

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number: 24-067

**Record Number: PLN-11590-CUP
Assessor's Parcel Number: 208-113-008**

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Goddess Organics, LLC, Conditional Use Permit and Special Permit request.

WHEREAS, Goddess Organics, LLC, submitted an application and evidence in support of approving a Conditional Use Permit for the continued operation of an existing 28,625 square foot (SF) mixed light and outdoor cannabis cultivation, limited to a maximum of 11,500 SF of mixed light cultivation, including a maximum of 10% nursery space, or 2,863 SF. A Special Permit is also requested for development within the Streamside Management Area (SMA) for continued use and maintenance of the point of diversion infrastructure; and

WHEREAS, the lead agency, prepared an Addendum to the Mitigated Negative Declaration (MND) prepared for the Commercial Medical Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016. The proposed project does not present substantial changes that would require major revisions to the previous Mitigated Negative Declaration. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on September 19, 2024 and reviewed, considered, and discussed the application for a Conditional Use Permit and Special Permit, and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

1. FINDING:

Project Description: The application is a Conditional Use Permit for the continued operation of an existing 28,625 square foot (SF) mixed light and outdoor cannabis cultivation, limited to a maximum of 11,500 SF of mixed light cultivation, including a maximum of 10% nursery space, or 2,863 SF. Irrigation water is sourced from a stream diversion and rainwater catchment. A 400,000-gallon rainwater catchment pond is proposed. Existing available water storage is 62,000 gallons in a series of hard-sided tanks, and there will be 462,000 gallons of onsite water storage with development of the

proposed pond. Estimated annual water usage is 270,500 gallons. Processing occurs onsite. A maximum of fifteen (15) employees will be required during peak operations. Power is provided by three (3) generators and supplemented by solar; however, the applicant plans to fully convert to solar by the end of 2025. A Special Permit is also requested for development within the Streamside Management Area (SMA) for continued use and maintenance of the point of diversion infrastructure.

EVIDENCE: a) Project File: PLN-11590-CUP

2. FINDING: **CEQA.** The project complies with the requirements of the California Environmental Quality Act. The Humboldt County Planning Commission has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance as well as the Addendum to the Mitigated Negative Declaration that was prepared for the project pursuant to Section 15164 of the CEQA guidelines.

EVIDENCE:

- a) Addendum prepared for the proposed project.
- b) The proposed project does not present substantial changes that would require major revisions to the previous MND. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.
- c) The project is conditioned to demonstrate compliance with the State Water Board Cannabis General Order for Waste Discharge. Conditions of approval require the applicant to adhere to and implement the recommendations of the SMP and maintain enrollment in the State Cannabis Cultivation Policy for the life of the project.
- d) The project is for pre-existing cultivation. California Department of Fish and Wildlife Resource Maps indicate Per review of CDFW's California Natural Diversity Database (CNDDB) in October 2022, the cultivation areas are mapped within potential habitat for the American peregrine falcon (*Falco peregrinus anatum*) and three-ranked hump moss (*Meesia triquetra*). Additionally, the nearest Northern Spotted Owl (NSO) sighting is located approximately 0.08 miles from the nearest cultivation area, with the nearest NSO activity center located approximately 0.54 miles away.

A Biological Report was prepared by Natural Resource Management Corporation in October 2018 to assess the project and surrounding area for potential habitat for special status species, sensitive habitats, and other environmental issues. As noted in the Report, no listed wildlife species or special status species were detected during the survey. The Report concludes that potential impacts to sensitive species would be minimal if recommendations included in the Report are implemented. Conditions of approval require the applicant to implement noise and light attenuation measures, refrain from using synthetic netting, ensure refuse is contained in wildlife proof storage, and refrain from using anticoagulant rodenticides to further protect wildlife. As proposed and conditioned, the project is consistent with CMMLUO performance standards and CDFW guidance and will not negatively impact NSO or other sensitive species

- e) The cultivation of cannabis will not result in the net conversion of timberland beyond what occurred before the environmental baseline year of 2016. A Timber Conversion Evaluation was prepared by a Registered Professional Forester (RPF) of Natural Resources Management Corporation, which notes that inspection of the property concluded that a total of 2.0 acres of unauthorized timber conversion occurred onsite. It is further noted that clear-cutting occurred onsite prior to 2005 and that 70% of the conversion area occurred by 2009, with the other 30% cleared since 2014. Additionally, the Report states that the cleared areas are "located on gentle to moderately steep side slopes and required some grading or excavation when originally created." Further, it is noted that "all of the terraces appear to be stable." However, the Report notes that evidence of runoff indicators (rills, tracking, etc.) were observed on the steeper portion of the road leading down and to the northwest from the northernmost cultivation area and that the outlet of pipe is cutting a streambed. Two recommendations are included in the Report to bring the conversion into compliance with the provisions of the Forest Practices Act, including installing a new rolling dip near the northwest corner of the northernmost conversion area where the road begins to get steeper; and armoring the outlet of the 24-inch culvert and place rock in the streambed to act as an energy dissipater. The project is conditioned to implement any remaining corrective actions recommended in the 2017 Timber Conversion Evaluation. Review of air photos taken in 2016 and 2018 indicate there was some additional tree cutting that occurred after the Timber Conversion Evaluation report was prepared in 2017. The

primary area of concern is the area north of the proposed pond. Within 90 days of project approval, the subject property shall be evaluated by a Professional Registered Forester (RPF) to determine the amount of timber conversion that occurred onsite after the CMMLUO baseline date of January 1, 2016. Any measures determined to be necessary by the RPF to mitigate unauthorized timber conversion shall be implemented. The report shall contain a restocking plan with recommendations for restocking of any timber conversion that occurred after January 1, 2016, at a rate of 3:1. The Restocking Plan shall include details on the locations and total areas to be restocked, the type, number, and spacing of the plantings, and a monitoring plan for a minimum of three (3) years with an 85% success rate. A monitoring report prepared by a registered professional forester shall be submitted annually to the Planning and Building Department until the restocking is complete as indicated by the monitoring report. The timber conversion evaluation and restocking plan shall be submitted to the Planning Department for review and approval. No additional tree removal is requested or authorized by this permit.

- f) Road Evaluation Reports were prepared by DTN Engineering and Consulting in April 2020 (Attachment 3) for a 1-mile segment of River Road from the Humboldt/Trinity County line to Eight Mile Ridge Road, a 1.75-mile segment of Eight Mile Ridge Road from River Road to the private access road, and a 0.35-mile segment of the private access road from Eight Mile Ridge Road to the subject property, which indicate that the roadways do not meet a Category 4 road equivalent standard. Part B of the Road Evaluation Reports indicate the three road segments are considered very low volume roadways and can accommodate the cumulative increase traffic from the project and all known cannabis projects if the recommendations in the attached Roadway Evaluation Report are implemented. With implementation of the recommendations of the Report, the roadways will be suitable for safe access to and from the project site.
- g) Consultation with the Bear River Band of the Rohnerville Rancheria resulted in the standard inadvertent discovery protocol as a condition of approval.

FINDINGS FOR CONDITIONAL USE PERMIT

3. FINDING:

The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program.

EVIDENCE:

- a) General agriculture is a use type permitted in the Timberland (T) land

use designation. The proposed cannabis cultivation, an agricultural product, is within land planned and zoned for timberland (T) uses. The use of old logging flats for cannabis cultivation is consistent with the use of Open Space land for managed production of resources. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.

4. FINDING:

The proposed development is consistent with the purposes of the existing Timberland Production Zone (TPZ) zone in which the site is located.

EVIDENCE:

- a) The Timberland Production Zone or TPZ zone is intended to be applied to areas of the County in which primary uses include the growing and harvesting of timber and timber production facilities, including portable processing equipment. Compatible uses other than the direct growing, harvesting, and portable processing of timber include grazing and other agricultural uses.
- b) All general agricultural uses are principally permitted in the TPZ zone.
- c) Humboldt County Code section 314-55.4.8.2.2 allows cultivation of up to 43,560 square feet of existing outdoor cannabis cultivation and up to 22,000 square feet of existing mixed-light commercial cannabis on a parcel over 1 acre subject to approval of a Conditional Use Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application for 28,625 square feet of existing cultivation on a 40-acre parcel is consistent with this and with the cultivation area verification prepared conducted by staff.
- d) All cultivation is at least 30 feet from all property lines and there are no public parks, churches, school bus stops or other sensitive receptors within 600 feet of the cultivation areas.

5. FINDING:

The proposed development is consistent with the requirements of the CMMLUO Provisions of the Zoning Ordinance.

EVIDENCE:

- a) The CMMLUO allows existing cannabis cultivation to be permitted in areas zoned TPZ (HCC 314-55.4.8.2.2).
- b) The parcel was created in compliance with all applicable state and local subdivision regulations, as confirmed by and identified in the Certificate of Subdivision Compliance (2004-16326-4), recorded May 17, 2004.
- c) The project will obtain water from rainwater catchment, a point of diversion, and two permitted wells which are eligible water sources. The project is conditioned to store adequate water for the project to

ensure the water needs can be met if the wells fail.

- d) A Road Evaluation Report found the access roads to be functionally appropriate for the expected traffic.
- e) The slope of the land where existing cannabis will be cultivated is 0% to 15% and 15% to 30 % on existing flats.
- f) The continued cultivation of cannabis will not result in the net conversion of timberland. Review of air photos taken in 2016 and 2018 indicate there was some additional tree cutting that occurred after the Timber Conversion Evaluation report was prepared in 2017. The primary area of concern is the area north of the proposed pond. Within 90 days of project approval the subject property shall be evaluated by a Professional Registered Forester (RPF) to determine the amount of timber conversion that occurred onsite after the CMMLUO baseline date of January 1, 2016. Any measures determined to be necessary by the RPF to mitigate unauthorized timber conversion shall be implemented. The report shall contain a restocking plan with recommendations for restocking of any timber conversion that occurred after January 1, 2016, at a rate of 3:1. The Restocking Plan shall include details on the locations and total areas to be restocked, the type, number, and spacing of the plantings, and a monitoring plan for a minimum of three (3) years with an 85% success rate. A monitoring report prepared by a registered professional forester shall be submitted annually to the Planning and Building Department until the restocking is complete as indicated by the monitoring report. The timber conversion evaluation and restocking plan shall be submitted to the Planning Department for review and approval.
- g) The location of the cultivation complies with all setbacks required in Section 314-55.4.11. d. It is more than 30 feet from any property line and more than 600 feet from any school, church, public park, or Tribal Cultural Resource.

6. FINDING:

The continued cultivation of 28,625 square feet of existing cannabis cultivation and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE:

- a) The site is located on road that has been certified to safely accommodate the amount of traffic generated by the proposed cannabis cultivation if the recommendations in the Roadway

Evaluation Report, prepared by DTN Engineering and Consulting in April 2018, are implemented.

- b) The site is in a rural part of the County where the typical parcel size is over 40 acres and many of the land holdings are very large. The proposed cannabis will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park, or other use which may be sensitive to cannabis cultivation. Approving cultivation on this site and the other sites which have been approved or are in the application process will not change the character of the area due to the large parcel sizes in the area.
- c) Irrigation water will come from two wells, a proposed 400,000-gallon rainwater catchment pond and a point of diversion from a Class II stream that have been registered with the State Water Resources Control Board and California Department of Fish and Wildlife.
- d) Provisions have been made in the applicant's proposal to protect water quality and thus runoff to adjacent property and infiltration of water to groundwater resources will not be affected.

7. FINDING: The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE: a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element but does have the potential to support one housing unit. The approval of cannabis cultivation on this parcel will not conflict with the ability for a residence to be constructed on this parcel.

8. FINDING: Approval of this project is consistent with Humboldt County Board of Supervisors Resolution No. 18-43 which established a limit on the number of permits and acres which may be approved in each of the County's Planning Watersheds.

EVIDENCE: a) The project site is in the Van Duzen Planning Watershed, which under Resolution 18-43 is limited to 425 permits and 146 acres of cultivation. With the approval of the three adjacent projects together, the total approved permits in this Planning Watershed

would be 131 permits and the total approved acres would be approximately 44.65 acres of cultivation.

9. FINDING:

The use of the two wells and point of diversion for irrigation purposes will not have any adverse impacts on any public trust resources.

EVIDENCE:

- a) The two wells on the property are currently the source of 203,882 gallons of irrigation water and the point of diversion supplies up to 31,618 gallons. The use of the wells and the point of diversion for cannabis irrigation will be phased out when the rainwater catchment becomes operational. The wells are located approximately 1,100 and 650 feet from Little Larabee Creek. The land in the area generally slopes down in a northerly direction to Little Larabee Creek. Surface water resources would reasonably travel downslope towards the creek rather than intercepting the well's area of influence. Little Larabee Creek eventually enters the Van Duzen River approximately two miles away from the project site as the crow flies. The point of Diversion is a surface water diversion on an unnamed Class II water course. In the LSAA agreement with CDFW has dictated that all diversion for cannabis cultivation from the point of diversion will be confined to November 1 – March 31. At this time the flows are significant and the withdrawal of less than 20% of the total flow coupled with the limited quantity of water withdrawn, indicates that the diversion will not have significant impacts on Public Trust Resources. Little Larabee Creek may provide some fishing or bathing opportunities. The Van Duzen River contains habitat for Chinook salmon, Coho Salmon, Steelhead and Rainbow trout. Some of these species are subject to fishing. The Van Duzen River also provides recreational opportunities for swimming and boating. As detailed in the water resources section of this report, the groundwater wells appear unlikely to have a direct hydrologic connection to either watercourse given the distance to the nearest surface waters, the elevation profile of the well, the topography of the area, the projected demand on the wells, and the distance to the nearest blue line streams. Given the apparent lack of connection to surface waters, there is no potential for the use of the wells and the point of diversion to adversely impact any navigable waterways or fish-bearing streams and therefore the use of the well would not affect any public trust resources. The project will not cause any significant adverse impact to Little Larabee Creek, the Van Duzen River or otherwise substantially impair the public trust uses or values related to commerce, navigation, fisheries, public access, preservation of

trust lands in their natural state, or water-related-recreation and other activities.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Conditional Use Permit and Special Permit for Goddess Organics, LLC subject to the conditions of approval attached hereto as Attachment 1.

Adopted after review and consideration of all the evidence on **September 19, 2024**.

The motion was made by COMMISSIONER SARAH WEST and second by COMMISSIONER JEROME QIRIAZI and the following vote:

AYES: COMMISSIONERS: Sarah West, Jerome Qiriazzi, Iver Skavdal, Thomas Mulder,
Peggy O'Neill, Lorna McFarlane
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS: Noah Levy
ABSTAIN: COMMISSIONERS:
DECISION: Motion carried 6/0

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.



John H. Ford, Director
Planning and Building Department

CONDITIONS OF APPROVAL

APPROVAL OF THE CONDITIONAL USE PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS.

A. Conditions subject to the compliance agreement must be satisfied before the provisional cannabis cultivation permit is no longer considered provisional. This section also includes conditions that must be completed within specified time frames or completed prior to commencing cultivation.

1. Within 60 days of the effective date of permit approval, the permittee shall execute a Compliance Agreement with the Humboldt County Planning and Building Department described under Conditions of Approval A11, A12, A13, A19 and A20. All activities described in the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
2. Within 60 days of the effective date of permit approval, the Permittee shall install water meters at two well heads, the point of diversion, the outlet of the rainwater collection pond, and/or the rainwater collection tanks. The permittee shall keep monthly records of water usage. The water meter records shall be made available to the Planning Department at each annual inspection or as requested by planning staff.
3. Prior to Cultivating in 2025, The permittee shall:
 - a. Ensure that the piping used to transport water from the Point of Diversion is removed from the channel of the tributary to Little Larabee Creek.
 - b. All unused waterline is properly secured, stored, or disposed of outside of the streamside management area.
 - c. Properly store all fertilizers, pesticides, and chemicals on site.
 - d. Fully contain all imported soil located onsite and remove and properly dispose of all discarded soil and trash at a waste management facility.
4. Within 60 days of the effective date of project approval, the permittee shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning and Building Department.
5. Within 60 days of the effective date of project approval, the permittee shall obtain a will serve letter from the Fire Protection District OR cause to be recorded an "ACKNOWLEDGMENT OF NO AVAILABLE EMERGENCY RESPONSE AND FIRE

SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required.

6. Within 60 days of the effective date of permit, the applicant shall submit a revised cultivation and operations plan detailing the following, in addition to what is currently described:
 - a. A maximum of 28,625 SF of cannabis onsite at any given time, limited to a maximum of 11,500 SF of mixed light cultivation and 10% nursery space, or 2,863 SF.
 - b. An analysis of the potential rainfall collection for the proposed rainwater catchment pond, and any collection from structures into storage, based on the average rainfall for the area and capacity/size of the proposed rain catchment pond.
7. Within 60 days of the effective date of permit approval or before initiating cultivation in 2025, whichever comes first, the applicant shall submit a revised plot plan detailing and showing the following, in addition to what is shown:
 - a. Revise the square footage of onsite cultivation and ancillary propagation areas to reflect a maximum of 28,625 SF of cannabis onsite at any given time, limited to a maximum of 11,500 SF of mixed light cultivation and 10% nursery space, or 2,863 SF, consistent with the County's cultivation area verification. The current Site Plan shows 28,625 SF of cultivation but labels for Mixed Light and Outdoor do not precisely align with the proposal.
 - b. Location of the point of diversion utilized for cannabis irrigation.
 - c. Location of adequate parking for up to 15 employees.
 - d. All areas of ground disturbance, including grading.
 - e. Respective buffers for all Streamside Management Areas (SMA) within the project vicinity, including the two watercourses shown to traverse the subject site.
8. Permittee must demonstrate that a properly functioning onsite wastewater treatment system serves the operation. This can be accomplished by either installing a new, permitted septic system; or alternatively, permittee shall provide DEH with an assessment of the existing system performed by a qualified professional engineer, geologist, soil scientist, or REHS that certifies that the existing system complies with the State RWQCB definition of a Tier 0 system - not impairing groundwater or surface

water resources. Until such time that this condition is satisfied, the permittee must use a portable toilet to support the cultivation operation.

9. The applicant shall implement any remaining corrective actions and measures detailed in the Water Resource Protection Plan (WRPP; WDID 1_1B170161CHUM) prepared for the subject site by Natural Resources Management Corporation in October 2017 in compliance with the North Coast Regional Water Quality Control Board (NCRWQCB) Order No. R1-2015-0023. The applicant shall submit a letter or similar communication from a qualified professional (e.g., civil engineer or Registered Professional Forester) that the improvements were completed as recommended in the WRPP. A sign-off from the Planning Department will satisfy this condition.
10. The permittee shall have a dedicated fire suppression tank with a minimum of 2,500-gallon capacity. The designated fire suppression tank shall have the appropriate pipe size and valving requirements for such structures according to the Humboldt County Fire Safe Regulations Ordinance No. 2540 (Humboldt County, 2015) and shall meet minimum CalFire SRA requirements.
11. The Permittee shall secure building permits for all structures and grading associated with the cannabis cultivation project.
12. Little Larabee Creek Road shall be improved to commercial driveway standards. For driveway apron improvements, the applicant shall obtain an encroachment permit from Caltrans prior to commencing any work. This condition shall be completed to the satisfaction of Caltrans prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license. A letter or similar communication from Caltrans will satisfy this condition.
13. The applicant shall implement the recommendations contained in the Road Evaluation Report for Little Larabee Creek Road, prepared by DTN Engineering and Consulting in May 2018. Alternatively, the applicant may pay fair-share cost associated with the recommended improvements. The applicant shall obtain an encroachment permit from Caltrans prior to commencing any work. This condition shall be completed to the satisfaction of Caltrans prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license. A letter or similar communication from Caltrans will satisfy this condition.
14. Within one year of project approval, the applicant shall take steps to form a Road Maintenance Association for the maintenance of Little Larabee Creek Road. The necessary steps include sending notices to all road users of the requirement to form a Road Maintenance Association and conducting a meeting with the users of the road, especially those engaged in commercial cannabis activities to discuss formation of the

Road Maintenance Association. The applicant shall provide evidence, including notice, meeting minutes, and the decision as to whether a Road Maintenance Association is being formed to show this effort. In the event the applicant is unable to coordinate formation a Road Maintenance Association, the applicant shall pay fair-share cost for maintenance of the road to any road user engaged in maintaining the road. A sign-off from the Planning Department will satisfy this condition.

15. Pond development shall comply with the recommendations of the R-2 Soils Report prepared by Trinity Valley Consulting Engineers, Inc., May 2018, with addendum prepared in December 2022. A sign-off from the Building Inspection Division will satisfy this condition.
16. If the pond is not developed as specified in the Site Plan, Prior to cultivating cannabis in 2027, the permittee shall submit a modified site plan for the development of 250,000 gallons of usable water storage and shall develop and fill that storage. Usable storage shall mean appropriately located, plumbed, filled, and metered water storage.
17. No later than January 1, 2026, the permittee will develop and fully implement an alternative renewable energy (i.e., solar, wind, micro-hydro) plan for electricity serving the cannabis operation such that generator use may be reserved for emergency use only.
18. Prior to development of the proposed 400,000-gal. rain catchment pond the applicant shall secure grading permit from the Building Inspection Division and shall not construct the pond during the nesting raptor season (Feb 1 – July 31) unless surveys have been conducted by a qualified professional with experience in bird surveys. If any nests are observed, work within a 40-meter line of sight shall be avoided.
19. The applicant shall implement any remaining treatment measures identified in the Timber Conversion Evaluation prepared by Natural Resources Management Corporation. The applicant shall submit a letter or similar communication from a qualified professional (e.g., Registered Professional Forester) that the improvements were completed as recommended in the Report. A sign-off from the Planning Department will satisfy this condition.
20. Within 90 days of project approval the subject property shall be evaluated by a Professional Registered Forester (RPF) to determine the amount of timber conversion that occurred onsite after the CMMLUO baseline date of January 1, 2016. Any measures determined to be necessary by the RPF to mitigate unauthorized timber

conversion shall be implemented. The report shall contain a restocking plan with recommendations for restocking of any timber conversion that occurred after January 1, 2016, at a rate of 3:1. The Restocking Plan shall include details on the locations and total areas to be restocked, the type, number, and spacing of the plantings, and a monitoring plan for a minimum of three (3) years with an 85% success rate. A monitoring report prepared by a registered professional forester shall be submitted annually to the Planning and Building Department until the restocking is complete as indicated by the monitoring report. The timber conversion evaluation and restocking plan shall be submitted to the Planning Department for review and approval.

21. The applicant shall comply with the State Water Resources Control Board Cannabis Cultivation Policy, WQ 2019-0001-DWQ, which includes development and implementation of a Site Management Plan. A Site Management Plan shall be submitted to the SWRCB and a copy delivered to the Humboldt County Planning and Building Department within 180 days of the date of project approval.

B. Ongoing Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project:

1. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the permittee and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, ground-stone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99
2. Permittee is limited to 270,500 gallons of water withdrawals from both wells combined for the purposes of irrigating cannabis. See Condition A-2 for metering and record keeping requirements.
3. The permittee shall adhere to the ongoing monitoring and maintenance protocols listed in the table of the Water Resources Protection Plan as amended.

4. Generators shall be used for emergency purposes only.
5. The combination of background, generator and greenhouse fan or other operational equipment created noise must not result in the harassment of Northern Spotted Owl species as required to meet the performance standards for noise set by Department Policy Statement No. 16-005 clarifying CMMLUO Section 55.4.11 (o) requirements. The combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.
6. All artificial lighting shall be fully contained within propagation structures such that no light escapes (e.g., through blackout tarps). Structures shall be enclosed between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program; see: <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/> Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of Low-Pressure Sodium (LPS) light or low spectrum Light Emitting Diodes (LED) with a color temperature of 3,000 kelvins or less and 3) only placed where needed.
7. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above in items B.5 and B.6, within ten (10) working days of receiving written notification that a complaint has been filed, the permittee shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
8. Prohibition on use of synthetic netting. To minimize the risk of wildlife entrapment, Permittee shall not use any erosion control materials that contain synthetic (e.g., plastic or nylon) netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.
9. All refuse shall be contained in wildlife proof storage containers, always, and disposed of at an authorized waste management facility. This includes plastic irrigation lines when not in use during the growing season.
10. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.

11. The use of anticoagulant rodenticide is prohibited.
12. All components of the project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Cultivation & Operations Plan, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.
13. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MAUCRSA, as applicable to the permit type.
14. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning and Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort toward compliance can be shown within the two years following the issuance of the provisional clearance or permit, the Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow additional time to meet the outstanding requirements.
15. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
16. Compliance with all statutes, regulations, and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
17. Confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
18. Maintain enrollment in Tier 1, or 2 certification with State Water Resource Control Board (SWRCB) Order No. WQ 2019-0001-DWQ, if applicable, or any substantially

equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.

19. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire), if applicable.
20. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).
21. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
22. Pay all applicable application, review for conformance with conditions and annual inspection fees.
23. Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's Certified Unified Program Agency (CUPA) program, and in such a way that no spillage occurs.
24. The master logbooks maintained by the permittee to track production and sales shall be maintained for inspection by the County.
25. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).
26. The permittee is not allowed to utilize stringed lighting in the outdoor cultivation greenhouses, and this must be demonstrated through a site inspection.
27. The permittee is not allowed to process or package cannabis onsite until the Humboldt County Building Department has issued a certificate of occupancy for the proposed commercial structure shown on the site plan.

Performance Standards for Cultivation and Processing Operations

28. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include federal and state wage and hour laws, Cal/OSHA, OSHA, the California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).

29. Cultivators engaged in processing shall comply with the following Processing Practices:

- a. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
- b. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
- c. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
- d. Employees must wash hands sufficiently when handling cannabis or use gloves.

30. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:

- a. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
 - (1) Emergency action response planning as necessary;
 - (2) Employee accident reporting and investigation policies;
 - (3) Fire prevention;
 - (4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - (5) Materials handling policies;
 - (6) Job hazard analyses; and
 - (7) Personal protective equipment policies, including respiratory protection.
- b. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
 - (1) Operation manager contacts;
 - (2) Emergency responder contacts; and
 - (3) Poison control contacts.
- c. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
- d. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.

31. All cultivators shall comply with the approved processing plan as to the following:
- a. Processing practices
 - b. Location where processing will occur
 - c. Number of employees, if any
 - d. Employee Safety Practices
 - e. Toilet and handwashing facilities
 - f. Plumbing and/or septic system and whether or not the system is capable of handling increased usage
 - g. Drinking water for employees
 - h. Plan to minimize impact from increased road use resulting from processing
 - i. On-site housing, if any
32. Term of Commercial Cannabis Activity Conditional Use Permit & Special Permits. Any Commercial Cannabis Cultivation CUP issued pursuant to the CMMLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.
33. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the Conditional Use Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Section 55.4.13.
34. Permit Renewals to Comply with Updated Laws and Regulations. Permit renewal is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.

35. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this section if environmental conditions, such as a sustained drought or low flows in the watershed in which the cultivation area is located, will not support diversions for irrigation.
36. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
- a. Identifying information for the new owner(s) and management as required in an initial permit application;
 - b. A written acknowledgment by the new owner in accordance as required for the initial permit application;
 - c. The specific date on which the transfer is to occur;
 - d. Acknowledgement of full responsibility for complying with the existing permit; and
 - e. Execution of an Affidavit of Non-diversion of Medical Cannabis.
37. Inspections. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

Informational Notes:

1. Per Section 1273.03 of State Fire Safe Regulations: (a) At no point shall the grade for all roads and driveways exceed 16 percent; (b) The grade may exceed 16%, not to exceed 20%, with approval from the County of Humboldt Planning & Building Department with mitigations, such as paving, to provide for the same practical effect.
2. The permittee shall be aware that the Federal Government considers the cultivation of cannabis to be an illegal activity. This project is accessed by using roads that pass-through lands owned by the Federal Government. The Federal Government may not allow the permittee to use these roads to transport cannabis. In such case, Humboldt County will not provide relief to the permittee. Approval of this permit does not authorize transportation of cannabis across Federal lands.

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 :



Table of Contents

Executive Summary	3
Project Location	3
Setback Requirements	3
Cultivation Plan	4
Cultivation Schedule	4
Irrigation Plan	4
Power Use	5
Water Resources	5
Watershed Protections	5
Road Maintenance	6
Winterization Plan	6
Processing Plan	6
Processing Environment	6
Equipment and Product Management	7
Equipment	7
Fuels/Oils	7
Petroleum Product Storage	7
Fertilizer/Pesticides/Rodenticides/Fungicides (Product Storage)	7
Fertilizers/Amendments	7
Pesticides	7
Agricultural Product Storage	8
Chemical Spill Procedure/Handling	8
Solid Waste Removal/Recycling	8
Security Plan	8
Inventory Management	8
Tourism Plan	9
Appendix A	10

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 ft², per Cultivation Area (CAV) findings. This includes 17,125 ft² of outdoor cultivation, 11,500 ft² of mixed light cultivation, and 2,862 ft² 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 ft² of mixed light cultivation area, and additional harvests may occur annually.

The existing water sources include: rainwater catchment, two permitted wells¹, 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.

¹ 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 ft² of outdoor cultivation.

Cultivation area 2 is composed of 2,500 ft² of outdoor cultivation, 7,680 ft² of greenhouse mixed light cultivation, 675 ft² of greenhouse outdoor cultivation, and an 880 ft² greenhouse for propagation.

Cultivation area 3 is composed of 3,200 ft² of outdoor cultivation, 3,820 ft² of mixed light greenhouse cultivation and a 980 ft² greenhouse for propagation.

Cultivation area 4 is composed of 4,500 ft² of outdoor and a 990 ft² greenhouse for propagation.

Cultivation area 5 is composed of 1,050 ft² 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
MONTHLY TOTAL	X	X	500	5,500	20,000	47,500	61,500	58,000	50,000	25,000	2,500	X	270,500

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 wells² 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

² 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.

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 ft² unpermitted buildings (approx. 2,000 ft² 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 ft² 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) into 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
MONTHLY TOTAL	15,500	10,800	17,100	23,500	15,000	44,500	63,750	57,000	53,800	26,300	12,800	15,600	355,650

Table 2. Annual water usage based on proposed Mixed Light

Megan Marruffo

From: Mika Cook <mika@fellowfarmers.live>
Sent: Monday, October 17, 2022 9:57 AM
To: Megan Marruffo
Subject: Re: APPS #11590 (Goddess Organics, LLC) - Project Questions



Hi Megan,

Thank you for reaching out. I hope you had a nice weekend. Answers to your questions are in red below. I will have the Monthly Schedule (#7 below) emailed to you by the end of the day. Will you be available to chat some time this afternoon to do introductions and tie up any loose ends verbally? If not today, when would work for you? Thank you again, for your attention and help getting me through the finish line.

With Gratitude,

Mika Zyn Cook

P (707) 672-5443
E mika@fellowfarmers.live
Fellow Farmers Environmental
Humboldt, CA
www.fellowfarmers.live

Good morning, Mika,

I am reaching out regarding the Goddess Organics, LLC project (APPS #11590) through the County of Humboldt. I am working on preparing the staff report and have some questions I was hoping you could address:

1. Please confirm if the below project description is accurate and revise as needed:

Project Description: A Conditional Use Permit for 28,466 square feet (SF) of existing outdoor commercial cannabis cultivation and XXXX SF of ancillary propagation. Irrigation water is sourced from a stream diversion and rainwater catchment. A 400,000-gallon rainwater catchment pond is proposed. Existing available water storage is 62,000 gallons in a series of hard-sided tanks, and there will be 462,000 gallons of onsite water storage with development of the proposed pond. Estimated annual water usage is 270,500 gallons. Processing occurs onsite. A maximum of fifteen (15) employees will be required during peak operations. Power is provided by three (3) generators and supplemented by solar; however, the applicant plans to fully convert to solar by the end of 2023. A Special Permit is also requested for development within the Streamside Management Area (SMA) for continued use and maintenance of the point of diversion infrastructure.

2. The Site Plan we have on file indicates there will be 28,625 SF of outdoor and mixed light cultivation on-site; however, the IP was issued for 28,466 SF of outdoor cultivation (no mixed light).

- a. Can you please clarify the discrepancy? The original CAV shows 28,625 so we confirmed with Rodney that would be appropriate.
 - b. Do you have additional evidence to support the additional square footage and mixed light cultivation occurred on-site prior to the CMMLUO baseline date (January 1, 2016)?
3. I'm trying to better understand what is existing and what is proposed on-site. The Site Plan and underlying aerial imagery seems to indicate greenhouses (GH #7-12) are proposed in the location of existing structures (a barn and tool shed, Items #1-2 in the Site Plan legend). Will the existing structures be removed/relocated? Yes
4. Will any tree removal be required for any proposed improvements? No
5. Please confirm the amount of propagation space requested under the permit. 2850 sf
6. The materials in the file indicate there is existing rainwater catchment on-site. Can you please provide additional details regarding how the water is captured and where it is stored? The rainwater is captured directly into freestanding plastic rainwater catchment tanks, not attached to any structures.
 - a. If rainwater is captured from roofs of any on-site structures, please indicate which structures are utilized.
7. Please provide a monthly schedule of activities.

I will send the monthly schedule by the end of the day.

Any information you can provide is appreciated.

Thank you,

Megan

Megan Marruffo

Senior Planner / Project Manager

LACO Associates

Eureka | Ukiah | Santa Rosa | Chico

Megan Marruffo

From: Mika Cook <mika@fellowfarmers.live>
Sent: Tuesday, October 18, 2022 7:09 AM
To: Megan Marruffo
Subject: Re: APPS #11590 (Goddess Organics, LLC) - Project Questions



Thanks Megan!

Below is my schedule of activities: Does this work?

11590 Schedule of Activities

Currently 2 Harvest per year:

- January: off
- February: off
- March: receive clones/veg for first crop
- April: receive clones/veg for first crop
- May: veg/start flowering for first crop
- June: veg/start flowering for first crop
- July: flower/harvest, drying, trimming first crop & replant second crop
- August: flower/harvest, drying, trimming first crop & replant second crop
- September: trimming first crop and flowering second crop
- October: flower/harvest, drying, trimming second crop
- November: flower/harvest, drying, trimming second crop
- December: off

Please let me know if you have any more questions. Thank you again for your help.

Cheers!

Mika Zyn Cook

P (707) 672-5443
E mika@fellowfarmers.live
Fellow Farmers Environmental
Humboldt, CA
www.fellowfarmers.live

On Mon, Oct 17, 2022 at 10:25 AM Megan Marruffo <marruffom@lacoassociates.com> wrote:

Hi Mika,

Thank you for the information. I will work on incorporating into and wrapping up the staff report. I'll be sure to reach out with any additional questions and updates.

Have a great day!

APPROVED
SEP 1 2011
Humboldt County
PLANNING

