

Humboldt County Commercial Cannabis Cultivation
NorCal 420 Patient Collective, Inc. APN# 210-101-011

Operations Plan

Cultivation Plan

- Overview
 - Conditional Use Permit for **32,100** sq. ft. of Commercial Cannabis Cultivation.
- Description
 - This is an application for Pre-Existing Cultivation totaling:
 - 22,186 Sq. Ft. of Light-Dep Cultivation,
 - 4,214 Sq. Ft. of Outdoor Cultivation,
 - 5,700 Sq. Ft. of Mixed-Light Cultivation,
 - 3,210 of Nursery Propagation/Genetic Stock.
 - This property totals 52 acres and is zoned RA40.
- Cultivation Activities
 - Propagation
 - Applicant will use this area to maintain mother plants, produce clones and seed development. This activity shall use existing generator power for the lights and utilize dep covers to ensure compliance with Dark Sky Standards.
 - Greenhouse
 - Applicant will harvest two runs annually in enclosed light-dep greenhouses. Plants shall be sourced from the Nursery propagation area.
 - Applicant will harvest two runs annually in enclosed Mixed-Light greenhouses.
 - Supplemental lighting will be used to assist with vegetative growth using generator power.
 - Greenhouses will be covered with dep tarps to ensure compliance with Dark Sky Standards.
 - Outdoor
 - Applicant will harvest one run in outdoor area.

Humboldt County Commercial Cannabis Cultivation
NorCal 420 Patient Collective, Inc. APN# 210-101-011

Planting Schedule					
Month	Genetic Stock	Nursery	Mixed-Light	Light-Dep	Outdoor
Jan	Mother stock propagation	Create Clones	Fallow	Fallow	Fallow
Feb	Mother stock propagation	Clones/Teens	Fallow	Fallow	Fallow
March	Mother stock propagation	Veg Teens	Veg Growth	Veg Growth	Fallow
April	Mother stock propagation	Clones/Teens	Flower Phase	Flower Phase	Veg Growth
May	Mother stock propagation	Clones/Teens	Flower Phase	Flower Phase	Veg Growth
June	Mother stock propagation	Clones/Teens	Flower Phase	Flower Phase	Veg Growth
July	Mother stock propagation	Clones/Teens	Veg Growth	Veg Growth	Veg Growth
Aug	Seed Stock Development	Clones/Teens	Flower Phase	Flower Phase	Flower Phase
Sept	Seed Stock Development	Clones/Teens	Flower Phase	Flower Phase	Flower Phase
Oct	Seed Stock Development	Teens/Mother	Flower Phase	Flower Phase	Flower Phase
Nov	Seed Stock Development	Teens/Mother	Fallow	Fallow	Fallow
Dec	Mother stock propagation	Teens/Mother	Fallow	Fallow	Fallow

- Lighting
 - LED Lights will be used in this project.
- Environmental Controls
 - Greenhouses will have fans to promote airflow and will have minimal noise impacts.
- Record Keeping
 - Records shall be maintained on-site and available for inspection by agencies as relevant.

Water Source, Storage Plan, Irrigation Plan, and Estimated Use (Monthly and Annually; in Gallons)

- Water Usage
 - Water Source

Humboldt County Commercial Cannabis Cultivation
 NorCal 420 Patient Collective, Inc. APN# 210-101-011

- Water source shall be 70,000 gallon rain catchment off-stream pond.
- Existing recharge from rainfall March to Sept: 9.5" over 10,000 sq ft pond = 42,500 gal
- A permitted well is developed on-site and will not be used for cultivation.
- Water Storage
 - 70,000 gallon off-stream pond.
 - An additional 100,000 gallon storage in 20-5,000 gallon tanks will be developed.
- Water Conservation and Use
 - Applicant shall use drip irrigation to reduce the water needed for the project activities. Water meters shall be installed to track and monitor water use.
 - Annual water use shall total approximately 185,000 gallons according to the following table:

Planting Schedule				
Month	Nursery	Mixed-Light	Light-Dep	Outdoor
Jan	1,000	0	0	0
Feb	1,000	0	0	0
March	1,000	2,500	6,500	0
April	1,000	5,000	13,000	5,000
May	1,000	5,000	13,000	5,500
June	1,000	5,000	13,000	5,500
July	1,000	5,000	13,000	5,500
Aug	1,000	5,000	13,000	5,500
Sept	1,000	5,000	13,000	5,500
Oct	1,000	5,000	13,000	5,500
Nov	1,000	0	0	0
Dec	1,000	0	0	0
Sub-Total	12,000	37,500	97,500	33,000
Total				185,000

- Water Rights and Diversion
 - An amended LSAA was approved on December 23, 2020
 - The LSAA provides for the removal of historic diversions.
 - A 1600 has been approved for domestic use only.
- Site Drainage and Erosion Control

Humboldt County Commercial Cannabis Cultivation
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- The site is located on relatively stable ground and the cultivation site is located far away from any waterways. Applicant shall implement all protective measures as identified in the Site Management Plan.
- Watershed and Habitat Protection
 - This project is in the Van Duzen Watershed and practices have been implemented to protect the watershed and habitat as outlined in the SMA.

Summary of Specific Measures for Compliance with SWRCB Order (New and Pre-Existing Unpermitted Sites)

- Applicant will enroll in the State Waterboard Order and comply with the standards.
Stormwater Management Plan
- Stormwater shall be mitigated by the proper implementation of the Site Management Plan
Invasive Species Control Plan
- Applicant shall maintain the grounds of the property to ensure potential invasive species are not allowed to infest the property.

Materials Management Plan

- Cannabis waste materials will be composted on-site and mixed with landscape materials to ensure their decomposition.
- Materials that require disposal will be bagged up and transferred to eel river recology in Fortuna.

Hazardous Waste Statement/Site Assessments

- Storage: A shed shall be used for chemical storage
 - Nutrients
 - Various organic nutrients shall be used for this project as outlined in the DHSS worksheet.
 - Pesticides
 - No pesticides shall be used on this site.
 - Pest management shall be done by State approved chemicals for Cannabis.
 - Cleaning Chemicals
 - Basic cleaning materials: Bleach, Soap and alcohol shall be used in this project.
 - Flammable Materials
 - No flammable materials shall be stored in the immediate vicinity of the project area.

Humboldt County Commercial Cannabis Cultivation
NorCal 420 Patient Collective, Inc. APN# 210-101-011

- Any flammable materials shall be properly stored in containers and measures shall be taken to ensure any potential for spillage is mitigated using a liner in the storage area.
- Protective Equipment
 - Proper protective equipment shall be provided and made available according to SDS standards.
- Safety Data Sheets
 - SDS binder shall be maintained and kept on-site for employee access.

Sewage Disposal Plan

- Portable toilets serviced according to appropriate schedules will be used.

Soils Management Plan

- Used soils shall be located in the soil management area for amendment and reuse.
- Soil will be imported for cultivation use and will remain onsite.
- Used soils will be mixed with native soils and adapted for reuse.
- Soil area shall have waddles installed around perimeter to ensure no discharge to the waters of the State.
- Soil pile shall be covered by a tarp to limit potential for movement.

Processing Plan

- Harvesting
 - Harvesting shall be done by hand and will be moved into processing area for drying.
- Drying/Curing
 - Drying shall occur on-site and will be dried for 7-10 days.
 - All plants shall be tracked according to Metrc requirements.
- Processing
 - Processing shall occur on-site in 2,000 Sq. Ft. building. Applicant shall primarily use trim machines to limit need for additional employees.

Parking Plan

- Applicant has adequate parking for employees and staff.
- 8 parking spaces are available.
 - 5 for employee use
 - 1 for ADA/employee use as necessary
 - 1 for owners
 - 1 for regulators as necessary

Humboldt County Commercial Cannabis Cultivation
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Employee Standards

- This project shall use four (4) minimum employees up to eight (8) maximum.
- Employee Safety Practices
 - Labor duties would vary throughout the harvesting, drying, processing and packaging stages of the operation. With each task, an analysis will be conducted to identify potential hazards associated with a task, including weather conditions, the physical aptitude of employees, tools utilized and potential exposure to chemicals and other substances. Identification of these hazards is intended to mitigate potential job hazards and help ensure employee adherence to safety practices.

Toilet and Handwashing Facilities

- The Project site provides employees with access to the following facilities/resources within reasonable proximity to work areas:
 - Hand washing facilities are located adjacent to work areas.
 - Onsite potable water is provided for employee use.
 - Restroom facilities
 - Site has septic which can handle employee needs and is fed from onsite trailer until new building can be built.
 - Portable restrooms are currently located onsite and serviced as needed.

Drinking Water for Employees

- The Project site provides employees with access to bottled drinking water in the work areas.

Energy Plan

- All power needs for the project shall be primarily sourced from generators.
- Applicant shall develop renewable power options in the future.
- Applicant shall develop PG&E power.

Security Plan

- Site Security
 - The site has one main access gate which remains locked.
 - The site is surrounded by a fence to keep out intruders.
 - Applicant shall install security cameras to monitor the site.

Noise Source Assessments and Mitigation Plan

Humboldt County Commercial Cannabis Cultivation
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- Applicant shall take all necessary measures to ensure noise is limited to the site boundaries.

Light Pollution Control Plan

- Applicant shall install light dep covers to cover Mixed-Light greenhouses between dusk and dawn to ensure no light leakage occurs.
- Applicant shall comply with Dark Sky Standards

Water

Water Source Documentation

- Water is sourced from rain catchment pond.

Services

Onsite Wastewater Treatment System Information and Documentation

- Porto-Potty

Will Serve Letter from Water/Wastewater Service Provider

- N/A

Fire Suppression

- Applicant shall provide a dedicated 2,500 gallon tank for fire suppression.

Biological and Botanical

Biological and Botanical Reconnaissance Survey for Special Status Species and Sensitive Habitat

- Prepared by TRC and finds no biological resources shall be impacted by this project.
- Seasonally appropriate floristic survey confirms no sensitive species are present in project area.

Invasive Species Management Plan

- Site inspection to identify and remove invasive species.
- Proper site maintenance to reduce the incidence of invasive species.
- Limitations on transportation of items which may give rise to invasive species.

Roads

Road System Assessment

- Road system is developed to category IV standards

Humboldt County Commercial Cannabis Cultivation
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Draft list of improvements – Functional Capacity

- Measures taken to reduce traffic on roads
 - Hours of operation to utilize workers outside peak road traffic times
 - Employees will carpool to further limit impacts to road systems.

Other

Plan for Public Accommodations

- Site shall not be open to the public.

Plan for Adaptive Reuse of Site

- Cleaning site with history of Ag uses.

**Archaeological, Paleontological, Tribal Cultural Resource Survey Prepared By
Qualified Archaeologist**

Survey for Historical Resources

- Archaeological Study has been performed for this site.
- No cultural resources identified on the parcel.

CEQA Initial Study

- This project is exempt from CEQA according to the Humboldt County MND