

*Goddess Organics, LLC*  
*Cultivation Operations Plan*  
*Updated December 2021*

**Project Name**

GODDESS ORGANICS, LLC

**Project Location**

3611 Little Larabee Creek Rd.  
Bridgeville, CA, 95526

**Project Contact**

MIKA COOK | 707-672-5443

**Agent of Record**

MIKA COOK | 707-672-5443

**Existing Zoning Designation** TPZ

**APN** 208-113-008

**PREPARED BY :**



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## Executive Summary

The project is located on 3611 Little Larabee Creek Rd. in Bridgeville, CA, on Parcel No. 208-113-008. The Applicant seeks approval for a Conditional Use Permit (CUP) for pre-existing cultivation, totaling 28,625 ft<sup>2</sup>, per Cultivation Area (CAV) findings. This includes 17,125 ft<sup>2</sup> of outdoor cultivation, 11,500 ft<sup>2</sup> of mixed light cultivation, and 2,862 ft<sup>2</sup> of greenhouse propagation area. The Applicant proposes the development of a commercial facility to support drying and processing activities. For the immediate future, the Applicant will harvest two cycles per year, utilizing only natural light, with the exception of supplemental lighting to support nursery and propagation activities. Once solar or another renewable energy source is developed on site, supplemental lighting may be utilized in the 11,500 ft<sup>2</sup> of mixed light cultivation area, and additional harvests may occur annually.

The existing water sources include: rainwater catchment, two permitted wells<sup>1</sup>, and an authorized stream diversion. Water is stored in multiple hard tanks for a total of 62,000 gallons of existing water storage. Grading plans have also been developed for a proposed rainwater catchment pond.

Power is currently supplied by generators, supplemented with solar. A complete transition to solar or other renewable energy sources is scheduled for the end of 2023.

## Project Location

The Project is located on 3611 Little Larabee Creek Rd. in Bridgeville, California, 95526. The Project Parcel (APN 208-113-008) is approximately 40 acres of TPZ zoning, which falls within the allowable zoning specified by the local authority. As the crow flies, this Project is 2.5 miles east of the town of Bridgeville.

## Setback Requirements

The proposed Project area meets all setbacks required by the local authority and adheres to all other setbacks from neighboring parcels and property boundaries.

There are no known schools, school bus stops, public parks, places of religious worship, or Tribal cultural resources that are known within 600' to 1,320' of the cultivation area.

Setbacks from nearby waterways adhere to the NCRWQCB/SWRCB and CDFW's setback requirements. It is deemed that Environmentally Sensitive Habitat areas will not be impacted by the proposed Project.

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<sup>1</sup> Permitted wells will NOT be utilized for Commercial Cannabis Cultivation unless:

1. Determined to be not hydrologically connected by the appropriate licensed professional.
2. Authorized for such use by the Humboldt County Planning Department.

## Cultivation Plan

Cultivation occurs between five (5) cultivation areas, as identified on the Site Map.

Cultivation area 1 is composed of 5,200 ft<sup>2</sup> of outdoor cultivation.

Cultivation area 2 is composed of 2,500 ft<sup>2</sup> of outdoor cultivation, 7,680 ft<sup>2</sup> of greenhouse mixed light cultivation, 675 ft<sup>2</sup> of greenhouse outdoor cultivation, and an 880 ft<sup>2</sup> greenhouse for propagation.

Cultivation area 3 is composed of 3,200 ft<sup>2</sup> of outdoor cultivation, 3,820 ft<sup>2</sup> of mixed light greenhouse cultivation and a 980 ft<sup>2</sup> greenhouse for propagation.

Cultivation area 4 is composed of 4,500 ft<sup>2</sup> of outdoor and a 990 ft<sup>2</sup> greenhouse for propagation.

Cultivation area 5 is composed of 1,050 ft<sup>2</sup> of outdoor cultivation.

## Cultivation Schedule

The following table (Table 1) details the annual cultivation schedule, comprising two (2) harvest per year, with breakdown by area. Water figures are indicated in gallons.

Once sufficient renewable energy sources have been installed, supplemental lighting may be utilized to achieve additional annual harvests. An updated cultivation schedule and water usage table is provided as Appendix A to this document to reflect changes as a result of the additional harvests.

TYPE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL TOTALS
OUTDOOR (1 HARVEST)	X	X	X	X	X	25,000	37,000	37,000	30,000	15,000	X	X	144,000
GREENHOUSE (2 HARVESTS)	X	X	X	4,000	18,000	20,000	23,000	20,000	20,000	10,000	2,500	X	117,500
NURSERY	X	X	500	1,500	2,000	2,500	1,500	1,000	X	X	X	X	9,000
<b>MONTHLY TOTAL</b>	<b>X</b>	<b>X</b>	<b>500</b>	<b>5,500</b>	<b>20,000</b>	<b>47,500</b>	<b>61,500</b>	<b>58,000</b>	<b>50,000</b>	<b>25,000</b>	<b>2,500</b>	<b>X</b>	<b>270,500</b>

**Table 1 - Existing water usage in gallons**

## Irrigation Plan

Irrigation water for crop production is currently stored in 62,000-gallons of hard plastic water storage containers on site. This water is gravity fed to holding tanks for each garden and then drip irrigated to the Cannabis plants. Cannabis plants in the nursery, and for the first week of

flowering after being transplanted, are carefully hand watered.

## Power Use

There are three generators on site which currently supply most power for cultivation related activities:

1. Honda 3,000 EU
2. Honda 7,000 EU
3. Honda 2,000 EU

At peak power usage, the Honda 7,000 EU alone satisfies all power needs.

In 2021 a Solar System was installed on site to supply additional power. In 2021 a Trellis Grant application was also submitted to purchase more solar infrastructure. Generator power will be phased out and completely replaced with solar (or other renewable) power to support all commercial cultivation activities by December 2023. Generators will remain on site in case of an emergency.

## Water Resources

The water currently stored in the 62,000 gallons of water storage on site originates from one of four existing water sources: seven five thousand gallon (5,000gal) rainwater catchment tanks, two permitted wells<sup>2</sup> onsite, and one permitted stream diversion. The primary water source will be a proposed rainwater catchment pond, as indicated on the Site Map. Pending permit processing approval, pond construction and completion is scheduled for 2022.

## Watershed Protections

Measures implemented to protect watershed and nearby habitat are described in both the Site Management Plan (SMP) and Water Resource Protection Plan (WRPP) submitted for the Applicant's enrollment with the State and Regional Water Board's General Orders.

## Nuisance Mitigation

The Project will mitigate the potential for existing nuisances, including odors, lights, sounds, and other nuisances that extend beyond the boundaries of the property, with adherence to State and local (County and/or municipality) regulations pertinent to this Project. Generators will be phased out, except for emergency use, by 2023. Blackout covers will be utilized from sun-up to sun-down to cover any cultivation areas that utilize supplemental

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<sup>2</sup> Permitted wells will NOT be utilized for Commercial Cannabis Cultivation unless:

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lighting during those hours. All light deprivation tarps will be stored and disposed of in a manner consistent with environmental best practices.

## Road Maintenance

Little Larrabee Creek Road, the private road utilized to access this project, is maintained regularly by the Little Larrabee Creek Road Association, of which the applicant is an active member. \$300 per year is collected from the Road Association's approximately seventeen (17) member parcels to perform ongoing maintenance. In 2021, the Applicant submitted a Trellis Grant application to fund necessary road maintenance on the shared access road.

## Winterization Plan

During the fallow months, any exposed ground is covered with green cover and native vegetation seed to protect against erosion and denitrification of the soil. Green manures are incorporated into the native soils to enhance productivity during the forthcoming planting season.

All practices described in Appendix A of the State Water Resource Control Board's General Order are and will continue to be implemented.

## Processing Plan

Upon completion of the cultivation process, harvesting, drying, and packaging will begin in specialized locations onsite. The Applicant historically dried and processed on site in the two structures currently designated as such use on the Site Map (Structures 1 and 8). The Applicant proposes to remove the historical existing unpermitted structures, two approximately 1,000 ft<sup>2</sup> unpermitted buildings (approx. 2,000 ft<sup>2</sup> total footprint) and replace them with a permitted structure that meets all commercial building codes, as indicated on the Site Map. The proposed building, identified as PR1 on the Site Map, will be multiple stories, with approximately 2,500 ft<sup>2</sup> of indoor areas to be utilized for: propagation, drying, processing and storage.

## Processing Environment

It is proposed that typically, the Project will support up to four (4) employees or contractors throughout the growing season. The proposed processing structure, identified as PR1 on the Site Map, will support a maximum of fifteen (15) contractors or employees during peak processing activities (July-December). The proposed structure will meet all applicable commercial building codes and CAL OSHA regulations. Once processing infrastructure is constructed, processing employees/contractors will be mandated to carpool and/or transportation will be provided unless onsite accommodations can legally be provided.

A permitted Onsite Wastewater Treatment System (OWTS) will be installed to meet all processing and residential needs for the project.

## Housing

The Site Map includes a personal residence that is not extended to employees. To reflect a time if/when regulations allow, employee housing is also proposed on the Site Map.

## Equipment and Product Management

### Equipment

- |                                   |                 |
|-----------------------------------|-----------------|
| - Rototiller                      | - Mr. Heater    |
| - Generator (2000w, 3000w, 7000w) | - Dehumidifiers |
| - Chainsaws                       | - Weed Eater    |
| - Honda Pump                      |                 |

### Fuels/Oils

- |                                   |                             |
|-----------------------------------|-----------------------------|
| - Gasoline 12-5 gallon gas cans   | - Oil - 5 quarts Napa 10w30 |
| - 1 gallon -2 stroke              | - Oil - 1 quarter 2 stroke  |
| - Propane - Total 80 Gal Capacity |                             |

## Petroleum Product Storage

All Petroleum products are stored within sealed containers in an enclosed structure within secondary containment. This structure is identified as 7B on the Site Map.

## Fertilizer/Pesticides/Rodenticides/Fungicides (Product Storage)

### Fertilizers/Amendments

- |                              |  |
|------------------------------|--|
| - 50 Pound - worm castings   | - 5 Gallon - Molasses (Sparetime)          |
| - 50 Pound - compost         | - 2.5 Gallon - Bonemeal (Age Old Organics) |
| - 6 Gallon - Bloom (Age Old) | - 1 Gallon - Kelp (Kelphelp)               |
| - 6 Gallon - Grow (Age Old)  | - 2.5 Gallon - Cal-Mag (Botanicare)        |

### Pesticides

- |                                |                                |
|--------------------------------|--------------------------------|
| - 5 Gallon - Isopropyl alcohol | - 5 Gallon - Hydrogen Peroxide |
| - 1 Gallon - Plant Therapy     | - 1 Quart - Neem oil           |
| - 1 Gallon - Crop Control      |                                |

## Agricultural Product Storage

As per the DPR (California Department of Pesticide Regulation), Projects that utilize pesticides

and fertilizers must meet guidelines pursuant to CCR, § 6670, Title 3, Division 6, *Pesticide, and Pesticide Control Operations*. General guidelines dictate that chemicals are to be stored separately from fuels, oils, and similar products. Fertilizers and pesticides are and will be stored in locked containment within an enclosed structure, identified as structure 7A on the Site Map.

### Chemical Spill Procedure/Handling

Secondary containment is utilized for all agricultural chemicals, petroleum products, pumps and other gasoline powered equipment, as required, when in use. “Spill Kits” composed of wood shavings or adequate quantities of other absorbent materials are located within both the Petroleum and Agricultural Product Storage Areas (Structures 7A and 7B on Site Map). In the event of emergency spills, the incident will be reported to the Cal OES State Warning Center at 800-852-7550 or 916-845-8911.

### Solid Waste Removal/Recycling

All garbage will be contained within the holding structure identified on the Site Map as Item 10 and is to be removed no less than once per week. All waste and/or recycling materials will be processed by a permitted solid waste/recycling facility. The facility designated to receive waste products for this project is Fortuna Recology.

### Security Plan

Several security measures will be involved in the comprehensive protection of Cannabis products during the cultivation and processing lifecycles. These include fencing, exterior lighting, alarms, cameras and video capture, and the hardening of doors and windows.

Additional Security measures for this project will encompass, at a minimum:

- Locked containment for product storage. (See structures 7C on Site Map)
- Locked gate(s) intro entry of property (See Property Entrance / Exit on Site Map)
- Surveillance and monitoring systems (strategically installed at gates/entry Points; scattered throughout cultivation areas).
- Guard Dog(s)

### Inventory Management

A rigorous system of recordkeeping and reporting will be facilitated to adhere to the State’s Track and Trace requirements of all cannabis products. This will include (but not be limited to) flower, trim, and stem to ensure zero diversion of product throughout processing.

To prevent loss and diversion, all cannabis products will be stored under locked containment during the drying, curing, and packaging phases of processing. Products will also be subject to METRC Track and Trace and state required recording measures to prevent diversion.



## Tourism Plan

This project plans to support tourism activities, once infrastructure has been established to support such activities.

## Appendix A

The applicant, for the foreseeable future plans only to conduct outdoor cannabis cultivation activities, per the definition provided of “Outdoor” cultivation described in Humboldt County’s CMMLUO. Only if substantial solar or other renewable energy generating infrastructure is installed at the project site, will Mixed Light cultivation activities occur on site. Proposed Mixed Light cultivation will occur only in the greenhouses designated with a red asterisks (\*) in the Site Map. The applicant proposes up to four harvests in each of the proposed Mixed Light greenhouses. All Mixed Light cultivation will occur in a fully-automated fashion, ensuring no light pollution or waste discharge. The below table (Table 2) illustrates projected updated water use based on proposed mixed light cultivation activities.

TYPE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL TOTALS
OUTDOOR (1 HARVEST)	X	X	X	X	X	23,000	37,000	37,000	30,000	15,000	X	X	142,000
GREENHOUSE (2 HARVESTS)	X	X	200	250	1,000	1,000	1,250	1,000	1,000	500	200	X	6,400
GREENHOUSE (4 HARVESTS)	15,000	10,000	16,000	22,000	12,000	18,000	24,000	18,000	22,000	10,000	12,000	15,000	194,000
NURSERY	500	800	900	1,250	2,000	2,500	1,500	1,000	800	800	600	600	13,250
<b>MONTHLY TOTAL</b>	<b>15,500</b>	<b>10,800</b>	<b>17,100</b>	<b>23,500</b>	<b>15,000</b>	<b>44,500</b>	<b>63,750</b>	<b>57,000</b>	<b>53,800</b>	<b>26,300</b>	<b>12,800</b>	<b>15,600</b>	<b>355,650</b>

**Table 2. Annual water usage based on proposed Mixed Light**