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**Mattole Valley Farms Business Support Services, LLC (MVBSS, LLC)
Cannabis Cultivation Facility: APN No. 221-011-021 (Salmon Creek)
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**OPERATIONAL PLAN
UPDATED 4/10/2024**

1. Project Summary

Mattole Valley Farms Business Support Services, LLC is proposing to permit Commercial Cannabis Cultivation Activities in Accordance with the County Of Humboldt Commercial Medical Marijuana Land Use Ordinance (CMMLUO). The project is seeking a Conditional/ Interim Use Permit for commercial cannabis cultivation of 18,300 square feet of existing outdoor cultivation and a 1,800 square foot accessory nursery. With intentions to achieve compliance with the county agreement and eventually achieving a finalized zoning permit for cannabis cultivation.

The processing activity will be limited to hanging, drying and bucking dried cannabis off the stalk into totes for sale to a distributor and to transport to a third party facility. Drying will occur in an existing ag exempt barn.

Site has not been cultivated since 2014.

Cultivation will occur in greenhouses in amended raised soil beds utilizing water from a spring box Point of Diversion, as well as utilizing 46,200 gallons of rainwater catchment, on an unnamed tributary of Salmon Creek. There is also a **proposed** 3,600 square feet of full term outdoor garden with approval by a botanist that no special plant species are found or would be disturbed. There is currently on site 162,200 gallons of irrigation water storage with an additional 2,500 gallons of stored water designated for fire protection. Total stored water to 164,700 gallons. This occurs in (18) 5,000 gal. hard plastic tanks and (6) 3,000 gal hard plastic tanks, (1) 4,200 gal rain catchment tank and (1) 2,500 gal designated fire protection tank. An additional **temporary** water bladder of 50,000 gallons of storage will be retired by August 15, 2024 as required by CDFW. The bladder water storage will be replaced in the following cultivation year in the form of (10) 5,000 gallon hard water tanks. An additional (8) 5,000 gallon hard water tanks plan to be added, with the approval of the proposed 3,600 sq. feet of cultivation, to bring the total storage capacity to 204,700 gallons.

Solar Power will be provided by a bank of solar panels and an inverter to provide electricity for farm needs.

2. Land Use/Site Description

The Project is located in the Salmon Creek watershed near Miranda, CA (APN 221-011-021-000) just north of the intersection of Salmon Creek Road and an unnamed road. The subject parcel is zoned AE/TPZ and is approximately 85.68 total acres in size.

3. Outdoor Cultivation Plan and Schedule

The greenhouses cultivation sizes are:

(10) 10' X 90' = 9,000 sqf.

(3) 20' x 95' = 5,700 sqf.

(1) 10' x 90' = 900 sqf Nursery

(1) 10' x 40 = 400 sqf Nursery

(1) 10 x 50 = 500 sqf Nursery

Additional **PROPOSED** Outdoor square footage (Full term) in a 50' X 72' area = 3,600 sq. ft. (with conditions of approval by a botanist.)

The Cultivation schedule is to do two yearly harvest starting in April and ending in November for all greenhouses. The proposed 3,600 feet of full term outdoor will be planted in May and harvested in Oct.

4. Irrigation Plan and Schedule

Irrigation of plants occurs using drip irrigation and hand watering methods at agronomic rates which conserves water by not allowing excess water runoff. Plants are watered until established and then dry farming techniques are used to reduce water usage.

5. Harvesting, Drying, and Trimming

Plants that are ready for harvest have their flowering branches removed and are brought to the drying facility, a storage barn indicated on the site plan. Once taken to the drying building then hung and suspended in the drying facility until dry and broken down into totes.

6. Staffing

The farm will hire up to 6 temporary, seasonal worker as needed. Hours between 8am- 8pm.

7. Toilet, Handwashing and First Aid

Portable Toilets and handwashing station will be provided. Along with access to first aid kit/eye wash station.

8. Water Source and Projected Water Use

MVFBSS utilizes water management strategies such as drip irrigation to conserve water use. The table below outlines the estimated irrigation water usage for cultivation during the year. Variables such as weather conditions and specific cannabis strains will have a slight effect on water use. A total of 202,00 gallons of water usage is estimated (11.11 gallons/square foot of

canopy) for the total 18,300 of cannabis cultivation. For the year of 2024, with permit approval, we will be cultivating **only** the greenhouses for a total of **14,700 sq. feet** of cultivation. Our estimated irrigated water use for this cultivation year 2024 of 14,700 sq. Feet at (11.11 gallons/square foot of canopy) is 160,000 gallons of stored water.

TABLE 4.1 ESTIMATED ANNUAL IRRIGATION WATER USAGE

JAN	—
FEB	—
MAR	—
APR	12,500
MAY	30,000
JUN	30,000
JUL	35,000
AUG	35,000
SEP	35,000
OCT	20,000
NOV	—
DEC	—

Water Storage: There is currently 162,200 of irrigation water stored in (18) 5,000 gal. hard plastic water tanks, (6) 3,000 gal hard plastic water tanks, (1) 4,200 gal. rain catchment tank. The 50,000 gallon water bladder storage shall be retired by August 15, 2024 as required by CDFW. Replacement of the water bladder storage will occur in (10) 5,000 gallon hard plastic water tanks the following cultivation year. An additional (8) 5,000 hard plastic water tanks will be added to the farm to bring the total water storage capacity to 204,700 gallons. Currently on the property there is rain catchment tanks for a capacity of 46,200 gallons of rain catchment storage. (1) 2,500 gallon tank will be marked and designated for fire storage and protection.

9. Site Drainage/ Runoff/ Erosion Control

The cultivation site is mostly flat and has a forested buffer surrounding the property to mitigate runoff.

Buffers and setbacks from neighboring drainages will be met as well as respecting and staying clear of the stream set backs on the property.

Erosion Control Methods will be met first and foremost by disturbing as little land as possible. Erosion control methods of straw, waddles, French drains, pea gravel and seeding will be implemented in event of disturbance. Work on the LSAA for replacement culverts will be done by hired professionals such as Wilcox Enterprises or Edwards Excavation with the proper armoring and erosion control put into placement.

MVFBSS will utilize best management practices including but not limited to:

Maintenance of roads, including rocking and armoring.

Proper management of solid, liquid and cultivation waste will be properly disposed of.

Cultivation facilities will meet all required setbacks from riparian and wetland areas.

Irrigation and application of fertilizers will be applied at agronomic rates.

Regulated products will be safely stored with secondary containment.

10. Best Management Practices

Best Management Practices are used when storing, handling, mixing, applying and disposing of all fertilizers and pesticides. Fertilizers and Pesticides will be storage properly and contained within water tight, locked and labeled containers in accordance with manufacturer's instruction. Application rates will be tracked and reported through annual reporting. Solid waste and recycling is hauled off-site to transfer station and plant materials are composted in designated compost area.

11. Fertilizers

Fertilizers used in cultivation are:

- * Bat Guano
- * Age Old Bloom
- * General Hydroponics

Pesticide:

- * Plant Therapy

12. Product Inventory and Tracking/ Transportation

Site will be enrolled in the state METRC track and trace system. Transportation will be provided by third part distributor.