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Mattole Valley Farms Business Support Services, LLC (MVFBSS, LLC)
Cannabis Cultivation Facility: APN No. 221-011-021 (Salmon Creek)
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OPERATIONAL PLAN
01/12/2024

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 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 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 on an unnamed tributary of Salmon Creek. There are currently 71,000 gallons of irrigation water storage (7) 5000 gal. hard plastic tanks and (12) 3000 gal hard plastic tanks. An additional 130,000 gallons of water storage in the form of 5,000 gallon tanks is proposed. A gutter rain catchment system is planned to be developed to capture rain-water off the barn to reduce reliance on the diversion.

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 proposed are:

(15) 10' X 80' = 12,000 sqf.

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

(1) 10' x 60' = 600 sqf.

(2) 10' x 80' = 1,600 sqf. For Nursery

The Cultivation schedule is to do two yearly harvest starting in April and ending in November.

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 temporary, seasonal work 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 200,000 gallons of water usage is estimated (11.11 gallons/square foot canopy)

TABLE 4.1 ESTIMATED ANNUAL IRRIGATION WATER USAGE

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

Water Storage: There are currently 71,000 gallons of irrigation water storage (7) 5000 gal. hard plastic tanks and (12) 3000 gal hard plastic tanks. An additional 130,000 gallons of water

storage in the form of 5,000 gallon tanks is proposed. A gutter rain catchment system is planned to be developed to capture rain-water off the barn to reduce reliance on the diversion. (1) 3000 gallon tank will be 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.

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.

Rainwater Collection Analysis

Prism Rainfall Data 2002 to 2022 <https://prism.oregonstate.edu/explorer/>

Average of 4 lowest rainfall years in the last 20 years: 42.17 inches

2000 Square feet collection area

Conversion factor .6234

Gallons collected in a low Water year 52,290 gallons.