm to 7am. Mid-month plants are in flower. Trellis to stabilize larger plants.	0
July	General garden care, watering and trellising. Utilize black out tarps 7pm-7am. Mid-month complete first harvest round. Ten day drying period begins. Trimming and processing begin off site.	0

	Plant new seedlings in greenhouses for second round, mulch beds for water retention.	
August	Trimming and packaging of first crop onsite. Mid-month greenhouses are back in flower. Trellis support plants, take new mother plants before the plants mature into flower. Black out tarps are not used after August 1st.	0
September	Flower, branch plants in greenhouse. General garden care and site maintenance. Mid-month complete second harvest round. Ten day drying period begins. Trimming and processing begin off site. Harvest seed plants and begin cleanup of site.	0
October	Begin second harvest mid-month. Dry, process, trim and package. Remove and store tarps. Clean up site.	0
November	Minimal cultivation related activity	0
December	Minimal cultivation related activity	0

Processing Plan: 3-7 family members (workers) conduct the work through harvest on the property. Harvest is dryed in a shop near the home site. After the harvest is dryed it is processed through one of three trimming machines maintained on site which are also stored in the drying/processing shed near the home site. During the handling of the cannabis workers will have access to facemasks and gloves. Workers will wash their hands sufficiently at the travel trailer near the cultivation site. Fresh drinking water is provided through a water delivery service. The use of a CMMLUO Approved Processing Facility is also under consideration at this time. The applicant shall provide additional information pertaining to this processing option as it becomes available.

Security Plan: Access to the parcel is restricted by locked metal gate at the driveway which is kept locked at all times. Property owner/occupants are normally present on the parcel. Fencing around greenhouses?

Operation Plan Sunny West LLC

Amend Generator usage hours by month.

Generator is Honda diesel whisper watt. 65 DB on top of the generator- definitely would measure to less than 50DB at 100 feet away.

The Generator is used 6houyrs during the evenings during the period of early April to the end of May. Once the days are longer than eight hours generator use is suspended.

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Received by HCPBD on 6.20.2024

Addendum to Cultivation & Operations Plan

PLN-11025-CUP / Applicant: Sunny West LLC

Date: 6-20-2024

This addendum is to explain the change in operations of the cultivation areas due to a CDFW site visit in 2023. During the site visit, it was observed that the road leading to two cultivation areas (red on site map) were poorly draining surface runoff. At the direction of CDFW personnel, it was advised there be a relocation of the cultivation in order to not utilize the road leading to those areas. A crossing (#11 on site map) had to be added to the LSAA to make the proposed relocation area viable according to CDFW. An amendment was submitted earlier in March of 2024 (please see attached) to CDFW Eureka office to achieve that.

The site plan being submitted along with this addendum shows two (2) red cultivation areas to be relocated to the purple, proposed relocation area. The relocation would move 8,000 square feet of cultivation and effectively close down a road that should not be utilized for commercial activity. There is no other change to the operations besides this relocation.

For any questions or concerns, please feel free to contact Maddy Rueda at 707-834-3515, mrueda@maddogcompliance.com.

Addendum to Operations Plan
PLN-11025-CUP | March 27, 2026

All current and proposed cultivation square footage will utilize outdoor light deprivation techniques to avoid using any supplemental light source. Light deprivation consists of manipulating natural sunlight in order to facilitate the growth cycle of the plants by using tarps or coverings on hoophouses that block out sunlight when necessary, and then removed for sunlight to come through when necessary for the growth cycle of the plant. This will also eliminate the need for a power source in order to cultivate. For the first cultivation after local and state approval, prior to installing solar, the cultivator will utilize older plants (teens) as starts in order to avoid any need for plants to be kept in the nursery and will be planted directly in the ground when they arrive, therefore not utilizing power. When the first cultivation crop is finished, it will be then processed and dried without using power as well in order to eliminate the use of generators on the property before solar is installed. This will be accomplished through the onsite building in place and will be dried without utilizing any equipment that needs power. Moving forward, the cultivator will install solar and will do so prior to needing any type of power for the cultivation or operations relating to the cultivation.